

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  
Aug 23 2022 11:55 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

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**JOINT APPENDIX,  
VOLUME NO. 22**

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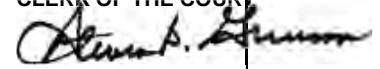
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**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

180 LAND CO., LLC, a Nevada limited liability  
company, FORE STARS, LTD., DOE INDIVIDUALS,  
ROE CORPORATIONS I through X, and ROE  
LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the  
State of Nevada, ROE government entities I  
through X, ROE CORPORATIONS I through X,  
ROE INDIVIDUALS I through X, ROE LIMITED  
LIABILITY COMPANIES I through X, ROE  
quasi-governmental entities I through X,

Defendants.

CASE NO.: A-17-758528-J  
DEPT. NO.: XVI

**APPENDIX OF EXHIBITS IN  
SUPPORT OF PLAINTIFF  
LANDOWNERS' MOTION TO  
DETERMINE TAKE AND FOR  
SUMMARY JUDGMENT ON  
THE FIRST, THIRD AND  
FOURTH CLAIMS FOR RELIEF**

**VOLUME 1**

Plaintiff Landowners hereby submit this Appendix of Exhibits in Support of Their  
Motion to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for  
Relief.

Exhibit No.	Description	Vol. No.	Bates No.
1	Findings of Fact and Conclusions of Law Regarding Plaintiff Landowners' Motion to Determine "Property Interest"	1	000001-000005
2	Map 1 of 250 Acre Land	1	000006

3	Map 2 of 250 Acre Land	1	000007
4	Notice of Related Cases	1	000008-000012
5	April 15, 1981 City Commission Minutes	1	000013-000050
6	December 20, 1984 City of Las Vegas Planning Commission hearing on General Plan Update	1	000051-000151
7	Findings of Fact and Conclusions of Law Regarding Plaintiffs' Motion for New Trial, Motion to Alter or Amend and/or Reconsider the Findings of Fact and Conclusions of Law, Motion to Stay Pending Nevada Supreme Court Directives	2	000152-000164
8	ORDER GRANTING the Landowners' Countermotion to Amend/Supplement the Pleadings; DENYING the Landowners' Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims	2	000165-000188
9	City's Opposition to Motion to Determine "Property Interest"	2	000189-000216
10	City of Las Vegas' Motion for Judgment on the Pleadings on Developer's Inverse Condemnation Claims	2	000217-000230
11	Petition for Writ of Mandamus, or in the Alternative, Writ of Prohibition	2	000231-000282
12	Supreme Court Order Denying Petition for Writ of Mandamus or Prohibition	2	000283-000284
13	Supreme Court Order Denying Rehearing	2	000285-000286
14	Supreme Court Order Denying En Banc Reconsideration	2	000287-000288
15	Motion to Dismiss Complaint for Declaratory and Injunctive Relief and in Inverse Condemnation, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000289-000308
16	City's Sur Reply Memorandum of Points and Authorities in Support of Motion to Dismiss Complaint for Declaratory and Injunctive Relief and Inverse Condemnation, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000309-000319



17	City's Proposed Findings of Fact and Conclusion of Law Granting City's Motion to Dismiss Complaint, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000320-000340
18	Order Denying City of Las Vegas' Motion to Dismiss, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000341-000350
19	City of Las Vegas' Motion to Dismiss, <i>180 Land Co., LLC v. City of Las Vegas, et al.</i> , Case No. A-18-775804-J	2	000351-000378
20	2.15.19 Minute Order re City's Motion to Dismiss	2	000379
21	Respondents' Answer Brief, Supreme Court Case No. 75481	2	000380-000449
22	Order Granting Plaintiffs' Petition for Judicial Review, <i>Jack B. Binion, et al vs. The City of Las Vegas</i> , Case No. A-17-752344-J	2	000450-000463
23	Supreme Court Order of Reversal	2	000464-000470
24	Supreme Court Order Denying Rehearing	2	000471-000472
25	Supreme Court Order Denying En Banc Reconsideration	2	000473-000475
26	Findings of Fact, Conclusions of Law and Judgment Granting Defendants Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie, Vickie Dehart and Frank Pankratz's NRCP 12(b)(5) Motion to Dismiss Plaintiffs' Amended Complaint	2	000476-000500
27	Notice of Entry of Findings of Fact, Conclusions of Law, Final Order of Judgment, <i>Robert Peccole, et al v. Peccole Nevada Corporation, et al.</i> , Case No. A-16-739654-C	2	000501-000545
28	Supreme Court Order of Affirmance	2	000546-000550
29	Supreme Court Order Denying Rehearing	2	000551-000553
30	November 1, 2016 Badlands Homeowners Meeting Transcript	2	000554-000562
31	June 13, 2017 Planning Commission Meeting Verbatim Transcript	2	000563-000566
32	Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment, <i>180 Land Co. LLC, et al v. City of Las Vegas</i> , Case No. A-18-780184-C	3	000567-000604

33	June 21, 2017 City Council Meeting Combined Verbatim Transcript	3	000605-000732
34	Declaration of Yohan Lowie	3	000733-000739
35	Declaration of Yohan Lowie in Support of Plaintiff Landowners' Motion for New Trial and Amend Related to: Judge Herndon's Findings of Fact and Conclusion of Law Granting City of Las Vegas' Motion for Summary Judgment, Entered on December 30, 2020	3	000740-000741
36	Master Declaration of Covenants, Conditions Restrictions and Easements for Queensridge	3	000742-000894
37	Queensridge Master Planned Community Standards - Section C (Custom Lot Design Guidelines)	3	000895-000896
38	Custom Lots at Queensridge Purchase Agreement, Earnest Money Receipt and Escrow Instructions	3	000897-000907
39	Public Offering Statement for Queensridge North (Custom Lots)	4	000908-000915
40	Deposition of Yohan Lowie, <i>In the Matter of Binion v. Fore Stars</i>	4	000916-000970
41	The City of Las Vegas' Response to Requests for Production of Documents, Set One	4	000971-000987
42	Respondent City of Las Vegas' Answering Brief, <i>Jack B. Binion, et al v. The City of Las Vegas, et al.</i> , Case No. 17-752344-J	4	000988-001018
43	Ordinance No. 5353	4	001019-001100
44	Original Grant, Bargain and Sale Deed	4	001101-001105
45	May 23, 2016 Par 4 Golf Management, Inc.'s letter to Fore Stars, Ltd. re Termination of Lease	4	001106-001107
46	December 1, 2016 Elite Golf Management letter to Mr. Yohan Lowie re: Badlands Golf Club	4	001108
47	October 30, 2018 Deposition of Keith Flatt, <i>Fore Stars, Ltd. v. Allen G. Nel</i> , Case No. A-16-748359-C	4	001109-001159
48	Declaration of Christopher L. Kaempfer	4	001160-001163
49	Clark County Real Property Tax Values	4	001164-001179
50	Clark County Tax Assessor's Property Account Inquiry - Summary Screen	4	001180-001181
51	Assessor's Summary of Taxable Values	5	001182-001183
52	State Board of Equalization Assessor Valuation	5	001184-001189

53	June 21, 2017 City Council Meeting Combined Verbatim Transcript	5	001190-001317
54	August 2, 2017 City Council Meeting Combined Verbatim Transcript	5	001318-001472
55	City Required Concessions signed by Yohan Lowie	5	001473
56	Badlands Development Agreement CLV Comments	5	001474-001521
57	Development Agreement for the Two Fifty, Section Four, Maintenance of the Community	5	001522-001529
58	Development Agreement for the Two Fifty	5	001530-001584
59	The Two Fifty Design Guidelines, Development Standards and Uses	5	001585-001597
60	The Two Fifty Development Agreement's Executive Summary	5	001598
61	Development Agreement for the Forest at Queensridge and Orchestra Village at Queensridge	5	001599-002246
62	Department of Planning Statement of Financial Interest	6	002247-002267
63	December 27, 2016 Justification Letter for General Plan Amendment of Parcel No. 138-31-702-002 from Yohan Lowie to Tom Perrigo	6	002268-002270
64	Department of Planning Statement of Financial Interest	6	002271-002273
65	January 1, 2017 Revised Justification letter for Waiver on 34.07 Acre Portion of Parcel No. 138-31-702-002 to Tom Perrigo from Yohan Lowie	6	002274-002275
66	Department of Planning Statement of Financial Interest	6	002276-002279
67	Department of Planning Statement of Financial Interest	6	002280-002290
68	Site Plan for Site Development Review, Parcel 1 @ the 180, a portion of APN 138-31-702-002	6	002291-002306
69	December 12, 2016 Revised Justification Letter for Tentative Map and Site Development Plan Review on 61 Lot Subdivision to Tom Perrigo from Yohan Lowie	6	002307-002308
70	Custom Lots at Queensridge North Purchase Agreement, Earnest Money Receipt and Escrow Instructions	7	002309-002501

71	Location and Aerial Maps	7	002502-002503
72	City Photos of Southeast Corner of Alta Drive and Hualapai Way	7	002504-002512
73	February 14, 2017 Planning Commission Staff Recommendations	7	002513-002538
74	June 21, 2017 Planning Commission Staff Recommendations	7	002539-002565
75	February 14, 2017 Planning Commission Meeting Verbatim Transcript	7	002566-002645
76	June 21, 2017 Minute re: City Council Meeting	7	002646-002651
77	June 21, 2017 City Council Staff Recommendations	7	002652-002677
78	August 2, 2017 City Council Agenda Summary Page	7	002678-002680
79	Department of Planning Statement of Financial Interest	7	002681-002703
80	Bill No. 2017-22	7	002704-002706
81	Development Agreement for the Two Fifty	7	002707-002755
82	Addendum to the Development Agreement for the Two Fifty	8	002756
83	The Two Fifty Design Guidelines, Development Standards and Permitted Uses	8	002757-002772
84	May 22, 2017 Justification letter for Development Agreement of The Two Fifty, from Yohan Lowie to Tom Perrigo	8	002773-002774
85	Aerial Map of Subject Property	8	002775-002776
86	June 21, 2017 emails between LuAnn D. Holmes and City Clerk Deputies	8	002777-002782
87	Flood Damage Control	8	002783-002809
88	June 28, 2016 Reasons for Access Points off Hualapai Way and Rampart Blvd. letter from Mark Colloton, Architect, to Victor Balanos	8	002810-002815
89	August 24, 2017 Access Denial letter from City of Las Vegas to Vickie Dehart	8	002816
90	19.16.100 Site Development Plan Review	8	002817-002821
91	8.10.17 Application for Walls, Fences, or Retaining Walls	8	002822-002829
92	August 24, 2017 City of Las Vegas Building Permit Fence Denial letter	8	002830

93	June 28, 2017 City of Las Vegas letter to Yohan Lowie Re Abeyance Item - TMP-68482 - Tentative Map - Public Hearing City Council Meeting of June 21, 2017	8	002831-002834
94	Declaration of Vickie Dehart, <i>Jack B. Binion, et al. v. Fore Stars, Ltd.</i> , Case No. A-15-729053-B	8	002835-002837
95	Supreme Court Order of Affirmance, <i>David Johnson, et al. v. McCarran International Airport, et al.</i> , Case No. 53677	8	002838-002845
96	De Facto Taking Case Law From State and Federal Jurisdictions	8	002846-002848
97	Department of Planning Application/Petition Form	8	002849-002986
98	11.30.17 letter to City of Las Vegas Re: 180 Land Co LLC ("Applicant"t - Justification Letter for General Plan Amendment [SUBMITTED UNDER PROTEST] to Assessor's Parcel ("APN(st") 138-31-601-008, 138-31- 702-003, 138-31-702-004 (consisting of 132.92 acres collectively "Property"t - from PR-OS (Park, Recreation and Open Space) to ML (Medium Low Density Residential) as part of applications under PRJ-11990, PRJ-11991, and PRJ-71992	8	002987-002989
99	January 9, 2018 City Council Staff Recommendations	8	002990-003001
100	Item #44 - Staff Report for SDR-72005 [PRJ-71990] - amended condition #6 (renumbered to #7 with added condition)	8	003002
101	January 9, 2018 WVR-72007 Staff Recommendations	8	003003-003027
102	January 9, 2018 WVR-72004, SDR-72005 Staff Recommendations	8	003028-003051
103	January 9, 2018 WVR-72010 Staff Recommendations	8	003052-003074
104	February 21, 2018 City Council Meeting Verbatim Transcript	8	003075-003108
105	May 17, 2018 City of Las Vegas Letter re Abeyance - TMP-72012 [PRJ-71992] - Tentative Map Related to WVR-72010 and SDR-72011	9	003109-003118
106	May 16, 2018 Council Meeting Verbatim Transcript	9	003119-003192
107	Bill No. 2018-5, Ordinance 6617	9	003193-003201

1	108	Bill No. 2018-24, Ordinance 6650	9	003202-003217
2	109	November 7, 2018 City Council Meeting Verbatim Transcript	9	003218-003363
3	110	October 15, 2018 Recommending Committee Meeting Verbatim Transcript	9	003364-003392
4	111	October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 1 of 2)	10	003393-003590
5	112	October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 2 of 2)	11	003591-003843
6	113	July 17, 2018 Hutchison & Steffen letter re Agenda Item Number 86 to Las Vegas City Attorney	11	003844-003846
7	114	5.16.18 City Council Meeting Verbatim Transcript	11	003847-003867
8	115	5.14.18 Bill No. 2018-5, Councilwoman Fiore Opening Statement	11	003868-003873
9	116	May 14, 2018 Recommending Committee Meeting Verbatim Transcript	11	003874-003913
10	117	August 13, 2018 Meeting Minutes	11	003914-003919
11	118	November 7, 2018 transcript In the Matter of Las Vegas City Council Meeting, Agenda Item 50, Bill No. 2018-24	12	003920-004153
12	119	September 4, 2018 Recommending Committee Meeting Verbatim Transcript	12	004154-004219
13	120	State of Nevada State Board of Equalization Notice of Decision, <i>In the Matter of Fore Star Ltd., et al.</i>	12	004220-004224
14	121	August 29, 2018 Bob Coffin email re Recommend and Vote for Ordinance Bill 2108-24	12	004225
15	122	April 6, 2017 Email between Terry Murphy and Bob Coffin	12	004226-004233
16	123	March 27, 2017 letter from City of Las Vegas to Todd S. Polikoff	12	004234-004235
17	124	February 14, 2017 Planning Commission Meeting Verbatim Transcript	12	004236-004237
18	125	Steve Seroka Campaign letter	12	004238-004243
19	126	Coffin Facebook Posts	12	004244-004245
20	127	September 17, 2018 Coffin text messages	12	004246-004257
21	128	September 26, 2018 email to Steve Seroka re: meeting with Craig Billings	12	004258

129	Letter to Mr. Peter Lowenstein re: City's Justification	12	004259-004261
130	August 30, 2018 email between City Employees	12	004262-004270
131	February 15, 2017 City Council Meeting Verbatim Transcript	12	004271-004398
132	May 14, 2018 Councilman Fiore Opening Statement	12	004399-004404
133	Map of Peccole Ranch Conceptual Master Plan (PRCMP)	12	004405
134	December 30, 2014 letter to Frank Pankratz re: zoning verification	12	004406
135	May 16, 2018 City Council Meeting Verbatim Transcript	13	004407-004480
136	June 21, 2018 Transcription of Recorded Homeowners Association Meeting	13	004481-004554
137	Pictures of recreational use by the public of the Subject Property	13	004555-004559
138	Appellees' Opposition Brief and Cross-Brief, <i>Del Monte Dunes at Monterey, Ltd., et al. v. City of Monterey</i>	13	004560-004575
139	Respondent City of Las Vegas' Answering Brief, <i>Binion, et al. v. City of Las Vegas, et al.</i>	13	004576-004578
140	Grant, Bargain and Sale Deed	13	004579-004583
141	City's Land Use Hierarchy Chart	13	004584
142	August 3, 2017 deposition of Bob Beers, pgs. 31-36 - <i>The Matter of Binion v. Fore Stars</i>	13	004585-004587
143	November 2, 2016 email between Frank A. Schreck and George West III	13	004588
144	January 9, 2018 email between Steven Seroka and Joseph Volmar re: Opioid suit	13	004589-004592
145	May 2, 2018 email between Forrest Richardson and Steven Seroka re Las Vegas Badlands Consulting/Proposal	13	004593-004594
146	November 16, 2017 email between Steven Seroka and Frank Schreck	13	004595-004597
147	June 20, 2017 representation letter to Councilman Bob Coffin from Jimmerson Law Firm	13	004598-004600

148	September 6, 2017, City Council Verbatim Transcript	13	004601-004663
149	December 17, 2015 LVRJ Article, Group that includes rich and famous files suit over condo plans	13	004664-04668
150	Affidavit of Donald Richards with referenced pictures attached	14, 15, 16	004669-004830

DATED this 26<sup>th</sup> day of March, 2021.

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of the Law Offices of Kermitt L. Waters, and that on the 26<sup>th</sup> day of March, 2021, pursuant to NRCP 5(b) and EDCR 8.05(f), a true and correct copy of the foregoing document(s): **APPENDIX OF EXHIBITS IN SUPPORT OF PLAINTIFF LANDOWNERS' MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD AND FOURTH CLAIMS FOR RELIEF - VOLUME 1** was made by electronic means pursuant to EDCR 8.05(a) and 8.05(f), to be electronically served through the Eighth Judicial District Court's electronic filing system, with the date and time of the electronic service substituted for the date and place of deposit in the mail and addressed to each of the following:

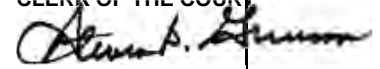
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# **Exhibit 1**



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**DISTRICT COURT  
CLARK COUNTY, NEVADA**

180 LAND COMPANY, LLC, a Nevada limited liability company, and FORE STARS, Ltd., DOE INDIVIDUALS I through X, DOE CORPORATIONS I through X, and DOE LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the State of Nevada, ROE government entities I through X, ROE CORPORATIONS I through X, ROE INDIVIDUALS I through X, ROE LIMITED LIABILITY COMPANIES I through X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J  
Dept. No.: XVI

**FINDINGS OF FACT AND  
CONCLUSIONS OF LAW REGARDING  
PLAINTIFF LANDOWNERS' MOTION  
TO DETERMINE "PROPERTY  
INTEREST"**

Hearing Date: September 17, 2020  
Hearing Time: 9:00 a.m.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Plaintiffs, 180 LAND COMPANY, LLC and FORE STARS, Ltd (hereinafter Landowners), brought Plaintiff Landowners' Motion to Determine Property Interest before the Court on September 17, 2020, with James Jack Leavitt, Esq of the Law Offices of Kermitt L. Waters, appearing for and on behalf of the Landowners along with the Landowners' corporate counsel, Elizabeth Ghanem Ham, Esq., and George F. Ogilve III Esq. and Andrew Schwartz, Esq. appearing for and on behalf

**000001**

1 of the Defendant, City of Las Vegas (hereinafter the City). Having reviewed all pleadings and  
2 attached exhibits filed in this matter and having heard extensive oral arguments on September 17,  
3 2020, in regards to Plaintiff Landowners' Motion to Determine Property Interest, the Court hereby  
4 enters the following Findings of Fact and Conclusions of Law:

5 **FINDINGS OF FACT**

6 1. Plaintiff 180 Land Company, LLC is the owner of an approximately 35 acre parcel of  
7 property generally located near the southeast corner of Hualapai Way and Alta Drive within the  
8 geographic boundaries of the City of Las Vegas, more particularly described as Clark County  
9 Assessor Parcel 138-31-201-005 (hereinafter 35 Acre Property).

10 2. The Landowners' Motion to Determine Property Interest requests this Court enter an order  
11 that: 1) the 35 Acre Property is hard zoned R-PD7 as of the relevant September 14, 2017, date of  
12 valuation; and, 2) that the permitted uses by right under the R-PD7 zoning are single-family and  
13 multi-family residential.

14 3. In their submitted briefs, the Landowners and the City presented evidence that the 35 Acre  
15 Property has been zoned R-PD7 since at least 1990, including: 1) Z-17-90, Resolution of Intent to  
16 Rezone the 35 Acre Property to R-PD7, dated March 8, 1990 (Exhibit H to City's Opposition, Vol.  
17 1:00193); and, Ordinance 5353, passed by the City of Las Vegas City Council in 2001, which hard  
18 zoned the 35 Acre Property to R-PD7 and repealed anything in conflict (Exhibit 10 to Landowners'  
19 Motion).

20 4. In response to the Landowners' inquiry regarding zoning prior to purchasing the 35 Acre  
21 Property, on December 30, 2014, the City of Las Vegas Planning & Development Department  
22 provided the Landowners a Zoning Verification Letter, stating, in part: 1) the 35 Acre Property is  
23 "zoned R-PD7 (Residential Planned Development District - 7 unites per acre);" 2) "[t]he density  
24 allowed in the R-PD District shall be reflected by a numerical designation for that district.  
25 (Example, R-PD4 allows up to four units per gross acre.); and 3) "A detailed listing of the  
26 permissible uses and all applicable requirements for the R-PD Zone are located in Title 19 ("Las  
27 Vegas Zoning Code") of the Las Vegas Municipal Code." Exhibit 3 to Landowners' Motion.  
28

1           5. The City stated in its opposition to the Landowners' motion that the R-PD7 zoning on the  
2 35 Acre Property "is not disputed." City's Opposition to Motion to Determine Property Interest,  
3 10:17-18.

4           6. As stated in the City Zoning Verification Letter provided to the Landowners on December  
5 30, 2014, the legally permitted uses of property zoned R-PD7 are include in the Las Vegas Municipal  
6 Code (hereinafter LVMC), Title 19.

7           7. LVMC 19.10.050 is entitled "R-PD Residential Planned Development District" and is the  
8 applicable section of the LVMC used to determine those permitted uses on R-PD7 zoned properties  
9 in the City of Las Vegas. Exhibit 5 to Landowners' Motion.

10           8. LVMC 19.10.050 (C) lists as "Permitted Land Uses" on R-PD zoned properties "[s]ingle-  
11 family and multi-family residential." Id.

12           9. LVMC 19.10.050 (A) also provides that "the types of development permitted within the  
13 R-PD District can be more consistently achieved using the standard residential districts." Id. The  
14 standard residential districts are listed on the City Land Use Table, LVMC 19.12.010. Exhibit 6 to  
15 Landowners' Motion. The R-2 residential district listed on the City Land Use Table is the standard  
16 residential district most comparable to the R-PD7 zoning, because R-PD7 allows up to 7 units per  
17 acre<sup>1</sup> and R-2 allows 6-12 units per acre.<sup>2</sup> The "permitted" uses under the R-2 zoning on the City  
18 Land Use Table include "Single Family, Attached" and "Single-Family, Detached" residential uses.  
19 LVMC 19.12.010, Exhibit 6 to Landowners' Motion.

20           10. Table 1 to the City Land Use Table provides that if a use is "permitted" in a certain  
21 zoning district then "the use is permitted as a principle use in that zoning district by right." Id.

22           11. "Permitted Use" is also defined at LVMC 19.18.020 as "[a]ny use allowed in a zoning  
23 district as a matter of right." Exhibit 8 to Landowners' Motion.

24           12. The Landowners have alleged that the City of Las Vegas has taken the 35 Acre Property  
25 by inverse condemnation, asserting five (5) separate inverse condemnation claims for relief, a

---

27           <sup>1</sup> See City Zoning Verification Letter, Exhibit 3 to Landowners' Motion and LVMC  
28 19.10.050 (A), Exhibit 5 to Landowners' Motion.

<sup>2</sup> See LVMC 19.06.100, Exhibit 7 to Landowners' Motion.

1 Categorical Taking, a Penn Central Regulatory Taking, a Regulatory Per Se Taking, a Non-  
2 regulatory Taking, and a Temporary Taking.

3 **CONCLUSIONS OF LAW**

4 13. The Nevada Supreme Court has held that in an inverse condemnation, such as this, the  
5 District Court Judge is required to make two distinct sub inquiries, which are mixed questions of fact  
6 and law. ASAP Storage, Inc., v. City of Sparks, 123 Nev. 639 (2008); McCarran Int'l Airport v.  
7 Sisolak, 122 Nev. 645 (2006). First, the District Court Judge must determine the “property interest”  
8 owned by the landowner or, stated another way, the bundle of sticks owned by the landowner prior  
9 to any alleged taking actions by the government. *Id.* Second, the District Court Judge must  
10 determine whether the government actions alleged by the landowner constitute a taking of the  
11 landowners property. *Id.*

12 14. The Landowners’ Motion to Determine Property Interest narrowly addresses this first  
13 sub inquiry and, accordingly, this Court will only determine the first sub inquiry.

14 15. In addressing this first sub inquiry, this Court has previously held that: 1) “it would be  
15 improper to apply the Court’s ruling from the Landowners’ petition for judicial review to the  
16 Landowners’ inverse condemnation claims;”<sup>3</sup> and, 2) “[a]ny determination of whether the  
17 Landowners have a ‘property interest’ or the vested right to use the 35 Acre Property must be based  
18 on eminent domain law, rather than the land use law.”<sup>4</sup>

19 16. Therefore, the Court bases its property interest decision on eminent domain law.

20 17. Nevada eminent domain law provides that zoning must be relied upon to determine a  
21 landowners’ property interest in an eminent domain case. City of Las Vegas v. C. Bustos, 119 Nev.  
22 360 (2003); Clark County v. Alper, 100 Nev. 382 (1984).

23 18. The Court concludes that the 35 Acre Property has been hard zoned R-PD7 since at least  
24 1990.

---

27 <sup>3</sup> Exhibit 18 to Landowners’ Reply, App. at 0026 / 23:7-8

28 <sup>4</sup> Exhibit 18 to Landowners’ Reply, App. at 0010 / 7:26-27

1 19. The Court further concludes that the Las Vegas Municipal Code Section LVMC  
2 19.10.050 lists single family and multi family residential as the legally permissible uses on R-PD7  
3 zoned properties.

