

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345  
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**JOINT APPENDIX,  
VOLUME NO. 58**

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15 **DISTRICT COURT**

16 **CLARK COUNTY, NEVADA**

17 180 LAND CO LLC, a Nevada limited liability  
18 company, FORE STARS, LTD., a Nevada  
19 limited liability company and SEVENTY  
20 ACRES, LLC, a Nevada limited liability  
21 company, DOE INDIVIDUALS I-X, DOE  
CORPORATIONS I-X, and DOE LIMITED  
LIABILITY COMPANIES I-X,

Plaintiffs,

v.

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

Defendants.

CASE NO.: A-17-758528-J

DEPT. NO.: XVI

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

**VOLUME 2**

28 The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's  
Opposition to Plaintiff's Motion to Determine Take and For Summary Judgement on the First, Third,  
and Fourth Claims for Relief and its Countermotion for Summary Judgment.

Exhibit	Exhibit Description	Vol.	Bates No.
A	City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas)	1	0001-0011
B	City records regarding Peccole Land Use Plan and Z-34-81 rezoning application	1	0012-0030

Exhibit	Exhibit Description	Vol.	Bates No.
C	City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application	1	0031-0050
D	Excerpts of the 1985 City of Las Vegas General Plan	1	0051-0061
E	City records regarding Peccole Ranch Master Plan and Z-139-88 phase I rezoning application	1	0062-0106
F	City records regarding Z-40-89 rezoning application	1	0107-0113
G	Ordinance No. 3472 and related records	1	0114-0137
H	City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application	1	0138-0194
I	Excerpts of 1992 City of Las Vegas General Plan	2	0195-0248
J	City records related to Badlands Golf Course expansion	2	0249-0254
K	Excerpt of land use case files for GPA-24-98 and GPA-6199	2	0255-0257
L	Ordinance No. 5250 and Excerpts of Las Vegas 2020 Master Plan	2	0258-0273
M	Miscellaneous Southwest Sector Land Use Maps from 2002-2005	2	0274-0277
N	Ordinance No. 5787 and Excerpts of 2005 Land Use Element	2	0278-0291
O	Ordinance No. 6056 and Excerpts of 2009 Land Use & Rural Neighborhoods Preservation Element	2	0292-0301
P	Ordinance No. 6152 and Excerpts of 2012 Land Use & Rural Neighborhoods Preservation Element	2	0302-0317
Q	Ordinance No. 6622 and Excerpts of 2018 Land Use & Rural Neighborhoods Preservation Element	2	0318-0332
R	Ordinance No. 1582	2	0333-0339
S	Ordinance No. 4073 and Excerpt of the 1997 City of Las Vegas Zoning Code	2	0340-0341
T	Ordinance No. 5353	2	0342-0361
U	Ordinance No. 6135 and Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011	2	0362-0364
V	Deeds transferring ownership of the Badlands Golf Course	2	0365-0377
W	Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan	2	0378-0381
X	Parcel maps recorded by the Developer subdividing the Badlands Golf Course	3	0382-0410
Y	EHB Companies promotional materials	3	0411-0445
Z	General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications	3	0446-0466
AA	Staff Report regarding 17-Acre Applications	3	0467-0482

Exhibit	Exhibit Description	Vol.	Bates No.
BB	Major Modification (MOD-63600), Rezoning (ZON-63601), General Plan Amendment (GPA-63599), and Development Agreement (DIR-63602) applications	3	0483-0582
CC	Letter requesting withdrawal of MOD-63600, GPA-63599, ZON-63601, DIR-63602 applications	4	0583
DD	Transcript of February 15, 2017 City Council meeting	4	0584-0597
EE	Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J	4	0598-0611
FF	Docket for NSC Case No. 75481	4	0612-0623
GG	Complaint filed by Fore Stars Ltd. and Seventy Acres LLC, Case No. A-18-773268-C	4	0624-0643
HH	General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications	4	0644-0671
II	June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480.	4	0672-0679
JJ	Docket for Case No. A-17-758528-J	4	0680-0768
KK	Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J	5	0769-0793
LL	Development Agreement (DIR-70539) application	5	0794-0879
MM	August 2, 2017 City Council minutes regarding DIR-70539	5	0880-0882
NN	Judge Sturman's February 15, 2019 minute order granting City's motion to dismiss, Case No. A-18-775804-J	5	0883
OO	Excerpts of August 2, 2017 City Council meeting transcript	5	0884-0932
PP	Final maps for Amended Peccole West and Peccole West Lot 10	5	0933-0941
QQ	Excerpt of the 1983 Edition of the Las Vegas Municipal Code	5	0942-0951
RR	Ordinance No. 2185	5	0952-0956
SS	1990 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0957
TT	1996 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0958
UU	1998 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0959

Exhibit	Exhibit Description	Vol.	Bates No.
VV	2015 aerial photograph identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0960
WW	2015 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0961
XX	2019 aerial photograph identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0962
YY	2019 aerial photograph identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0963
ZZ	2019 aerial photograph identifying areas subject to proposed development agreement (DIR-70539), produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0964
AAA	Membership Interest Purchase and Sale Agreement	6	0965-0981
BBB	Transcript of May 16, 2018 City Council meeting	6	0982-0998
CCC	City of Las Vegas' Amicus Curiae Brief, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	0999-1009
DDD	Nevada Supreme Court March 5, 2020 Order of Reversal, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	1010-1016
EEE	Nevada Supreme Court August 24, 2020 Remittitur, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	1017-1018
FFF	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlements on 17 Acres	6	1019-1020
GGG	September 1, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Final Entitlements for 435-Unit Housing Development Project in Badlands	6	1021-1026
HHH	Complaint Pursuant to 42 U.S.C. § 1983, <i>180 Land Co. LLC et al. v. City of Las Vegas, et al.</i> , 18-cv-00547 (2018)	6	1027-1122
III	9th Circuit Order in <i>180 Land Co. LLC; et al v. City of Las Vegas, et al.</i> , 18-cv-0547 (Oct. 19, 2020)	6	1123-1127
JJJ	Plaintiff Landowners' Second Supplement to Initial Disclosures Pursuant to NRCP 16.1 in 65-Acre case	6	1128-1137
LLL	Bill No. 2019-48: Ordinance No. 6720	7	1138-1142

Exhibit	Exhibit Description	Vol.	Bates No.
MMM	Bill No. 2019-51: Ordinance No. 6722	7	1143-1150
NNN	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 65 Acres	7	1151-1152
OOO	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 133 Acres	7	1153-1155
PPP	April 15, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 35 Acres	7	1156-1157
QQQ	Valbridge Property Advisors, Lubawy & Associates Inc., Appraisal Report (Aug. 26, 2015)	7	1158-1247
RRR	Notice of Entry of Order Adopting the Order of the Nevada Supreme Court and Denying Petition for Judicial Review	7	1248-1281
SSS	Letters from City of Las Vegas Approval Letters for 17-Acre Property (Feb. 16, 2017)	8	1282-1287
TTT	Reply Brief of Appellants 180 Land Co. LLC, Fore Stars, LTD, Seventy Acres LLC, and Yohan Lowie in <i>180 Land Co LLC et al v. City of Las Vegas</i> , Court of Appeals for the Ninth Circuit Case No. 19-16114 (June 23, 2020)	8	1288-1294
UUU	Excerpt of Reporter's Transcript of Hearing on City of Las Vegas' Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents on Order Shortening Time in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 17, 2020)	8	1295-1306
VVV	Plaintiff Landowners' Sixteenth Supplement to Initial Disclosures in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 10, 2020)	8	1307-1321
WWW	Excerpt of Transcript of Las Vegas City Council Meeting (Aug. 2, 2017)	8	1322-1371
XXX	Notice of Entry of Findings of Facts and Conclusions of Law on Petition for Judicial Review in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-17-758528-J (Nov. 26, 2018)	8	1372-1399
YYY	Notice of Entry of Order <i>Nunc Pro Tunc</i> Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019 in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-17-758528 (Feb. 6, 2019)	8	1400-1405
ZZZ	City of Las Vegas Agenda Memo – Planning, for City Council Meeting June 21, 2017, Re: GPA-68385, WVR-68480, SDR-68481, and TMP-68482 [PRJ-67184]	8	1406-1432

Exhibit	Exhibit Description	Vol.	Bates No.
AAAA	Excerpts from the Land Use and Rural Neighborhoods Preservation Element of the City's 2020 Master Plan adopted by the City Council of the City on September 2, 2009	8	1433-1439
BBBB	Summons and Complaint for Declaratory Relief and Injunctive Relief, and Verified Claims in Inverse Condemnation in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C	8	1440-1477
CCCC	Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C (Dec. 30, 2020)	8	1478-1515
DDDD	Peter Lowenstein Declaration	9	1516-1522
DDDD-1	Exhibit 1 to Peter Lowenstein Declaration: Diagram of Existing Access Points	9	1523-1526
DDDD-2	Exhibit 2 to Peter Lowenstein Declaration: July 5, 2017 Email from Mark Colloton	9	1527-1531
DDDD-3	Exhibit 3 to Peter Lowenstein Declaration: June 28, 2017 Permit application	9	1532-1533
DDDD-4	Exhibit 4 to Peter Lowenstein Declaration: June 29, 2017 Email from Mark Colloton re Rampart and Hualapai	9	1534-1536
DDDD-5	Exhibit 5 to Peter Lowenstein Declaration: August 24, 2017 Letter from City Department of Planning	9	1537
DDDD-6	Exhibit 6 to Peter Lowenstein Declaration: July 26, 2017 Email from Peter Lowenstein re Wall Fence	9	1538
DDDD-7	Exhibit 7 to Peter Lowenstein Declaration: August 10, 2017 Application for Walls, Fences, or Retaining Walls; related materials	9	1539-1546
DDDD-8	Exhibit 8 to Peter Lowenstein Declaration: August 24, 2017 Email from Steve Gebeke	9	1547-1553
DDDD-9	Exhibit 9 to Peter Lowenstein Declaration: Bill No. 2018-24	9	1554-1569
DDDD-10	Exhibit 10 to Peter Lowenstein Declaration: Las Vegas City Council Ordinance No. 6056 and excerpts from Land Use & Rural Neighborhoods Preservation Element	9	1570-1577
DDDD-11	Exhibit 11 to Peter Lowenstein Declaration: documents submitted to Las Vegas Planning Commission by Jim Jimmerson at February 14, 2017 Planning Commission meeting	9	1578-1587
EEEE	GPA-72220 application form	9	1588-1590
FFFF	Chris Molina Declaration	9	1591-1605
FFFF-1	Fully Executed Copy of Membership Interest Purchase and Sale Agreement for Fore Stars Ltd.	9	1606-1622



Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-2	Summary of Communications between Developer and Peccole family regarding acquisition of Badlands Property	9	1623-1629
FFFF-3	Reference map of properties involved in transactions between Developer and Peccole family	9	1630
FFFF-4	Excerpt of appraisal for One Queensridge place dated October 13, 2005	9	1631-1632
FFFF-5	Site Plan Approval for One Queensridge Place (SDR-4206)	9	1633-1636
FFFF-6	Securities Redemption Agreement dated September 14, 2005	9	1637-1654
FFFF-7	Securities Purchase Agreement dated September 14, 2005	9	1655-1692
FFFF-8	Badlands Golf Course Clubhouse Improvement Agreement dated September 6, 2005	9	1693-1730
FFFF-9	Settlement Agreement and Mutual Release dated June 28, 2013	10	1731-1782
FFFF-10	June 12, 2014 emails and Letter of Intent regarding the Badlands Golf Course	10	1783-1786
FFFF-11	July 25, 2014 email and initial draft of Golf Course Purchase Agreement	10	1787-1813
FFFF-12	August 26, 2014 email from Todd Davis and revised purchase agreement	10	1814-1843
FFFF-13	August 27, 2014 email from Billy Bayne regarding purchase agreement	10	1844-1846
FFFF-14	September 15, 2014 email and draft letter to BGC Holdings LLC regarding right of first refusal	10	1847-1848
FFFF-15	November 3, 2014 email regarding BGC Holdings LLC	10	1849-1851
FFFF-16	November 26, 2014 email and initial draft of stock purchase and sale agreement	10	1852-1870
FFFF-17	December 1, 2015 emails regarding stock purchase agreement	10	1871-1872
FFFF-18	December 1, 2015 email and fully executed signature page for stock purchase agreement	10	1873-1874
FFFF-19	December 23, 2014 emails regarding separation of Fore Stars Ltd. and WRL LLC acquisitions into separate agreements	10	1875-1876
FFFF-20	February 19, 2015 emails regarding notes and clarifications to purchase agreement	10	1877-1879
FFFF-21	February 26, 2015 email regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1880
FFFF-22	February 27, 2015 emails regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1881-1882
FFFF-23	Fully executed Membership Interest Purchase Agreement for WRL LLC	10	1883-1890

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-24	June 12, 2015 email regarding clubhouse parcel and recorded parcel map	10	1891-1895
FFFF-25	Quitclaim deed for Clubhouse Parcel from Queensridge Towers LLC to Fore Stars Ltd.	10	1896-1900
FFFF-26	Record of Survey for Hualapai Commons Ltd.	10	1901
FFFF-27	Deed from Hualapai Commons Ltd. to EHC Hualapai LLC	10	1902-1914
FFFF-28	Purchase Agreement between Hualapai Commons Ltd. and EHC Hualapai LLC	10	1915-1931
FFFF-29	City of Las Vegas' First Set of Interrogatories to Plaintiff	10	1932-1945
FFFF-30	Plaintiff 180 Land Company LLC's Responses to City of Las Vegas' First Set of Interrogatories to Plaintiff, 3 <sup>rd</sup> Supplement	10	1946-1973
FFFF-31	City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1974-1981
FFFF-32	Plaintiff 180 Land Company LLC's Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1982-1989
FFFF-33	September 14, 2020 Letter to Plaintiff regarding Response to Second Set of Requests for Production of Documents	11	1990-1994
FFFF-34	First Supplement to Plaintiff Landowners Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1995-2002
FFFF-35	Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2003-2032
FFFF-36	Transcript of November 17, 2020 hearing regarding City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2033-2109
FFFF-37	February 24, 2021 Order Granting in Part and denying in part City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2110-2118
FFFF-38	April 1, 2021 Letter to Plaintiff regarding February 24, 2021 Order	11	2119-2120
FFFF-39	April 6, 2021 email from Elizabeth Ghanem Ham regarding letter dated April 1, 2021	11	2121-2123
FFFF-40	Hydrologic Criteria and Drainage Design Manual, Section 200	11	2124-2142
FFFF-41	Hydrologic Criteria and Drainage Design Manual, Standard Form 1	11	2143
FFFF-42	Hydrologic Criteria and Drainage Design Manual, Standard Form 2	11	2144-2148
FFFF-43	Email correspondence regarding minutes of August 13, 2018 meeting with GCW regarding Technical Drainage Study	11	2149-2152

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-44	Excerpts from Peccole Ranch Master Plan Phase II regarding drainage and open space	11	2153-2159
FFFF-45	Aerial photos and demonstrative aids showing Badlands open space and drainage system	11	2160-2163
FFFF-46	August 16, 2016 letter from City Streets & Sanitation Manager regarding Badlands Golf Course Drainage Maintenance	11	2164-2166
FFFF-47	Excerpt from EHB Companies promotional materials regarding security concerns and drainage culverts	11	2167
GGGG	Landowners' Reply in Support of Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims Etc. in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (March 21, 2019)	11	2168-2178
HHHH	State of Nevada State Board of Equalization Notice of Decision, <i>In the Matter of Fore Star Ltd., et al.</i> (Nov. 30, 2017)	11	2179-2183
IIII	Clark County Real Property Tax Values	11	2184-2199
JJJJ	Clark County Tax Assessor's Property Account Inquiry - Summary Screen	11	2200-2201
KKKK	February 22, 2017 Clark County Assessor Letter to 180 Land Co. LLC, re Assessor's Golf Course Assessment	11	2202
LLLL	Petitioner's Opening Brief, <i>In the matter of 180 Land Co. LLC</i> (Aug. 29, 2017), State Board of Equalization	12	2203-2240
MMMM	September 21, 2017 Clark County Assessor Stipulation for the State Board of Equalization	12	2241
NNNN	Excerpt of Reporter's Transcript of Hearing in <i>180 Land Co. v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Feb. 16, 2021)	12	2242-2293
OOOO	June 28, 2016 Letter from Mark Colloton re: Reasons for Access Points Off Hualapai Way and Rampart Blvd.	12	2294-2299
PPPP	Transcript of City Council Meeting (May 16, 2018)	12	2300-2375
QQQQ	Supplemental Declaration of Seth T. Floyd	13	2376-2379
QQQQ-1	1981 Peccole Property Land Use Plan	13	2380
QQQQ-2	1985 Las Vegas General Plan	13	2381-2462
QQQQ-3	1975 General Plan	13	2463-2558
QQQQ-4	Planning Commission meeting records regarding 1985 General Plan	14	2559-2786
QQQQ-5	1986 Venetian Foothills Master Plan	14	2787
QQQQ-6	1989 Peccole Ranch Master Plan	14	2788
QQQQ-7	1990 Master Development Plan Amendment	14	2789
QQQQ-8	Citizen's Advisory Committee records regarding 1992 General Plan	14	2790-2807

Exhibit	Exhibit Description	Vol.	Bates No.
QQQQ-9	1992 Las Vegas General Plan	15-16	2808-3257
QQQQ-10	1992 Southwest Sector Map	17	3258
QQQQ-11	Ordinance No. 5250 (Adopting 2020 Master Plan)	17	3259-3266
QQQQ-12	Las Vegas 2020 Master Plan	17	3267-3349
QQQQ-13	Ordinance No. 5787 (Adopting 2005 Land Use Element)	17	3350-3416
QQQQ-14	2005 Land Use Element	17	3417-3474
QQQQ-15	Ordinance No. 6056 (Adopting 2009 Land Use and Rural Neighborhoods Preservation Element)	17	3475-3479
QQQQ-16	2009 Land Use and Rural Neighborhoods Preservation Element	18	3480-3579
QQQQ-17	Ordinance No. 6152 (Adopting revisions to 2009 Land Use and Rural Neighborhoods Preservation Element)	18	3580-3589
QQQQ-18	Ordinance No. 6622 (Adopting 2018 Land Use and Rural Neighborhoods Preservation Element)	18	3590-3600
QQQQ-19	2018 Land Use & Rural Neighborhoods Preservation Element	18	3601-3700

DATED this 25<sup>th</sup> day of August 2021.

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(Admitted *pro hac vice*)  
396 Hayes Street  
San Francisco, California 94102

*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 25<sup>th</sup> day of August, 2020, I caused a true and correct copy of the foregoing **APPENDIX OF EXHIBITS IN SUPPORT OF CITY'S OPPOSITION TO PLAINTIFF'S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT – VOLUME 2** to be electronically served with the Clerk of the Court via the Clark County District Court Electronic Filing Program which will provide copies to all counsel of record registered to receive such electronic notification.

/s/ Jelena Jovanovic

An employee of McDonald Carano LLP

# **EXHIBIT “I”**

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

**CALL TO ORDER:**

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

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

**ROLL CALL:**

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

**STAFF PRESENT:**

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

**ANNOUNCEMENT**

Satisfaction of Open Meeting Law Requirements.

**GENERAL PLAN CITIZENS ADVISORY COMMITTEE MEMBER PRESENT:**

Abe Mayhan, Co-Chairman

**NOTICE:**

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

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

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

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

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

CLV65-000195

0195

10200

**AGENDA**

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

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

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

MR. REYNOLDS pointed out there is one revision to the proposed General Plan under Land Use Element, Page II-16, Subsection B., Development Review Requirements, last sentence of paragraph 1 to: "Unless otherwise adopted by the City Council, no level of service shall be established on a designated street or highway which results in a peak hour travel capacity Level of Service D."

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

MR. REYNOLDS stated traffic on

CLV65-000196

0196

10201



# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM	COMMISSION ACTION
	<p>1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN. (CONTINUED)</p> <p>major thoroughfares has increased. Staff recognizes certain areas need more study. In some cases zoning might have to be applied for on a case-by-case basis at a later date.</p> <p>GUY SANDERS said he has his house for sale, but is unable to sell it because of all the traffic on Valley View.</p> <p>COMMISSIONER SEGERBLOM felt there would be the same amount of traffic if this area was developed professional office.</p> <p>GUY SANDERS said there would be enough parking on his property for an office use as well as on the other properties along Valley View.</p> <p>CHAIRMAN HUGHES suggested he appear before the Planning Commission for a zone change and not a change on the General Plan.</p> <p>MR. STANOERFER said this is a subdivision that was permitted 20 years ago but now lots on major street frontages back up to those streets. All 12 lots should get together and apply for a zone change.</p> <p>COMMISSIONER SOLOMON felt this property should be considered in a zone change.</p> <p>MR. STANOERFER said that once this General Plan is adopted, when requests come in for rezoning, there is a section in the Land Use Element that says if this request for rezoning is not consistent with the Plan, then it be published as a request to amend the Plan.</p> <p>RILEY CANNON, 1908 Valley View, said due to the heavy traffic none of the property owners can sell their houses so some have rented them out and moved into another area. This is no longer a residential area.</p> <p>COMMISSIONER SOLOMON felt the houses facing Valley View have a concern, but not those on side</p>

CLV65-000197

0197

10202

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

streets.

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

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

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

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

COMMISSIONER SEGERBLUM asked what a Special Design Road is.

CLV65-000198

0198

**10203**

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

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

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

CHAIRMAN HUGGINS read the General Plan Resolution.

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

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

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

CLV65-000199

0199

10204

[illegible]

10205

SOUTHWEST SECTOR

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

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

CP = Community Profile Map

CLV65-000201  
0201

10206

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

1985 COMMUNITY PROFILE MAP	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
CPS R - NE corner Charleston and Campbell Drive.	SC - P-R 801 expired 1989 (7-72-89)	L or ML - entire area that is north of C-D zoned lots.	Agree	
CPS R - second lot north of Charleston on westside of Shetland	Same as 1985 Plan	R - Same as 1985 Plan.	Agree	

CP = Community Profile Map

CLV65-000202  
0202

10207

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

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

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

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

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

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

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

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

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

CLV65-000203  
0203

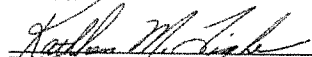
10208

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

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

  
SANDRA HUDGENS, CHAIRMAN

ATTEST:

  
Kathleen M. Tighe, City Clerk

CLV65-000204  
0204

10209



## AGENDA &amp; MINUTES

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ITEM	COUNCIL CHAMBERS • 400 EAST STEWART AVENUE	ACTION
VIII. NEW BILLS TO BE REFERRED TO A STUDY COMMITTEE OR RECOMMENDING COMMITTEE		
A. Bill No. 92-2 -- Adopts a New General Plan for the City of Las Vegas, Nevada  Sponsored by:  Councilman Scott Higginson		First Reading and Referred - FULL COUNCIL  2/18/92 Recommending Committee 2/19/92 Agenda
B. Bill No. 92-3 -- Adopts the City of Las Vegas Water Distribution Authorization Program  Sponsored by:  Councilman Scott Higginson		First Reading and Referred - COUNCILMAN HIGGINSON AND MAYOR JONES  2/18/92 Recommending Committee 2/19/92 Agenda  (11:35-11:42)

CLV65-000205  
0205

10210

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

FEBRUARY 18, 1992

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

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

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

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

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

JOHN SCHLEGEL advised the Council what the General Plan contained.

COUNCILMAN HIGGINSON made several recommended changes to the General Plan.

COUNCILMAN ADAMSEN also recommended some changes to the General Plan.

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

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

114 ✓

CLV65-000206  
0206

10211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

JOHN SCHLEGEL:

That seems reasonable.

COUNCILMAN ADAMSEN:

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

ABE MAYHAN:

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

COUNCILMAN ADAMSEN:

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

ABE MAYHAN:

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

COUNCILMAN ADAMSEN:

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

JOHN SCHLEGEL:

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

COUNCILMAN ADAMSEN:

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

JOHN SCHLEGEL:

Perhaps the land owner ought to step forward and

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

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

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

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

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

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

COUNCILMAN ADAMSEN: Okay.

JOHN SCHLEGEL: To incorporate that change into this map.

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

JAMES McCALL: When may I interject some comment here?

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

JAMES McCALL: At the end when all these --

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

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

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

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

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0209

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FEBRUARY 19, 1992

0353

## AGENDA &amp; MINUTES

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ITEM	COUNCIL CHAMBERS - 400 EAST STEWART AVENUE	ACTION
<u>VI. REPORTS FROM COMMITTEES</u>		
A. <u>RECOMMENDING COMMITTEES</u>		
<u>BILL ELIGIBLE FOR ADOPTION AT THIS MEETING</u>		
1. BILL NO. 92-1 - CREATES SPECIAL IMPROVEMENT DISTRICT NO.1433 (CRESCENT DRIVE). Committee: Councilmen Higginson and Adamsen		HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS Clerk to proceed with second publication **** No discussion was held. (10:47)
First Reading - 1/22/92		
First Publication: 2/5/92		
<u>Recommending Committee - 2/3/92</u> ADOPTION at the 2/19/92 City Council meeting.		
<u>City Council - 2/5/92</u> No Action Taken		
<u>BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING (SEE "RECOMMENDATION" FOR SPECIFIC BILL)</u>		
2. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA Committee: Full Council		BILL REFERRED back to Planning Commission
First Reading - 2/5/92		
First Publication: NONE		
<u>Recommending Committee - 2/18/92</u> REFERRED BACK TO PLANNING COMMISSION		

CLV65-000210  
0210

10215

City of Las Vegas

CITY COUNCIL MINUTES

MEETING OF  
FEB 10 1992

AGENDA DOCUMENTATION

Date: 0355  
February 5, 1992

TO:  
The City Council

FROM:  
Val Steed *Val Steed*  
Chief Civil Deputy Attorney

SUBJECT:

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

PURPOSE/BACKGROUND

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

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

FISCAL IMPACT

NONE

RECOMMENDATIONS

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

Agenda Item

VI.A.2

CLV65-000211

0211

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**AGENDA**

MARCH 12, 1992

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

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ITEM	COMMISSION ACTION
<p><u>DIRECTOR'S BUSINESS:</u></p> <p>1. <u>CONSIDERATION OF CHANGES TO GENERAL PLAN PROPOSED BY CITY COUNCIL</u></p>	<p>Solomon - APPROVED CHANGES TO GENERAL PLAN AS PRESENTED. Unanimous (Seegerblom and Pippin excused)</p> <p>FRANK REYNOLDS stated the City Council Recommending Committee, on 2/18/92, reviewed the comments and recommendations from the Planning Commission's public hearings. There were several items they would like to revise:</p> <p>Map 5 - Northwest Sector Future Land Use:</p> <ol style="list-style-type: none"> <li>1. A portion of the parcel at Rainbow and Centennial was revised back from General Commercial to D-R. This area was non-conforming commercial and excessive.</li> <li>2. Parcel at northeast corner of U.S. 95 and Elkhorn, which is Elkhorn Ranch, was R-PD6. That density needs to be reduced from ML to L.</li> <li>3. Lone Mountain east of U.S. 95 has been reduced from L-ML to L. It was not felt the buffer of ML needed to be brought around the corner.</li> <li>4. Parcel at southeast corner of Lone Mountain and Torrey Pines has been reduced from L-ML to L.</li> <li>5. Parcels north and south of Craig, west of Gragson, reduce from Service Commercial to ML to more properly reflect that area.</li> <li>6. Parcel at northwest corner of Ann and Buffalo was shown as ML/L. The eastern two-thirds of the development is L and the western one-third is R.</li> </ol> <p>On all three maps on the Residential Land Use Classification under the Development Intensity Level the single family use equivalents, they decided to remove the Optional Mobile Home designation from both the Low and Medium Low categories and to delete the Congregate Care Bed Facility as an option under the Single Family Equivalency. Gaming Enterprise Districts have been shown on Map</p>

CLV65-000212  
0212

10217



**AGENDA**

MARCH 12, 1992

*City of Las Vegas*

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

<p><u>DIRECTOR'S BUSINESS:</u></p> <p>1. <u>CONSIDERATION OF CHANGES TO GENERAL PLAN PROPOSED BY CITY COUNCIL (CONTINUED)</u></p>	<p>11.</p> <p>Map 6 - Southwest Sector Future Land Use Map:</p> <p>1. The parcel at the northeast corner of Buffalo and Washington, was revised from Medium Low to Medium Low/Service Commercial.</p> <p>2. Parcel at the northwest corner of Cimarron and Westcliff was revised from Low/Medium Low to Low.</p> <p>3. Parcel in vicinity of Rampart/Durango and Charleston/Alta; revise to conform to revised Peccole Ranch Master Plan (SC and L).</p> <p>4. The County island between Jones and Lindell, between Sahara and Charleston, the actual land uses in there were field checked and instead of the Low they are D-R. The General Plan also shows the gaming activities approved for Summerlin and one for Peccole Ranch. This will go back to the Recommending Committee and be approved by the City Council on 4/1/92.</p> <p>There was no one present to speak in opposition.</p> <p>To be heard by the Recommending Committee on 3/16/92 and City Council on 4/1/92.</p> <p>(8:58-9:11)</p>
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CLV65-000213

0213

**10218**

## AGENDA &amp; MINUTES

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ITEM	COUNCIL CHAMBERS - 400 EAST STEWART AVENUE	ACTION
<u>VI. REPORTS FROM COMMITTEES</u>		
A. <u>RECOMMENDING COMMITTEES</u>		
<u>BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING</u>		HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS (Jones excused)
1. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA Committee: Full Council		Clerk to proceed with second publication
First Reading - 2/5/92		****
First Publication: R-J - 3/19/92		No discussion was held.
<u>Recommending Committee</u> - 2/18/92 REFERRED BACK TO PLANNING COMMISSION		(9:52 to 9:54)
<u>City Council</u> - 2/19/92 NO ACTION TAKEN		
<u>Recommending Committee</u> - 3/16/92 ADOPTION at the 4/1/92 City Council meeting.		
2. BILL NO. 92-6 - AMENDS THE REDEVELOPMENT PLAN IN EFFECT FOR THE REDEVELOPMENT AREA BY DELETING THEREFROM AND ADDING THERETO VARIOUS DEFINITIONS OF DESIGNATED LAND USE PERMITTED IN THE REDEVELOPMENT AREA AND CHANGING SOME OF THE DESIGNATED LAND USES. Committee: Councilmen Nolen and Hawkins		NOLEN - Second Reading and BILL ADOPTED - UNANIMOUS
First Reading: 2/5/92		Clerk to proceed with second publication
First Publication: R-J - 3/19/92		****
<u>Recommending Committee</u> - 2/18/92 to be adopted at the same time as Bill No. 92-2 which has been referred back to the Planning Commission.		NOTE: Previous motion by Nolen to amend BILL FAILED with Higginson, Adamsen and Jones voting "NO".
<u>City Council</u> - 2/19/92 NO ACTION TAKEN		NOTE: VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.
NOTE: BILL TO BE ADOPTED AT THE SAME TIME AS BILL NO. 92-2.		(9:54 to 9:58)
 APPROVED AGENDA ITEM		

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10219

## CITY COUNCIL MINUTES

332

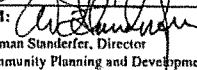
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CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

Date

March 13, 1992

<b>TO:</b> Mayor Jan Laverly Jones Councilman Bob Nolen Councilman Arnie Adamsen Councilman Scott Higginson Councilman Frank Hawkins, Jr.	<b>FROM:</b>  Norman Standerfer, Director Community Planning and Development
<b>SUBJECT:</b> BACK-UP FOR RECOMMENDING COMMITTEE MEETING OF MARCH 16, 1992 ITEM NO.4: BILL NO. 92-2: ADOPT A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS	<b>COPIES TO:</b> William Noonan, City Manager Kathy Tighe, City Clerk Larry Barton, Deputy City Mgr. Val Steed, Chief Dep. City Atty Tom McPherson, Dep. City Mgr. Bob Sylvain, Deputy City Atty. Jan Bruner, Assistant City Mgr. Frank Reynolds, Deputy Dir. Richard Welch, Director, DEUD Larry Bender, Chf. Urban. Dev.