4 20. Therefore, the Landowners' Motion to Determine Property Interest is **GRANTED** in its  
5 entirety and it is hereby **ORDERED** that:

6 1) the 35 Acre Property is hard zoned R-PD7 at all relevant times herein; and,

7 2) the permitted uses by right of the 35 Acre Property are single-family and multi-family  
8 residential.

9 DATED this 9th day of October, 2020.

10  
11   
12 DISTRICT COURT JUDGE zj

13 Respectfully Submitted By:

14 **LAW OFFICES OF KERMIT L. WATERS**

15 By: /s/ James J. Leavitt  
16 Kermitt L. Waters, ESQ., NBN 2571  
17 James Jack Leavitt, ESQ., NBN 6032  
18 Michael A. Schneider, ESQ., NBN 8887  
19 Autumn Waters, ESQ., NBN 8917  
20 704 S. 9<sup>th</sup> Street  
21 Las Vegas, NV 89101  
22 *Attorneys for Plaintiff Landowners*

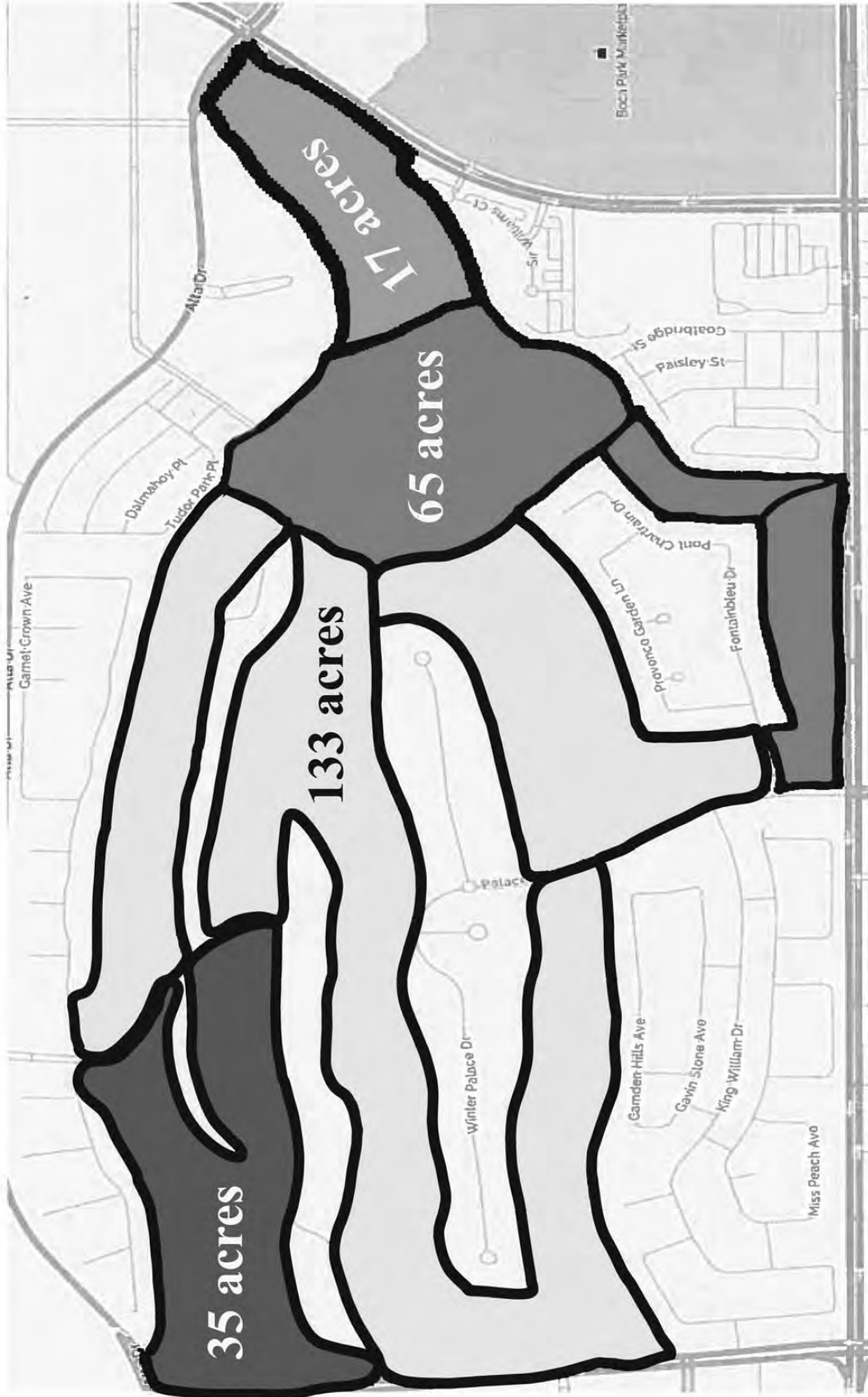
21 Submitted to and Reviewed by:

22 **MCDONALD CARANO LLP**

23 By: Declined signing  
24 George F. Ogilvie III, ESQ., NBN 3552  
25 Amanda C. Yen, ESQ., NBN 9726  
26 2300 W. Sahara Ave., Suite 1200  
27 Las Vegas, Nevada 89102  
28 *Attorneys for the City of Las Vegas*

# **Exhibit 2**





000006

4025

# **Exhibit 3**



000007

# **Exhibit 4**



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 Christopher Molina (NV Bar #14092)  
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 LAS VEGAS CITY ATTORNEY'S OFFICE  
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 sfloyd@lasvegasnevada.gov

*Attorneys for City of Las Vegas*

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

180 LAND COMPANY, LLC, a Nevada limited  
 liability company, FORE STARS, LTD.,  
 SEVENTY ACRES, LLC, DOE  
 INDIVIDUALS I through X, DOE  
 CORPORATIONS I through X, DOE LIMITED  
 LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of  
 the State of Nevada, ROE government entities I  
 through X, ROE Corporations I through X, ROE  
 INDIVIDUALS I through X, ROE LIMITED  
 LIABILITY COMPANIES I through X, ROE  
 quasi-governmental entities I through X,

Defendants.

CASE NO. 2:19-cv-01471-JCM-EJY

**NOTICE OF RELATED CASES**

000008

Pursuant to LR 42-1, Defendant City of Las Vegas, by and through its undersigned counsel, hereby provides notice to the Court that this case is related to the following three cases pending in the United States District Court for the District of Nevada:<sup>1</sup>

*180 Land Co LLC, et al. v. City of Las Vegas*; Case No. 2:19-cv-01467-KJD-DJA

*Fore Stars, Ltd. and Seventy Acres LLC v. City of Las Vegas and The Eighth Judicial District Court, Dept. 24 (Hon. Jim Crockett, District Court Judge, in His Official Capacity)*; Case No. 2:19-cv-01469-JAD-NJK

*180 Land Co LLC v. City of Las Vegas*; Case No. 2:19-cv-01470-RFB-BNW

As set forth below, the instant action and the three above-referenced related cases involve common plaintiffs, a common defendant, a common property, common causes of action, and common questions of fact and law. Therefore, assignment to a single district judge is likely to effect a substantial savings of judicial effort.

#### **Common Plaintiffs**

Each of the four cases involves one or more of three affiliated entities as plaintiffs: Fore Stars, Ltd.; Seventy Acres LLC; and 180 Land Co LLC. All three of these entities (collectively, the “Developer”) are managed by EHB Companies, LLC, which, in turn, is managed by Yohan Lowie, Paul Dehart, Vicki Dehart, and Frank Pankratz.

#### **Common Defendant**

The City of Las Vegas is a named defendant in all four cases. In three of these cases, the City of Las Vegas is the only named defendant; in the fourth case (Case No. 2:19-cv-01469-JAD-NJK), the Developer also named the Eighth Judicial District Court, County of Clark, State of Nevada (the Honorable Jim Crockett, District Court Judge, in his official capacity) as a defendant.

---

<sup>1</sup> LR 42-1 requires parties to provide notice of related cases “whether active or terminated”. Accordingly, the City of Las Vegas provides notice to the Court that this case is also related to the terminated case styled, *180 Land Co LLC; Fore Stars, Ltd.; Seventy Acres LLC; and Yohan Lowie v. City of Las Vegas; James Coffin; and Steven Seroka*; Case No. 2:18-CV-547 JCM (CWH). That case shared commonality of plaintiffs, defendant City of Las Vegas, facts, and the same 250-acre property as the instant action, but involved different causes of action. On December 21, 2018, the Honorable James C. Mahan entered an order granting defendants’ second motion to dismiss (ECF No. 72), resulting in the termination of that case.

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

### Common Property

Each of the four cases involves portions of approximately 250 acres in the Queensridge community formerly known as the Badlands Golf Course, and commonly described as Clark County APNs 138-32-301-005, 138-31-201-005, 138-31-601-008, 138-31-702-003, 138-31-702-004, 138-31-801-002, 138-31-801-003, and 138-32-301-007 (the “Badlands Property”). The four cases involve four different portions of the Badlands Property that the Developer split into separate parcels for redevelopment of the golf course.

### Common Causes of Action

In each of the four cases, the Developer asserts takings claims against the City of Las Vegas under the United States Constitution and the Constitution of the State of Nevada relative to the Developer’s attempt to redevelop the Badlands Property. In the case in which the Developer named the Honorable Jim Crockett, Eighth Judicial District Court Judge as a defendant, the Developer also asserts a judicial takings claim.

### Common/Similar Questions of Fact and Law

The City of Las Vegas removed each of the four cases on August 22, 2019 pursuant to *Knick v. Township of Scott, Pennsylvania*, et al., 139 S.Ct. 2162 (2019). Thus, common issues of jurisdiction are present in each case. Additionally, common/similar issues of fact exist in the cases as the Developer has alleged eleven actions taken by the City of Las Vegas that constitute a common basis for the takings claims asserted in the cases, including the allegation, “The City has Shown an Unprecedented Level of Aggression to Deny All Use of the 250 Acre Residential Zoned Land.” Further, common issues of law exist relative to whether the City of Las Vegas’ actions constitute a categorical taking, a *Penn Central* regulatory taking, a regulatory *per se* taking, a nonregulatory taking, or a temporary taking.

Each of the four cases involves redevelopment of the Badlands Property, common parties, common claims, and common questions of fact and law. As such, adjudication of these four actions would entail substantial duplication of labor if the actions were heard by different district judges. Additionally, as opposed to considering the individual parcels subdivided by the Developer in the respective four cases, the Court must consider the property as a whole for

1 purposes of determining whether a regulatory taking has occurred. *See Murr v. Wisconsin*, 137 S.  
2 Ct. 1933, 1948, 198 L. Ed. 2d 497 (2017).

3 Therefore, the City of Las Vegas respectfully submits that consolidation of the above-  
4 referenced actions is appropriate.

5 DATED this 28th day of August, 2019.

6  
7 McDONALD CARANO LLP

8 By: /s/ George F. Ogilvie III

9 George F. Ogilvie III, Esq. (NV Bar #3552)

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495 S. Main Street, 6th Floor

18 Las Vegas, NV 89101

19 *Attorneys for City of Las Vegas*



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 28th day of August, 2019, I caused a true and correct copy of the foregoing **NOTICE OF RELATED CASES** to be electronically filed with the Clerk of the Court by using CM/ECF service and serving on all parties of record via U.S. Mail as follows:

LAW OFFICES OF KERMITT L. WATERS  
Kermitt L. Waters, Esq.  
James J. Leavitt, Esq.  
Michael A. Schneider, Esq.  
Autumn L. Waters, Esq.,  
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Las Vegas, Nevada 89101

HUTCHISON & STEFFEN, PLLC  
Mark A. Hutchison  
Joseph S. Kistler  
Matthew K. Schriever  
Peccole Professional Park  
10080 West Alta Drive, Suite 200  
Las Vegas, NV 89145

/s/ Jelena Jovanovic  
An employee of McDonald Carano LLP

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PHONE 702.873.4100 • FAX 702.873.9966

# **Exhibit 5**

**AGENDA***City of Las Vegas*

April 15, 1981

Page 31

BOARD OF CITY COMMISSIONERS  
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE  
 PHONE 386-6011

ITEM	Commission Action	Department Action
<b>IX. 2:00 P.M. - PUBLIC HEARINGS</b>		
A. VAC-5-81 - Petition of Vacation submitted by NORBERTO M. GUASPARI, ET AL, to vacate a portion of Irene Avenue, a 60' wide right-of-way, commencing at the west right-of-way line of Marco Street and extending westerly approximately 122' to the west line of Sunland Village Subdivision.	Item A. Lurie - APPROVED as recommended by Planning Commission. Unanimous	City Clerk to notify and Plannin to proceed.  No onespoke in opposition. Applicant did not appear.
B. GENERAL PLAN AMENDMENT - Consideration of an Amendment to the Land Use Map in the southwest portion of the City.	Item B. Christensen - ADOPTED as recommended by Planning Commission. Unanimous with Levy abstaining.	Staff to proceed  G. C. Wallace, 1100 East Sahara Avenue and Oran Gragson appeared to represent Wm. Peccole on Items B and C. No protest.
C. GENERALIZED LAND USE PLAN - Consideration of adopting a Generalized Land Use Plan for Sections 31 and 32, Township 20 South, Range 60 East, M.D.B. & M. and Sections 5 and 6, Township 21 South, Range 60 East, M.D.B. & M.	Item C. Lurie - ADOPTED as recommended by Planning Commission with all parcels to be identified before people move into the area. Unanimous with Levy abstaining.	Staff to proceed
D. VAC-4-81 - Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL, to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street.	Item D. Christensen - DENIED as recommended by Planning Commission. Unanimous with Lurie voting "no."	City Clerk to notify.  Lawrence Tourville 135 W. Philadelphia appeared for the application.  No one appeared in favor or oppositio

APPROVED AGENDA ITEM

*Ashley Hall*

000013  
 CLV034084

4035

0177

*City of Las Vegas*

## AGENDA DOCUMENTATION

Date: April 15, 1981

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP  
DEPUTY CITY MANAGERSUBJECT: PUBLIC HEARING AGENDA ITEMS  
APRIL 15, 1981 CITY COMMISSION AGENDAPURPOSE/BACKGROUND

- Item A - Vacation - VAC-5-81 - Norberto M. Guaspari, Et Al (see backup material)
- Item B - General Plan Amendment (see backup material)
- Item C - Generalized Land Use Plan (see backup material)
- Item D - Vacation - VAC-4-81 - Lawrence Tourville, Et Al (see backup material)
- Item E - Use Permit - U-13-81 - Decatur Properties, Ltd. (see backup material)

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attached

*H. P. Foster*  
 \_\_\_\_\_  
 Harold P. Foster, Director

DISPOSITION

Approved ☐  
 Disapproved ☐  
 Held ☐

Stamps Due: \_\_\_\_\_

7-0-10

Agenda Item

IX.

000014

CLV034085

4036

To: The Board of City Commissioners  
Re: Public Hearing Agenda Item  
April 15, 1981 City Commission Agenda

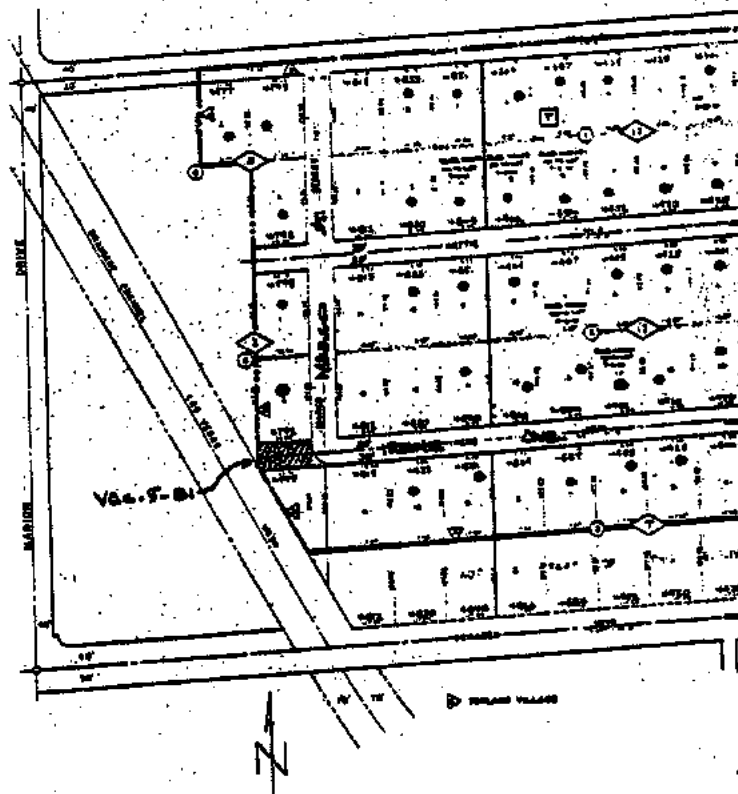
A. VACATION - VAC-5-81 - NORBERTO M. GUASPARI, ET AL

This involves a dead end street that was created when the Las Vegas Wash Drainage Channel was constructed immediately to the west. The lot to the south was reduced in size for the Wash and the applicant would like this street vacated to provide additional lot area and street frontage. The lot to the north presently fronts on this street but it is a corner lot that does have access to the side street from Marco. The reversing of the frontage on this lot would require a variance because of insufficient setbacks. It appears the request is a logical means of resolving this dead-end street situation and it would be a logical basis for a variance on the lot to the north.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to a variance being approved for the setbacks on the lot to the north.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



Item IX.

000015  
CLV034086

4037

0179

To: The Board of City Commissioners  
RE: Public Hearing Agenda Items  
April 15, 1981 City Commission Agenda

B. GENERAL PLAN AMENDMENT

This amendment is being initiated as a result of the Peccole annexation on the southeast portion of the City. The City's generalized land use plan needs to be extended to the west to include this property, Angel Park and other parcels of land which have been annexed to the City since the General Plan was adopted in 1975. The amendment proposes the expansion of the suburban residential land use in this area with rural use bordering it to the west. This is the required public hearing for the amendment to the General Plan.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the expansion pattern of the City to the west.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

C. GENERALIZED LAND USE PLAN

This item involves adoption of a generalized land use plan for the Peccole property and the south portion of Angel Park that is in the City. It is felt there is a need for this plan since Mr. Peccole intends to start development on this property as soon as possible and wishes to have it rezoned from R-U to various residential densities and for commercial use in the immediate future. A separate generalized land use plan would provide a guide for the zone change that will be requested on the entire parcel as soon as the General Plan is amended. A plan has been developed with Mr. Peccole and his land planners which is for the area to be developed predominately residential at various densities ranging from 4 units per acre to approximately 24 (24 units per acre are the maximum units allowed in the R-3 zone), which is in accordance with the recommendations of the City's General Plan. Three sites are proposed for mobile home parks at densities of approximately 8 units per acre. Mr. Peccole has agreed to donate a 10-acre site to the City for such community services as a branch library, metropolitan police substation, fire station, etc. Most of the proposed commercial is along Charleston and there is a 78 acre site proposed for a district commercial shopping center. The major streets have been designed to handle the drainage in the area. (See attached land use plan)

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

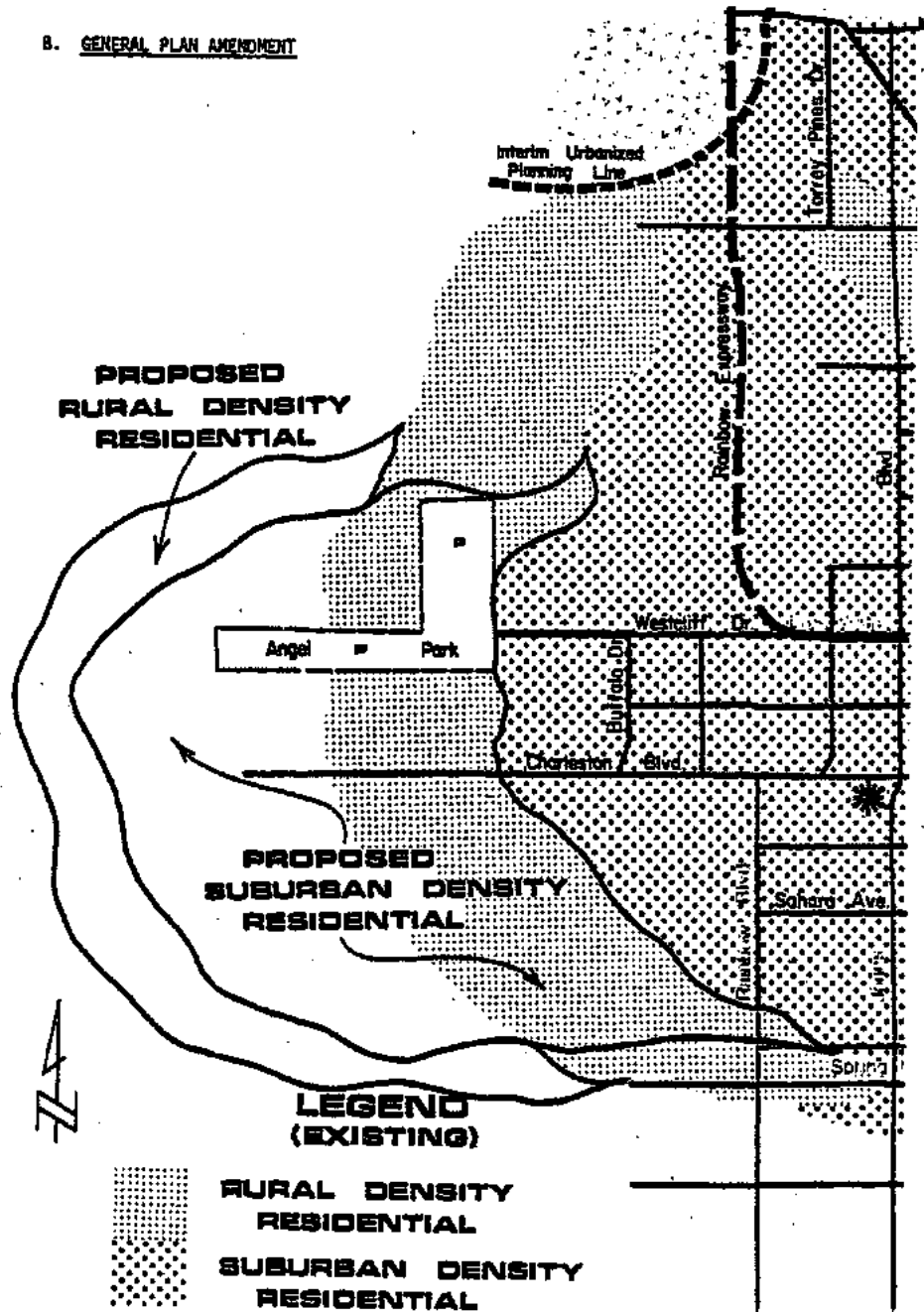
Item IX.

000016  
CLV034087

4038

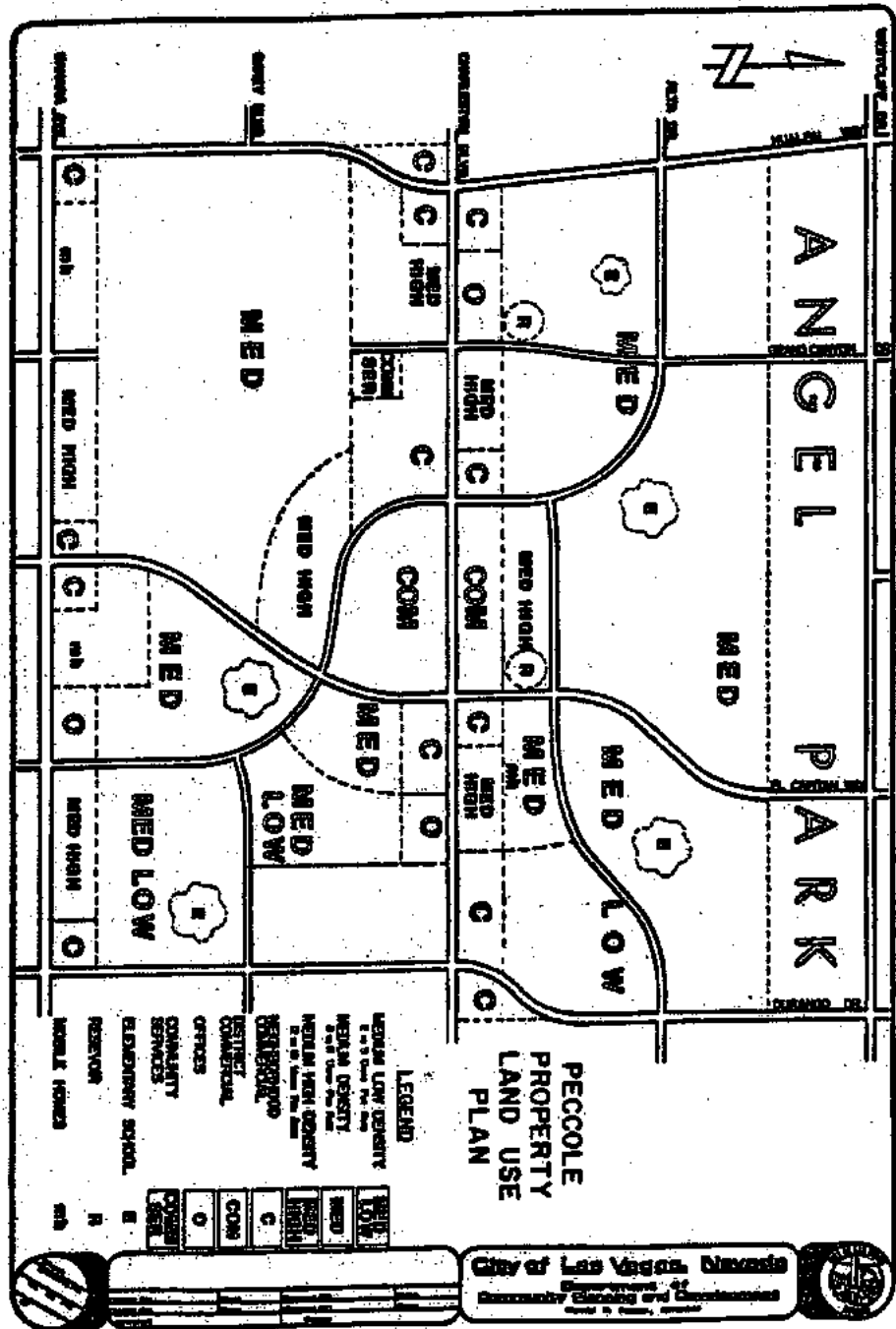
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B. GENERAL PLAN AMENDMENT



000017  
CLV034088

C. GENERALIZED LAND USE PLAN





**AGENDA***City of Las Vegas*

0252

May 20, 1981

BOARD OF CITY COMMISSIONERS  
COMMISSION CHAMBERS - 400 EAST STEWART AVENUE

Page 48

PHONE 385-6011

ITEM

Commission Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)****T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL**

Reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles.