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

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

CLV 390

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BILL NO. 92-2

ORDINANCE NO. 3636

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

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

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

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

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

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

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

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

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

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

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

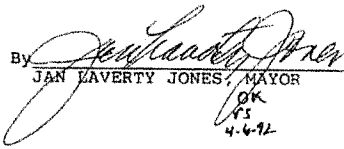
30 SECTION 5: If any section, subsection, subdivision,  
31 paragraph, sentence, clause or phrase in this ordinance or any  
32 part thereof, is for any reason held to be unconstitutional or

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

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

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

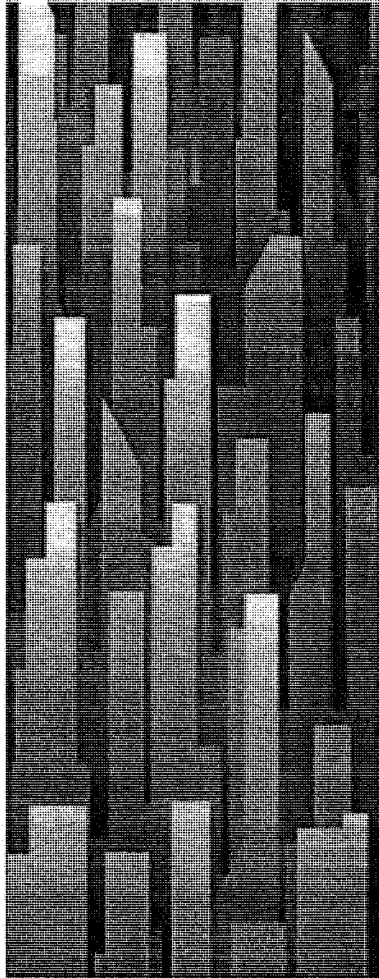
16 APPROVED:

17  
18 By   
JAN LAVERTY JONES, MAYOR

19 ATTEST:

20   
21 KATHLEEN M. TIGHE, CITY CLERK  
22  
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32

# GENERAL PLAN



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

## *City of Las Vegas*

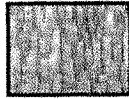


400 E. Stewart  
Las Vegas, NV 89101

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

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- III. Community Facilities
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- VII. Economic Development
- VIII. Housing
- IX. Urban Design
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- XI. Historic Preservation



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### 2.1 Background

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

#### 2.1.1 Relationship to Other Elements

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

##### *Community Facilities Element*

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

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

The types of community facilities required vary with the types of land uses in various locations throughout the City. For example in the rural/agricultural Northwest area, the primary interest in parks, recreation and cultural facilities is equestrian trails. These trails will allow permanent access to the large public land (BLM and Floyd Lamb State Park) areas, in lieu of the

altogether too common practice of the past of gradual urbanization surrounding equestrian developments and cutting off such access. A series of parks can be developed as nodes along these trails. In contrast, more urban type park facilities are desired in higher density areas of the City.

#### **Circulation Element**

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

#### **Infrastructure Element**

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

these are:

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

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

#### **Public Finance Element**

A major share of public funds is expended for infrastructure projects to support land uses. These projects range from acquisition of right-of-way and construction for roads and highways, wastewater treatment facilities, and

acquisition of land and construction for public buildings, facilities, parks and open space.

#### **Economic Development Element**

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

#### **Housing Element**

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

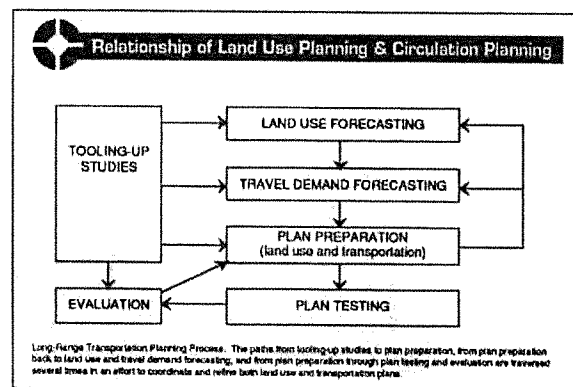
#### **Urban Design Element**

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

#### **Environmental Quality and Natural Resource Conservation Element**

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

Figure 1



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

#### **Historic Preservation Element**

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

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

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

**Northwest Sector Generalized Existing Land Use (Map 1).** This sector has an established rural/agricultural lifestyle in the area north of Cheyenne Avenue and west of Decatur Boulevard. It is concurrently experiencing active and continuing development

pressure, including non-residential uses along the commercially zoned US-95 corridor. This sector has several large planned residential communities, Painted Desert, Los Prados, and Rancho Alta Mira which are shown on Map 4, Planned Communities.

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

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

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

Zoning is the major implementation tool of the General Plan. It is the process whereby a specific Zoning District classification is assigned to a land parcel by the City Council, following recommendation by the Plan-

ning Commission. Zoning is based on the "police powers" of the community: health, safety and welfare, and in more recent years, the aesthetic\* impact of the land use. The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District requirements. The relationship of the Zoning District classification to the General Plan Future Land Use classification is shown in the following Table 2. Based upon Nevada Case Law (Nova Horizon, Inc., v. The City of Reno) the courts have held that the Master Plan is "a standard that commands deference and a presumption of applicability." The Nevada Supreme Court has held that Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in substantial agreement with the Master Plan.


### **2.1.4 Development Intensity Level Land Use Classification**

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

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

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

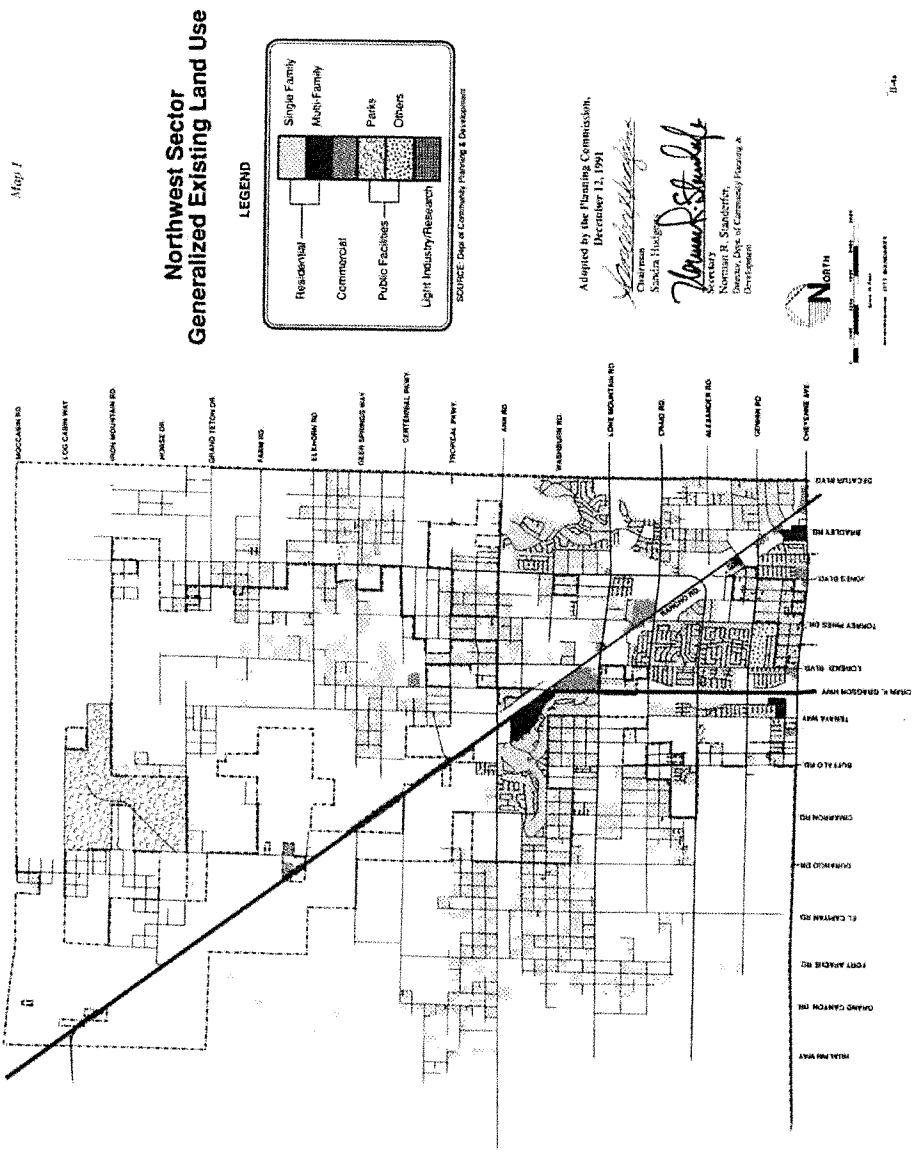
Table 1

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

\* Community Profile Map #

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

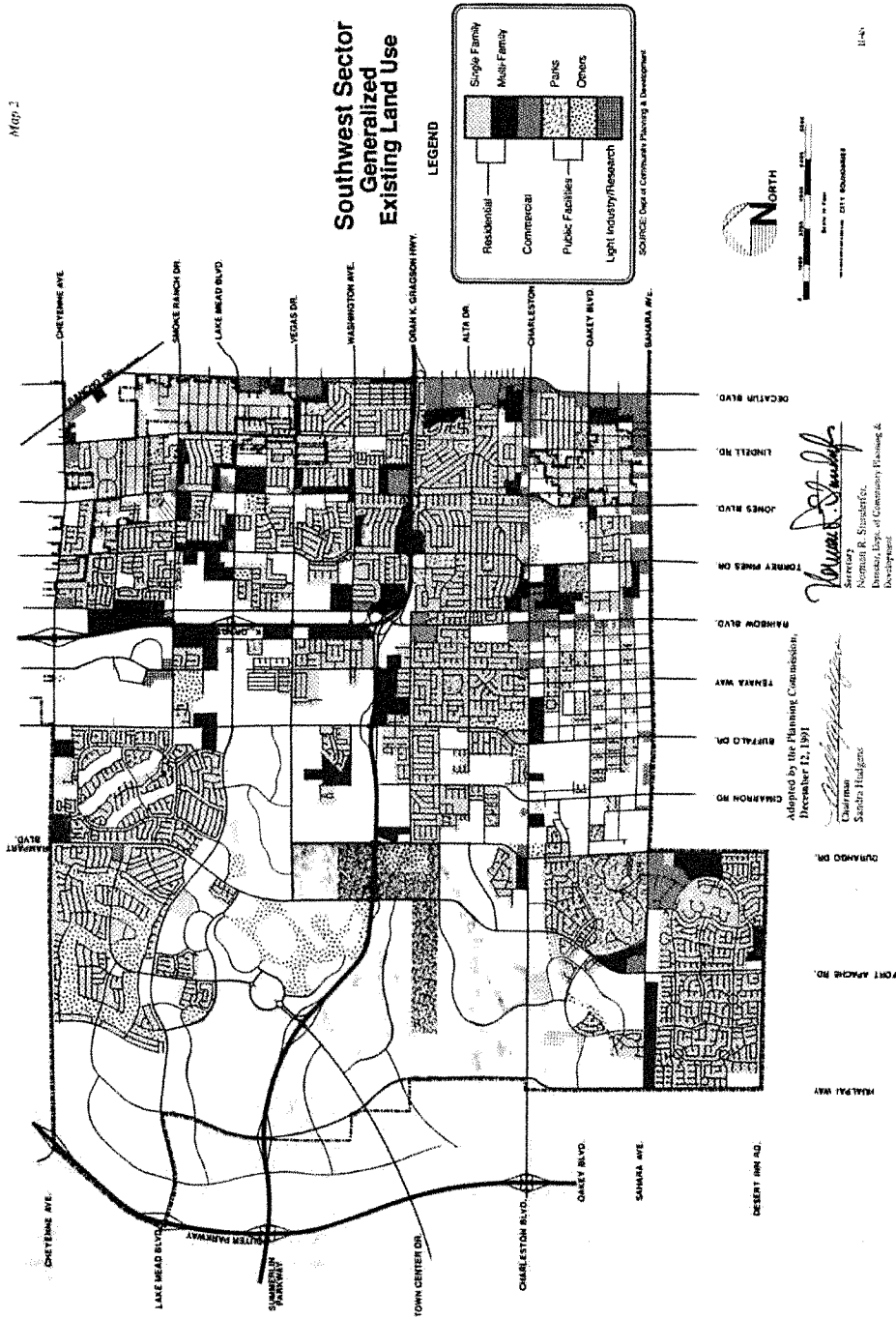
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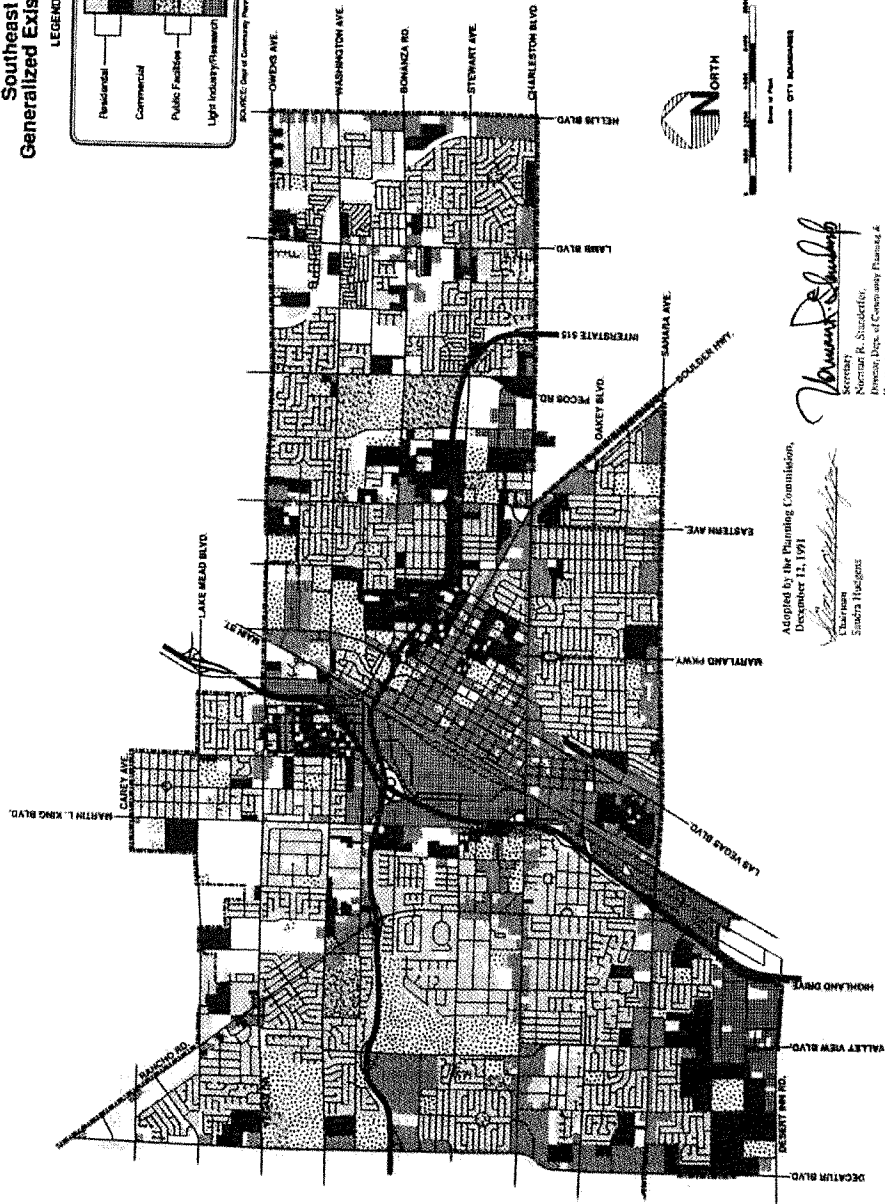
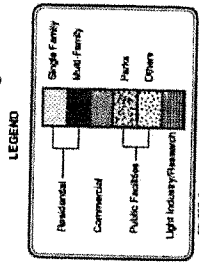