From: N-U (Non-Urban)

To: R-1 (Single Family Residence),

R-2 (Two Family Residence),

R-3 (Limited Multiple Residence)

R-MHP (Residential Mobile Home Park)

R-PD7 (Residential Planned Development),

R-PD8 (Residential Planned Development),

P-R (Professional Offices & Parking)

C-1 (Limited Commercial),

C-2 (General Commercial) and

C-V (Civic)

Proposed Use: Residential & Commercial

Planning Commission recommended APPROVAL (6-1 vote), subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.
3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning and Development.
6. Amendment to the Major Street Plan.
7. Conformance to Flood Hazard Reduction Ordinance and Master Drainage Plan.

Staff Recommendation: APPROVAL

PROTESTS: 8

Christensen -  
APPROVED as recommended by Planning Commission.  
Unanimous.  
(Levy and Lurie excused)

Clerk to notify and Planning to proceed.

G. C. Wallace and George Charchallis, G. C. Wallace Engineering, 1100 E. Sahara Ave., appeared for the application.

William Peccole appeared for the application.

No one spoke in opposition.

APPROVED AGENDA ITEM

000019

CLV034414

4041

0253

To: The Board of City Commissioners  
 Re: Community Planning and Development Agenda Item  
 May 20, 1981 City Commission Agenda

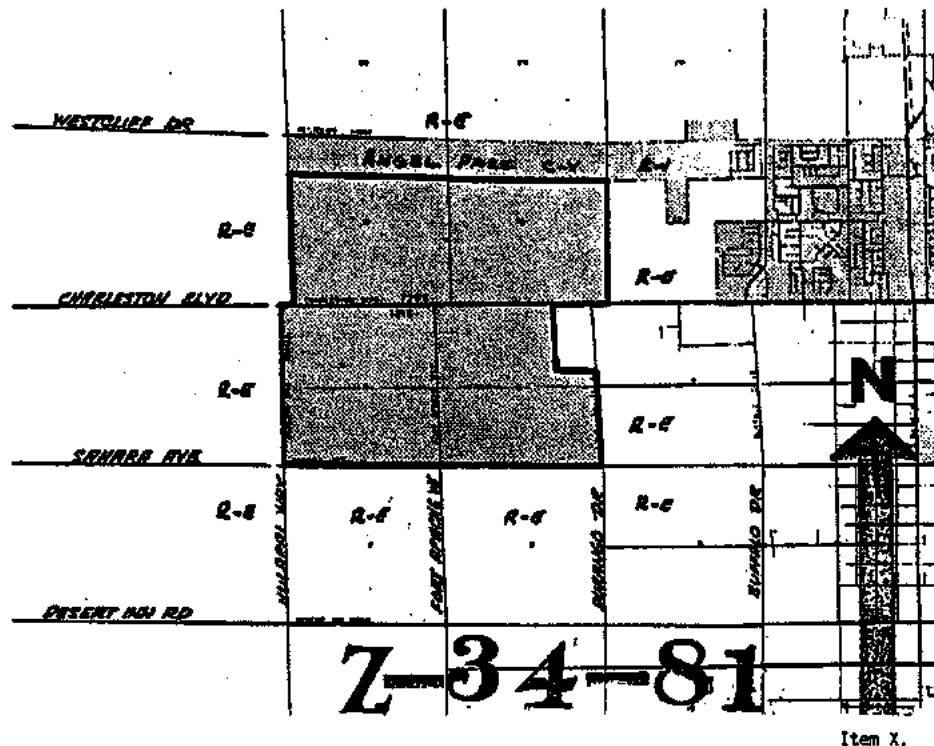
**T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL**

The applicant is proposing to rezone his entire property which had a generalized land use plan adopted on it several meetings ago. This zoning application conforms to the adopted land use plan. Angel Park exists to the north and the Husita property exists to the west and south. There is vacant R-E zoning existing in the County to the east and the Sorquil development is to the northeast in the City. The proposed realignment of several major streets by the developer will necessitate an amendment to the Major Street Plan. It was recognized that the site plans and elevations on all of the portions of the property to be zoned for planned development will be subject to Planning Commission and City Commission approval. Approval of all other development plans such as in the commercial, professional offices, and mobile home park zones would require Planning Commission approval. The developer was in agreement to posting the zoning of the entire development in the sales offices and installing signs on the property showing the approved zoning for the commercial, professional offices, etc. Several sites for C-2 zoning are being requested along Charleston Boulevard for a possible new car agency, car washes and service station sites.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the land use plan for this area.

STAFF RECOMMENDATION: APPROVAL - In accordance with the land use plan adopted for this site.

PROTESTS: 8



000020  
 CLV034415

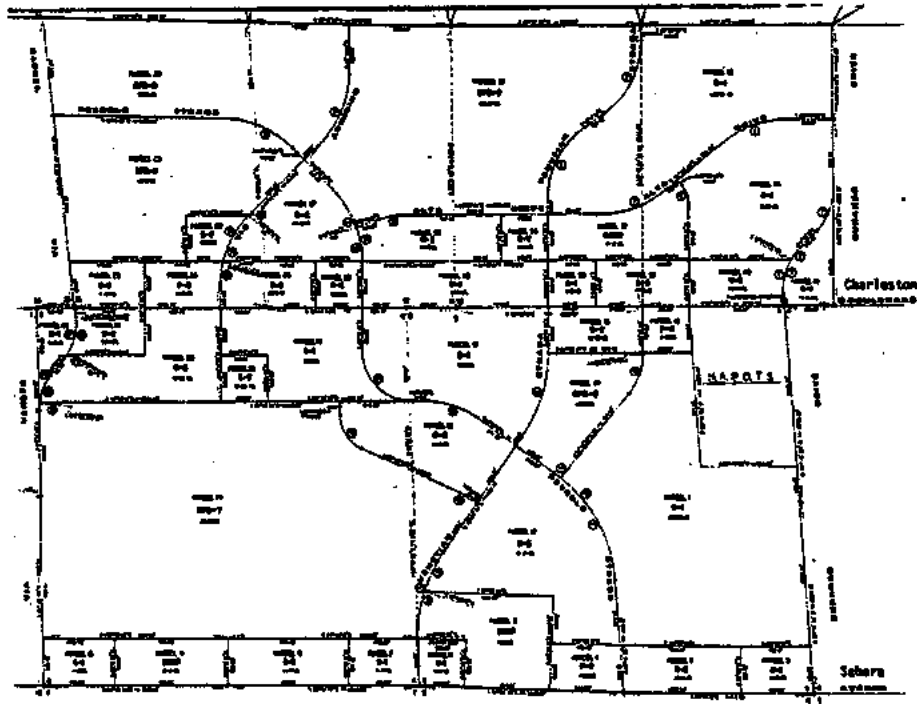
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T. ZONE CHANGE - Z-34-B1 - WILLIAM PECCOLE, ET AL

0254

## ZONING MAP OF VENETIAN FOOTHILLS

SECTIONS 5 AND 6, T. 21 S., R. 60 E., AND THE S 1/2 OF THE N 1/2 AND THE S 1/2 OF SECTION 31,  
T. 20 S., R. 60 E., AND THE S 1/2 OF THE N 1/2 AND THE S 1/2 OF SECTION 32, T. 20 S., R. 60 E.,  
CLARK COUNTY, NEVADA



Item X.

000021  
CLV034416

4043

EXCERPT - CITY COMMISSION MEETING MINUTES - MAY 20, 1981  
X-T - ZONE CHANGES - Z-34-81 - WILLIAM PECCOLE, ET AL

Page 1

MAYOR BRIARE: The next item is Zone Change Z-34-81 for William Peccole.

G. C. WALLACE: G. C. Wallace, Consulting Engineer, 1100 East Sahara Avenue. With me is Mr. George Charchallis. We're here representing the applicant. As you well know the history of this project, it's a large project. A considerable amount of time has gone into the planning, a lot of work and coordination with your planning staff, etc. It would be very time consuming, I'm sure, to go in and discuss all of the elements that have gone into this plan. In the interest of time, we're certainly here and can answer any questions that maybe you might have. It has met the approval -- I know you have revised your generalized land use plan to accommodate a project of this type. It's had the recommendation of your staff, the Planning Commission. We can go on or rest.

MAYOR BRIARE: Did you wish to make any comment, George?

GEORGE CHARCHALLIS: I'd just simply like to indicate that I'm a member of the firm of G. C. Wallace, Consulting Engineers.

MAYOR BRIARE: I thought I saw Mayor Gragson here. Did he --

GEORGE CHARCHALLIS: He had to leave.

MAYOR BRIARE: That's too bad because I was hoping he'd be around to see how things are done now. As both Commissioner Christensen and Commissioner Levy indicated, that whatever you citizens work out amongst yourselves, we're happy to accommodate you. So let's find out if we're happy to accommodate you here. What's the pleasure of the Commission?

COMMISSIONER CHRISTENSEN: I move we approve the zoning request with the conditions that are listed here.

MAYOR BRIARE: Is there anyone in the audience that's here today to speak on this matter in opposition or in favor, other than the applicants in favor? (No response.) I wanted to make that comment because there were some protests, but they chose not to be present.

COMMISSIONER CHRISTENSEN: I think it's a rare opportunity, Mayor, that we have to approve a complete package of zoning that's all put together so that we don't have to piecemeal it and it gives us great planning and gives also the developers great planning so that they can determine what it's going to be and I think it's good for the citizens that will be moving out there because they can look at this and see what it is and it's right on the labels.

MAYOR BRIARE:

Bill, you weren't here at the meeting when we talked about what an advantage it is to own a parcel of land this size where you can come in and master plan it in a manner that some areas, and it doesn't seem to be Las Vegas area, in some areas where you can design a beautiful project and you go ahead and you approve it once, except maybe for a minor variation as time progresses -- I'm sure you might have some. And I often refer to the projects like the Irvine Ranch down in Newport, California where people -- they know going in. They know exactly the way it's zoned and if they like it the way it's zoned, they do business. If they don't like the way it's zoned, the Irvine Ranch people just say, "Well, would you just please step aside and we'll let the next applicant come in." Well, I'm trusting that you're going to do the same thing. You've gone to a lot of effort to design a large parcel of land and I would hope that in the years to come that we'll be able to see it built in the manner in which it's designed right here. I don't see any Wanda Streets though.

WILLIAM PECCOLE:

Well --

MAYOR BRIARE:

That comes later.

WILLIAM PECCOLE:

They come yet. There are a lot of other streets to be named and we will probably get around to her.

MAYOR BRIARE:

Laurie and Lesa and LeAnn.

WILLIAM PECCOLE:

I'd like to say that having been a part of the Las Vegas growth, I'm very fortunate that the Good Lord has seen it possible that I was able to acquire this parcel of land and having been a City Commissioner at one time, it gives me greater pleasure than most people would have to become a part of the City of Las Vegas rather than go into the County or elsewhere. We still love our County. We love our State, but having served on this Board, my preference would be to be part of the City of Las Vegas. We hope that we can go forward and develop a project here that will become well known, well appreciated and be developed in a manner that would make you people proud and the people of Las Vegas proud of it. We are endeavoring to work it out so that we can meet all of the high quality requirements. We want to see the streets developed properly. We want to participate in the proper zoning and drainage of the area -- streets that will go into your drainage plan -- and we'd like to see the City developed in time -- a fire department out there, maybe a Metro Station, Library, and we're going to donate ten acres of land for that purpose to you people. We certainly want to do a good job, and we're open to suggestions at any time, and once again, I'd like to thank you for your cooperation.

000023

CLV034418

4045

MAYOR BRIARE: Did you make a motion, Commissioner?

COMMISSIONER CHRISTENSEN: I sure did. My motion was to approve.

MAYOR BRIARE: Any comments on the motion? (No response.) Cast your votes. Post. The motion's approved.

WILLIAM PECCOLE: Thank you.

(VOTE ON MOTION TO APPROVE, SUBJECT TO CONDITIONS AS  
APPROVED BY PLANNING COMMISSION:

YES: Commissioners Christensen, Woofter and Mayor Briare

NO: None

EXCUSED: Commissioners Lurie and Levy)

# AGENDA

## City of Las Vegas

February 16, 1983

BOARD OF CITY COMMISSIONERS  
COMMISSION CHAMBERS - 400 EAST STEWART AVENUE  
PHONE 386-8011

Page 37

ITEM	Commission Action	Department Action
<b>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</b>		
<b>F. REVIEW OF CONDITION - Z-38-281 - WILLIAM PECCOLE</b>  Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V).  Planning Commission unanimously recommends APPROVAL of condition #4 being revised as follows:  Posting of the zoning of the entire development in sales office, having each homebuyer sign a statement acknowledging the approved zoning and having one sign showing all the zoning in this development with the size of the sign and location conforming to the requirements of the Department of Community Planning and Development.  Staff Recommendation: APPROVAL	Lurie - APPROVED, as recommended by staff and the Planning Commission. Motion carried with Levy abstaining.	Clerk to notify & Planning to proceed William Peccole appeared.

APPROVED AGENDA ITEM



000025  
CLV033774

4047

MAYOR BILL BRIARE  
COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
AL LEVY  
WILLIAM U. PEARSON  
CITY ATTORNEY  
GEORGE F. OGILVIE  
CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

February 22, 1983

Mr. William Peccole  
1348 Cashman Drive  
Las Vegas, Nevada 89102

Re: REVIEW OF CONDITION  
Z-34-81

Dear Mr. Peccole:

The Board of City Commissioners at a regular meeting held February 16, 1983, APPROVED your request for a Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V), subject to the following conditions:

1. Posting of the zoning of the entire development in sales office, having each homebuyer sign a statement acknowledging the approved zoning and having one sign showing all the zoning in this development with the size of the sign and location conforming to the requirements of the Department of Community Planning and Development.

Sincerely,

*Carol Ann Hawley*

CAROL ANN HAWLEY  
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development  
Dept. of Public Services  
Dept. of Fire Services  
Dept. of Building and Safety





To: The Board of City Commissioners  
Re: Community Planning and Development Agenda Item  
February 16, 1983 City Commission Agenda

X.

F: REVIEW OF CONDITION - Z-34-81 - WILLIAM PECCOLE

The applicant is requesting the portion of Condition #4, which requires the posting of the zoning on the entire development on all of the respective sites in this 2,200 acre development be revised to require that each homebuyer sign a statement acknowledging the approved zoning on his entire development. The applicant wishes to be relieved of posting the signs on the respective sites because there would be a vandalism problem and the signs would require constant repair and replacement. Further, the applicant points out most of the streets do not exist where the signs would be located and they would serve no purpose to prospective homebuyers. At the Planning Commission meeting it was requested that he install one sign in the central area showing the zoning for his entire development and he was in agreement. The remainder of the condition will remain the same which requires the zoning to be posted in the sales offices.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to the condition being amended to require the zoning be posted in sales offices, that each homebuyer sign a statement acknowledging the approved zoning in the entire development and the developer install one sign showing all the zoning in this development at a central location.

STAFF RECOMMENDATION: APPROVAL

000027

CLV033776

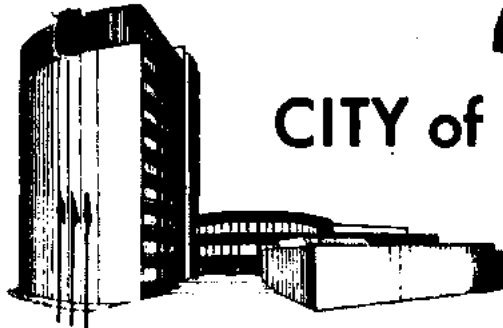
4049

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. GILVIE

CITY MANAGER  
RUSSELL BORN



# CITY of LAS VEGAS

January 19, 1983

William Peccole  
1348 Cashman Drive  
Las Vegas NV 89102

RE: Z-34-81

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on January 25, 1983.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:cm  
attachment

000028  
CLV033777

4050

3. Z-34-81

REVIEW OF  
CONDITION

APPROVED

Request of WILLIAM PECCOLE for a Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PDB, P-R, C-1, C-2 and C-V).

MR. FOSTER stated this request involves Condition No. 4 of this zoning approval which indicates posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites. The applicant is not objecting to the first part of the condition, but is objecting to installing signs on the various zoning sites. This involves a substantial number of signs and they would be subject to vandalism. The applicant is proposing to have each new homebuyer sign a form which would have a copy of the zoning map on it stating the homebuyer is aware of the zoning in that area and the form would be kept on file. Staff would recommend approval.

WILLIAM PECCOLE, 1348 Cashman Drive, appeared for the application. The signs they have posted in the area have been subjected to vandalism. They would like to post a zoning map in the sales office and have the new buyers sign a form stating they are aware of the zoning in the area. He would also be willing to post one big sign on the outside somewhere in the area.

MR. MACK made a Motion for APPROVAL of Z-34-81, Review of Condition, which would waive the request to post signs on the respective sites, require one sign to be posted at the entryway, and require the new homebuyers to sign a form stating they are aware of the zoning.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston, Mr. Mack  
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. City Planning Commission goals for 1983.

MR. FOSTER stated the goals for the City Planning Commission will be: 1) Updating the City's General Plan, 2) Reviewing the department budget, 3) Studies or plans that might be developed from time to time, 4) City Planning Commission having right to handle zoning and subdivision matters in a final action manner with a right to appeal to the City Commission, 5) Policy or procedural changes to streamline and expedite the zoning and subdivision process, 6) Continue training and education of Planning Commission members in various respects, 7) Major revision to the zoning ordinance, etc.

MR. JOHNSTON made a Motion for APPROVAL of the proposed goals for the City Planning Commission.

MAYOR BILL BRIARE  
COMMISSIONERS  
RON LURIE  
PAUL I. CHRISTENSEN  
AL LEVY  
WILLIAM U. PEARSON

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL W. DORN



# CITY of LAS VEGAS

January 26, 1983

William Peccole  
1348 Cashman Drive  
Las Vegas, Nevada 89102

RE: Z-34-81

Dear Mr. Peccole:

Your request for a Review of Condition requiring installation of signs showing the zoning of the respective sites on property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V), was considered by the City Planning Commission on January 25, 1983.

The Commission voted to APPROVE Condition #4 being revised as follows:

(Condition #4): Posting of the zoning of the entire development in sales offices, having each homebuyer sign a statement acknowledging the approved zoning and having one sign showing all the zoning in this development with the size of the sign and location conforming to the requirements of the Department of Community Planning and Development.

This item will be considered by the Board of City Commissioners on February 16, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, stylized "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:cmc  
cc: City Clerk



000030  
CLV033779

4052

1/13/83

Dept of Planning & Development:

We request a review of conditions in the matter of Z-3481 for posting of signs on the property denoting zoning of the different parcels located in Venetian foothills. We propose attached form to be signed off by the homeowner for consideration in lieu of posting signs.

CONTACT  
Larry Miller  
870 9931  
FOR QUESTIONS

Thankyou  
William Pecore

RECEIPT # 27404

Z-34-81

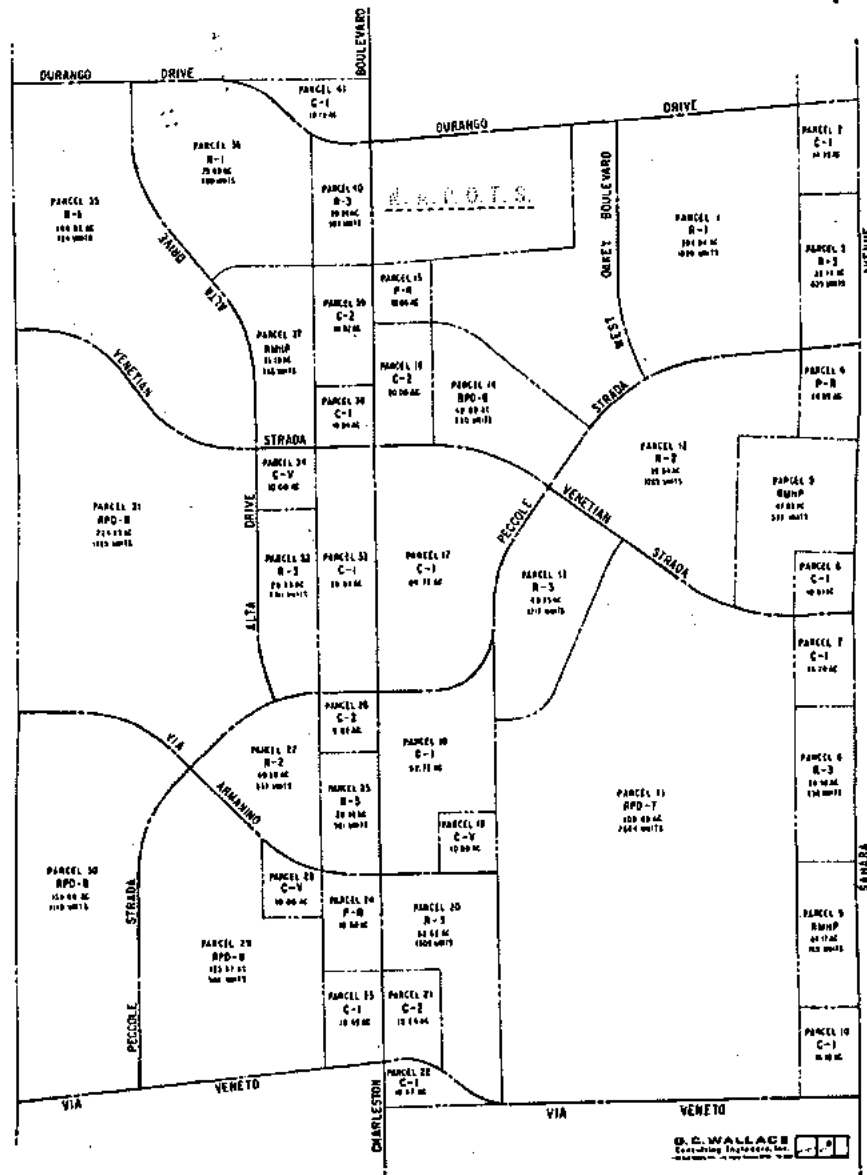
25<sup>th</sup>

REVIEW OF CONDITION

000031  
CLV033780

4053

# MASTER PLAN OF VENETIAN FOOTHILLS



## IMPORTANT NOTICE

This plat will give you an idea of how the neighborhood in which you are purchasing a home is presently proposed to be developed. It is based on information available as of December 1, 1982, and represents one concept for future development. This information is very tentative, and may be significantly changed. We make no representation that development will take place as shown and assume no responsibility for errors or omissions in this plat. We are merely providing this to let you know what the current thinking is. Some of the property shown on this plat is not owned by us, and therefore we have no control over how or when it will be developed. As to the property which we do own, we reserve the right to make changes in the proposed land use, street pattern, or type, style, or price of buildings to be constructed. For more information we suggest you contact the city planning department.

Please sign below to indicate that you have received a copy of this plat.

BAILEY-MCGAH

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Lot & Tract

\_\_\_\_\_  
Date

000032

CLV033781

File Copy

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. GOILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 10, 1982

Mr. William Peccole  
1348 Cashman Drive  
Las Vegas, Nevada 89102

Re: 2-34-81

Dear Mr. Peccole:

One of the conditions of the rezoning of your property located between Sahara Avenue and Westcliff Drive, west of Durango Drive, was that signs be installed indicating the zoning on the various sites. Since development of the property has commenced, it is felt that these signs should now be installed.

It would be appreciated if you would have these signs installed at your earliest convenience.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

ROBERT C. CLEMMER  
ACTING CHIEF OF ZONING DIVISION

RCC:hj



000033  
CLV033782

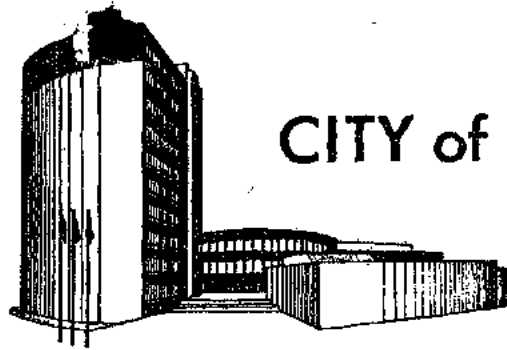
4055

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OILVIE

CITY MANAGER  
RUSSELL CORN



# CITY of LAS VEGAS

Base  
RUI#1028

May 26, 1981

Mr. William Peccole  
1238 Cashman Drive  
Las Vegas, Nevada 89102

Re: Z-34-81  
RECLASSIFICATION OF PROPERTY

Dear Mr. Peccole:

The Board of City Commissioners at a regular meeting held May 20, 1981, APPROVED your request for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from N-U to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2, C-V, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.
3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning of the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning & Development



CLV-5218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011.

000034  
CLV033783

4056



Mr. Willia, Peccole  
Z-34-81  
page 2

6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development)
11. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

*Carol Ann Hawley*

CAROL ANN HAWLEY  
CITY CLERK

CAH:mpk

cc: Dept. of Community Planning & Development  
Dept. of Public Services  
Dept. of Building & Safety  
Dept. of Fire Services

000035  
CLV033784

4057

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

May 18, 1981

CORRECTED LETTER

Mr. William Peccole  
1348 Cashman Drive  
Las Vegas, Nevada 89102

RE: Z-34-81

Dear Mr. Peccole:

Your request for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from N-U to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2 and C-V, was considered by the City Planning Commission on May 14, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.
3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites,
5. Street names in accordance with requirements of the Department of Community Planning and Development.
6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.



CLV-8218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 396-6011

000036  
CLV033785

4058

Mr. William Peccole  
May 18, 1981  
Page Two

8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development).
11. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on May 20, 1981 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

It should be noted conditions 7 through 11 are only applicable at the time development commences on the property.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk  
G. C. Wallace Engineering  
Oran Gragson

000037  
CLV033786

4059

MAYOR BILL BRIARE  
COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOTER  
AL LEVY  
CITY ATTORNEY  
GEORGE P. OGILVIE  
CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

May 6, 1981

William Peccole  
1348 Cashman Drive  
Las Vegas NV 89102

RE: Z-34-81

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on May 14, 1981.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl  
attachment

NOTICE OF PUBLIC HEARING

MAY 14, 1981

Notice is hereby given that on May 14, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-34-81 WILLIAM PECCOLE, ET AL FOR RECLASSIFICATION OF  
GENERALLY LOCATED NORTH OF SAHARA AVENUE, SOUTH  
OF WESTCLIFF DRIVE AND EXTENDING WEST OF DURANGO  
DRIVE TWO MILES.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

R-2 (TWO FAMILY RESIDENCE)

R-3 (LIMITED MULTIPLE RESIDENCE)

RMHP (RESIDENTIAL MOBILE HOME PARK)

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

P-R (PROFESSIONAL OFFICES & PARKING)

C-1 (LIMITED COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

C-V (CIVIC)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION  
OF SECTION 5 & ALL OF SECTION 6, TOWNSHIP 21 SOUTH,  
RANGE 60 EAST, M.D.B. & M. AND PORTIONS OF SECTIONS  
31 & 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.) (SEE LOCATION MAP ON REVERSE SIDE.)

000039

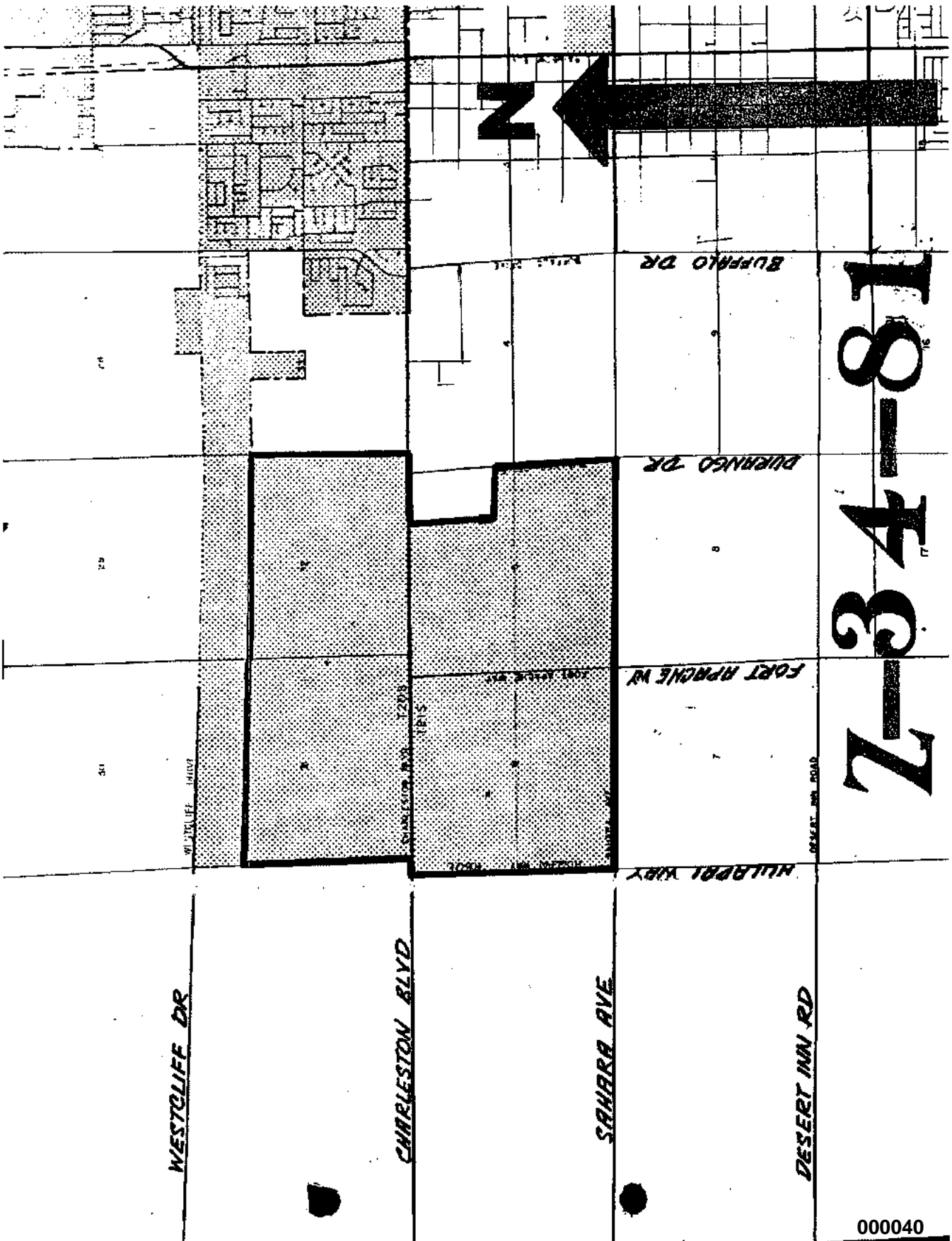
CLV033788

4061

7-34-81

000040

4062



## INTER-OFFICE MEMORANDUM

Date

April 29, 1981

## TO:

Community Planning and Development

## FROM:

Public Services

## SUBJECT:

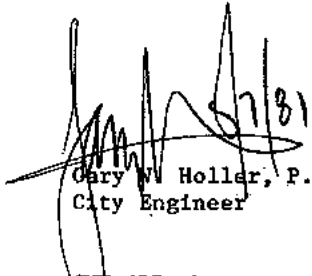
William Peccole  
Z-34-81

## COPIES TO:

Quality Control  
Right-of-Way  
Subdivisions & Permits  
Traffic Engineering

Your memorandum dated April 20, 1981 requested comments from this Department prior to May 7, 1981 concerning the request of William Peccole for the reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west from Durango Drive approximately two (2) miles from a N-U (Non-Urban) land use classification to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), RMPH (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) land use classification.

Prior to any action being taken on this request for the reclassification of property, this Department requests that the attached items be attended to and a new map resubmitted for review and comments.



Gary W. Holler, P.E.  
City Engineer

GWH:CDP:mb

Attachments

RECEIVED  
MAY 8 1981  
PLANNING AND  
DEVELOPMENT

CLV-6217

000041  
CLV033790

4063

COMMENTS ON CASE 2-34-81, WILLIAM PECCOLE,  
VENETIAN FOOTHILLS

1. The alignment of the proposed major streets and thus the reclassification boundaries are not in conformance with City of Las Vegas Ordinance #2136 annexing this property to the City nor with the Angel Park Master Plan or the Master Plan of Streets and Highways.

The Angel Park Master Plan shows Grand Canyon Dr. and Fort Apache Rd. traversing the park in a north-south direction. The street called Via Arminino does not align with either Grand Canyon Dr. or Fort Apache Rd. at the northern boundary of the zoning map (the southern boundary of Angel Park). As it is presently aligned, Via Arminino dead ends to the north with no connection to either a north-south or east-west street. On the Peccole property land-use plan Via Arminino connected with Grand Canyon Dr. at Westcliff Dr. Also, the alignment of the proposed major streets does not conform to the City of Las Vegas Master Plan of Streets and Highways. Grand Canyon Drive is not shown traversing the property. A street called Venetian Strada connects with the Fort Apache Rd. (a 100 foot right-of-way street) alignment at Sahara Ave. and then connects with the El Capitan Way (an 80 foot right-of-way street) alignment at the north end of the subject area. The Master Plan of Streets and Highways shows both El Capitan Way and Fort Apache Rd. traversing the property. In addition the Master Plan of Streets and Highways shows both Oakey Blvd. and Alta Dr. traversing the property in an east-west direction. It is the understanding of the Department of Public Services that any changes to the Master Plan of Streets and Highways must be approved through a separate procedure according to the Department of Community Planning and Development.

2. The street names are not in compliance with either the above cited ordinance nor the City of Las Vegas Master Plan of Streets and Highways, such as Via Veneto (Hualpai Way), Via Arminino (Grand Canyon Dr.), Venetian Strada (Fort Apache Rd. or El Capitan Way), and a portion of Peccole Strada (Alta Dr.). There is a separate procedure for street name changes that should be followed.
3. Streets shown on the City of Las Vegas Master Plan of Streets and Highways should be developed as all-weather streets with flood control improvements constructed at washes and watercourses.
4. It is the understanding of the Department of Public Services from the Department of Community Planning and Development that all right-of-way dedication for the property would be required with the initial phase of development and then improvements would be required as each phase develops.
5. From the land uses proposed on the subject property it has been projected that approximately 27 lanes will be needed for outbound traffic and 27 lanes will be needed for inbound traffic. Ultimately, it is imperative that the east-west major streets providing access to the development be fully improved as follows:
  - A. Sahara Ave. ( 6 lanes)
  - B. Oakey Blvd. ( 4 lanes)
  - C. Charleston Blvd. (6 lanes)
  - D. Alta Dr. (4 lanes)
  - E. Westcliff Dr. ( 6 lanes)

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CLV033791



In addition, according to the City's Master Plan of Streets and Highways the following major north-south streets should be developed from Sahara Avenue north through Angel Park to Westcliff Drive:

- A. Hualpai Way ( 6 lanes)
- B. Grand Canyon Dr. (4 lanes)
- C. Fort Apache Rd. (6 lanes)
- D. El Capitan Way (4 lanes)
- E. Durango Drive (6 lanes)

In order to provide viable access to the property from the east additional improvements would have to be made as follows:

- A. Sahara Ave. would have to be improved and extended from Rainbow Blvd. west to the subject property to provide for six traffic lanes.
  - B. Oakley Blvd. would have to be improved and extended from Rainbow Blvd. west to the subject property to provide for four traffic lanes.
  - C. Charleston Blvd. would have to be widened and improved to provide for six lanes ultimately from Antelope Way west to the subject property.
  - D. Alta Dr. would have to be widened and constructed from Buffalo Dr. west to the subject property. In addition, Alta Dr. would have to be constructed across the Buffalo Dr. dike and widened to four lanes between Lorenzi Blvd. and Cline St.
  - E. Access north to Westcliff Dr. should be developed, due to the importance of Westcliff Dr. providing east-west access from the subject property to Rainbow Blvd. and the Las Vegas Expressway. Ultimately, Westcliff should be widened to provide six traffic lanes.
6. It is anticipated that the initial phase will involve basically the south-east quadrant of the subject property with a projected population of about 10,000 people. In order to handle the east-west traffic that will be generated the street improvements in 5A, 5B, and 5C should be done in addition to the normally required improvements.
7. The radius on curve 21 should be increased to a minimum design speed of 45 to 50 mph without using significant superelevation.

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CLV033792

4065

April 28, 1981

TO:	FROM:
Robert C. Clemmer	Harold P. Foster
SUBJECT:	COPIES TO:
Posting of Uses on Peccole Property  2-13-81 2-34-81	Howard A. Null

At the time the City approved the Generalized Land Use Plan on the Peccole property, it indicated the uses should be posted through various means so the persons purchasing homes in this area would be aware of the overall development plan. I think the most appropriate way to handle this is to put a condition on the zoning application, that it has been filed on the entire parcel, to require the developer to construct signs on the sites approved for commercial zoning as well as, have appropriate maps available in the sales office to show the commercial areas in this development. Please make sure this condition is included with the recommendations on the zone change for this property.

HPF:cme

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

5-4-81

<b>TO:</b> Community Planning & Development	<b>FROM:</b> Department of Building & Safety
<b>SUBJECT:</b> Z-34-81	<b>COPIES TO:</b>

In answer to your memorandum of 4-20-81, on the above zone reclassification North of Sahara, South of WestCliff Drive, West of Durango Dr, this Department has no objections provided all permits and inspections are obtained.

KD:dh

RECEIVED  
MAY 4 1981  
PLANNING AND  
DEVELOPMENT

CLV-6217

000045  
CLV033794

4067

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 20, 1981

TO: PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT:  Z-34-81 - WILLIAM PECCOLE	COPIES TO:

This is concerning a request for reclassification on the following described property:

Generally located north of Sahara Avenue, south of Westcliff Drive and extending west from Durango Drive two miles.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)  
R-2 (TWO FAMILY RESIDENCE)  
R-3 (LIMITED MULTIPLE RESIDENCE)  
RMHP (RESIDENTIAL MOBILE HOME PARK)  
R-PD7 ( RESIDENTIAL PLANNED DEVELOPMENT)  
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)  
P-R (PROFESSIONAL OFFICES & PARKING)  
C-1 (LIMITED COMMERCIAL)  
C-2 (GENERAL COMMERCIAL)  
C-V (CIVIC)

CITY PLANNING COMMISSION MEETING: MAY 14, 1981

Your remarks regarding this application prior to May 7, 1981  
will be greatly appreciated.

Plot Plan Attached: Yes X  
No       

HPF:bjl

CLV-6817

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CLV033795

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NOTICE OF PUBLIC HEARING

MAY 14, 1981

Notice is hereby given that on MAY 14, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-34-81

WILLIAM BECOLE FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED NORTH OF SAHARA AVENUE, SOUTH OF  
WESTCLIFF DRIVE AND EXTENDING WEST ~~FROM~~ DURANGO  
DRIVE TWO MILES.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

R-2 (TWO FAMILY RESIDENCE)

R-3 (LIMITED MULTIPLE RESIDENCE)

RMHP (RESIDENTIAL MOBILE HOME PARK)

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

P-R (PROFESSIONAL OFFICES & PARKING)

C-1 (LIMITED COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

C-V (CIVIC)

*Legally described as a portion of Section 546, Township 21 South, Range 60 East, M.D.B. & M. and portions of Sections 31 & 32, Township 20 South, Range 60 East, M.D.B. & M.*

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF: ce

CHECKED: (date)

HERBERT  
WILLIAMS  
CLEMMER

POSTER

RANDALL *SR 4/22/81*

(THIS FILE MUST BE RETURNED TO CINDY BY April 24, 1981)

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

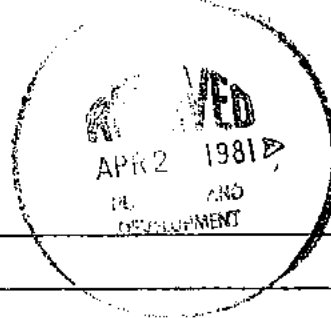
(SEE LOCATION MAP ON REVERSE SIDE. *More specific information about this applic. may be obtained by contacting the Dept. of Planning.*)

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CLV033796

DATE April 21, 1981

TO : COMMUNITY PLANNING & DEVELOPMENT  
FROM : FIRE PREVENTION DIVISION  
SUBJECT : Z-34-81 WILLIAM PECCOLE



- ☒ 1. No objections
- ☒ 2. Fire hydrant(s) to be installed when water is available to area.
- ☒ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- ☒ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: *\* In residential (R-1, R-2 + RMHP) zones hydrants can be from 300 to 500 ft apart. In all other zones, hydrants are not to be more than 300 ft from each other or 300 ft from any portion of combustible construction*

*M. Byrne*

FIRE PREVENTION OFFICER

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CLV033797

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## INTER-OFFICE MEMORANDUM

April 20, 1981

TO: PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT:  Z-34-81 - WILLIAM PECCOLE	COPIES TO:

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R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)  
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)  
P-R (PROFESSIONAL OFFICES & PARKING)  
C-1 (LIMITED COMMERCIAL)  
C-2 (GENERAL COMMERCIAL)  
C-V (CIVIC)

CITY PLANNING COMMISSION MEETING: MAY 14, 1981

Your remarks regarding this application prior to May 7, 1981 will be greatly appreciated.

Plot Plan Attached: Yes X  
No       

HPF:bjl

## INTER-OFFICE MEMORANDUM

April 20, 1981

TO:	PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM:	<i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT:	Z-34-81 - WILLIAM PECOCLE	COPIES TO:	

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C-2 (GENERAL COMMERCIAL)  
C-V (CIVIC)

CITY PLANNING COMMISSION MEETING: MAY 14, 1981

Your remarks regarding this application prior to May 7, 1981 will be greatly appreciated.

Plot Plan Attached: Yes X  
No       

HPF:bjl



# **Exhibit 6**

DECEMBER 20, 1984

# AGENDA

SPECIAL MEETING

*City of Las Vegas*

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 1

ITEM

COMMISSION ACTION

CALL TO ORDER:

2:00 P.M. in the Council Chambers of City Hall,  
400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law.

NEW BUSINESS:

1. GENERAL PLAN  
UPDATE

Public Hearing on General Plan Update for the  
City of Las Vegas.

CLV033177

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MINUTES

CITY PLANNING COMMISSION

DECEMBER 20, 1984

CALL TO ORDER:

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

PRESENT:

Chairman Michael Mack  
Commissioner Sherry Tracy  
Commissioner Joe Johnston  
Commissioner Robert Bagbee  
Commissioner Maggi Coleman  
Commissioner Fred Kennedy  
Commissioner Robert Guthrie

STAFF PRESENT:

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

ANNOUNCEMENT:

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

NEW BUSINESS:

1. GENERAL PLAN UPDATE

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

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

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CLV033178

SPECIAL MEETING CITY PLANNING COMMISSION  
DECEMBER 20, 1984  
PAGE 2

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

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

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

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

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CLV033179

SPECIAL MEETING CITY PLANNING COMMISSION  
DECEMBER 20, 1984  
PAGE 3

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

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

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

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

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

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

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

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

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

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

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

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

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CLV033180

SPECIAL MEETING CITY PLANNING COMMISSION  
DECEMBER 20, 1984  
PAGE 4

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

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

HAROLD FOSTER then read the Resolution as follows:

WHEREAS, the City of Las Vegas has a General Plan; and  
WHEREAS, this Plan was adopted in 1975 and has been reviewed and amended periodically since its adoption; and  
WHEREAS, the Plan includes the mandatory and optional subjects of the Nevada Revised Statutes (N.R.S.); and  
WHEREAS, the City desires to maintain its proper role in shaping future development within its existing and potential boundaries; and  
WHEREAS, the City of Las Vegas determined that a comprehensive review and assessment of the Plan was desirable in light of changing fiscal and development conditions; and  
WHEREAS, the services of a consulting firm were engaged and a Citizens Advisory Committee and Technical Advisory Committee were established for this purpose; and  
WHEREAS, as a result of this process, a comprehensive statement of policies and guidelines has been developed reflecting the recommendations of the consulting firm, the input from the citizens' and technical advisory committees, the input from the Planning Commission, and staff.  
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Las Vegas hereby adopt the updated comprehensive statement of policies and guidelines in the form of a document entitled, "Las Vegas General Plan (1985)" for the City of Las Vegas, Nevada, and that said General Plan, supplemented by the Master Plan of Streets and Highways, constitutes the City's Master Plan as referred to in Nevada Revised Statutes, Chapter 278.  
PASSED, ADOPTED and APPROVED this 20th Day of December, 1984.  
Michael Mack, Chairman  
Attest: Harold P. Foster, Secretary

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

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

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CLV033181

SPECIAL MEETING CITY PLANNING COMMISSION  
DECEMBER 20, 1984  
PAGE 5

hearing will be held on them in the future.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

---

HAROLD P. FOSTER, DIRECTOR

/s/

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CLV033182

COMMISSIONER TRACY: 4.12.1, Program 1.

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

COMMISSIONER BUGBEE: 4.1 --

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

COMMISSIONER BUGBEE: Okay, Program 1 then.

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

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

HAROLD FOSTER: End it "where appropriate."

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

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

COMMISSIONER BUGBEE: Read the full sentence.

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

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

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

CHAIRMAN MACK: Good point.

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

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

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

COMMISSIONER BUGBEE: Okay. Fair enough.

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

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ADDRESS: *Donabene Lake Club*

97w. Homebuilt  
5017 Alta

Mr Vanner 452.7714

2330. ADARPA ST LV 89/22

DUK PROBERT

4241 PARK CT W. 89110

Dick and Sentas

Clark Court, Dept. of Comprehension

Flora H. Maynard

7425 W. Chap. Dr. 59117

**000058**

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1 RESOLUTION ADOPTING THE GENERAL  
2 PLAN FOR THE CITY OF LAS VEGAS

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

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

6 WHEREAS, the Plan includes the mandatory and optional subjects  
7 of the Nevada Revised Statutes (N.R.S.); and

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

10 WHEREAS, the City of Las Vegas determined that a comprehensive  
11 review and assessment of the Plan was desirable in light of changing fiscal  
12 and development conditions; and

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

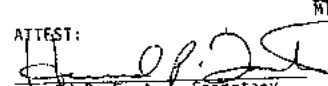
16 WHEREAS, as a result of this process, a comprehensive statement  
17 of policies and guidelines has been developed reflecting the recommendations  
18 of the consulting firm, the input from the citizens' and technical advisory  
19 committees, the input from the Planning Commission, and staff.

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

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

28  
29   
MICHAEL MACK, CHAIRMAN

30 ATTEST:

31   
Harold P. Foster, Secretary  
32

CLV033185

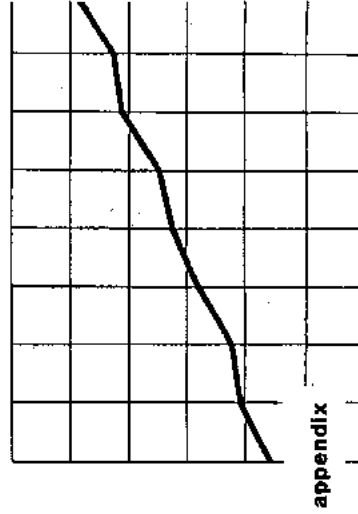
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DRAFT

# Community Profiles

City of Las Vegas  
general plan



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*City of Las Vegas  
general plan*

**community profiles**



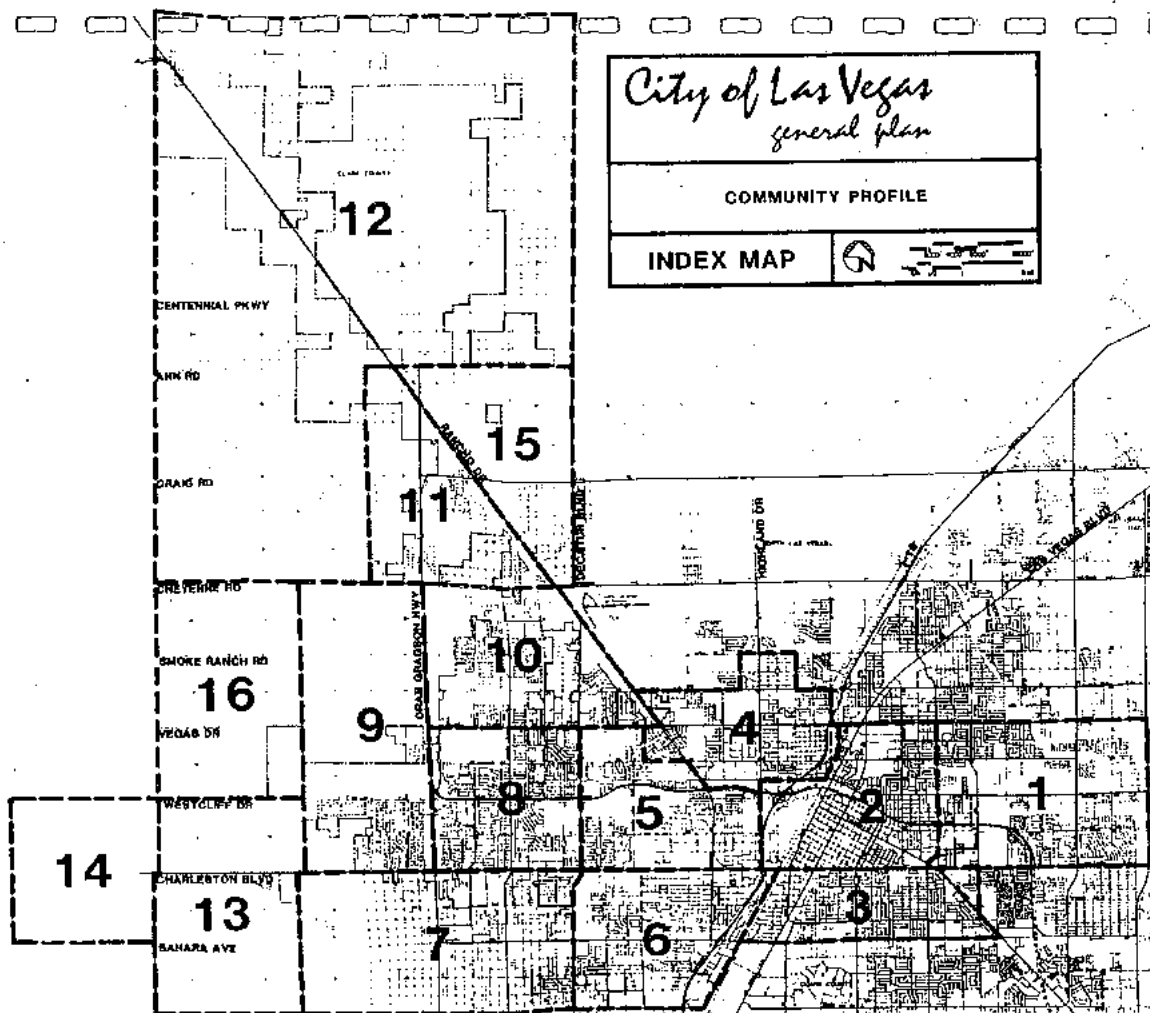
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COMMUNITY PROFILE NO. 13 (CP-13)

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

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

- (A) Most of the area between Sahara Avenue and Angel Park has been master planned and is known as the Peccole property.
- (B) The westerly arm of Angel Park extends along the entire north side of the Community Profile, presenting both recreation and flood control opportunities.
- (C) The Husite property abuts this profile to the west and north.
- (D) The area between Sahara Avenue and Desert Inn Road is a master planned community with the Citicorp facility as a focal point.