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Map C  
**Southeast Sector  
 Generalized Existing Land Use**



Adopted by the Planning Commission,  
 December 12, 1991

*Sandra Haggren*  
 Chair  
 Sandra Haggren

*Norman R. Stenderfer*  
 Secretary  
 Norman R. Stenderfer,  
 Department of Community Planning &  
 Development

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 0230

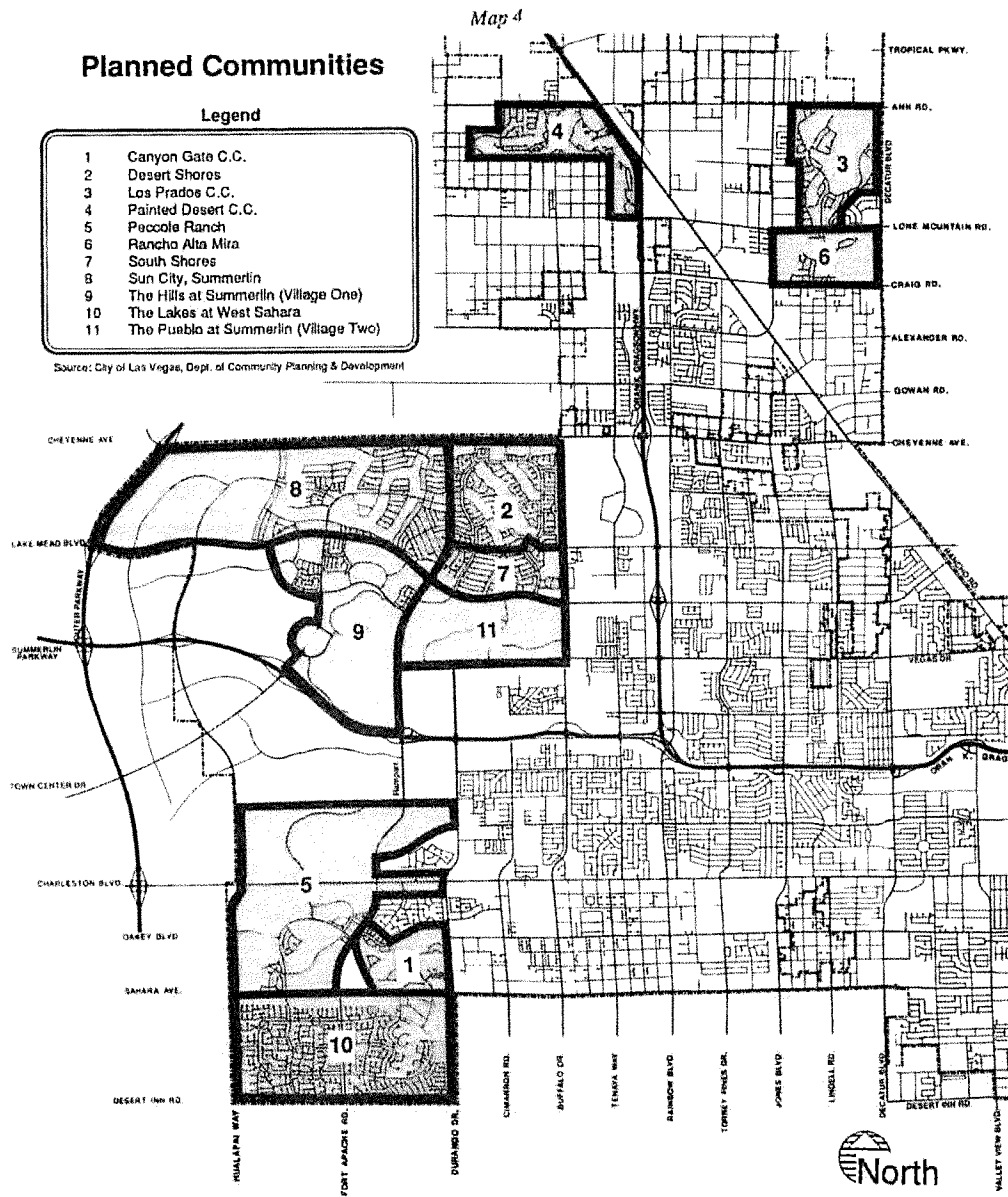
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## Planned Communities

### Legend

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

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



Land Use


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Table 2

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

\*Single Family Unit Equivalent

GP.LU Table 2 ns' Conversion;NS;pm12-30-91

Land Use

Revised 16 Mar 92

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

- A) **BOLD TYPE** - indicates maximum permitted density or intensity of primary land use.
- B) **Regular Type** - indicates range of secondary permitted land uses and equivalent maximum density or intensity of land uses which are consistent without a formal Plan amendment.
- C) **Blank** - indicates the use is not permitted in the Land Use Classification category. A formal Land Use Plan amendment is required prior to rezoning.

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

The land use classification system used in this element has been designed to address initial recommendations for transition to a completed Development Intensity Level (DIL) system.

This initial land use classification system introduces the concept of residential housing type traffic impact equivalents. These residential equivalents are referred to as "single family unit equivalents" or "SFUE's."

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

## 2.1.5 General Plan Land Use Classification System

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

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

**Desert Rural Density Residential (DR)** ( $\leq 2.18$  SFUE/net ac). The Desert Rural Density residential category allows a maximum of two dwelling units per net acre. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. Lot sizes range

Table 3

Residential Land Use Classification Schedule						
DWELLING TYPE	DR	R	L	ML	M	H
<b>SFUE*</b>	<b>2.18</b>	<b>3.96</b>	<b>6.70</b>	<b>9.00</b>	<b>13.27</b>	<b>16.58</b>
Single Family Detached	<b>2.18</b>	<b>3.96</b>	<b>6.70</b>	<b>9.00</b>	9.00	9.00
Low Rise Apartment				13.57	<b>20.00</b>	<b>25.00</b>
Single Family Attached			12.00	16.23	<b>23.93</b>	<b>29.91</b>
High Rise Apartment					37.23	46.52
Mobile Home					7.14	7.14
Hotel per Room					20.67	25.77
Motel per Room					29.78	37.22
Congregate Care/Bed				43.08	<b>43.08</b>	<b>43.08</b>

\* Single Family Unit Equivalent

GP.LU Table 3 ns\* SFUE/NS:pmv4-12-92

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

from 20,000 to 40,000 square feet and greater. (The primary application of this category is in the Northwest Sector).

**Rural Density Residential (R)**

( $\leq 3.96$  SFUE/net ac). The Rural Density residential category allows a maximum of three plus dwelling units per net acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size, ranging from 11,000 to 40,000 square feet and greater. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.) For a more detailed explanation of uses allowed in the Rural Density Residential (R) category and in the following Low Density Residential (L) category, as well as for a comparison of the City of Las Vegas vs. Clark County Zoning Regulation procedures for the DR and R categories, see the Land Use Section of the Appendix Volume of the General Plan)

**Low Density Residential (L)**

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

**Medium Low Density Residential (ML)**

( $\leq 9.0$  SFUE/gross ac). The Medium Low Density residential category permits up to 9 SFUE per gross acre. This density range permits a mixture of housing types: single family detached, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation

facilities, schools and churches are allowed in this category. Lot sizes range from 3,200 to about 6,500 square feet and greater. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as in-fill.)

**Medium Density Residential (M)**

( $\leq 13.27$  SFUE/gross ac). The Medium density residential category permits up to 13.27 SFUE per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and Southeast sectors, situated along primary and secondary streets, with a large concentration along the "west leg" of the Oran K. Gragson Highway.)

**High Density Residential (H)**

( $\leq 16.58$  SFUE/gross ac). The High Density residential category permits up to 16.58 SFUE per gross acre. (This category is generally found as low rise apartments in the "Downtown Area" and other areas of relatively intensive urban development in the Southeast Sector.) This category also permits traffic equivalent non-residential land use to occur.

**Service Commercial (SC)**

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

**General Commercial (GC)**

General commercial allows retail, ser-

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

**Tourist Commercial (TC)**

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

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

Office uses are now included in the Service and General Commercial categories. However it is important to plan for suitable Office uses in the General Plan as a transitional buffer between residential and commercial areas, and for planned office areas. Permitted office uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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

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

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

This category allows large public parks and recreation areas such as public and private golf courses, trails and ease-

ments, drainage ways and detention basins, and any other large areas of permanent open land.

#### **Schools (S)**

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

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

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

## **2.2 Issues**

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

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

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

The unprecedented, and continuing, rapid rate of growth in the City and throughout the Valley, has raised concerns for future growth and land use patterns related to the future availabil-

ity of water and the resulting impact on the future population that is sustainable. This water supply issue needs to be addressed in the land use plans of the City, and of all Las Vegas Valley jurisdictions.

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

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

Approximately 32,000 additional acre feet of water per year will be available to the Las Vegas Valley Water District for the foreseeable future (this is prior to savings from conservation, which take some time to effectively implement). The Las Vegas Valley Water District estimates that a typical single family residence for a family of four consumes 0.87 acre feet per year. Therefore, for the City's share (est. at

7,500 ac. ft.), it is estimated that there is only enough additional water for approximately 8,600 additional dwelling units, which, at an average household size of 2.55, equates to 22,000 additional residents, if no other uses were permitted.

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

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

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

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

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

**B. Commercial Land Use:** Provide the amount and location of commercial land use required to serve the projected population. Expanding the commercial center concept of the 1985 General Plan will place emphasis on planned centers with designated

<sup>\*</sup> Summerlin Planning Report, July 15, 1991

Table 4



### Potential Population Capacity on Vacant Residential Land By Sector and Land Use Category City of Las Vegas

City Sector	Land Use Category	CP Ref	Net Acres*	%	Total DU's Max**	%	Pap/ DU	Pop Total
NW (Map 1)	DR	11,12,15	5,640	29	11,280	11	2.55	28,764
	R		7,063	37	21,189	21	2.55	54,032
	L		2,060	11	12,282	12	2.55	31,319
	ML		4,032	21	48,389	49	2.55	123,392
	M		355	2	7,109	7	2.55	18,128
	H		-	-	-	-	2.55	-
TOTAL NW			19,150	100	100,249	100		255,635
SW (Map 2)	R	7-9, 13, 14 <sup>2/</sup> 16, 10 A-D	596	14	1,778	4	2.55	4,534
	L		1,370 <sup>1/</sup>	31	7,982 <sup>1/</sup>	18	2.55	20,354
	ML		1,868	43	22,167	52	2.55	56,526
	M		540	12	11,010	26	2.55	28,076
	H		-	-	-	-	2.55	-
TOTAL SW			4,374	100	42,937	100		109,490
SE (Map 3)	R	1-6 10E	49	4	110	1	2.55	281
	L		79	7	474	3	2.55	1,209
	ML		633	56	7,597	42	2.55	19,372
	M		321	28	6,481	35	2.55	16,527
	H		59	5	3,560	19	2.55	9,078
TOTAL SE			1,141	100	18,222	100		46,467
CITY TOTAL			24,665		161,408			411,592

Source: Dept. of Community Planning and Development 200' Scale land use maps, Community Profile maps, & field checks. Dwelling units for CP 16 from Derrigo Demographic studies. Reference aerial photograph flown June 1990.

\* Net acres is vacant land exclusive of estimated deductions for rights of way.

\*\* Total maximum dwelling units based on lot and parcel counts when available.

<sup>1/</sup> 570 acres have been added to "L" category (5 DU's/net Ac) to reflect 2852 single family units in CP-16.

<sup>2/</sup> Community Profile Map 14 is presently undeveloped and outside City boundaries.

GP,LU Table 4 Pot Capacity:HN;pm/10-22-91



service areas, rather than on continuing strip commercial development along major thoroughfares.

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

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

1. A low intensity category to provide a buffer and transition between low density, single family detached residential uses and other more intense land uses, such as retail commercial, which typically have late night operations and trash storage and pick-up areas in the rear yards;

2. A high intensity planned office category, as opposed to commercial categories which allow office uses as a permitted use. However, mixed land uses can be accommodated with proper urban design guidelines and controls.

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

#### Issue 4: Neighborhood Scale Planning

An important process for implementing the General Plan is the concept of Neighborhood Planning, as outlined in the Las Vegas 2000 and Beyond strate-

gic planning program. Neighborhood planning needs to be addressed at three different levels throughout the City: stabilization, to prevent deterioration of newer neighborhoods; improvement (revitalization), for older neighborhoods; and redevelopment.

The Neighborhood Planning Program would identify and prioritize potential neighborhoods and neighborhood groups throughout the City for follow-on neighborhood scale planning. It would also identify and prioritize potential "corridor" study areas throughout the City. This could include protection of the functionality of the roadway corridors by determining development standards. An example of the need for such corridor studies is the US 95 corridor in the Northwest Sector, to develop a more efficient and environmentally satisfactory alternative to the existing commercially zoned (1320 foot wide) corridor by planning "nodes" of commercial/mixed use development, the spacing of which would be dependent upon the size of the commercial "service" areas.

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

#### Issue 5: Alternatives to Urban Sprawl

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

A. Developing new options to allow, and encourage, creative mixed land use developments (residential and

nonresidential) which would bridge existing regulatory gaps; the existing Residential Planned Development (R-PD) zoning district is applied primarily to the planning of single family residential subdivisions; the Planned Community (PC) zoning district is applicable only to large (3000 acres under one ownership) mixed use developments.