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

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



# COMMUNITY PROFILE NO. 13

## DATA SUMMARY

### A. Description

1. Boundaries: North - Westcliff Drive  
: East - Durango Drive  
: South - Desert Inn Road  
: West - Hualapai Way
2. Size : 3,913.9 net acres
3. RPD : Suburban

### B. Natural Features or Constraints

1. Topography - Gentle slope to the east.
2. Drainage - Most all drainage and flood waters will be directed to the Angel Park detention basin.

### C. Existing Development/Improved Areas

1. 50.9 acres - 1.6%
2. Residential: 22.2 acres - 133 dwelling units  
6.0 DU/Acre - gross average
3. Non-residential: .2 acres

### D. Vacant Land

1. Total - 3,853.0 ac.
2. Subdivided - 17.3 ac.

### E. Potential Development

1. Zoned for suburban uses and densities:  
3,115.0 acres - 17,894 dwelling units  
See Land Use Summary for details.

### F. Land Use - See attached table

6. Action Priorities

1. Continue to direct runoff into Angel Park detention basin.
2. Reconsider extent of commercial use in light of total residential need for support and commercial pattern in Community Profiles 7 and 9.
3. Document resolutions of intent and add to map and text.
4. Determine where permits have been approved and record accordingly.
5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 13 DATE: 12/83

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

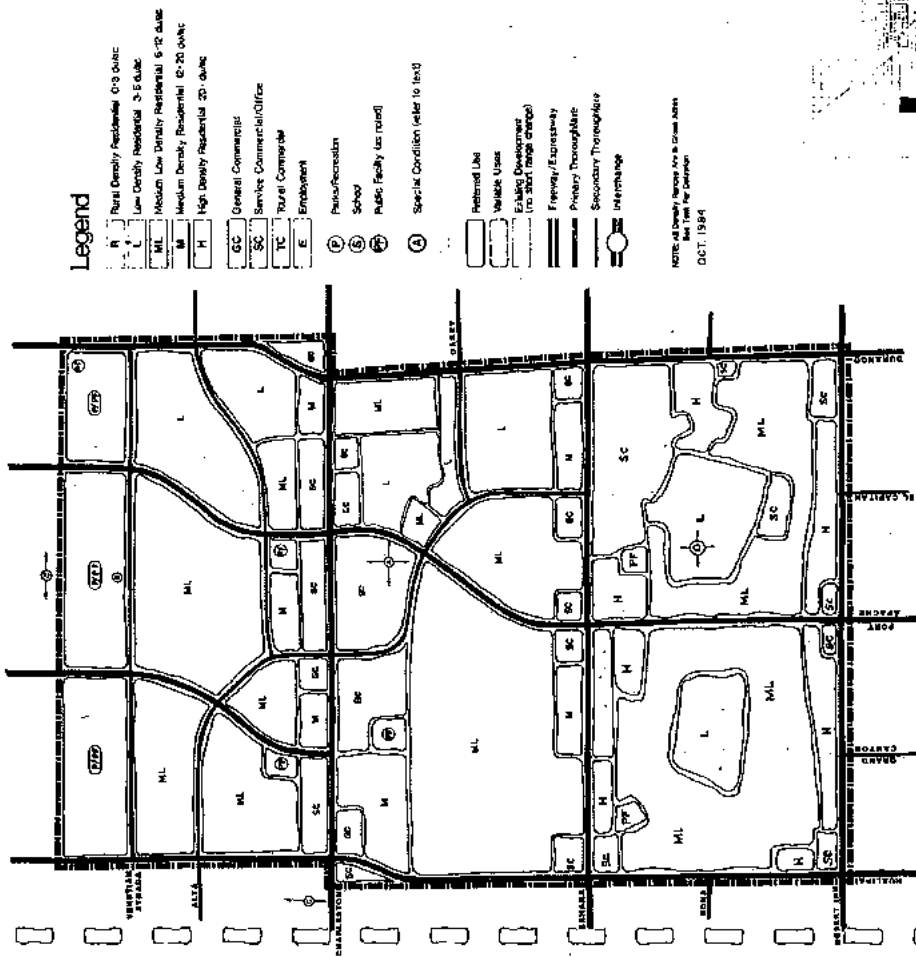
RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	135	100.0%	22.2	100.0%	6.0
Townhouse/Dormo	---	---	---	---	---
Mobile Home	---	---	---	---	---
Multi-Family	---	---	---	---	---
TOTAL:	135	100.0%	22.2	100.0%	6.0

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL AREA	NET PERCENT OF AREA
WM Zones	3132.3A.	81.3%	MC-1 <sup>st</sup> Zones	269.6A.
MC <sup>1</sup> Zones	350.0A.	9.1%	MC-2 <sup>nd</sup> Zones	61.9A.
MC <sup>2</sup> Zones	370.7A.	9.6%	MC-R <sup>n</sup> Zones	39.7A.
WM Zones	---	---	Other	---
TOTAL:	3853.0A.	100.0%	TOTAL:	370.7A.

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS/ ACRE
R-E 1348.3A.	2	2696	R-E 8.8	46	5.2
R-1 398.5A.	5	1992	R-1 8.3	51	5.0
R-2 156.0A.	10	1560	R-PD 8.3	---	---
R-3 217.4A.	15	4130	R-PD 8.3	---	---
R-4 710.7A.	7	2804	R-CL 8.3	---	---
R-PD 307.7A.	8	4061	R-MHP 8.3	---	---
R-CL 105.3A.	8	851	R 8.3	---	---
R-MHP 105.3A.	8	851	R 8.3	---	---
R 8.3	---	---	R 8.3	---	---
TOTAL 3115.0A.	---	17,894	TOTAL 17.3	97	5.6

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

# City of Las Vegas general plan



Community Profile 13

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# City of Las Vegas General Plan

Property of Planning & Development

City of Las Vegas General Plan  
General Plans

731 South 4th St, Las Vegas NV, 89101



CLV033591

# City of Las Vegas General Plan

goals, objectives,  
policies and programs

Property of Planning & Development

City of Las Vegas General Plan  
General Plans

731 South 4th St, Las Vegas NV, 89101



Adopted by the City Council on January 16, 1985

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## LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM RON LURIE  
COUNCILMAN AL LEVY  
COUNCILMAN BOB NOLEN  
COUNCILMAN W. WAYNE BUNKER

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ROBERT C. CLEMMER, CHIEF, ZONING DIVISION  
C. E. GILPIN, SUBDIVISION ENGINEER,  
LAND DEVELOPMENT AND FLOOD CONTROL DIVISION



RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF LAS VEGAS, NEVADA, ADOPTING THE GENERAL  
PLAN FOR THE CITY OF LAS VEGAS

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

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

WHEREAS, the Plan includes the mandatory and optional subjects of the Nevada Revised Statutes (N.R.S.); and

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

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

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

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

WHEREAS, a public hearing was held before the Planning Commission on December 20, 1984, and at the conclusion of said public hearing the Planning Commission approved the Resolution adopting the General Plan.

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

PASSED, ADOPTED AND APPROVED this 16th day of JANUARY, 1985.

  
WILLIAM H. BRIARE, MAYOR

ATTEST:

  
Carol Ann Hawley, City Clerk

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## ACKNOWLEDGEMENTS

Gratefully acknowledged is the significant contribution by each of the following:

CITIZENS ADVISORY COMMITTEE

TECHNICAL ADVISORY COMMITTEE

PLANNING CONSULTANT: THE PLANNING CENTER

SUBCONSULTANTS: THE NEWPORT ECONOMICS GROUP

P. R. C. VOORHEES

ALL OTHER PUBLIC UTILITIES, AGENCIES AND PARTICIPANTS

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## INTRODUCTION

### A. CONCEPT

The General Plan of the City of Las Vegas is a comprehensive document intended to act as a guideline for the future development of our community. The plan incorporates a holistic view of our physical and social environment that strives to achieve harmony, balance and consistency in the development of the City of Las Vegas.

The Plan encourages a systematic investigation of the inter-relationships present in Las Vegas. By incorporating diverse community views and needs into a logical and functional framework, the Plan emerges as a statement of where we are, where we want to go and what actions are necessary to achieve our goals. Thus, the Plan contains a multitude of perspectives on the development of the City.

The representation of diverse views in an all-encompassing document breaks with traditional comprehensive planning. Tradition seeks to reduce a diversity of views in the urban scene into a single-value hierarchy. The City's approach acknowledges the complex interaction and constant evolution of values in the community, and recognizes that the public interest is a conglomeration of numerous groups and organizations that contribute to the urban experience.

Viewed in this context, the General Plan becomes a framework of general rules or policy guidelines for the conduct of urban affairs rather than a blueprint for urban development. This approach allows greater flexibility and adaptability to local conditions, and quickens the response time to new ideas in the community.

The document becomes dynamic in that it stresses the importance of balancing diverse community views and values. It is anticipatory, value conscious and citizen oriented. It fosters an attitude of openness towards the future which is essential to improving the quality of life for Las Vegas residents.

The General Plan identifies the City's role in shaping the future of the community by implementing structured rationality, a systematic evaluation of knowledge and organizational creativity within the plan's framework.

The General Plan consists of a sequence of plans that includes a long-range, a middle-range, and a short-term perspective towards development. In order to appreciate the logical framework of the General Plan, an understanding of goals, objectives, policies and programs is needed.

The goals expressed in the General Plan are not limited by time and describe desired community values, attitudes and expectations that relate directly to the present needs of the community.

In order to achieve the goals set forth by the General Plan, a multi-pronged approach to urban development involving a number of activities, each of which has its own objective, is required. Objectives take on a dual role in the City's plan — they are a detailed explanation of how goals may be achieved and also act as standards by which City policies and programs will be established and maintained. The objectives are the key mechanism by which the City measures the success of governmental action towards achieving broadly stated goals.

Policies are statements that guide the course of action the City must take to reach objectives. Programs are the application of administrative, analytical and technical skills used to develop, implement and monitor actions that relate to policy statements.

The Plan acts as a guide for long-range development of the physical environment with respect to the pattern and intensity of land use and the provision of public facilities. It programs capital improvements based on relative urgency within the community and proposed administrative measures to achieve cooperation and coordination with other governmental planning activities. It proposes long-range fiscal plans. It combines physical and economic development to revitalize appropriate areas, expand housing, increase job opportunities, reduce crime, enhance recreational opportunities, and improve transportation networks. The General Plan proposes a concerted effort to improve the quality of Las Vegas urban life by utilizing the most effective and economical methods available.

## B. MAIN IDEAS SHAPING THE GENERAL PLAN

The General Plan must consider the many large scale trends shaping the City's future. Many changes occurring on regional, national and world-wide scales have an impact on Las Vegas. These impacts are discussed in the General Plan Resource Document. The General Plan must also consider the type of city Las Vegas will be in the future, and what the citizens of Las Vegas would like to see occur over the coming twenty years.

### 1. A Place to Live

First and foremost, Las Vegas is a community in which more than 186,000 people live, work and recreate. By the year 2000, this number could range from a low of 230,000 to a high of approximately 300,000, depending upon overall economic conditions and the nature and success of the City's development policies. This range of population represents an estimate of the total population which the natural resources of the City can be expected to support on a continuing basis without unreasonable impairment through the year 2000.

Beyond the size of the City is the question of the quality of the living environment. A major thrust of this plan is to accomplish significant physical and economic growth along with real improvements in the quality of living for those who make their home in Las Vegas.

Las Vegas will retain much of its low density dispersed character. The General Plan



provides for both urban infill and urban expansion. It also encourages a compatible mixture of land use and urban activity centers, which provide focal points of urban activity, to efficiently accommodate the desert southwest lifestyle. Adequate public utilities and services will continue to be available to the public.

Another important aspect of the General Plan is the provision for housing. Efforts to provide for a broad range of housing types and costs are incorporated into this plan.

## 2. A Place to Work

Jobs are crucial if a community desires to sustain its vigor. Southern Nevada is heavily dominated by employment in gaming and tourist related activities. A very small proportion of the employment base is in traditional industrial work.

Employment is expected to rise from its current level of approximately 76,000 to a range of 105,000 to 140,000 by the year 2000. Downtown will continue to grow as a regional center of economic activity including gaming, government and banking.

Economic diversification is important to the continuing health of the Southern Nevada economy. The thrust of the General Plan is to continue expansion of the City's gaming/tourism employment base and, at the same time, strive for significant increases in the number and proportion of jobs which are not dependent upon tourism.

## 3. A Place to Recreate

Las Vegas is renowned for its attraction to visitors. What is less well known is that it has achieved many and diverse opportunities for leisure time pursuits by residents. This includes local and community parks, a new mid-range convention center and sports complex, community centers with a wide array of recreational programs, and a complete range of voluntary community recreational and cultural programs including sports, music, drama and ballet.

The General Plan seeks to accommodate the lifestyle and leisure interests of Las Vegas citizens, including the provision of adequate parks and recreational services. The General Plan is also sensitive to the need for community design which facilitates safety for children and "people places" for adults.

## 4. A Place to Visit

Visitors are a dominant economic force in the City and the entire valley. The funds generated from visitors are a significant source of revenue to the Las Vegas community and support many city services.

Clearly, gaming is the most unique attraction. However, it is augmented by notable entertainment, extensive convention activity and access to significant mountain, desert and water-oriented recreation areas.

Gaming will continue to be the primary economic base of Las Vegas. The General Plan encourages gaming and related tourism expansion in downtown and other appropriate areas of the City.

## 5. A Place for Growth

A frontier spirit prevails in Las Vegas — an attitude that demands opportunity for growth.

The City has historically been a high growth community during the post-war era. It continues to have one of the highest growth rates of any major U.S. city, in spite of rate declines during the 1970's. It is anticipated that the city will contain a substantial portion of the 891,000 population projected for Clark County by the year 2000.

The General Plan envisions continued growth through redevelopment in the central city area, new development on vacant parcels presently within the City limits and expansion generally to the west into territory adjacent to the City.

The combination of public policy, public attitude, available land, infrastructure capability and economic resiliency makes Las Vegas a city with noteworthy growth potential.

## 6. A World Class City

There are few places more well known throughout the world than Las Vegas. Certainly few cities enjoy such world-wide recognition. Millions of people visit Las Vegas each year.

In terms of diversity and excitement, Las Vegas operates well beyond its present scale as a city. The General Plan is one tool the City can build upon to enhance its widespread recognition insuring continuity and expansion of its reputation as a place to be experienced. At the same time, the Plan must aid in building a community of considerable quality for the City's residents.

The Plan recognizes and stimulates the idea that Las Vegas is among the most unique communities on a worldwide scale and must, therefore, attempt to both capitalize and expand upon that uniqueness.

## C. CONTENTS

### 1. Organization

The Las Vegas General Plan is divided into three basic parts. Part I, the Long-Range Plan, presents the concepts which will guide development into the future well beyond a 20-year time frame. The goals in this section are broad-based and future oriented. The objectives, policies and programs delineate the City's policy towards growth and define the role of the City in meeting the future needs of our citizens.

Part II is the Mid-Range Plan, guiding growth and development up to 20 years into the future. It addresses specific subjects which are of concern to City residents, establishes guidelines towards meeting these concerns and also satisfies the requirements outlined in the Nevada Revised Statutes.

Part III constitutes the Short-Range component of the Plan which provides guidance for land use and development decisions needed today and anticipated during the next 5 to 10 years. This part of the Plan applies where there is reasonable expectation of development pressures in the near term.

For purposes of comparability with other plans, the Mid-Range Plan is described for the year 2000, and the Short-Range Plan for 1990. This approximates the time periods generally indicated and makes the statistical material in the Plan more useful.

The General Plan, although divided into three time periods, actually functions as an interrelated and ongoing planning process. It is important to understand the interrelationships of the three parts.

The growth policies in the Long-Range Plan are to facilitate a level of population and economic development which will continue to ensure that the needs of the citizenry are being met within the City's planning area. Once a growth area is established, the policies and programs of the Mid-Range Plan focus on how to best achieve development of that area. The Mid-Range Plan's chief function is to provide planning guidelines on which the City can render management decisions for the provision of infrastructure such as roads, sewers, and community facilities and services. In addition, these objectives and policies affect the City's long-range objectives for a balanced and stable economic growth and overall efficient government, which are contained in the Long-Range Plan.

The Short-Range Plan, by contrast, is designed to provide guidance for more immediate urban development based on the infrastructure planning determined by the Mid-Range Plan. This section of the Plan is more precise than either the Long or Mid-Range Plan. Land use and dwelling unit density standards have been developed which consider the goals and objectives of the other sections of the Plan. The purpose of the Short-Range Plan is to create a framework in which the future expectations of the community can be understood today. This part of the General Plan will be utilized by the City as a guide for short-range planning projects and for reviewing all land development proposals.

The General Plan is not a detailed document. It is intended to provide general direction for the City's future growth and development. However, it does contain several levels of guidance.

The most general statements are in the form of goals. They describe general conditions desired in the future for each of the major subjects in the Plan. Their



presence in the Plan indicates that the subject is important and that the City wants to move, or continue moving, in the direction the goal indicates.

Objectives are specified for each goal statement. They are narrower in scope and, therefore, more explicit. They identify specific subjects which require attention in order to make progress toward the goal.

At least one policy and program, and sometimes several, are specified to carry out each objective. Some may overlap with related objectives. Policies and programs are a written statement by the City to act in a certain way, do something to advance an objective or cause someone else to act in accord with the City's preferences.

## 2. Resource Document

The General Plan is an outgrowth of the General Plan adopted by the City Council in 1975. The earlier plan served as a basis for many of the objectives and policies contained in this 1983 General Plan update.

The General Plan update was initiated in 1983 by the City of Las Vegas with the assistance of a Citizens Advisory Committee (CAC), which represented the many and diverse interests of the community, and the Planning Center, a planning consulting firm from Southern California, along with its subcontractors, P.R.C. Voorhees (transportation) and the Newport Economics Group. A Technical Advisory Committee, consisting of City management staff and department heads, was also created to assist in the coordination of the General Plan update effort in terms of ongoing administration of City services.

Following a preliminary identification of City goals and objectives by the CAC in August, 1983, the consultant and City staff developed the resource information necessary to enumerate the issues, constraints and opportunities to achieve the City's goals and objectives. This resource information provided much of the basis for subsequent development of the policies and programs contained in the General Plan. The Resource Document is maintained on an on-going basis by the Department of Community Planning and Development as a general reference for periodic maintenance and implementation of the General Plan.

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## GROWTH

Goal: A rate, size and pattern of growth that is balanced among economic, fiscal and environmental considerations.

- 1 **OBJECTIVE:** A level of growth that will ensure continued development of Las Vegas as a major center of economic activity and urban identity.

- 1.1 **POLICY:** It is policy to encourage a diversity of economic opportunities in a healthy economic environment.

Program 1: Evaluate policies and programs of the City in terms of their economic and environmental impacts on the community.

Program 2: Assist and encourage the growth of basic economic activities.

Program 3: Continue to coordinate with state and local organizations to promote economic development in the City.

- 1.2 **POLICY:** It is policy to encourage urban growth and development which considers economic and environmental concerns.

Program 1: Utilize the General Plan as the City's policy guide for urban growth and identity.

Program 2: Coordinate plans with local governments where potential development concerns may overlap.

- 2 **OBJECTIVE:** Accommodation of the City's anticipated population growth, having a range of 230,000 to 300,000 persons, by the year 2000.

- 2.1 **POLICY:** It is policy to continue to provide an appropriate level of public facilities and services for existing and future urban development.

Program 1: Extend community infrastructure and services, as necessary, to accommodate urban growth.

Program 2: Seek state legislation to ensure public utilities and services will be made available for land development within the City's planning area.

Program 3: Coordinate infrastructure planning with utility companies and other regional and local providers of public services.

Program 4: Monitor all growth projections and participate with federal agencies, the state, and local governments in planning for the Las Vegas Valley to ensure consistency with the City's goals, objectives, policies and programs.

**3 OBJECTIVE:** Expansion of City boundaries to accommodate development in its planning area.

**3.1 POLICY:** It is policy to consider land for annexation within the City's planning area prior to development, provided the delivery of city services will support such development.

Program 1: Maintain an administrative process for efficiently acting upon annexation requests.

Program 2: Continue to provide information and assistance to property owners interested in annexing into the City.

Program 3: Seek state legislation to simplify and expedite the annexation process.

**3.2 POLICY:** It is policy to establish, through annexation, a growth pattern which will result in a more efficient and equitable provision of public facilities and services.

Program 1: Encourage annexation of territory that will infill county islands and eliminate irregular city boundaries.

Program 2: Develop appropriate methods of collecting compensation for city services provided to existing unincorporated areas.

## CITY GOVERNMENT

Goal: Efficient management of City resources with responsiveness to citizen needs and interests.

**2.1 OBJECTIVE:** Maintain a city government structure which is responsive to the citizens it serves.

**2.1.1 POLICY:** It is policy that the primary responsibility of the City is the provision of local government services, and that all functions and programs of the City be evaluated in accordance with this primary responsibility.

Program 1: Require City departments to delineate and evaluate program objectives in terms of how their functions serve the public, as part of the annual budget review process.

Program 2: Provide constant management review of all city functions to determine cost efficiency, cost effectiveness and responsiveness.

**2.1.2 POLICY:** It is policy to strengthen the role of city government as the primary provider of essential government services.

Program 1: The City Council will continue to use its authority, as provided by law, to meet the collective interests of Las Vegas residents.

Program 2: Provide and maintain City Council membership on all regional commissions, councils or agencies which affect the provision of public services in the City.

Program 3: Seek state legislation, as necessary, to insure city government can continue to adequately serve its residents and future residents within the City's planning area.

**2.2 OBJECTIVE:** Opportunities for citizen participation in city government functions.

**2.2.1 POLICY:** It is policy to provide opportunities for citizen participation in forming public policy.

Program 1: Publish and distribute agendas and minutes of public meetings, and other information on city government to the general public.



Program 2: Continue to conduct public information meetings to allow all citizens the opportunity to discuss local government issues with members of the City Council and City Administration.

Program 3: Provide administrative mechanisms to insure that all citizens have access to their City Council representative.

Program 4: Establish necessary advisory boards and committees on major community issues and appoint citizens who represent diverse community interests to these commissions and advisory boards.

**2.2.2 POLICY:** It is policy to disseminate information to the public on important community issues to encourage the interest and direction needed for continued sound local government.

Program 1: Continue to inform the public of city activities by such means as the Mayor's Annual "State of the City" message.

Program 2: Periodically distribute news releases on important City issues, or topics of interest to the general public.

Program 3: Maintain a positive relationship with the news media.

**2.3 OBJECTIVE:** Efficient and effective mechanisms for provision of necessary public facilities and services.

**2.3.1 POLICY:** It is policy to furnish the citizens of Las Vegas with the most efficient and effective city government available.

Program 1: Continue to provide effective city administration through sound public administrative practices and professional management.

Program 2: Continue to provide for modernization, such as cost efficient automation of city functions, as city resources permit.

Program 3: Continue to maintain a personnel system which provides the most effective use of human resources.

Program 4: Continue proper maintenance and service of all city equipment, infrastructure and property.

**2.3.2 POLICY:** It is policy to finance city services in an equitable and efficient manner which insures adequate revenue for essential public services, fair distribution of costs among users and maximum benefit from every tax dollar.

Program 1: Support state legislation which provides for adequate local government revenues to satisfy the needs of citizens for public facilities and services.

Program 2: Maintain fair and appropriate "user fees" or other charges for city services which are used by specialized segments of the Las Vegas community.

Program 3: Use the resources of the private sector, when appropriate, to provide services to the public.

Program 4: Manage City-owned property in a manner which generates the maximum financial return to the City.

Program 5: Encourage other local governments in Southern Nevada to cooperate in efforts to avoid duplication of services.

**2.3.3 POLICY:** It is policy to maintain fiscal planning, programming, and budgeting for efficient delivery of city services.

Program 1: Coordinate the preparation of the annual city budget on a "program budgeting" basis.

Program 2: Develop objective standardized measurements for determining functional efficiency and effectiveness, where practicable, for all city department operations.

Program 3: Continue to maintain adequate financial accounting capabilities to insure proper management of city revenues and expenditures.

**2.3.4 POLICY:** It is policy to insure maximum efficiency and effectiveness of city government through continuous planning for the future.

Program 1: Maintain the General Plan, on an annual basis, as the principal policy document of the City.

Program 2: Evaluate all city policies and programs in terms of implementation of the goals and objectives set forth in the General Plan.



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## INTRODUCTION

Part II, the mid-range portion of the General Plan, involves projected City growth and development to the year 2000. This part of the Plan contains the policies and programs which define the actions the City of Las Vegas will take to accomplish its desired future.

The Nevada Revised Statutes identify subjects for inclusion in city and county general plans, to the extent the subjects apply locally. Except for Growth and City Government which are addressed in Part I, the Long-Range Plan, the Mid-Range Plan contains all the following subjects:

**Economic Development:** The definition of the City's economic base and how its further improvement can be brought about;

**Land Use:** The amount, pattern, and diversity of private residential and non-residential users, as well as public and quasi-public uses;

**Housing:** The existing supply of housing, its conditions, its variety in type, design and cost and similar considerations for new housing, all in terms of the extent to which the total housing supply is likely to serve future needs.

**Public Facilities, Services and Financing:** The availability of basic facilities such as water and sewer systems; flood control system; police, court and detention facilities; fire and general administration facilities; school facilities; utilities; associated personnel and service capabilities; and financing methods to assure adequate levels of service and protection;

**Transportation:** Availability of routes, improvements and necessary related equipment to move people and goods within the City and beyond the City to and from other places. Included are automobile, air, rail, public transit, bicycle and pedestrian modes of travel;

**Conservation:** Means of using resources wisely and, where necessary, preserving resources that are part of the natural environment through acceptable standards;

**Environmental Hazards:** Means of limiting damage to life and property as a result of such natural causes as floods, earthquakes, and subsidence, and such manmade hazards as fire and air pollution;

**Parks and Recreation:** Availability of park and cultural facilities and programs which offer adequate leisure time opportunities for residents;

**Historic Preservation:** Means of identifying and preserving features of the community that have historical significance and whose preservation would contribute to the City's identity;

**Visual Environment:** Means of improving the City's physical appearance.

## 1. ECONOMIC DEVELOPMENT

Goal: A growing, healthy and diverse City economy.

### 1.1 OBJECTIVE: Expanded gaming and tourism development.

#### 1.1.1 POLICY: It is policy to support activities which stimulate further gaming and tourism to increase employment and tax revenues.

Program 1: Provide sufficient land area to accommodate gaming and tourist facilities expansion and development.

Program 2: Endorse major events, activities and facilities that enhance the gaming and tourism industry.

Program 3: Provide appropriate regulations for promoting conventions, activities, and events which are supportive of the tourist industry.

#### 1.1.2 POLICY: It is policy to accommodate expanded tourist/gaming and support facilities in the general downtown area and other appropriate locations.

Program 1: Explore the feasibility of mixed zoning districts in tourist/gaming centers.

Program 2: Coordinate planning with Upland Industry, Inc. (Union Pacific Railroad property) for the development of their property in the downtown area.

#### 1.1.3 POLICY: It is policy to provide appropriate mechanisms for public sector support of efforts which strengthen tourism in the City.

Program 1: Continue to maintain communication and accessibility to the business community and to business organizations.

Program 2: Continue to participate in and support the Las Vegas Convention and Visitors Authority, through city representation on the Board of Directors, to promote tourism for the City of Las Vegas.

Program 3: Include public improvements within the City's capital improvement program which will enhance and facilitate tourism development.

Program 4: Continue with redevelopment activities to strengthen the downtown area.

Program 5: Encourage public-private sector partnerships to increase the benefits of using public resources, to enhance tourism and to improve economic activity within the City.

**1.2 OBJECTIVE:** Economic development and diversification of the City's economic base.

**1.2.1 POLICY:** It is policy to encourage new economic activity which preserves the quality of the environment, contributes to local resources and expands economic opportunity in the City.

Program 1: Prepare a functional master plan for economic development and diversification.

Program 2: Coordinate economic development activities with local business leaders to secure industries which are compatible with community needs.

**1.2.2 POLICY:** It is policy to support development of non-polluting, high technology industries, warehousing/transportation and related activities at appropriate locations in the City, based on guidelines in the Land Use Section of the General Plan.

Program 1: Designate appropriate areas of the City for industrial park development.

Program 2: Encourage the development of regional business centers for corporate headquarters and research and development operations.

**1.2.3 POLICY:** It is policy that the City will participate in local economic development and diversification efforts.

Program 1: Continue to provide information and assistance to firms wishing to expand or locate within the City.

Sub-Program 1: Maintain an inventory of commercial and industrially zoned land along with land having major commercial or industrial potential within the City.

Sub-Program 2: Develop an informational guide outlining city services and assistance available to businesses locating in the City.



**Program 2:** Provide appropriate incentives to encourage economic diversification which compliments existing businesses.

**Sub-Program 1:** Perpetuate economic development revenue bond financing to businesses which qualify under established city policies and criteria.

**Sub-Program 2:** Cooperate with the private sector in the development of properties which will contribute substantially to the local economy, through appropriate marketing, financing and real estate mechanisms.

**Sub-Program 3:** Establish local improvement districts or other special districts, when supported by property owners, which will improve the geographic area and enhance opportunities for continued economic growth and development.

**Program 3:** Support modification of state laws which may limit sound, stable economic growth and diversity.

**Program 4:** Explore how the City's low bonded indebtedness may be used to underwrite needed capital improvements to achieve desired economic growth.

**1.2.4 POLICY:** It is policy to coordinate with other local, regional, state, and federal efforts to diversify the economy of Southern Nevada.

**Program 1:** Continue to work with the Nevada Development Authority to locate new industry in the City.

**Program 2:** Assist the Nevada Development Authority in development of the Foreign Trade Zone at the Cashman Field Sports and Convention Complex.

**Program 3:** Maintain city rapport with the federal defense establishment and monitor federal programs in Southern Nevada which can be beneficial to local economic activity.

**Program 4:** Support improvements to the University of Nevada at Las Vegas which will enhance the attractiveness of Southern Nevada for new non-polluting industry.

**Program 5:** Support the efforts of the State of Nevada to encourage economic development and diversification and establish mechanisms for regular information exchanges.

**1.2.5 POLICY:** It is policy to support programs which provide employment opportunities and help improve labor skills.

**Program 1:** Support both public and private sector efforts to provide job development and skill training programs, including participation in the ongoing Southern Nevada Employment Training Program.

**Program 2:** Endorse the expansion of job training and vocational learning programs by the University of Nevada, Clark County Community College, the Clark County School District and private organizations.

**1.2.6 POLICY:** It is policy to designate employment uses in a variety of locations so that residence to work trips are facilitated and fit into community design patterns.

**Program 1:** Review and update, as necessary, the employment center designations on the community profile land use maps.

**Program 2:** Analyze land use relationships to confirm optimum employment center locations.

**1.2.7 POLICY:** It is policy that general and service commercial development be provided in accordance with land use guidelines in the Short Range Plan.

**Program 1:** Encourage employment and commercial centers in master planned developments.

**Program 2:** Establish commercial development guidelines for areas that are not within master planned projects.

**1.2.8 POLICY:** It is policy to encourage the continuing development of downtown Las Vegas as the regional center for finance, business, governmental services, entertainment and recreation, while retaining the gaming and tourism vital to economic prosperity.

**Program 1:** Develop a Master Plan for downtown development.

**Program 2:** Where appropriate, make use of State and local laws and programs such as the Community Redevelopment Law, Zone for Economic Development Law, tax increment financing, and zoning laws, to implement the downtown development plan.

**Program 3:** Work with downtown businesses, landowners and other private sector interests to help develop the downtown through a "public/private partnership."



**Program 4:** Make infrastructure improvements where needed to effectuate and accommodate downtown development.

**1.3 OBJECTIVE:** Housing development and construction activities which contribute to overall quality of life and economic vitality of the City.

**1.3.1 POLICY:** It is policy to provide for housing development which contributes to overall community quality, creates jobs, and generates additional revenues.

**Program 1:** Assist local developers in providing the best quality product at the lowest price.

**Program 2:** Encourage estate homes and other quality development throughout the City with emphasis in the west and northwest portions of the City.

**Program 3:** Continue density bonus approaches to residential development in affordable ranges as well as to reward quality design.

**Sub-Program 1:** Designate substantial single family, small lot development opportunities in Community Profiles throughout the City.

**1.3.2 POLICY:** It is policy to encourage use of master development plans for large vacant acreage in order to coordinate land use, traffic circulation, and the provision of public facilities.

**Program 1:** Continue to cooperate with property owners within and adjacent to the City to develop master development plans for incorporation into the Community Profiles and establish appropriate zoning.

**Program 2:** Provide cost effective and equitable financing of public facilities and services.

**1.4 OBJECTIVE:** Improved economic opportunities for residents in low income or economically distressed areas.

**1.4.1 POLICY:** It is policy to encourage economic development within areas which will benefit from economic revitalization.

**Program 1:** Secure grants-in-aid where feasible, to help business development and expansion.

Program 2: Assist local business leaders, local organizations, and the real estate and development industry in efforts to produce economic growth and development.

**1.4.2 POLICY:** It is policy to encourage commercial and industrial development in appropriate portions of economically distressed areas which will provide employment and economic vitality.

Program 1: Assist in the development or redevelopment of property which could retain jobs and maintain the economic vitality of the immediate area.

Program 2: Identify areas in which public improvements would have the most substantial economic and social benefit.

Program 3: Commit public funds to areas, as funds are available, where the contribution of such funds will encourage private investments.



## 2. LAND USE

Goal: A community structure which provides an efficient, orderly and complementary variety of land uses.

**2.1 OBJECTIVE:** A compatible balance of land uses within the existing urbanized area and in areas of new development.

**2.1.1 POLICY:** It is policy to allow development to occur in the City based on market supply and demand within adopted guidelines.

**2.1.2 POLICY:** It is policy to provide compatible land uses in all areas of the City.

**Program 1:** Continue to maintain and update, as necessary, the City's Residential Planning District System as a basis for present and future development.

**Program 2:** Establish and maintain a set of community profile maps and notes for determining land use.

**Program 3:** Provide guidelines for preparation of master development plans for large vacant areas.

**Program 4:** Coordinate land use planning with economic development activities to create land use balance at both city-wide and community levels.

**Program 5:** Develop and employ guidelines for preparation of land use plans, including criteria for a proper balance of land uses and land use design relationships.

**Program 6:** Prepare functional master plans for public facilities and services to accommodate capacity requirements of the land use shown on the community profile maps.

**Program 7:** Expand and maintain the land use information base, for the community profiles.

**Program 8:** Maintain liaison with interested property owners to facilitate land use plan preparation and processing.

**2.1.3 POLICY:** It is policy that information pertaining to land use, both city-wide and at the community profile level, be compiled and analyzed by

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City staff and periodically reviewed by the Planning Commission and City Council.

Program 1: Adopt the Community Profiles in concept as guidelines for implementing the General Plan.

Program 2: Prepare an annual progress report on the continuing implementation of the General Plan and Community Profiles.

**2.2 OBJECTIVE:** A variety of residential development having urban, suburban and rural character.

**2.2.1 POLICY:** It is policy that urban, suburban and rural areas be provided for in the General Plan with protection of all three lifestyles.

Program 1: Define and designate in the community profiles, urban, suburban and rural areas, and the land use categories to be accommodated in each, in accordance with the General Plan development criteria.

**2.2.2 POLICY:** It is policy to encourage infill development to the greatest extent possible utilizing existing utilities, facilities and services.

Program 1: Establish and implement guidelines for infill.

Program 2: Implement appropriate infill guidelines through the subdivision process.

Program 3: Consider providing a density bonus program for infill areas.

**2.3 OBJECTIVE:** Opportunities for all compatible land uses in each Community Profile.

**2.3.1 POLICY:** It is policy to establish a compatible transition between residential development and adjacent non-residential or residential developments of substantially different character.

Program 1: Identify preferred adjacent use and density limitations, to achieve reasonable compatibility, in the vicinity of existing residential development as part of the Community Profile System.

Program 2: To achieve reasonable compatibility in situations where residential parcels are small or oddly shaped, promote the use of buffers

such as screening, setbacks, building orientation and compatible elevations.

Program 3: Encourage the separation of access from major thoroughfares to single family areas and to higher intensity uses, to the maximum extent possible.

**2.3.2 POLICY:** It is policy to allow multiple residential development where appropriate, in residential areas throughout the City.

Program 1: Continue to confine high density developments primarily to the central city area.

Program 2: Continue to locate medium density apartments adjacent to Primary and Secondary Thoroughfares, preferably close to office and commercial uses at intersections.

Program 3: Continue to require apartment developments to be compatible with adjoining uses through building and site design, setback and height requirements, landscaping buffers, and other necessary criteria.

Program 4: Designate appropriate locations on the community profile maps to accommodate multiple family uses and provide necessary conditions and safeguards for adjoining uses.

**2.3.3 POLICY:** It is policy to restrict mobile homes to mobile home parks and mobile home subdivisions as provided in mobile home districts.

Program 1: Designate areas suitable for mobile home development in appropriate Community Profiles.

Program 2: All mobile home developments shall have designs compatible with adjacent residential uses.

Program 3: Encourage the development of mobile home parks and subdivisions as part of condominium developments.

**2.3.4 POLICY:** It is policy to permit commercial uses in all Community Profile areas in order to provide essential services in all sectors of the City.

Program 1: Place smaller commercial developments offering convenience goods and services at selected intersection corners of two Secondary Thoroughfares or an intersection of a Primary and Secondary



Thoroughfare, but not at all such intersections. The remaining intersection corners may be appropriate for office, public, and residential uses.

**Program 2:** Larger commercial sites, suitable for shopping centers, shall generally be placed at selected intersections of two Primary Thoroughfares, preferably on no more than two corners of each intersection. The remaining corners should be used for offices or residential uses at a density compatible to adjacent uses.

**Program 3:** Continue to discourage "strip commercial" development except where this use pattern is firmly established, then "in filling" will be allowed. Use design criteria where appropriate to achieve compatibility.

**Program 4:** Designate appropriate locations on the community profile maps for commercial uses.

**2.3.5 POLICY:** It is policy to encourage major employment centers in areas where adequate public facilities and services can be provided. Preferably, employment centers are to be located in or near Activity Centers.

**Program 1:** Encourage hotel-casinos and other tourist activities to concentrate and expand in the "Downtown" area.

**Program 2:** Continue to expand the City's economic base by providing for the development of non-polluting support uses, such as wholesale providers, warehousing, and fabrication and assembly on sites with the following features:

- Road and utility patterns permitting flexibility in site size.
- Options for extension of rail spur-lines to off-mainline rail sites, when feasible.
- Options for meeting variable utility level requirements.
- Adequate access to the freeway and expressway system without traversing residential areas.
- Uses to be controlled by a complete set of performance standards.
- Continuing management enforcement of original development restrictions.

**Program 3:** Encourage development of planned High-Tech business and light industrial parks to accommodate technological research and

specialized manufacturing firms, administrative headquarters, and professional office complexes with ancillary commercial uses, on sites with the following characteristics:

- Adequate open space and landscaping
- Design standards and use controls
- Direct access to the thoroughfare system

**Program 4:** Designate appropriate locations on the community profile maps to accommodate employment center uses and provide compatible transitions for adjoining uses.

**2.4 OBJECTIVE:** Activity Centers serving as focal points in the City with concentrations of such uses as residential, commercial, public and employment centers.

**2.4.1 POLICY:** It is policy to encourage the development of Activity Centers to enhance the economic, social and physical development and vitality of the City.

**Program 1:** Review plans for Activity Centers to ensure compatible development of land uses in adjacent areas.

**Program 2:** Coordinate economic development activities with land use planning and zoning to facilitate and encourage activity center development.

**Program 3:** Explore opportunities to provide incentives (e.g. through zoning) to foster activity center development.

**2.4.2 POLICY:** It is policy to expand and reinforce the vitality of existing Activity Centers and to capitalize on commitments by private and public interests.

**Program 1:** Designate existing City Activity Centers (Downtown, Jackson Avenue, Cashman Field Complex and the W. Charleston Medical Center) in appropriate Community Profiles.

**Program 2:** Provide land use designations in the Community Profiles that will stimulate and expand existing Activity Centers.

**Program 3:** Incorporate in public facility master planning specific priorities for scheduling activity center support improvements.

Program 4: Use and refine as needed the special guidelines for evaluation of activity center projects.

**2.4.3 POLICY:** It is policy to create new Activity Centers at strategic locations in order to expand the level of services provided to areas of city growth and development.

Program 1: Designate potential Activity Centers (e.g. Gragson Highway, High-Tech Business Park (Section 15), Husite, Pecole Property, The Lakes at West Sahara, State of Nevada complex at Jones/W. Charleston, and at Atlantic/E. Sahara) in the appropriate Community Profiles and coordinate planning for eventual development with respective property owners.

**2.5 OBJECTIVE:** A combination of compatible land uses within and surrounding Activity Centers.

**2.5.1 POLICY:** It is policy that all Activity Centers be designed to accommodate mixed uses which support the dominant use in each center, such as tourist/gaming, commercial, employment, medical or public.

Program 1: Designate primary and support uses in each Activity Center.

Program 2: Explore the feasibility of developing a new zoning district to accommodate a combination of uses within Activity Centers.

**2.5.2 POLICY:** It is policy to achieve a compatible transition between intensive activity center uses and surrounding urban and suburban living environments.

Program 1: Designate land uses and the perimeter Primary and Secondary Thoroughfare of each Activity Center.

Program 2: Provide suitable open space in each Activity Center.

Program 3: Provide on the community profile maps appropriate land use control in the vicinity of the North Las Vegas Air Terminal.



### 3. HOUSING

Goal: A diversity of housing types and costs located within a variety of living environments.

**3.1 OBJECTIVE:** An adequate housing supply to serve existing and future populations of the City.

**3.1.1 POLICY:** It is policy to encourage new housing development at appropriate locations within the City.

**3.1.2 POLICY:** It is policy to insure timely and equitable provision of public facilities and services to accommodate residential development.

**3.2 OBJECTIVE:** Development of diverse, high quality housing stock with price ranges affordable to all income levels.

**3.2.1 POLICY:** It is policy to consider housing market conditions, income and employment levels, housing prices, and other quantity measures, to ensure an adequate supply of housing for all income levels.

**Program 1:** Monitor residential growth in gross quantitative terms and by income/price categories.

**Program 2:** Coordinate planning and growth projections with the private sector and other governmental entities.

**Program 3:** Continue to encourage residential development that provides affordable housing.

**Sub-Program 1:** Designate appropriate land use categories in the Short Range Plan which foster affordable housing.

**Sub-Program 2:** Incorporate new techniques in the zoning and subdivision regulations which will stabilize or reduce housing costs provided satisfactory housing and community standards are maintained.

**3.2.2 POLICY:** It is policy to support both public and private sector efforts to increase the availability of home financing at affordable price ranges for persons seeking home ownership.

**3.2.3 POLICY:** It is policy to support public sector low cost housing

assistance for residents who are otherwise unable to support themselves by reason of age, infirmity, physical, social, or economic handicap.

Program 1: Provide assistance to projects which conserve or expand low income housing stock through the Federal Community Development Block Grant Program.

Program 2: Support local efforts of the Las Vegas Housing Authority to provide below market housing to lower income groups or special needs groups.

**3.3 OBJECTIVE:** Development of a variety of housing types, for both rental and ownership, in areas throughout the City.

**3.3.1 POLICY:** It is policy to guide community growth and development in a manner which will encourage good neighborhood and community design.

Program 1: Encourage residential development in appropriate locations convenient to employment centers.

**3.3.2 POLICY:** It is policy to evaluate individual development or redevelopment proposals in terms of design which adequately accommodates the needs of prospective residents.

**3.3.3 POLICY:** It is policy to establish and maintain community profile plans which delineate residential product mix opportunity areas within existing and potential neighborhoods.

**3.3.4 POLICY:** It is policy to evaluate development and redevelopment proposals and require adequate design features to mitigate potential conflicts with residential areas.

Program 1: Provide appropriate design guidelines to achieve compatible transitions around residential areas.

Program 2: Identify transition areas on the community profile maps.

**3.4 OBJECTIVE:** A well preserved and habitable stock of housing.

**3.4.1 POLICY:** It is policy that new housing incorporate proper design and safety features, and that existing housing be maintained in a safe and healthful condition.



Program 1: Continue to update building and related codes to accommodate new construction techniques and to protect the public health, safety and welfare.

Program 2: Continue to provide adequate inspection and enforcement of building and housing codes.

**3.4.2 POLICY:** It is policy to encourage private property maintenance.

Program 1: Continue Community Development Block Grant assistance to neighborhood improvement efforts.

Program 2: Explore opportunities to expand neighborhood improvement advisory services to provide technical and administrative resources to those who wish to initiate neighborhood improvement efforts.

Program 3: Explore the feasibility for local financial institutions to provide moderate interest rates on home improvement loans in designated neighborhoods.

**3.4.3 POLICY:** It is policy to take appropriate action regarding any danger to the health, safety, and welfare of the general public.

Program 1: Continue enforcement of existing zoning, health, safety and nuisance laws in accordance with the City Code.



#### 4. PUBLIC FACILITIES, SERVICES AND FINANCING

Goal: Efficient, cost-effective provision of public facilities and services.

##### A. WATER SUPPLY

4.1 **OBJECTIVE:** An adequate supply of water to meet the needs of the City for the foreseeable future.

4.1.1 **POLICY:** It is policy that the City will seek legislation for proportionate representation on the Board of Directors of the Las Vegas Valley Water District to assure the formulation of a long-term valley-wide water supply strategy.

4.1.2 **POLICY:** It is policy to encourage cost-effective water conservation techniques to reduce water demand, especially during peak periods.

Program 1: Support efforts to identify possible techniques and use of equipment for lowering water use, such as drip irrigation and low-flow fixtures, and possibly incorporate these strategies in codes and ordinances.

Program 2: Provide for the maximum, cost-effective reuse of wastewater to obtain return flow credits.

4.2 **OBJECTIVE:** Distribution of adequate water service to existing and new developments.

4.2.1 **POLICY:** It is policy to maintain a close liaison with the Las Vegas Valley Water District.

4.2.2 **POLICY:** It is policy to continue coordination of master planning to ensure adequate water service.

##### B. SANITARY SEWER FACILITIES

4.3 **OBJECTIVE:** A network of sanitary sewers with adequate service capacity.

**4.3.1 POLICY:** It is policy to maintain adequate service to existing developments as the sewer system is expanded.

**4.3.2 POLICY:** It is policy to maintain the City's sanitary sewer system in compliance with federal, state and local requirements.

**Program 1:** Continue preventive sanitary sewer maintenance including inspection, cleaning and repair of sewer lines.

**4.4 OBJECTIVE:** Expansion of the sanitary sewer system to serve current and future growth potential.

**4.4.1 POLICY:** It is policy that new land developments, with the exception of those approved for individual sewage disposal systems or package plants, will connect to a City sanitary sewer for maximum system efficiency and cost effectiveness.

**Program 1:** Require property owners under city development regulations to connect to the city sanitary sewer system.

**4.4.2 POLICY:** It is policy to provide for the construction of sanitary sewer extensions to new developments through a combination of development requirements, improvement districts, and sanitation funds.

**4.5 OBJECTIVE:** A complete time-phased capital improvement capability consistent with the City's General Plan.

**4.5.1 POLICY:** It is policy to forecast and maintain updated information and sewer expansion plans.

**Program 1:** Update and maintain accurate sewer district maps.

**Program 2:** Monitor and record existing sewer line flows and capacities.

**Program 3:** Prepare and adopt short range (5 year), medium range (5 to 20 year) and long range (beyond 20 years) sewer master plans.

**Program 4:** Periodically update the sewer master plans.

**4.6 OBJECTIVE:** An economical and cost-effective sewer system.



**4.6.1 POLICY:** It is policy to provide efficient sewer service to city residents through cost-effective design and maintenance of the sanitary sewer system.

**Program 1:** Maintain standards and criteria for sanitary sewer engineering, construction and design which will ensure optimum service and minimum maintenance cost to the City.

**Program 2:** Maintain and upgrade city sewer equipment, as necessary and as budgetary resources permit, to minimize operational expenses.

**Program 3:** Periodically review all elements of the sewer system for cost reduction purposes.

**4.6.2 POLICY:** It is policy that sewer connection and user fees will be based on an equitable share of the cost for providing sewer service.

**Program 1:** Provide cost effective programming and budgeting of city sanitation funds.

**Program 2:** Periodically redetermine cost of operations.

**Program 3:** Revise fees periodically to reflect changes in the number and types of system users, inflation or other circumstances.

## **C. FLOOD CONTROL**

**4.7 OBJECTIVE:** A diversified flood control system to protect life and property from severe flood damage at reasonable cost.

**4.7.1 POLICY:** It is policy to provide drainage improvements that accommodate the natural radial flow path on alluvial fans.

**4.7.2 POLICY:** It is policy that development of the City's flood control system will include an appropriate mix of drainage channels, on-site retention, detention basins, culverts and street surfaces to accommodate the City's unique pattern of infrequent but heavy peak storm water runoff.

**Program 1:** Continue to review plans for new development of property under zoning and subdivision regulations to ensure proper drainage in accordance with city design standards and specifications.

Program 2: Provide stormwater channel and drain improvements, providing funding is available, in accordance with stormwater management plans.

Program 3: Continue to provide detention basins, where appropriate, to limit peak runoff primarily from higher elevations west of the City.

4.7.3 **POLICY:** It is policy to utilize streets, as part of a total system, to convey stormwater within individually defined drainage basins, to equalize and retard flows, and to minimize public expense.

4.7.4 **POLICY:** It is policy to maintain existing stormwater facilities to provide for the safe and efficient passage of flood water.

Program 1: Strengthen channel walls; install control walls; maintain common widths and depths; debris basins and drop structures; and provide improvement as necessary to minimize erosion losses in existing channels, as funds are available.

Program 2: Provide public improvements, where necessary, to minimize barriers and obstructions to drainage flow through the City where flooding or ponding occurs, as funds are available.

Program 3: Continue to enforce regulations to curtail promiscuous dumping of debris into channels.

4.8 **OBJECTIVE:** Effective management of the City's flood control system.

4.8.1 **POLICY:** It is policy to maintain a broadly based Flood Hazard Reduction Program which meets the requirements of the National Flood Insurance Program (NFIP) thus assuring the availability of flood insurance to city residents and businesses.

Program 1: Continue to maintain the City's Flood Hazard Reduction Ordinance.

Program 2: Continue to maintain a city-wide comprehensive program aimed at reducing and preventing flood damage through planning, zoning, and subdivision administration, building permit administration, capital projects, maintenance, and public information.

Program 3: Prepare and adopt a functional master plan for drainage.

Program 4: Establish standards and criteria for resolving drainage problems not affected by the detention strategy.

Program 5: Periodically review and update the Master Drainage Plan in light of changing circumstances.