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

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

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

The unprecedented growth in the City of Las Vegas, and throughout the Las Vegas Valley, requires closer coordination of land use planning, and related circulation/transportation planning among all Las Vegas Valley jurisdictions. The future land use plans of all adjacent Las Vegas Valley jurisdictions needs to be coordinated to ensure compatibility along boundaries and to ensure equitable and efficient provision of services.

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

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

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## 2.3 Goal, Objectives, Policies and Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Program C1.1:** Define and designate urban, suburban and rural residential land use areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 2.4 Evaluation and Implementation Process

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

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

#### A. Plan Consistency Policies

It is the intent of the City Council that:

1. All parcels of land within the City of Las Vegas which are designated in a residential land use category in the Land Use Plan shall be appropriately zoned for a density of dwelling units which is compatible with surrounding residential uses and which does not exceed the maximum density set forth in the Land

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

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

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

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

with the adopted Land Use Plan without necessity for an amendment public hearing.

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

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

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

1. The network of regional and local streets and highways will have the capacity to serve the proposed development at an acceptable Level of Service. For purposes of this section, an acceptable level of service shall be determined by the City Council and may vary by type of street or location. Unless otherwise adopted by the City Council, no

level of service shall be established on a designated street or highway which results in a peak hour travel capacity below Level of Service D.

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

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

The following Land Use Evaluation and Implementation Matrix (EIM - see

next page) was prepared as a measurable summary of the above Land Use Policies and Programs. The EIM is to be used:

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

The following abbreviations apply to the Evaluation and Implementation Matrix

##### *City Departments*

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

##### *Other Agencies/Jurisdictions*

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

2.4.2 LAND USE EVALUATION AND IMPLEMENTATION MATRIX					SPECIFIC ACTION/PRODUCT		REMARKS
POLICY (PROGRAM)	PROGRAM SUMMARY	RESPONSIBLE DEPT*	FY OF IMPLEMENTATION				
A1 (A1.1)	Consider General Plan Policies and Programs in annual preparation of the City's Capital Improvement Program	All with FN	Annually		Budget line items reflecting General Plan Programs		
A1 (A1.2)	Prepare biennial review of General Plan for Planning Commission and City Council	CP	1993		Program to evaluate implementation progress; Updated General Plan		Continue CAC as oversight/ steering committee; Coordinate with TAC
B1 (B1.1)	To ensure efficient utilization of water supply, prepare Existing Land Use Maps and calculate potential buildout capacity (population) on vacant land parcels	CP	1992		Existing Land Use Maps by Sector, buildout projections (population)		
B1 (B1.2)	Delineate boundaries for "infill" designated areas, considering Water District pressure zones	CP, PW, LVWD	1992		Maps, superimposed on Future Land Use Plan		
B1 (B1.3)	Continue to monitor the water issue to remain aware of new conservation methods and potential supply sources	CP, PW, LVWD	Ongoing		Regular report, ordinance revisions		
B2 (B2.1)	Establish and implement guidelines for infill development	CP, PW	1992		Policy guidelines adopted by City Council		
B2 (B2.2)	Consider providing an incentive program for infill development	CP, PW	1992		Study to determine benefits of incentive program		
C1 (C1.1)	Define and designate urban, suburban, and rural residential areas on Land Use Plan	CP	1992		Future Land Use Plan		
C1 (C1.2)	Designate specific low density, equestrian/ agricultural, residential land use districts	CP	1992		Future Land Use Plan		
C1 (C1.3)	Plan for appropriate location of multiple family residential uses throughout the City	CP	1992		Future Land Use Plan		
C1 (C1.4)	Require multiple family developments to be compatible with adjoining single family uses	CP, BS	1992		Development standards; Revised Zoning Ordinance requirements		Integrate with neighborhood scale land use plans
C1 (C1.5)	Develop standards for mobile home developments to ensure compatibility with adjoining residential uses	CP, BS	1992/93		Development standards; Revised Zoning Ordinance requirements		Integrate with neighborhood scale land use plans
C2 (C2.1)	Emphasize planned commercial centers, rather than strip commercial development	CP, ED	1992/93		Study/report on location of commercial development		Integrate with neighborhood scale land use plans
C2 (C2.2)	Develop and incorporate commercial service area standards	CP, ED	1992/93		Study on commercial development (review standards of successful cities)		Integrate with neighborhood scale land use plans
C2 (C2.3)	Develop a low intensity Office land use category as a transitional use	CP	1992		Revision to General Plan and Zoning Ordinance		
C2 (C2.4)	Develop a high intensity Office land use category	CP	1992		Revision to General Plan and Zoning Ordinance		
C3 (C3.1)	Designate locations for specific Activity/ Employment/Service Centers	CP	1992/93/94		Revision to General Plan		Integrate with neighborhood scale land use plans

\*Note: First entry denotes lead dept.  
See previous page for explanation of abbreviations

LU EDM, JPM, QP, m, sec, P, H-13-92

Land Use

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2.4.2 LAND USE EVALUATION AND IMPLEMENTATION MATRIX continued					SPECIFIC ACTION/PRODUCT		REMARKS
POLICY (PROGRAM)	PROGRAM SUMMARY	RESPONSIBLE DEPT*	FY OF IMPLEMENTATION				
C3 (C3.2)	Provide incentives for Activity Employment/Service Center development	CP, ED	1992		Study/report		
C3 (C3.3)	Implement the Downtown Development Plan as the primary Activity Center of the City	ED, CP, PW	1992/93/94		Phased development plans; Access to Union Pacific parcel; Clark City, Off. Main St. Sta.		Integrate with neighborhood scale land use plans
D1 (D1.1)	Identify and prioritize neighborhoods and organizations for future neighborhood &/or corridor studies and plans	CP, ED, PW	1992/93/94		List of organizations; maps of areas		
D1 (D1.2)	Prepare a series of neighborhood &/or corridor studies and plans	CP, ED, PW	1992/93/94		Neighborhood/corridor scale studies and plans		
E1 (E1.1)	Investigate options for creative mixed use developments	CP	1992		Concept plans; ordinance revisions		Integrate with neighborhood scale land use plans
E1 (E1.2)	Investigate application of pedestrian oriented "neo-traditional" planning concepts	CP	1992		Study/report		
E2 (E2.1)	Prepare a Development Intensity Level (DIL) pilot study	CP	1992		Pilot study/report		
E2 (E2.2)	Apply the Development Intensity Level (DIL) pilot study to a City-wide program and map	CP	1993/94		Approval of DIL approach; map; development standards		
F1 (F1.1)	Develop a Valley-wide, generalized, Future Land Use Map with input of all jurisdictions	CP, CM, Hend, NLV, CC	1992		Valley-wide Land use initiatives; generalized Future Land Use Maps		
F1 (F1.2)	Identify and resolve any land use conflicts along jurisdictional boundaries	CP, CM, Hend, NLV, CC	1992/ongoing		Study/report; amendments to General/Master Plans; interlocal agreements		
F2 (F2.1)	Investigate the potential for formation of a Valley-wide planning association, including a Council of Governments	CP, CM, Hend, NLV, CC	1993		Study/report; community meetings		
F2 (F2.2)	Develop methods of increased inter-jurisdictional coordination of zoning, building and code enforcement	CP, BS, PW	1993		Revised ordinances		
F3 (F3.1)	Reduce overlapping, inefficient service areas through the elimination of irregular City boundaries and County Islands	CP, CM, CC	1993		Annexation Master Plan		
F3 (F3.2)	Seek State legislation to simplify and expedite the annexation process	CP, CM	1993		Proposed legislation		
F3 (F3.3)	Prepare capital improvement plans and schedules for public facilities in conformance with the adopted General Plan proposed future land use	CP, PW, PL, FN	1992/93/94		Evaluate proposed CIP with Land Use Plan		
F3 (F3.4)	Implement a growth management program which links land development approval with General Plan consistency and development review requirements	CP, PW, CM, FN	1993		Growth Management Program		

## 2.5 Future Land Use Plans

This Element addresses future land use at both the City scale and the Valley-wide scale. Proposed Future Land Use Maps have been prepared at both scales. The City scale map was developed with the same three "sectors" (Northwest, Southwest and Southeast) discussed in Section 2.1.2 on Existing Land Use. See maps 5, 6, and 7 in the following pocket sheets.

### 2.5.1 Sector Scale Future Land Use Plans

**Northwest Sector Future Land Use Plan (Map 5).** This Plan is for the generally rural/agricultural area north of Cheyenne Avenue and west of Decatur Boulevard, which is experiencing active and continuing development pressure. An interim General Plan, prepared with the assistance of the Northwest Citizens Advisory Committee, was adopted for the Northwest Area on February 20, 1991. The Interim Plan was reviewed by the General Plan Advisory Committee, and expanded in content and detail, to form the Northwest Sector Future Land Use Plan. In addition to preserving a significant amount of the rural land use designation depicted on the previous (1985) General Plan for this area, a new, lower density (0 - 2 dwelling units per acre) Desert Rural (DR) land use category was established and applied as noted.

Nodes of commercial and higher density residential land uses are designated at NDOT's proposed future locations for two of three interchanges along the US 95 segment between Centennial Parkway and Moccasin Road. This nodal development, which will help preclude the continuous strip commercial type development which has occurred in other rapidly urbanizing areas of the City, reflects major development activity which is now taking place in the Northwest Sector.

**Southwest Sector Future Land Use Plan (Map 6).** This Plan, for the area west of Decatur Boulevard and south of Cheyenne Avenue, features many excellent examples of "planned communities", including: The Lakes at West Sahara, Peccole Ranch, Canyon Gate Country Club, Desert Shores, South Shores, and the first phase of the extensive (ultimately 23,180 acres) Summerlin satellite new town, with its first residential "village", Sun City Summerlin. Summerlin (Map 8) has a creative and unique development process which is described in a following subsection.

**Southeast Sector Future Land Use Plan (Map 7).** This Plan is for the more mature area of the City east of Decatur Boulevard. It is more fully built out, and future growth in this area will consequently include more extensive "infill" development. This Sector encompasses the Las Vegas Downtown Development Plan, as depicted on Map 7 and further described in a following subsection and on Map 9.

**1991 Summerlin General Plan (Map 8).** Summerlin is developing under the requirements of the Planned Community (PC) District of the City of Las Vegas Zoning Ordinance, which was established to encourage the development of comprehensively planned communities with a minimum area of 3,000 acres. The PC process, which to this time has been utilized only by Summerlin, requires an overall Development Plan (Master Concept Plan), and sophisticated Development Standards. The original Master Concept Plan, for Husite as it was called at that time, was adopted by the City in 1987, with an initial annexation and rezoning of 4,561 acres. An additional 616 acres have subsequently been annexed, and the first phase "Sun City Summerlin" retirement community is now functional. An updated General Plan, as depicted on Map 8, is being adopted in conjunction with the update of the General Plan. The major change

is in the overall configuration, as an extensive western portion of the original parcel has been acquired by the BLM as a transitional buffer to the Red Rock Recreation Area to the west; and, the Plan has expanded to the south west of Hualapai Way as shown on Map 6.

More than just a large planned community, Summerlin is a satellite new town which will provide a substantial employment base. It seeks to achieve a balance between residential and employment opportunities: with an ultimate population which could range between 165,000 and 178,000, Summerlin is reserving land areas that could provide for 65,000 to 70,000 jobs in the commercial (including office), retail, recreational and institutional categories.

**Las Vegas Downtown Development Plan (Map 9).** This Plan for the Downtown gaming and entertainment center, which also functions as a regional commercial and office activity center, is located in the Southeast Sector, as located on Map 7. The Downtown Development Plan, which includes a development strategy for the West Las Vegas Area located adjacent to and northwest of Downtown, is, like the above Summerlin Master Concept Plan, adopted in conjunction with the update of the General Plan.

The Downtown Development Plan addresses a wide range of land functions, ranging from intense uses including the Downtown entertainment and gaming core, office and civic core, and the vacant 287 acre Union Pacific parcel planned for major mixed use developments, to low density residential preservation.

The Downtown Redevelopment Agency has identified the following activities as its highest priorities:

- 
1. Establishing a critical mass of office and retail commercial land uses
  2. Strategically locating development to generate new investment in Downtown
  3. Creating a multi-purpose, 24 hour marketplace environment in the Downtown
  4. Improving the Downtown linkage with the Strip
  5. Enhancing the quality of the physical environment, improving the Downtown circulation system, and ensuring that adequate infrastructure is provided
  6. Expanding the Fremont Street hotel/casino core
  7. Encouraging more concentrated development in the office/civic core
  8. Creating a stronger relationship between the office/civic core and Las Vegas Boulevard
  9. Conserving existing residential neighborhoods, particularly those designated as historic areas

The intent of the Valley-wide General Plan Map is to identify:

- elements which need to be coordinated on a metropolitan (Valley-wide) scale:
  - future land uses
  - community facilities
  - circulation systems
  - infrastructure and utility systems
- areas of:
  - continuity (as positive examples), and
  - conflict (to be resolved) at the boundaries among all Las Vegas Valley jurisdictions

### 2.5.2 Generalized Valley-wide, Future Land Use Plan

An adopted action of the "Las Vegas 2000 and Beyond" strategic planning program was to "update the City's General Plan in coordination with the General/Master Plans of adjoining jurisdictions." Accordingly, staff researched the General/Master Plans of all contiguous Las Vegas Valley jurisdictions, and developed a Valley-wide matrix of "lowest common denominator" proposed future land use categories (see Table 5) with the input of all jurisdictions. Staff then prepared, and similarly reviewed with staff of all jurisdictions, an overall Generalized Valley-wide Future Land Use Plan Map (Map 11, found in the back cover pocket).



# **EXHIBIT “J”**



Civil Engineering  
Construction  
Management  
Land Surveying  
Planning  
ADA Consulting

## **PENTACORE**

0171 0030

September 4, 1996

Mr Robert Genzer  
City of Las Vegas  
Planning Division  
400 E Stewart Avenue  
Las Vegas, NV 89101


RE Badlands Golf Course, Phase 2

Dear Bob

As you know the Badlands Golf Course in Peccole Ranch is proposing to develop an additional 9 hole course between the existing golf course and Alta Drive. The existing Master Plan zoning of this area is RPD-7, and the golf course would be developed within this zoned parcel. I would like a letter from the City stating that a golf course would be compatible within this zoning. I need the letter for the bank.

Thank you for your consideration in this matter.

Sincerely,

  
Clyde O. Spitzer  
Vice President

PLANNING AND  
DEVELOPMENT

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2-17-90

6763 West Charleston Boulevard • Las Vegas, Nevada 89102 • (702) 258-0115 • Fax (702) 258-4956

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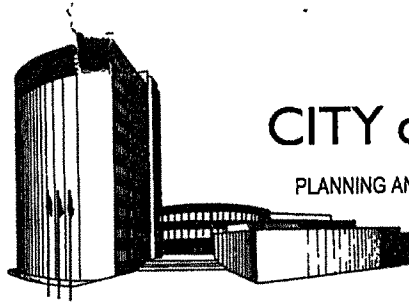
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MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON

October 8, 1996



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Mr. Clyde O. Spitze, Vice President  
Pentacore  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102

Re: BADLANDS GOLF COURSE, PHASE 2

Dear Mr. Spitze:

City records indicate that an 18 hole golf course with associated facilities was approved as part of the Peccole Ranch Master Plan in 1990. The property was subsequently zoned R-PD7 (Residential Planned Development - 7 Units Per Acre). Any expansion of the golf course within the R-PD7 area would be allowed subject to the approval of a plot plan by the Planning Commission.