**4.8.2 POLICY:** It is policy that the City will encourage development of an equitable countywide flood protection system which will insure that city plans are effectively integrated into countywide flood protection policies.

Program 1: Seek state legislation to improve regional flood control, establish city membership on the Flood Control District Board of Directors, and provide appropriate funding mechanisms.

Program 2: Until Program 1 is achieved, strengthen existing coordinative mechanisms between local governments in Clark County.

**4.9 OBJECTIVE:** Adequate sources of revenue for flood protection facility planning, design, construction and maintenance.

**4.9.1 POLICY:** It is policy that flood protection improvements will be paid for on an equitable basis among all property owners.

**4.9.2 POLICY:** It is policy to investigate possible comprehensive stormwater management funding sources appropriate for the City.

#### **D. POLICE, MUNICIPAL COURTS, AND MISDEMEANANT DETENTION FACILITIES**

**4.10 OBJECTIVE:** Support police protection services provided by the Metropolitan Police Department (Metro).

**4.10.1 POLICY:** It is policy to support the efforts of Metro to provide continuous coverage and a timely and adequate response to emergency calls.

Program 1: Support development of an enhanced 911 metropolitan area emergency telephone system which will improve emergency responses.

**4.10.2 POLICY:** It is policy that the City will continue to work with Metro



through the Fiscal Affairs Committee to seek funding for necessary facilities and services.

Program 1: Continue to coordinate with Metro in order to provide innovative and improved efforts in such fields as communications, computerization, asset tracking and facility construction.

Program 2: Assist Metro to define an overall police protection facility master plan which establishes the location of necessary public facilities and substation sites within the City and its planning area.

Program 3: Encourage Metro in its continuing evaluation of the cost effectiveness and equity of overall police protection services.

**4.10.3 POLICY:** It is policy to support Metro programs which provide information, training, or assistance to citizens as a means of inhibiting or curtailing criminal activity.

Program 1: Continue to support Metro's Neighborhood Watch Program and the Victim-Witness Program, as well as efforts to improve the property-evidence classification system.

Program 2: Support legislative programs which improve public understanding of, and involvement in, the management of the police protection system.

**4.11 OBJECTIVE:** Improve and maintain the reputation of Las Vegas as a safe place to live, work, and visit.

**4.11.1 POLICY:** It is policy to publicize the public safety accomplishments of the City so that visitors, potential residents and business interests will continue to be attracted to Las Vegas.

Program 1: Consider documenting Metro's accomplishments, crime reduction actions, and their impact on city crime rates.

Program 2: Encourage Metro to maintain a positive nationwide campaign to publicize their effectiveness in efforts being made to protect the public from criminal activity.

**4.12 OBJECTIVE:** Design of public and private spaces which minimizes opportunities for, or discourages criminal activity.

**4.12.1 POLICY:** It is policy to encourage the design of structures and spaces, in such a way that crime is difficult to conceal, and apprehension is more readily achievable.

**Program 1:** Consider including defensible space design features, where appropriate.

**4.13 OBJECTIVE:** Adequate, secure and cost-effective municipal court facilities and operations.

**4.13.1 POLICY:** It is policy to provide municipal court services in a location and manner which afford adequate space, integration with other related functions, public security and minimize costs.

**Program 1:** Explore opportunities to combine municipal court functions and detention facilities into one complex.

**Program 2:** Explore opportunities to make procedural improvements to various judicial holding, handling, detention and access functions.

**4.14 OBJECTIVE:** Cost-effective misdemeanor facilities, processing and detention.

**4.14.1 POLICY:** It is policy to continue to improve the City's misdemeanor detention capability as funding becomes available.

**Program 1:** Explore the alternatives for possible public/private cooperative approaches to providing or maintaining detention facilities.

**Program 2:** Continue to explore and implement means of spreading misdemeanor costs over the widest possible inmate base.

## **E. FIRE PROTECTION**

**4.15 OBJECTIVE:** Adequate fire prevention and protection.

**4.15.1 POLICY:** It is policy to maintain a well-equipped modern fire department that can effectively reduce loss of life and injury from fire, and reduce the frequency of fires within the community through a program of fire suppression and prevention, public education and training, and maintenance.

**Program 1:** Continue to protect life and property from fire, natural disaster, accidents and medical emergencies by responding rapidly to the emergency.

**Sub-Program 1:** Perpetuate fire and other incident suppression services throughout the community, by a thorough, efficient, well-trained, well-equipped and maintained force, familiar with building construction and systems within its service area.

**Sub-Program 2:** Continue to deter arson by successful prosecution of perpetrators and eliminate fires caused by faulty equipment or installation by utilizing accurate cause and origin investigations.

**Sub-Program 3:** Continue to disarm and dispose of all explosive and incendiary devices intended to cause property or bodily harm and neutralize or contain chemical and radioactive spills.

**Sub-Program 4:** Continue to provide a 24-hour a day communication center operation which will handle all incoming emergency requests and dispatch manpower and equipment in the shortest possible time.

**Sub-Program 5:** Continue to provide emergency medical services throughout the community by maintaining an efficient well-trained, stable, well-equipped and advanced medical service program.

**Program 2:** Perpetuate suppression activities by maintaining equipment, tools and capable personnel. Lessen the number of emergencies through fire safety inspections and public education.

**Sub-Program 1:** Continue to provide citizens with a department trained in all the latest fire suppression and rescue techniques in order to maintain current levels of efficiency in fireground and disaster operations.

**Sub-Program 2:** Continue to provide and update annually a fire education public awareness program throughout the community directed toward reducing fire incidents and resulting loss of life.

**Sub-Program 3:** Continue to provide a level of safety to the community and visitors by reducing fire loss through constant inspections and public awareness.



**Sub-Program 4:** Continue to provide a regularly scheduled maintenance program for vehicles, fire apparatus, and special equipment along with a program that ensures fire hydrants are inspected, serviced, tested and restored.

**Program 3:** Perpetuate a professional department leadership function which includes policy making, priority setting, record keeping, supervising and evaluating department operations, controlling budget and personnel matters and insuring that all facets of mutual and local cooperation agreements are met and maintained.

**4.15.2 POLICY:** It is policy to sustain a high level of service in order to maintain the City's Class 2 fire insurance rating.

**Program 1:** Continue to maintain a functional master plan for fire services to be utilized by the Department of Fire Services to organize priorities and maintain activities.

**Program 2:** Incorporate in each annual budget specific program objectives to maintain the current level of service.

**4.15.3 POLICY:** It is policy that automatic aid agreements will be maintained at no cost disadvantage to the City.

**Program 1:** Monitor and cost out actual aid responses as a basis for negotiating new agreements to provide excess cost paybacks or service credits between participating agencies.

**4.15.4 POLICY:** It is policy to maintain the service effectiveness of existing fire stations and hydrants.

**Program 1:** Continue to maintain a five-year capital improvement schedule identifying stations which need to be relocated, remodeled, expanded or re-equipped and the means of financing these improvements.

**Program 2:** Include appropriate increments of the five-year schedule in each annual budget submittal, including provision for hydrant maintenance and additions.

**4.15.5 POLICY:** It is policy to provide central communication coordination and specialized fire protection services throughout the Las Vegas Valley in order to coordinate regional fire fighting operations and ensure availability of special services appropriate to a metropolitan area.

Program 1: Operate the new fire Station No. 1 as a centralized communication center for the Las Vegas Valley.

**4.15.6 POLICY:** It is policy to reduce costs to the maximum extent possible given the established level of service requirements, in order to reduce general fund outlays for fire protection and related services.

Program 1: Consider a cost reduction task force to develop recommendations on cost saving/revenue producing opportunities consistent with a desired level of service.

**4.16 OBJECTIVE:** An expanded fire protection capability to support new growth areas.

**4.16.1 POLICY:** It is policy that all new development in the City will enjoy fire protection services consistent with existing development.

Program 1: Identify potential fire station sites, in accordance with the functional Master Plan for Fire Services, on the community profile maps.

Program 2: Continue to acquire federal land, where feasible, for new fire station sites.

Program 3: Require dedication of fire station sites in accordance with city standards for large developments or other contributions toward site acquisition in the case of smaller scale developments as appropriate.

Program 4: Seek appropriate means to assess areas of growth, based upon benefits received, in order to provide funds for facility construction/installation.

**4.16.2 POLICY:** It is policy to minimize confusion through proper design of new development and street naming to facilitate emergency access of fire vehicles.

Program 1: Establish a set of design standards mutually acceptable to the police, fire, and planning agencies to facilitate emergency access.

Program 2: Continue to incorporate requirements from police and fire agencies on all proposals for planned developments and subdivisions to minimize obstacles to emergency access.

## F. SCHOOLS

### 4.17 OBJECTIVE: Adequate school facilities for city growth.

#### 4.17.1 POLICY: It is policy to coordinate school facility planning with the City's General Plan.

Program 1: Coordinate plans with the University of Nevada for the development of a community college in the westerly portion of the City.

Program 2: Assist the Clark County School District in planning elementary, jr. high, high schools and other specialized facilities in the City.

#### 4.17.2 POLICY: It is policy to cooperate with the School District in its program of BLM site acquisitions, and on the establishment of joint park/school sites.

Program 1: Utilize the Community Profile System to assist in appropriately locating school facilities.

### 4.18 OBJECTIVE: Adequate funding for school site development.

#### 4.18.1 POLICY: It is policy that the City will cooperate with the Clark County School District in its efforts to seek adequate school funding.

Program 1: Support the efforts of the School District to expand and improve school facilities in the City and its planning area.

#### 4.18.2 POLICY: It is policy to coordinate with land developers and the School District on needed school facilities in new developments.

### 4.19 OBJECTIVE: Encourage elementary schools as neighborhood focal and identity points.

#### 4.19.1 POLICY: It is policy to encourage new residential areas, which are primarily single family in character, to be designed with elementary schools as focal points of neighborhood identity.

Program 1: Assist the School District in strategically locating neighborhood elementary schools.



**4.19.2 POLICY:** It is policy to work with the School District to coordinate land use and thoroughfare patterns with school attendance areas to reinforce neighborhood cohesiveness.

**Program 1:** Encourage neighborhood planning and design which will result in minimum conflict between school sites and heavily travelled streets.

**4.20 OBJECTIVE:** Continued joint use of city and school district facilities to improve levels of community service without duplicating investment in public facilities.

**4.20.1 POLICY:** It is policy to continue joint use of school facilities between the School District and the City.

**Program 1:** Provide an equitable means of sharing costs for use of school property for recreational activities or community group events.

**4.20.2 POLICY:** It is policy, wherever possible, to design local parks adjacent to elementary and junior high school sites in order to integrate their functions and facilitate joint use.

## **G. UTILITIES**

**4.21 OBJECTIVE:** Availability of public utility installations for existing and future development.

**4.21.1 POLICY:** It is policy that the City will coordinate with utility companies in planning for the supply and distribution of needed public utilities.

**Program 1:** Maintain liaison with utility companies to identify and pursue common interests in providing service to the public.

**Program 2:** Continue to cooperate with the utility companies in planning distribution facilities by providing city growth projections and other information.

**4.21.2 POLICY:** It is policy to continue to plan and coordinate utility installation and street construction with the utility companies to minimize costs and create less disruption to public rights-of-way.

## 5. TRANSPORTATION

Goal: A complete transportation system serving local as well as regional needs for existing and future developments.

**5.1 OBJECTIVE:** Plan and implement the development of a comprehensive street and public transit system of sufficient capacity to support city growth and development.

**5.1.1 POLICY:** It is policy to plan for expansion of the transportation system to complement the goals and objectives of the General Plan.

Program 1: Continue to coordinate plans with the Regional Transportation System to maintain a circulation system for the City designed to accommodate the Land Use Plan.

Program 2: Evaluate all development proposals in terms of potential impact upon the local and regional transportation system.

**5.1.2 POLICY:** It is policy that all circulation improvements be in accordance with transportation plans to ensure the continuity and consistency of the street and highway system throughout the City.

Program 1: Continue to maintain street classification and design specifications necessary to ensure an adequate street system for new development.

Sub-Program 1: Continue to maintain a hierarchical program of street classifications to identify the intended function of each roadway type in the transportation network.

Sub-Program 2: Continue to maintain a set of design specifications for each roadway classification, indicating the number, type and width of lanes to be provided within the right-of-way, horizontal and vertical alignment limits, access control, sidewalk design, median requirements, intersection design and parking requirements.

Program 2: Evaluate major new developments to determine improvements needed to support the additional traffic generated.

**5.1.3 POLICY:** It is policy for the City to determine the need for an outer belt expressway or freeway from Oran K. Gragson Highway west and then south to the major commercial activity centers south of the City.

Program 1: Determine the need for an outer belt expressway or freeway with the Regional Transportation Commission and the County of Clark.

**5.1.4 POLICY:** It is policy to systematically improve the city transportation system in accordance with established planning priorities and areas of critical need.

Program 1: Maintain a three-year transportation improvement program which considers circulation system requirements, the most cost effective transportation improvements, and available financial resources.

**5.2 OBJECTIVE:** A coordinated regional street and highway system to efficiently serve urban development.

**5.2.1 POLICY:** It is policy to support regional long-range planning efforts through the Clark County Regional Transportation Commission (RTC) in order to ensure continuity of the transportation system as it crosses jurisdictional boundaries.

Program 1: Continue to maintain membership on the policy and technical committees of the Regional Transportation Commission.

Program 2: Continue to cooperate with the Regional Transportation Commission in the development of transportation plans including the general circulation plan, transit plans, and transportation system improvement plans.

Program 3: Continue to implement policies and procedures adopted by the Regional Transportation Commission, when appropriate, within the city limits.

**5.2.2 POLICY:** It is policy to coordinate with other governmental entities regarding the City's street and highway program.

**5.2.3 POLICY:** It is policy to coordinate with the Nevada Department of Transportation (NDOT) in planning for and implementing improvements to state highway facilities in the City.

**5.2.4 POLICY:** It is policy to cooperate with the private sector in the development of transportation systems and facilities which can enhance mobility and the economic vitality of Las Vegas.



**5.3 OBJECTIVE:** Efficient and effective management and maintenance of the transportation system.

**5.3.1 POLICY:** It is policy to continually evaluate priorities for traffic control and other street and highway improvements.

**Program 1:** Continue the existing annual traffic count program on city streets and highways as an aid in identifying and estimating street capacity needs.

**Program 2:** Cooperate with the Regional Transportation Commission in identifying and establishing priorities for arterial "corridors."

**5.3.2 POLICY:** It is policy to achieve maximum efficiency of the existing roadway system through transportation system management techniques, such as traffic signal synchronization, channelization and other traffic flow improvements.

**Program 1:** Continue to investigate the following measures as alternatives to improve traffic flow:

- Provision of left-turn signals and/or left-turn lanes at congested intersections.
- Expansion of the computerized, coordinated traffic signalization system.
- Limiting access to major thoroughfares from adjacent developments.
- Prohibition of parking along thoroughfares, at least during peak travel periods.
- Implementation of high-capacity, one-way couplets.
- Provision of permissive left turns at certain intersections.

**5.3.3 POLICY:** It is policy to maintain public streets to ensure their maximum useful life.

**Program 1:** Maintain an ongoing program of acceptable roadway maintenance, resurfacing and reconstruction.

**Program 2:** Seek adequate sources of funding for street maintenance and repair.



**5.4 OBJECTIVE:** Provide an effective means of financing and programming street and highway improvements.

**5.4.1 POLICY:** It is policy to seek regional, state, and federal government funds for street and highway improvements.

Program 1: Coordinate with NDOT for funding those portions of the city street and highway network which are either state highways or parts of the federal interstate, primary or urban highway systems.

Program 2: Pursue funding for eligible local projects from special programs of the Federal Highway Administration, including the 4-R (Rehabilitation, Resurfacing, Restoration and Reconstruction), Hazard Elimination, and Railroad Crossing Safety Programs.

**5.4.2 POLICY:** It is policy that the City shall continue to require the installation of street improvements by property owners which are necessary to handle traffic generated by the property or will otherwise directly benefit the property.

Program 1: Continue to require full street improvements to be installed in new subdivisions.

Program 2: Continue to maintain existing regulations and ordinances which require adjacent property owners, either immediately or at the time they develop their property, to install all necessary street improvements.

Program 3: Continue to require new developments to provide all right-of-way and frontage improvements necessary to implement facilities included in the Transportation Element of the General Plan.

Program 4: Facilitate the formation of Special Improvement Districts, where appropriate, to provide street improvements to serve properties in a designated area.

**5.4.3 POLICY:** It is policy to support the use of the local gas tax distributed by the Regional Transportation Commission for transportation projects in the City.

**5.4.4 POLICY:** It is policy to provide city funds in conjunction with local property owner contributions, as appropriate, to finance improvements to the local street and highway system which are not eligible for regional, state or federal government funds.

**5.5 OBJECTIVE:** Provide additional modes of transportation to augment the private automobile.

**5.5.1 POLICY:** It is policy to provide, through membership on the Regional Transportation Commission, an efficient and effective transit system.

**Program 1:** Maintain and implement plans identifying achievable, efficient, and effective public transit measures.

**Program 2:** Explore new opportunities to implement low-cost improvements in the existing transit system, including the following:

- a) Install and maintain transit amenities provided by private developers.
- b) Support the concept of express buses along routes which warrant increased level of service in order to improve transit service between areas of the City separated by long distances or between major Activity Centers which generate large numbers of transit trips.
- c) Implement traffic design features (e.g., exclusive bus lanes, bus turnouts, transit loading/unloading areas) which will improve the operation of transit vehicles.

**5.5.2 POLICY:** It is policy that the City support expansion of transit service when economically feasible and consistent with general public demand and interest.

**Program 1:** Support measures to establish a permanent source of financing for transit operations sufficient to allow significant expansion of the existing system.

**Program 2:** Support extension of transit service to existing or developing areas of the City where such service is not currently available.

**Sub-Program 1:** Through membership on the Regional Transportation Commission, annually revise the Short Range Transit Plan to reflect updated data and assessment of public transit needs.

**Sub-Program 2:** Provide updated land use, housing and socio-economic data to LVTS and the RTC staffs on a regular basis to assist in identifying areas of the City where concentrations of transit dependent persons or new transit trip generators are located.

**5.5.3 POLICY:** It is policy to develop a multi-modal transportation center to facilitate transfers between all modes of transportation in downtown Las Vegas.



**5.5.4 POLICY:** It is policy that the City support the Economic Opportunity Board and other local organizations which provide specialized transportation services to residents who, because of age, handicap, or socio-economic status, are unable to provide their own transportation.

**5.5.5 POLICY:** It is policy that the City will seek improvement and expansion of the existing railroad transportation system.

**Program 1:** Support continued and improved inter-city Amtrak and rail freight service to the City of Las Vegas.

**Program 2:** Continue to explore the possibilities for removal of remaining at-grade railroad crossings in order to improve safety, reduce delays to automobile traffic at grade crossings, increase capacity of the cross-town roadway network, and allow for improved train service through the City.

**5.5.6 POLICY:** It is city policy to support expansion of air transportation services to Southern Nevada, expansion of air transportation facilities at nearby airports, and measures which would improve accessibility of nearby airports to locations within the City of Las Vegas.

**Program 1:** Through membership on the Regional Transportation Commission, support or encourage improvements to air transportation facilities and access to locations within the City of Las Vegas.

**5.5.7 POLICY:** It is policy that the City will encourage a system of bicycle routes within the City that provides a convenient and safe alternative to automobile transportation.

**Program 1:** The City will explore the potential for development of new bicycle routes where public interest has been expressed.

**Program 2:** Continue to install bicycle racks at public facilities to accommodate bicycle use as an access mode to public facilities.

**Program 3:** Integrate city plans for bikeways with those of the surrounding governmental entities in order to create a continuous metropolitan bike path network.

**5.5.8 POLICY:** It is policy that equestrian trails may be established within or between certain designated rural areas to provide opportunities for city residents who own horses to ride within rural neighborhoods and between their homes and the outlying areas of the valley.

**5.5.9 POLICY:** It is policy to provide for pedestrian walkways in

appropriate areas where greater pedestrian separation from vehicles is warranted.

**Program 1:** Encourage measures to facilitate safe pedestrian walkways between residential areas, commercial services, schools, and recreation areas. Further, encourage measures which will facilitate pedestrian circulation within major activity centers.

**Sub-Program 1:** Provide incentives, whenever possible, for new development to provide for and encourage pedestrian circulation.

**Sub-Program 2:** Support measures which can improve safe pedestrian circulation and access to businesses in the downtown area, including exploration with the downtown business community of establishing an urban mall.

**Program 2:** Continue to provide wheelchair ramps at appropriate locations.

**Sub-Program 1:** Continue to maintain existing sidewalks and pedestrian pathways, including locations where wheelchair ramps have been installed.

**Sub-Program 2:** Continue to install wheelchair ramps at appropriate intersections where sidewalks have been provided without them.

**Sub-Program 3:** As part of the development approval process, require that developers include wheelchair ramps, when appropriate, as part of their project's frontage improvement.

**5.6 OBJECTIVE:** Provide safe, convenient and effective inter-city and intra-city transportation to facilitate economic development including, but not limited to, the Las Vegas/Los Angeles Super Speed Train.

**5.6.1 POLICY:** It is policy to provide the maximum feasible accessibility to Activity Centers, in particular, to the City Downtown Central Business District.

**Program 1:** Continue development of the downtown multi-modal transportation center.

**Sub-Program 1:** Redevelop the former Fire Station No. 1 into a multi-modal transportation terminal for convenient access to downtown.



Sub-Program 2: Relocate the downtown transit system transfer site from 3rd Street and Carson Avenue to the transportation terminal.

Sub-Program 3: Develop a downtown public transportation system which will facilitate accessibility between downtown businesses and the terminal.

Sub-Program 4: Continue plans to provide a people mover fixed transportation system between the downtown transportation terminal and the Cashman Field Complex.

Program 2: Provide public improvements or development regulations or incentives, where necessary and appropriate, to ensure adequate parking within walking distance of a major activity center and commercial activity.

**5.6.2 POLICY:** It is policy that the City will pursue the development of the proposed Las Vegas to Los Angeles Super-Speed Transportation System to increase accessibility to the City of Las Vegas from the Southern California area.

Program 1: Continue the City's leadership and participation as part of the public/private Project Task Force evaluating the feasibility of the Super-Speed Transportation System.

Program 2: Complete phase II evaluation of the potential system which would include such studies as environmental and socio-economic impact, ridership verification, financial and legal research.

**5.6.3 POLICY:** It is policy to provide a transportation network that facilitates the safe movement of goods.

Program 1: It is policy that truck traffic will be limited to a network of preferred truck routes.

Sub-Program 1: Evaluate the network of streets and highways to determine which streets are most appropriate for truck routes.

Sub-Program 2: Continue to install and enforce truck route directional signs on preferred truck routes.

Sub-Program 3: Consider limitation of delivery times into downtown to allow use of streets for tour buses, private vehicles, and buses.

**Program 2:** Enact measures to insure the safe transportation of explosives, hazardous chemicals or materials, including nuclear waste through the City of Las Vegas.

**Sub-Program 1:** Coordinate with the U.S. Department of Energy and the Nevada Commerce and Highway Departments to ensure that no materials, which could be dangerous to the public, are improperly transported through the City of Las Vegas.

**Sub-Program 2:** Assist the State of Nevada in evaluating the impacts of the establishment of a high-level nuclear waste site at Yucca Mountain, including transportation and public communications planning.



## 6. CONSERVATION

Goal: An acceptable and sustainable level of environmental quality.

### 6.1 OBJECTIVE: Acceptable air quality

**6.1.1 POLICY:** It is policy to participate in regional and statewide air quality improvement efforts and to maintain the air quality standards in the City as set forth in the Las Vegas Air Quality Implementation Plan.

Program 1: Continue to cooperate with the Clark County Health District in monitoring air pollutant levels in the City, with particular emphasis on those areas which have historically experienced high pollution levels.

Program 2: Continue to cooperate with the Clark County Regional Transportation Commission in programming regional transportation improvements which reduce auto emissions.

Program 3: Cooperate with the State of Nevada in its vehicle inspection program and support legislation to continue the program.

**6.1.2 POLICY:** It is policy to promote transportation improvements which will improve air quality.

Program 1: Utilize transportation system management techniques which improve roadway traffic capacity, particularly on major routes during peak hours.

Program 2: Prioritize and implement roadway construction and intersection improvement projects which improve the flow of traffic.

Program 3: Maintain standards and criteria for street grading and paving in new developments.

Program 4: Support measures to improve public transit.

Program 5: Continue to plan and implement the downtown transportation center and connecting transit/people mover systems.

Program 6: Continue efforts to implement the Las Vegas/Los Angeles Super Speed Rail System.

**6.1.3 POLICY:** It is policy to coordinate land use with air quality planning to reduce potential trips and trip lengths.

Program 1: Establish Activity Centers throughout the City.

Program 2: Continue to encourage non-polluting industrial development at appropriate locations.

**6.2 OBJECTIVE:** Acceptable water quality.

**6.2.1 POLICY:** It is policy to improve and expand the City's wastewater treatment capability while maintaining water quality standards.

Program 1: Continue to maintain acceptable wastewater treatment standards.

Program 2: Continue planning and implementation of scheduled wastewater treatment plant expansion.

Program 3: Continue monitoring and maintenance of effluent standards.

**6.2.2 POLICY:** It is policy to encourage water conservation.

Program 1: Encourage development which emphasizes native landscape materials, low flow or drip irrigation systems and interior flow reduction fixtures and devices.

Program 2: Continue maintenance of public facilities and parks which minimize water requirements.

**6.2.3 POLICY:** It is policy to cooperate with federal, state and other local governmental agencies in mutual efforts to improve and maintain water quality in the Las Vegas Valley.

Program 1: Participate in regional water quality planning for Clark County.

Program 2: Cooperate with the Bureau of Reclamation in the development and implementation of salinity reduction plans.