If any additional information is needed regarding this property please do not hesitate to contact me.

Very truly yours,

Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG:erh

CLV 7009  
3810 015 8/95

400 E STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



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PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1965

AGENDA & MINUTES

City of Las Vegas

Page 8

COUNCIL CHAMBERS • 401 EAST STEWART AVENUE

ITEM NUMBER	CONSENT AGENDA	ACTION
A-1.	<p>1. <u>DISCUSS</u> <u>REDCOCK WEST LOT 10</u> <u>DEVELOPMENT RESTRICTIONS</u></p> <p>prior to any rezoning of said lots for other than individual residential subdivisions. A preliminary plan shall be prepared and submitted to the Planning Commission for review and approval. The plan shall include a site plan, a preliminary subdivision map, and a preliminary plat. The plan shall also include a description of the proposed development, including the number of units, the type of units, and the estimated cost of the development. The plan shall also include a description of the proposed development, including the number of units, the type of units, and the estimated cost of the development. The plan shall also include a description of the proposed development, including the number of units, the type of units, and the estimated cost of the development.</p>	APPROVED



# **EXHIBIT “K”**





**CITY COUNCIL MINUTES  
MEETING OF  
SEPTEMBER 14, 1998**

**AGENDA DOCUMENTATION**

TO	FROM
THE CITY COUNCIL	THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT <u>GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-24-98 - NEVADA LEGACY 14, LIMITED LIABILITY COMPANY AND PECCOLE NEVADA CORPORATION</u>	

**PURPOSE/BACKGROUND**

**DETAILS OF APPLICATION REQUEST**

Site Area          16.87          Acres

**EXISTING LAND USE**

Subject Property	Unimproved
North	Golf Course
South	Golf Course
East	Unimproved
West	Unimproved

**PLANNED LAND USE**

Subject Property	ML	(Medium-Low Density Residential)
North	P	(Park)
South	P	(Park)
East	SC	(Service Commercial)
West	ML	(Medium-Low Density Residential)

**EXISTING ZONING OF ADJACENT PROPERTIES**

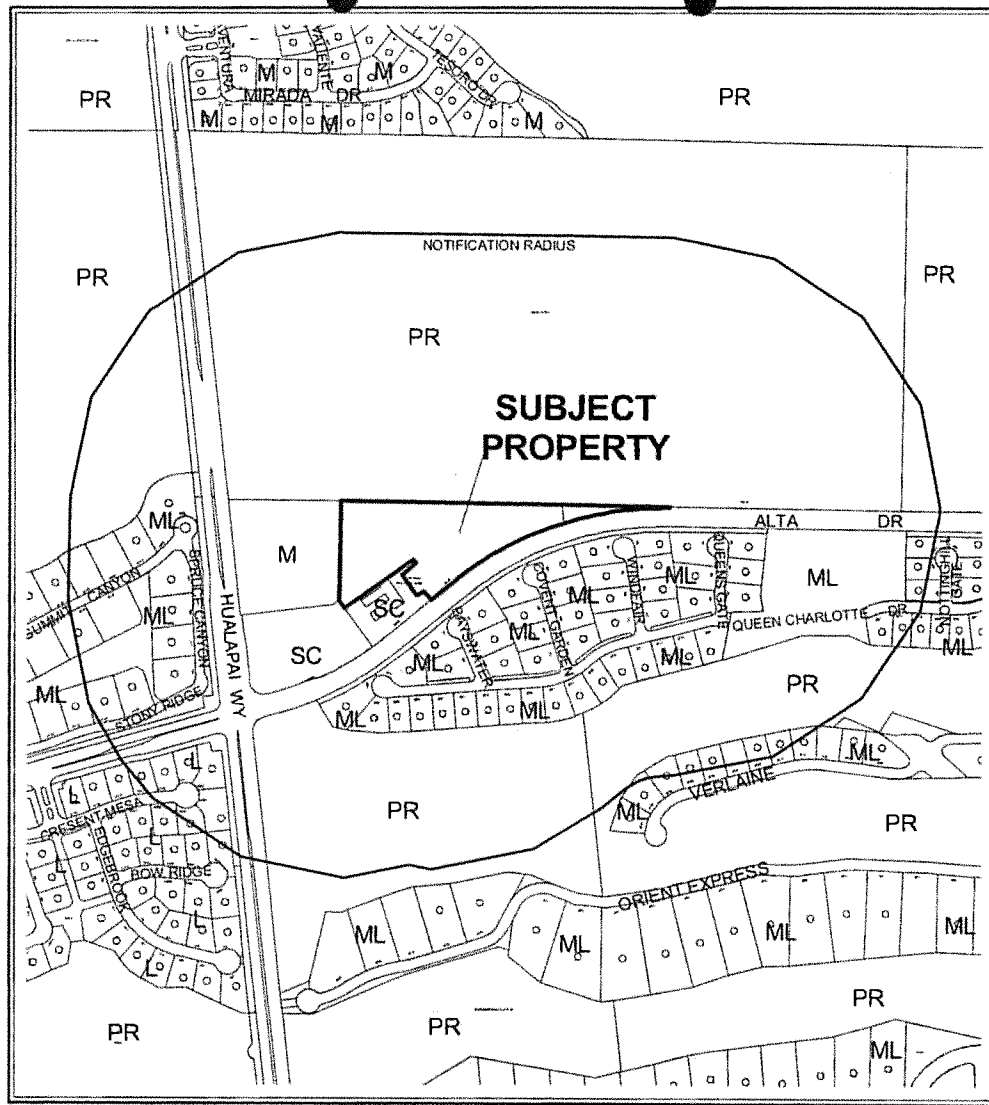
Subject Property	ROI to R-3	(Limited Multiple Family)
North	C-V	(Civic)
South	ROI to R-PD7	(Residential Planned Development)
East	ROI to C-1	(Limited Commercial)
West	ROI to R-PD7	(Residential Planned Development)

Agenda Item



CLV65-000256  
0256

**10263**



**CASE: GPA-6199**

**RADIUS: 1000 FT**

**GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

PF (PUBLIC FACILITIES)

**PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

SC (SERVICE COMMERCIAL)



CLV65-000257  
0257

**10264**

# **EXHIBIT “L”**



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

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

5 Proposed by: Willard Tim Chow, Director  
Planning and Development

Summary: Adopts the Las Vegas 2020  
Master Plan.

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


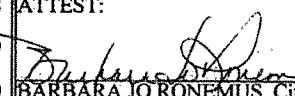

9 **SECTION 1:** That certain document entitled the "Las Vegas 2020 Master Plan,"  
10 including its appendices, is hereby adopted and incorporated herein by this reference. The material  
11 provisions of the Las Vegas 2020 Master Plan were approved by the Planning Commission on the  
12 15th day of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

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

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

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1 SECTION 4: All ordinances or parts of ordinances or sections, subsections,  
2 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,  
3 Nevada, 1983 Edition, in conflict herewith are hereby repealed.  
4 PASSED, ADOPTED and APPROVED this 6<sup>th</sup> day of September, 2000.  
5 APPROVED:  
6  
7 By   
8 OSCAR B. GOODMAN, Mayor  
9 ATTEST:  
10   
11 BARBARA J. RONEMUS, City Clerk  
12 APPROVED AS TO FORM:  
13  8-16-2000  
14 Date  
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1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 2<sup>nd</sup> day of August, 2000 and referred to the following committee composed of  
3 the Councilmen Weekly and Mack for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 6<sup>th</sup> day of September, 2000 which was a regular meeting  
5 of said Council; that at said regular meeting, the proposed ordinance was read by title to the  
6 City Council as amended and adopted by the following vote:

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


9 VOTING "NAY": NONE

10 EXCUSED: NONE

11 APPROVED:

12  
13   
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

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

MASTER PLAN

Diversity  
To  
multiculturalism

VISION

SMART  
growth



Reurbanization

Neighborhood  
Revitalization

Newly Developing Areas

Economic Diversity

Cultural Enhancement

Fiscal Management

Regional  
Coordination



CLV65-000261  
0261

10269

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



MP2020.GPlan-MPlan.pgmkr.tbr/9-22-00

CLV65-000262  
0262

**10270**

# **LAS VEGAS 2020 MASTER PLAN**

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## LAND USE CLASSIFICATIONS

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

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

**DESERT RURAL DENSITY  
RESIDENTIAL (DR)**

(0 - 2 du/gross acre). The Desert Rural Density Residential category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. (The primary application of this category is in the Northwest Sector.)

## RURAL DENSITY RESIDENTIAL (R)

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



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

(3.5 - 5.5 du/gross acre). The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The primary application of this category is in the Southwest and Southeast Sectors.)

## **MEDIUM LOW DENSITY RESIDENTIAL (ML)**

(5.6 - 8 du/gross acre). The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre. This density range permits: single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as infill.)

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

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

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

(12.1 - 25 du/gross acre). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and Southeast Sectors, with a large concentration along the "west leg" of the Oran K. Gragson Highway [US 95].)

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

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

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

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

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

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

## **TOWN CENTER (TC)**

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

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

## **OFFICE (O)**

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

## **SERVICE COMMERCIAL (SC)**

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

## **GENERAL COMMERCIAL (GC)**

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

## **TOURIST COMMERCIAL (TC)**

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

## **LIGHT INDUSTRY/RESEARCH (LI/R)**

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

## **PARKS/RECREATION/OPEN SPACE (P)**

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

**SCHOOLS (S)**

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

**PUBLIC FACILITIES (PF)**

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

.....▲ Land Use Classifications

## **IMPLEMENTATION METHODOLOGY**

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

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

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

### **ADJUSTMENTS TO ZONING AND SUBDIVISION ORDINANCES**

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

## COMPLETION OF MASTER PLAN ELEMENTS

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

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

## COMPLETION OF SPECIAL AREA LAND USE PLANS

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

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

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

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

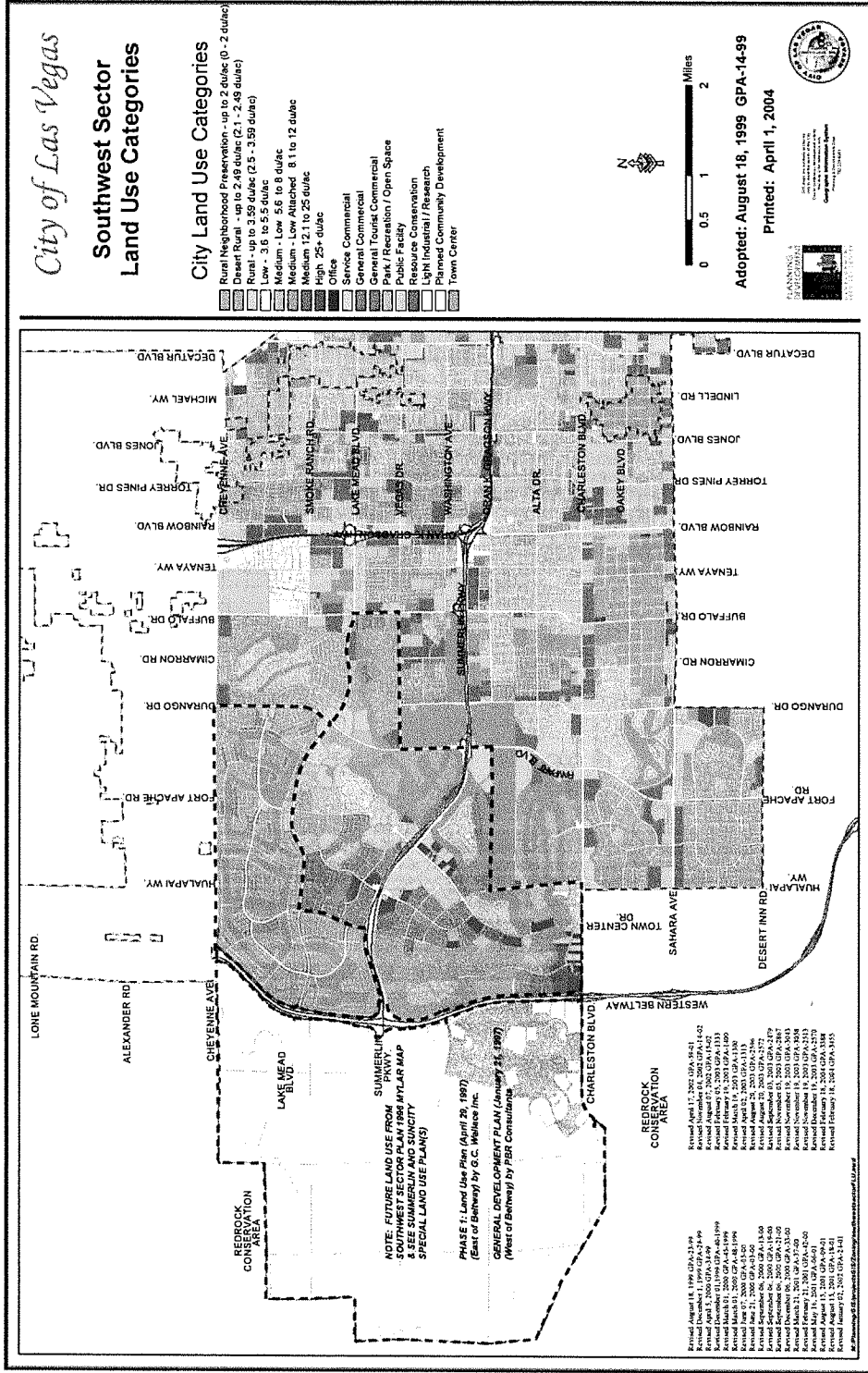
## **APPOINTMENT OF CAPITAL IMPROVEMENT PLANNING COORDINATOR**

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

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



# **EXHIBIT “M”**



## SOUTHWEST SECTOR

### Land Use Categories

- |  |                                     |
|--|-------------------------------------|
|  | Desert Rural (0-2)                  |
|  | Rural (2.1 to 3.5)                  |
|  | Low (3.6 to 5.5)                    |
|  | Medium-Low (5.6 to 8)               |
|  | Medium-Low Attached (8.1 to 12)     |
|  | Medium (12.1 to 25)                 |
|  | High (> 25)                         |
|  | Office                              |
|  | Service Commercial                  |
|  | General Commercial                  |
|  | General Tourist Commercial          |
|  | Park/Recreation/Open Space          |
|  | Public Facility                     |
|  | Resource Conservation               |
|  | Right-of-Way                        |
|  | Light Industrial/Redevelopment Area |
|  | University/Research                 |