**6.3 OBJECTIVE:** Conservation of natural resources.

**6.3.1 POLICY:** It is policy to conserve the City's land resources.

Program 1: Require master development plans, where appropriate, to preserve unique land features, such as knolls, bluffs and outcroppings.

Program 2: Continue to require rehabilitation plans, guaranteeing restoration to an acceptable post-extraction condition and use, for any extraction activity authorized in the City.

**6.3.2 POLICY:** It is policy to encourage preservation of areas of environmental significance.

Program 1: Encourage preservation of significant environmental resources which may be affected by development in the City or may be utilized by city residents.

**6.3.3 POLICY:** It is policy to encourage recycling of resources where economically feasible.

Program 1: Continue development of programs to reclaim storm and wastewater and make use of poor quality, shallow ground water for industrial, recreational and other uses.

Program 2: Encourage use of recycled packaging materials for retail products and programs to reuse solid waste products such as glass, paper, tin and aluminum.

Program 3: Utilize recycled products for city operations where feasible.

**6.4 OBJECTIVE:** Conservation of energy.

**6.4.1 POLICY:** It is policy to encourage urban design and development which conserves energy.

Program 1: Encourage land use and subdivision design which facilitates reduced use of energy.

**6.4.2 POLICY:** It is policy to promote transportation improvements which contribute to energy conservation.

Program 1: Utilize transportation system management techniques which improve roadway traffic efficiency, particularly on major routes during peak hours.

Program 2: Support measures to improve public transit.



Program 3: Continue to plan and implement the downtown transportation center.

Program 4: Continue efforts to implement the Las Vegas/Los Angeles Super Speed Rail System.

**6.4.3 POLICY:** It is policy to conserve energy in city administration.

Program 1: Continue City efforts to reduce energy in city facilities and operations.

Program 2: Continue and expand cost effective material recycling operations associated with city functions.

Program 3: Continue exploration of opportunities to utilize excess methane gas produced as a by-product of the anaerobic digestion process used at the wastewater treatment plant.

**6.4.4 POLICY:** It is policy to cooperate with electrical and gas utilities and any secondary users of energy (water districts, sanitation districts, school districts, etc.) in efforts to reduce energy consumption.

## 7. ENVIRONMENTAL HAZARDS

**Goal:** The minimum damage possible from natural and man-made environmental hazards.

### 7.1 OBJECTIVE: Protection from unhealthful and hazardous waste.

#### 7.1.1 POLICY: It is policy to protect city residents, property owners and visitors from exposure to hazardous wastes.

**Program 1:** Monitor hazardous waste storage, collection, transportation and disposal practices to ensure adequate protection to people and property.

**Program 2:** Explore the feasibility of specified truck routes limiting transportation of hazardous waste.

#### 7.1.2 POLICY: It is policy to participate in solid waste disposal planning and management to ensure adequate disposal sites and services.

**Program 1:** Cooperate with Clark County and local solid waste disposal companies in planning for solid waste landfill sites to avoid gaps in disposal capacity or excessive costs.

**Program 2:** Continue to require new developments to include facilities for convenient solid waste disposal such as common trash pickup areas, individual trash holding areas, or other facilities that are accessible for disposal and pickup, and situated in such a manner so as not to be a visual or physical nuisance.

### 7.2 OBJECTIVE: Protection from unhealthful noise impacts.

#### 7.2.1 POLICY: It is policy that exterior noise levels of 65 Ldn and interior noise levels of 45 Ldn will generally be considered as the noise limits for residential, public and quasi-public uses in the City of Las Vegas.

**Program 1:** Consider mapping noise contours throughout the City using the National Cooperative Highway Research Program (NCHRP) model, particularly the areas adjacent to freeway routes, expressways, rail lines and the North Las Vegas Airport.

**Program 2:** Where noise sensitive uses are planned within 300 feet of a freeway, expressway or rail line, within the approach or departure



pattern for the North Las Vegas Airport, or adjacent to major thoroughfares, consider the requirement that development plans document noise conditions on the site and describe how excessive noise will be handled.

**Program 3:** Encourage non-noise sensitive uses to locate near noise generators in the community profile areas and through subsequent zoning.

**Program 4:** Consider including in the City Code provisions for noise attenuation in building design and construction.

**Program 5:** Explore the scope and feasibility of a noise ordinance for application within residential neighborhoods to address nuisance noise conditions.

**7.2.2 POLICY:** It is policy to cooperate with federal, state and local regulatory agencies in efforts to minimize noise impacts from all modes of transportation.

**7.3 OBJECTIVE:** Protection of life and property from seismic damage.

**7.4 OBJECTIVE:** Protection of development from subsidence, ground water damage, and poor soil conditions.

**7.4.1 POLICY:** It is policy to review land development proposals for subsidence, ground water problems and poor soil conditions.

**Program 1:** Maintain and periodically update maps of known areas of subsidence, ground water problems and severe soil conditions.

**Program 2:** Require reports for development projects, where necessary, to document potential subsidence or adverse soil conditions and describe appropriate mitigation measures.

**7.4.2 POLICY:** It is policy to provide public information concerning known areas of subsidence, ground water problems and poor soil conditions.

**7.5 OBJECTIVE:** Protection of developed areas from blowing sand damage.

**7.5.1 POLICY:** It is policy to apply cost effective methods for resolving blowing sand damage where feasible.



Program 1: Require construction projects to mitigate blowing sand generation.

Program 2: Explore the cost and feasibility of a large scale cooperative planting program of drought tolerant vegetation, if necessary, along public rights-of-way to serve as blowing sand barriers.

**7.5.2 POLICY:** It is policy to discourage disturbance of natural desert pavement prior to urban development.

## 8. PARKS AND RECREATION

Goal: Parks and recreational facilities and services which provide both active and passive recreational opportunities on a community-wide and neighborhood level.

**8.1 OBJECTIVE:** An adequate and diverse system of parks and recreational facilities and services.

**8.1.1 POLICY:** It is policy to determine appropriate locations, size, and type of facilities for municipal parks and other recreational operations.

Program 1: Establish service standards for parks and recreational facilities that consider the City's fiscal resources and capabilities.

Program 2: Establish criteria to determine the adequacy of parks and recreational facilities in the review of development proposals.

Program 3: Periodically reevaluate the adequacy of parks and recreational facilities in accordance with determined service standards.

**8.1.2 POLICY:** It is policy to provide a variety of parks and recreational facilities.

Program 1: Develop neighborhood and community parks to serve the needs of residents throughout all areas of the City.

Program 2: Avoid unnecessary duplication of recreational opportunities provided by public schools and private organizations.

**8.1.3 POLICY:** It is policy to provide organized recreational activities and services at community recreation centers and park facilities throughout the City.

Program 1: Continue to provide programs for all ages in adaptive recreation, sports, and arts and crafts, as well as classes for special interest groups, and meeting rooms for clubs and service organizations.

Program 2: Continue to sponsor specialized programs and activities for senior citizens.

**8.2 OBJECTIVE:** An equitable means of financing park facilities and recreational services to serve the residents of Las Vegas.

**8.2.1 POLICY:** it is policy to utilize public funds, within budgetary constraints, to facilitate parks and recreational development and services.

**Program 1:** Continue to utilize federal, state, Las Vegas Convention and Visitors Authority grants or endowments for parks and recreational facilities as funds become available.

**Program 2:** Continue the cooperative arrangement with the Clark County School District to provide joint neighborhood park and school sites.

**Program 3:** Continue to coordinate plans with federal and state agencies to secure public lands which are suitable for park use.

**Program 4:** Continue to explore opportunities for public/private joint financing in the operation of public parks and recreational facilities.

**8.2.2 POLICY:** it is policy to cooperate with private developers to ensure that adequate park space and recreational facilities are provided to meet the needs of new residents.

**Program 1:** Evaluate and monitor new development in accordance with zoning and subdivision regulations to ensure adequacy of parks and recreational facilities.

**Program 2:** Encourage land dedication or land designation and construction of parks and recreational facilities for private maintenance, as may be appropriate, for large scale master planned developments.

**Program 3:** Consider the feasibility of a residential construction tax ordinance.

**8.2.3 POLICY:** It is policy to consider establishment of benefit assessment districts for park purposes along with other public facilities and services in various areas of the City when requested by these residents.

**Program 1:** Review various types of benefit assessment districts, particularly the use of property secured revenue bonds.

**8.2.4 POLICY:** It is policy to provide continuing recreational programs and to maintain park facilities by utilizing general funds, user fees and other resources.

**Program 1:** Perpetuate reasonable user fees for city recreational facilities and programs.



Program 2: Continue to periodically re-evaluate fees for recreational facilities and programs to ensure that such programs are available to all residents at reasonable cost.

**8.3 OBJECTIVE:** Efficient management of park and recreational facilities.

**8.3.1 POLICY:** It is policy to pursue priorities in the improvement of existing city parks which provide maximum benefit to the public.

Program 1: Maintain a list of priorities for park facility and recreational program improvements.

Program 2: Continue to coordinate and review plans for development of park facilities and recreational program improvements with the City Parks and Recreation Advisory Commission.

Program 3: Continue to encourage input from citizens and various organizations concerning park facilities and recreational programs.

**8.3.2 POLICY:** It is policy to provide cost-effective administration and maintenance of parks and recreational facilities and services.

**8.4 OBJECTIVE:** Expanded opportunities for cultural pursuits and programs.

**8.4.1 POLICY:** It is policy to sponsor cultural activities which enhance the opportunity for artistic and cultural expression in the community.

Program 1: Continue to sponsor ongoing community cultural activities, such as the Civic Ballet, Las Vegas Symphony and Rainbow Company.

Program 2: Continue to sponsor art exhibits and performances at city facilities and parks.

Program 3: Continue to manage and maintain city facilities for cultural enrichment, such as the Reed Whipple Center and the Charleston Heights Arts Center.

**8.4.2 POLICY:** It is policy to provide city assistance to enhance community cultural activities through coordination of events and use of city facilities.

Program 1: Continue city support of cultural enrichment programs and community events.

Program 2: Continue to make city facilities available to community cultural groups at minimum possible cost.

Program 3: Continue to provide printed material describing city facilities, including capacities, hours of availability, cost range and any special consideration for their use.

**8.4.3 POLICY:** It is policy to encourage private efforts to expand the artistic and cultural base of the community.

## 9. HISTORIC PRESERVATION

Goal: Preservation of cultural resources which have historical significance.

### 9.1 OBJECTIVE: A workable historic preservation program.

#### 9.1.1 POLICY: It is policy to maintain an inventory of historic structures and places as the basis for an action program to preserve them.

Program 1: Update the historic preservation inventory, as needed.

#### 9.1.2 POLICY: It is policy to provide a historic preservation program based on cultural and economic considerations.

Program 1: Evaluate the most practical legal, financial and regulatory techniques for historic preservation.

### 9.2 OBJECTIVE: Private and public preservation of structures and places of historic significance.

#### 9.2.1 POLICY: It is policy to promote the preservation of historic structures and places in the City of Las Vegas.

Program 1: Encourage private preservation of those buildings and sites in the inventory that are representative of the cultural heritage of Las Vegas.

Program 2: Provide city support of practical historic preservation programs which will benefit the residents of the community.

Sub-Program 1: Continue to identify sources of funds and seek financial assistance for restoration and preservation activities.

Program 3: Integrate historical preservation with programs involving housing, recreation, transportation and community development.

Program 4: Explore the feasibility of adaptive reuse of historically significant buildings for municipal and other community purposes.

### 9.3 OBJECTIVE: Promote interest, appreciation for, and coordination of preservation activities with citizen groups and public agencies.



9.3.1 **POLICY:** It is policy to coordinate historic preservation activities with community preservation organizations.

9.3.2 **POLICY:** It is policy to coordinate local programs with state and federal historic preservation programs.

9.3.3 **POLICY:** It is policy to make information available concerning historic preservation activities within the City.

## 10. VISUAL ENVIRONMENT

Goal: A visually attractive residential community and a unique visitor environment.

### 10.1 OBJECTIVE: Creative and visually appealing urban design.

#### 10.1.1 POLICY: It is policy to encourage creative or innovative design in development projects.

Program 1: Continue design review as part of the land development review process.

Program 2: Consider additional design standards, guidelines and procedures which may be appropriate to enhance overall community appearance without adding additional time or cost to the development review process.

#### 10.1.2 POLICY: It is policy that quality design will be incorporated into all public projects constructed by the City.

Program 1: Continue to utilize the Interdepartmental Design and Review Committee for design and aesthetic review on City projects.

Program 2: Maintain professional capability in architecture and landscape architecture which can assure good design of public projects while effectively accommodating the needs of the public.

#### 10.1.3 POLICY: It is policy to utilize the Las Vegas Metropolitan Beautification Committee for guidance and recommendations concerning strategies to improve community appearance.

### 10.2 OBJECTIVE: Quality design, landscaping and architectural treatment of commercial and industrial areas.

#### 10.2.1 POLICY: It is policy to encourage creative design, incorporating concepts such as plazas, landscaped open areas, urban art and amenities in public spaces, and separation of pedestrian and vehicular traffic in Activity Centers throughout the City.

#### 10.2.2 POLICY: It is policy to maintain contemporary standards of appearance for commercial and industrial development with respect

to architecture, landscaping, signage, storage, screening and parking lot design.

Program 1: Continue aesthetic review of development proposals provided under City zoning and subdivision regulations.

Program 2: Continue to revise, adopt and enforce zoning regulations regarding landscaping, outside storage, display and screening.

Program 3: Encourage landscape buffers along existing industrial areas with high freeway exposure, where feasible.

**10.2.3 POLICY:** It is policy to encourage well landscaped and properly designed commercial and industrial parks in appropriate locations throughout the City.

Program 1: Provide public assistance and incentives where feasible to encourage high quality commercial and industrial park development.

Program 2: Consider the feasibility of a commercial/industrial park zoning classification.

**10.3 OBJECTIVE:** Visually attractive signage throughout the City and restricted signage outside designated gaming/tourist centers.

**10.3.1 POLICY:** It is policy to regulate signs outside of tourist commercial areas at acceptable community standards.

Program 1: Continue to maintain, update, and enforce sign regulations.

Program 2: Consider revisions to sign regulations which may enhance community appearance without limiting reasonable advertisement of commercial activities or services.

**10.3.2 POLICY:** It is policy to promote and permit signage in tourist commercial areas that reinforces the "Neon Art" image of the Fremont/Casino Center area and to stimulate expansion of that visual character throughout all tourist commercial territory designated on community profile maps.

**10.4 OBJECTIVE:** Enhancement of the central city area as a unique Activity Center.



**10.4.1 POLICY:** It is policy that the central portion of Las Vegas will be treated as a unique and highly urban Activity Center to accommodate a diversity and intensity of uses not found elsewhere in the Las Vegas Valley.

Program 1: Specify high intensity and, where appropriate, mixed land uses on the Community Profile encompassing the city downtown area.

Program 2: Provide on-going redevelopment and rehabilitation activities in the downtown area.

**10.4.2 POLICY:** It is policy to seek input and cooperation with the Downtown Progress Association and other appropriate interest groups on plans and projects for the downtown area.

**10.5 OBJECTIVE:** Uncluttered and debris-free vacant desert land.

**10.5.1 POLICY:** It is policy to discourage promiscuous dumping on vacant desert land.

Program 1: Continue to enforce existing litter ordinances.

Program 2: Post vacant public properties with "No Dumping" signs.

Program 3: Ensure adequate solid waste disposal sites are provided at convenient locations.

Program 4: Consider a "Neighborhood Litter Watch" program which marshals citizen resources in reducing promiscuous dumping activities.

**10.5.2 POLICY:** It is policy to coordinate with other governmental entities and community civic organizations in efforts to control and clean up indiscriminate disposal of solid waste.

**10.6 OBJECTIVE:** Attractive thoroughfare corridors.

**10.6.1 POLICY:** It is policy to encourage and provide attractive thoroughfares through the City as an essential ingredient in the urban visual environment.

Program 1: Designate landscaping improvements on city thoroughfares as deemed appropriate.

**Program 2:** Consider economical landscape requirements for new development along designated thoroughfares.

**Program 3:** Explore the use of special improvement districts for neighborhoods to accelerate improvement schedules or enhance the level of programmed landscaping improvement.

**10.6.2 Policy:** It is policy to encourage and cooperate with private efforts to provide attractive public improvements such as street furniture, benches, kiosks, and fountains at appropriate locations.

**10.6.3 Policy:** It is policy to encourage desert tolerant, low maintenance, drought resistant, landscaping materials in combination with creative materials, forms and textures along thoroughfare corridors, where feasible.

**10.7 OBJECTIVE:** Distinctive city entry points.

**10.7.1 POLICY:** It is policy to promote public and private entry statements into the City of Las Vegas along tourist oriented routes as a means of improving city identity.

**Program 1:** Erect signs, monuments or other structures, as funds are available, where effective and appropriate.

**10.7.2 POLICY:** It is policy to cooperate with other governmental entities to ensure adequate public improvements to rights-of-way of major thoroughfares entering Las Vegas.





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## A. INTRODUCTION

The Short-Range Plan contains the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the Long and Mid-Range plans. The Short-Range Plan presents a procedure by which the city's objectives can be measured and the day-to-day task of analyzing urban development can be charted.

In essence, this portion of the General Plan becomes an implementing tool to achieve the standards established for tomorrow's growth. Because of the active nature of the Short-Range Plan, it is more precise and is formatted differently than the prior plans. Its purpose is to assist in the provision of appropriate and compatible land uses.

In this context, the focus of the General Plan, as presented in the Short-Range Plan, switches away from goals, policies and programs and proposes land use concepts as a systematic method to integrate the objectives of the previous plans. The Short-Range Plan becomes less abstract. It encourages development which will accommodate and improve the diverse lifestyles desired by Las Vegas residents.

## B. CONCEPT OF THE SHORT-RANGE PLAN

This section of the General Plan develops a format which is useful, consistent, and will, in fact, promote the vast arrangement of different living environments needed in the City of Las Vegas. The City's approach to addressing this need was to develop planning districts based upon the intensity of urban development expressed in terms of population per square mile. Each square mile and the population density contained within it become a basic planning and measuring unit from which almost all additional calculations are made. This planning unit is referred to as a Residential Planning District. The combination of two or more Residential Planning Districts of a predominant or homogeneous characteristic are classified as a Community Profile. The merger of the Community Profiles produces the geographical area called Las Vegas.

## C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

The policies contained in the Short-Range Plan focus on residential development. To accommodate different living environments and lifestyles, the Short-Range Plan provides three basic types of Residential Planning Districts: Urban, Suburban and Rural. Flexibility and variation in the types and development densities in each RPD are provided by a range of density categories. An RPD is a geographic area that is generally one-mile square and bounded by primary thoroughfares.

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan. The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:



### Urban Residential Planning District

The Urban Residential Planning District (RPD) contains relatively intensive urban development and high population densities. Urban RPD's are primarily located in the central portion of the City.

As in all RPD's, the fully developed Urban Planning District will contain a variety of housing styles and residential densities. This variation in density will be guided to create design variations, to ensure maximum compatibility with adjacent development, and to ensure a smooth transition with adjacent residential planning districts. Although the intensity of development in the Urban Planning District is not desired by all, the types of development found in this district provide a lifestyle desired by many residents. The Urban RPD is designed to provide many basic daily needs, all easily within walking distance, and to minimize the need for automobile movement between points within the area. The automobile will, instead, be utilized primarily for movement to points outside of the area. The planning and design of the Urban RPD will ensure that housing, recreation areas, pedestrian and bicycle paths, commercial areas, and other facilities will all work together to reinforce each other.

### Suburban Residential Planning District

The Suburban Residential Planning District (RPD) includes the greatest mixture of housing types and densities, but derives its character primarily from the predominant form of City residential development, the single family detached residence. Most of the RPD's in the City are Suburban Residential Planning Districts.

Although a diversity of housing types is encouraged, compatibility of new development with existing single family residential development is a primary consideration in Suburban Residential Planning Districts. The success of the City's suburban community environment is dependent upon a design that creates a sense of unity so that residential uses strongly interact with local supporting uses such as parks and other recreation facilities, local commercial, pedestrian and bicycle paths, and elementary schools.

### Rural Residential Planning District

The Rural Residential Planning District (RPD) encompasses areas of the City where the predominant lifestyle is single family homes on large lots. Many Las Vegas residents prefer a semi-rural or rural environment which permits greater privacy, and in some cases animals, and is removed from intensive urban activity. Rural RPD's are found primarily in outlying areas of the City.

Some variation of housing style and density is possible in Rural RPD's provided appropriate design measures are utilized to maintain compatibility. Local commercial uses and parks are not essential services in the Rural Residential Planning District. The large individual lots and overall open space afforded by the low density development precludes the need for most

recreation facilities. Instead, the feeling of "neighborhood" comes from the predominantly large lot environment, and an overall circulation plan in terms of streets, bicycle and equestrian paths, as well as landscape continuity and other design measures.

## D. RESIDENTIAL PLANNING DISTRICT STANDARDS

The standards for each of the three types of residential planning districts are summarized in Table 3.1. It should be noted that optimum figures are not fixed. A Rural Residential Planning District could consist of less than four square miles along with a concomitant reduction in dwelling units and population. The general location of each of the three types of RPD's is shown on the Generalized Land Use map following this Section.

TABLE 3.1  
RPD Standards

### RESIDENTIAL STANDARDS

	Urban	Suburban	Rural
Optimum Design Population	17,000	11,500	11,500
Optimum Area	640 Acres	640 Acres	2,560 Acres
Total DU's	9,800	4,400	4,400
Maximum DU/Gross Acre	49 DU/Gross Acre	21 DU/Gross Acre	7 DU/Gross Acre
Optimum Average DU/Gross Acre <sup>1</sup>	24 DU/Gross Acre	7 DU/Gross Acre	1.8 DU/Gross Acre
Minimum DU/Gross Acre	7 DU/Gross Acre	2 DU/Gross Acre	1 DU/Gross Acre
Optimum Percent of Residential Use	55%	65%	70%

### NON RESIDENTIAL STANDARDS

• Percent in streets	30%	25%	25%
• Commercial	1/Ac/1000 People	2/Ac/1000 People	2/Ac/1000 People
• Elementary School	4-5 Ac.	8-10 Ac.	8-10 Ac.
• Parks/Recreation Facilities/ Community Service Center	2/Ac/1000 People	2/Ac/1000 People	1/Ac/1000 People

<sup>1</sup>The desirable average gross density for the entire residential planning district.

NOTE: Numbers have been rounded for ease of use and will not correlate precisely.



Not all Residential Planning Districts will be optimum size. Portions of Residential Planning Districts may also contain non-residential development or uses that do not relate directly to the needs of the area. When this occurs, Table 3.2 is to be utilized to determine the reduction factor as well as the designed dwelling units and population for each type of residential planning district.

TABLE 3-2  
RPD Population & Dwelling Units — Reduction Factors

Percent of Area <sup>1</sup>	Reduction Factor	Urban RPD		Suburban RPD		Rural RPD	
		Population	Units	Population	Units	Population	Units
10-19%	.15	16,100	8,300	10,200	3,700	2,500	900
20-29%	.25	14,200	7,300	9,000	3,300	2,200	800
30-39%	.35	12,400	6,400	7,800	2,900	1,900	700
40-49%	.45	10,500	5,400	6,600	2,400	1,600	600
50-74%	.63	7,000	3,600	4,400	1,600	1,100	400
75-100%	.88	2,300	1,200	1,400	500	400	200

<sup>1</sup>Percent of land area in other uses not listed in the RPD residential or non-residential standards as specified in Table 3.1.

NOTE: Population and dwelling units may not correlate due to rounding.

#### E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

While each of the aforementioned types of residential planning districts define an overall character of development, a variation in residential densities can be expected to occur within each RPD. Each of the three types of living environments and accompanying lifestyles include a range of residential categories. For example, an Urban Residential Planning District can include both high-density apartments and small lot single family homes. The Rural Residential Planning district is designed to permit a range of housing from conventional single family tract homes, to estate size single family homes on several acres.

The population and density capacities for each of the residential planning districts are summarized in Table 3.3.



**TABLE 3-3**  
**Residential Planning Districts Planning Capacities**

RPD Type	Population Per Square Mile	Dwelling Units Per Square Mile	People Per Gross Acre
Urban	17,000-19,000	9,800	26.6-29.7
Suburban	11,000-12,000	4,400	17.2-18.8
Rural	2,500- 3,000	1,100	3.9- 4.7

Table 3.4 sets forth guidelines for the mix of residential densities that can be expected in each type of residential planning district. If one of the density categories is exceeded in any particular residential planning district, the difference must be made up from other density categories in order to maintain the same overall character and density pattern within the residential planning district.

**TABLE 3-4**  
**RPD Density Ratios**  
**Percent of Residential Land Area by Type of Dwelling Unit Density**

Density Category DU's/ Gross Acre	High	Medium	Medium Low	Low	Rural
	Over 20	12-20	6-12	3-6	0-3
<b>RPD</b>					
Urban	50%	25%	25%	0	0
Suburban	0	10%	60%	30%	0
Rural	0	0	0	15%	85%

## **F. COMMUNITY PROFILE SYSTEM**

Community Profiles are designated areas of the City comprising two or more residential planning districts and having a predominant or homogeneous characteristic, such as the City's "downtown" area or the medical facility area in the vicinity of the Southern Nevada Memorial Hospital. The community profile maps reflect the preferred location and density ranges for the various types of land uses throughout the City. Consequently, there may be more area designated for certain types of land uses and greater densities than would ultimately be allowed for the purpose of providing development options. The amount of land allocated to the land uses and the densities on each profile map are continually balanced by City staff in conjunction with the Residential Planning District System to result in the designed number of residential dwelling units and support uses.

Sixteen Community Profiles, each with a separate land use map and supporting text, comprise the General Plan study area. This system of profile areas can be expanded as circumstances require. These profile maps and texts enable the City to review individual development projects in terms of land use and the policies contained in the General Plan. Thus, land use totals will change over time as development occurs and the desired balance of uses is achieved.

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