## MASTER PLANNED AREAS

- Planned Community Development

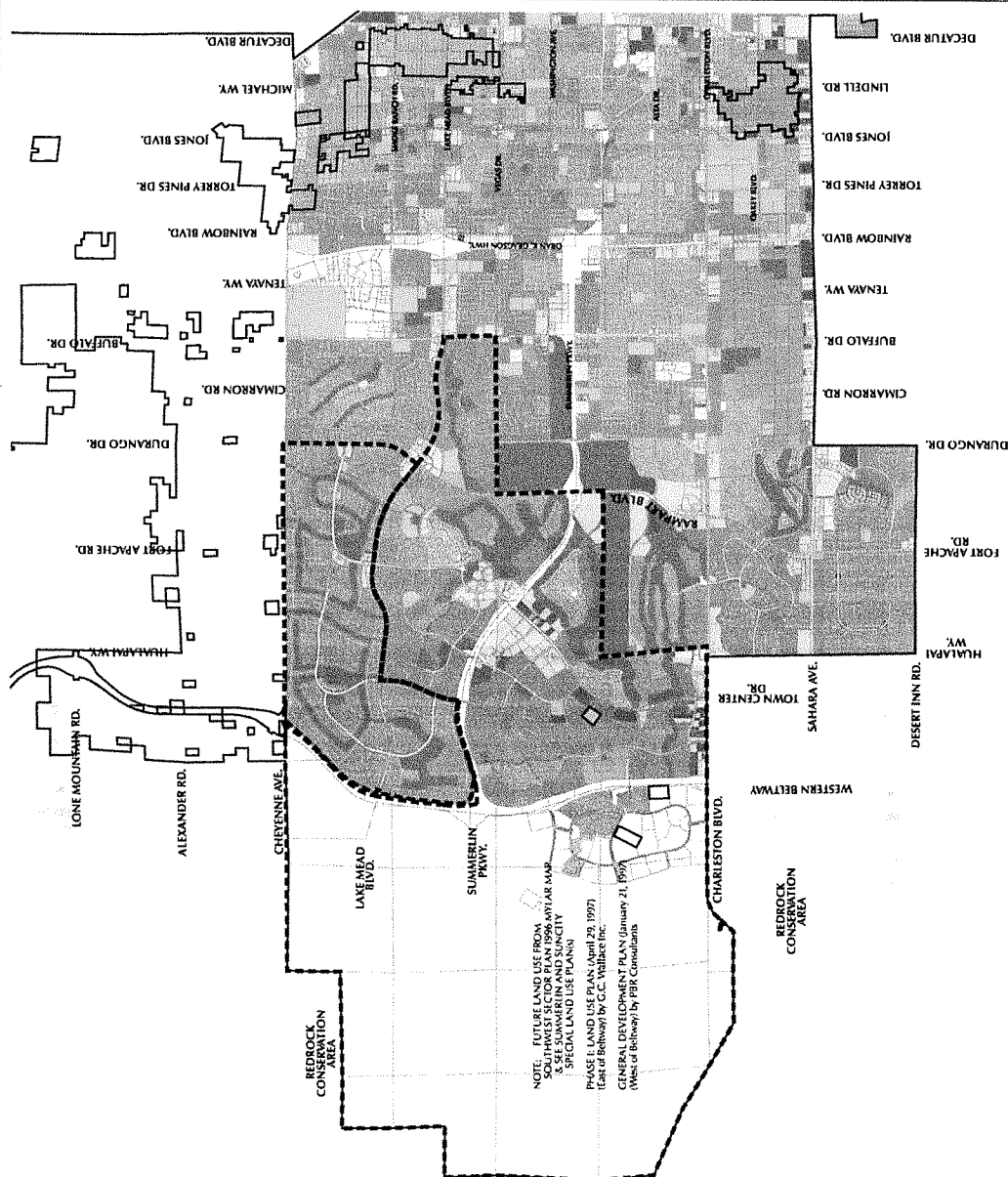
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**Adopted August 18 1999 GPA-14-99**

**August 27, 2002**

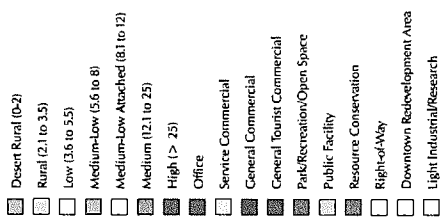
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System  
Comprehensive Planning  
702.276.6022



1300 2800 3800 5200  
SCALE IN KEV

*City of Las Vegas*  
**SOUTHWEST SECTOR**  
Land Use Categories



**MASTER PLANNED AREAS**

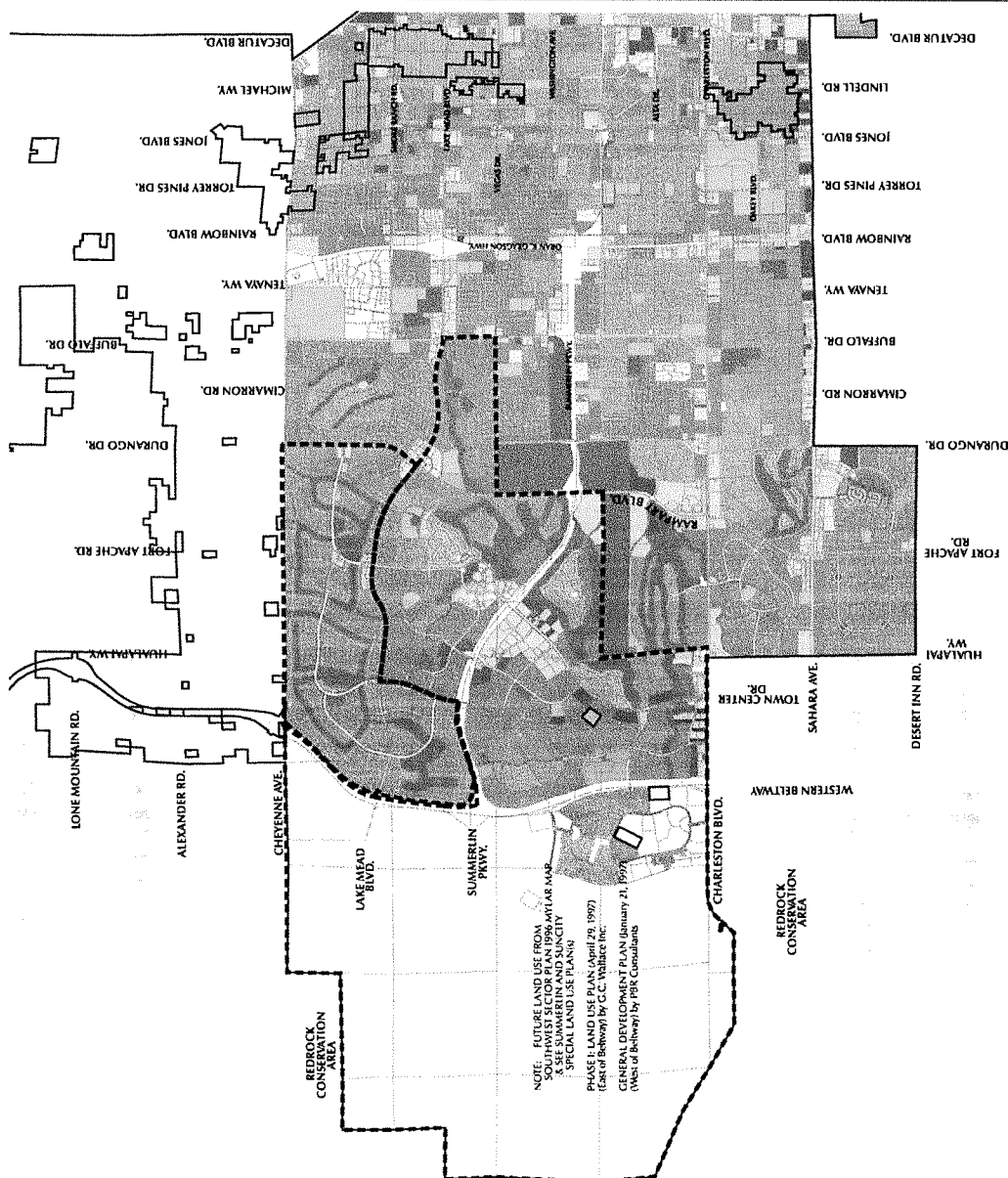
Issued	December 1999	CIPA-29-99
Revised	February 2000	CIPA-36-00
Revised	March 2000	CIPA-41-00
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Revised	June 2000	CIPA-58-00
Revised	July 2000	CIPA-61-00
Revised	August 2000	CIPA-64-00
Revised	September 2000	CIPA-69-00
Revised	October 2000	CIPA-71-00
Revised	November 2000	CIPA-73-00
Revised	December 2000	CIPA-75-00
Revised	January 2001	CIPA-77-00
Revised	February 2001	CIPA-79-00
Revised	March 2001	CIPA-81-00
Revised	April 2001	CIPA-83-00
Revised	May 2001	CIPA-85-00
Revised	June 2001	CIPA-87-00
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Revised	April 2003	CIPA-131-00
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Revised	December 2006	CIPA-219-00
Revised	January 2007	CIPA-221-00
Revised	February 2007	CIPA-223-00
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Revised	April 2007	CIPA-227-00
Revised	May 2007	CIPA-229-00
Revised	June 2007	CIPA-231-00
Revised	July 2007	CIPA-233-00
Revised	August 2007	CIPA-235-00
Revised	September 2007	CIPA-237-00
Revised	October 2007	CIPA-239-00
Revised	November 2007	CIPA-241-00
Revised	December 2007	CIPA-243-00
Revised	January 2008	CIPA-245-00
Revised	February 2008	CIPA-247-00
Revised	March 2008	CIPA-249-00
Revised	April 2008	CIPA-251-00
Revised	May 2008	CIPA-253-00
Revised	June 2008	CIPA-255-00
Revised	July 2008	CIPA-257-00
Revised	August 2008	CIPA-259-00
Revised	September 2008	CIPA-261-00
Revised	October 2008	CIPA-263-00
Revised	November 2008	CIPA-265-00
Revised	December 2008	CIPA-267-00
Revised	January 2009	CIPA-269-00
Revised	February 2009	CIPA-271-00
Revised	March 2009	CIPA-273-00
Revised	April 2009	CIPA-275-00
Revised	May 2009	CIPA-277-00
Revised	June 2009	CIPA-279-00
Revised		

**Adopted August 18 1999 GPA-14-99**

Plotted: January 23, 2003



1200 2000 2500 3700

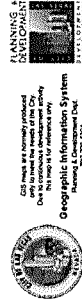
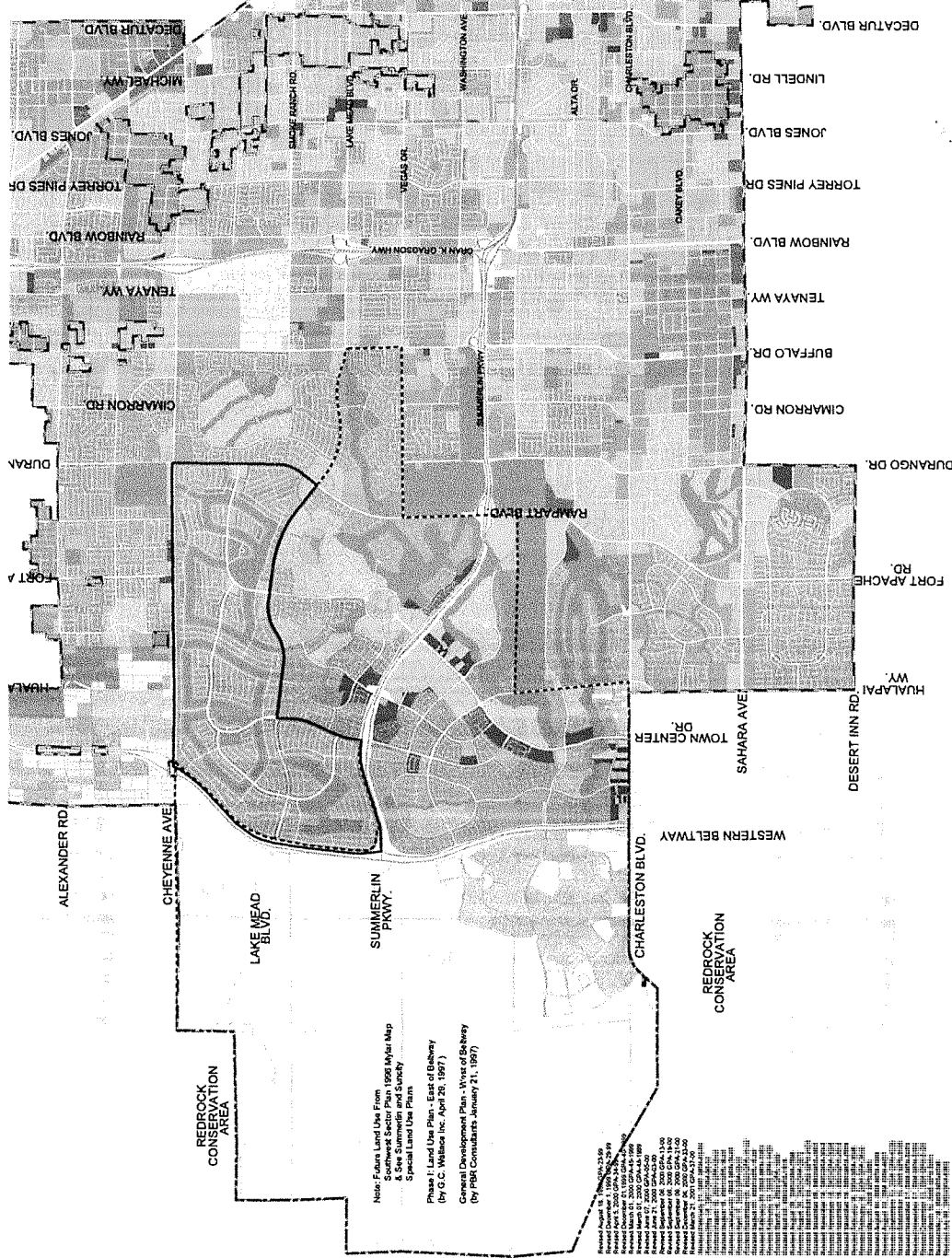


NOTE: FUTURE LAND USE FROM  
SOUTHWEST SECTOR PLAN 1996 MYLAR MAP  
& SEE SUMMITTER AND SUNCITY  
SPECIAL LAND USE PLAN(S)  
PHASE I: LAND USE PLAN (April 29, 1997)  
East of Beltway by G.C. Wallace Inc.  
GENERAL DEVELOPMENT PLAN (January 21, 1997)  
West of Beltway by PBR Consultants

# City of Las Vegas

## SOUTHWEST SECTOR Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac (0 - 2 du/ac)
- Desert Rural - up to 2.49 du/ac (2.1 - 2.49 du/ac)
- Rural - up to 3.59 du/ac (2.5 - 3.59 du/ac)
- Low - 3.6 to 5.5 du/ac
- Medium - Low - 5.6 - 8 du/ac
- Medium - Low Attached - 8.1 - 12 du/ac
- Medium - 12.1 - 25 du/ac
- High 25+ du/ac
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Park/Recreation/Open Space
- Public Facility
- Light Industrial / Research



Adopted August 18, 1989 GPA-14-99

Plotted: July 14, 2005



Planning & Development  
City of Las Vegas  
Geographic Information Systems  
Planning & Development Unit  
PO Box 4001

CLV65-000277

0271

10286

# **EXHIBIT “N”**

**FIRST AMENDMENT**

**BILL NO. 2005-46**

**ORDINANCE NO. 5787**

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

Proposed by: M. Margo Wheeler, Director of  
Planning and Development

Summary: Adopts the Land Use Element of the  
Las Vegas 2020 Master Plan.

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

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

**SECTION 2:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

....  
....  
....  
....  
....

CLV65-000278  
0278

**10288**

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

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

5 APPROVED:

6

7

By   
OSCAR B. GOODMAN, Mayor

8

9 ATTEST:

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1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 17th day of August, 2005, and referred to a committee for recommendation;  
3 thereafter the committee reported favorably on said ordinance on the 7<sup>th</sup> day of September,  
4 2005, which was a regular meeting of said Council; that at said regular meeting, the  
5 proposed ordinance was read by title to the City Council as first introduced and adopted by  
6 the following vote:


7 VOTING "AYE": Mayor Goodman  
Councilmembers: Reese, Brown, Weekly, Wolfson, and Ross

8 VOTING "NAY": None

9 EXCUSED: Tarkanian

10 ABSTAINED: None

11 APPROVED:

12   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15   
16 BARBARA JO RONEUMUS, City Clerk



# LAND USE ELEMENT

REVISOR 2020

introduction

relationship to other elements

existing land use

land use hierarchy

future land use

description of area plan

land use categories

land use maps

overview of general plan  
amendment / major modification  
process

gaming enterprise district



Approved by  
City Council 7-06-05

CLV65-000281  
0281

10291

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



Land Use Ele;Plans-MPlan;indd:rs6/07/05



Land Use Element

CLV65-000282  
0282

**10292**

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# LAND USE HIERARCHY

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

## 2020 MASTER PLAN

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

## LAND USE ELEMENT

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

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

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

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

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

## MASTER PLAN DESIGNATION

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

## MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

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

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

## ZONING

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

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

# **SOUTHWEST SECTOR**

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

- Canyon Gate

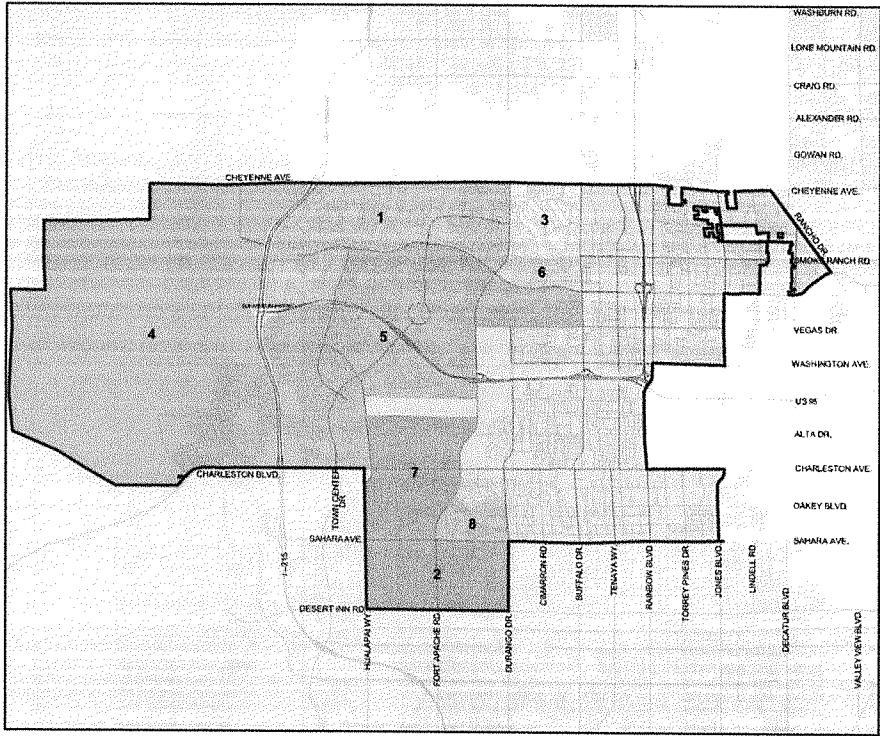
Desert Shores
- Sun City

The Lakes
- Peccole Ranch

South Shores
- Summerlin

Summerlin West

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



Printed: March 15, 2005

- 1 Sun City

2 The Lakes

3 Desert Shores

4 West Summerlin

5 Summerlin

6 South Shores

7 Peccole Ranch

8 Canyon Gate

Southwest Sector

Freeway

Future Land Use



## DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

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

**Desert Rural Density Residential (DR)** – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

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

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

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

Description of Land Use Categories



**MLA (Medium Low Attached Density Residential)**

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

**M (Medium Density Residential)**

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

**H (High Density Residential)**

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

**O (Office)**

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

**SC (Service Commercial)**

– The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)**

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



**LI/R (Light Industry / Research)** – The Light Industry / Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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

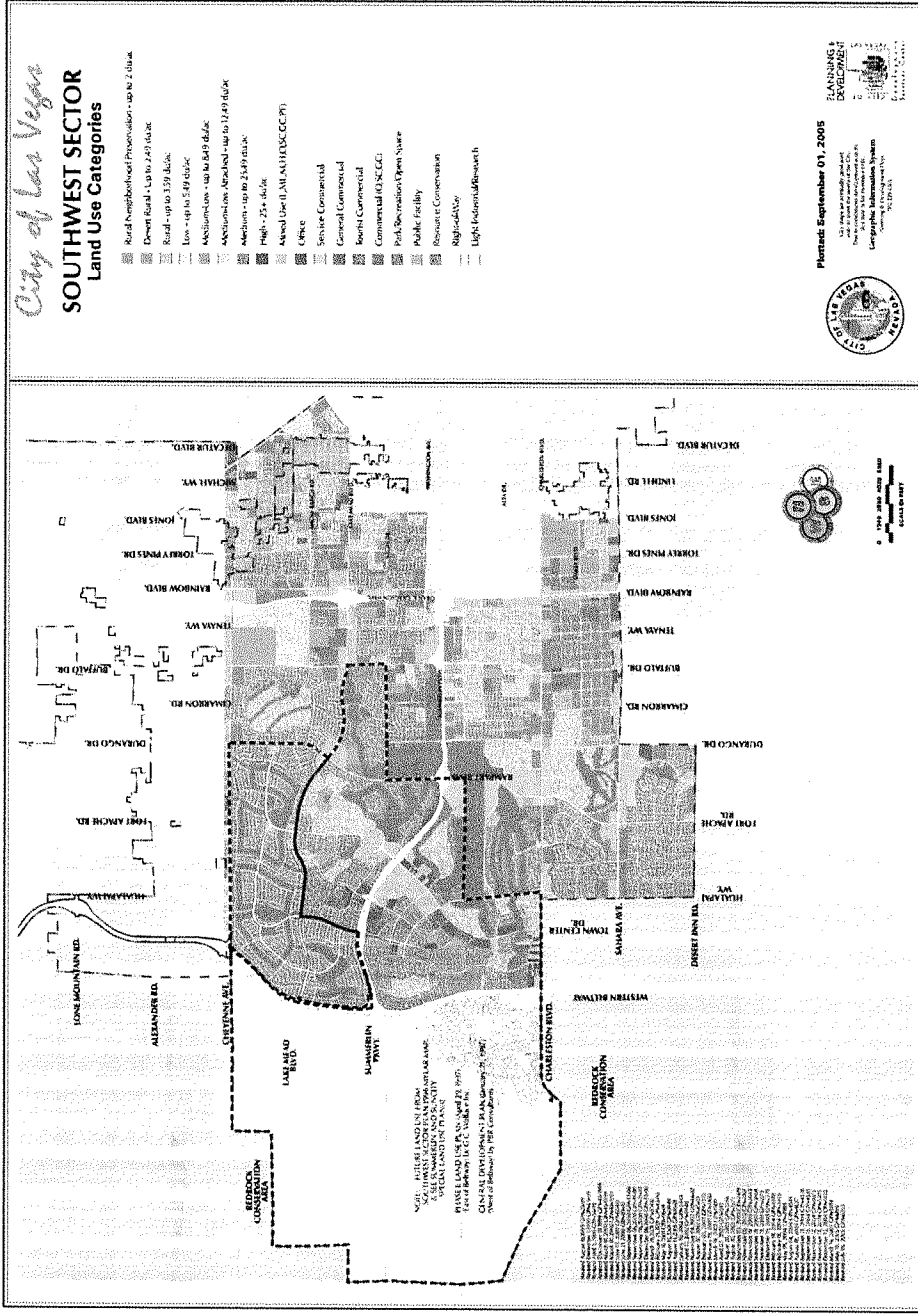
**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per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

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

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

Description of Land Use Categories





# **EXHIBIT “O”**

1 **BILL NO. 2009-34**

2 **ORDINANCE NO. 6056**

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

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

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

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

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

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

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

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

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

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



CLV65-000292  
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10303

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

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

9 PASSED, ADOPTED and APPROVED this 2nd day of September, 2009.

10 APPROVED:

11  
12 By   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15   
16 BEVERLY K. BRIDGES, CMC  
17 City Clerk

18 APPROVED AS TO FORM:

19 Val Steel 7-21-09  
20 Date

21  
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28

# **Land Use & Rural Neighborhoods Preservation Element**

City of Las Vegas  
Planning & Development Department





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

CLV65-000295  
0295

**10306**

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

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

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

### **RESIDENTIAL**

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

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

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

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

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

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

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

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

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

#### COMMERCIAL/INDUSTRIAL

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

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry/Research)** – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research,

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

#### OTHER

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

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

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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

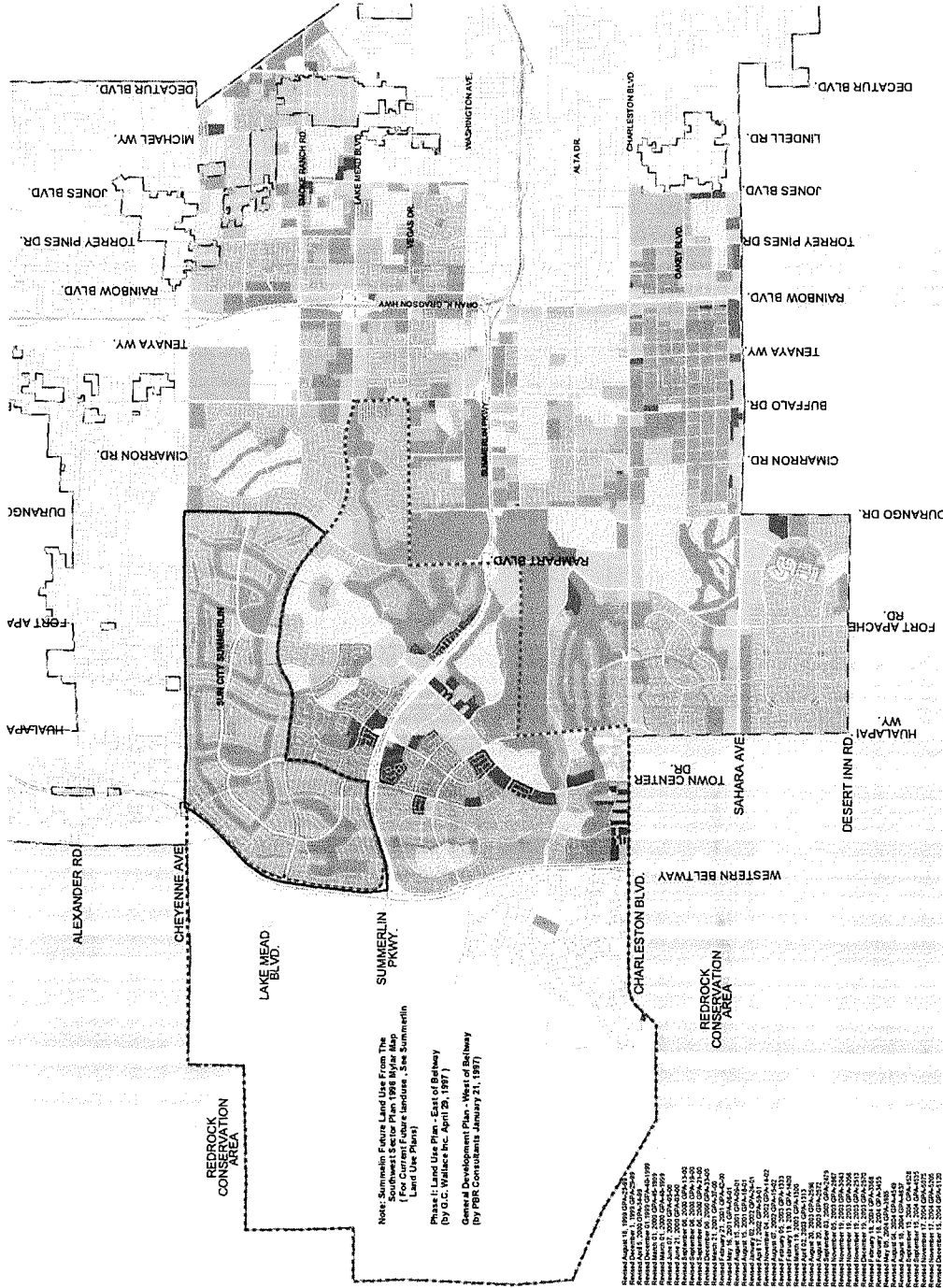
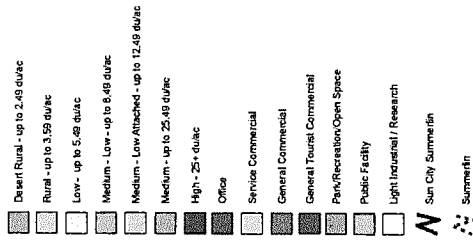
The TND category differs from the PCD category as follows:

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

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

#### DOWNTOWN LAND USE PLAN

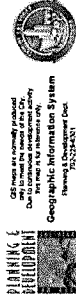
# City of Las Vegas SOUTHWEST SECTOR Land Use Categories



Note: Summerlin Future Land Use From The  
 Southwest Sector Plan 1995 Map  
 (1) Future Land Use - See Summerlin  
 Land Use Plans  
 Phase 1: Land Use Plan - East of Bellway  
 (By G.C. Wallace Inc. April 28, 1987)  
 General Development Plan - West of Bellway  
 (By G.C. Wallace Inc. January 21, 1987)

Revised August 13, 1993 (GPA-2543)  
 Revised December 15, 1993 (GPA-2543)  
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SOURCE: City of Las Vegas - Planning and Development Department  
 Adopted April 01, 1992 Ord. # 3636



Printed: June 26, 2020

CLV65-000301

0301

10312

# **EXHIBIT “P”**



1 BILL NO. 2011-23

2 ORDINANCE NO. 6152

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

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

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

8  
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

10 AS FOLLOWS:

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

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

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

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

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

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

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

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

24 ...  
25 ...  
26 ...  
27 ...  
28 ...

1 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,  
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
3 1983 Edition, in conflict herewith are hereby repealed.

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

5 APPROVED:

6  
7 By   
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10   
11 BEVERLY K. BRIDGES, MMC  
City Clerk

12 APPROVED AS TO FORM:

13 Val Heed 4-6-11  
14 Date

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

6 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Wolfson, Tarkanian,  
7 Ross, Barlow and Anthony

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 DID NOT VOTE: None

12 APPROVED:

13   
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

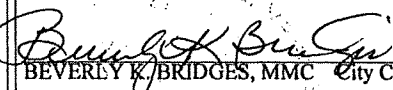
16   
17 BEVERLY K. BRIDGES, MMC City Clerk

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL										COMMERCIAL/INDUSTRIAL						OTHER			
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LUR	TC	PR-OS	PF	TND	LYND		
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.69	5.49	8.49	12.49	25.49	≥25.5	0.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable	See Las Vegas Medical District Chart		
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-1	R-1, RMH, U, R-E	R-2, R-CL, R-1, RMH, U, R-E	R-2, R-TH	R-2, R-TH	R-2, R-TH	PD ‡	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart		

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

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

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

Table 10: Iron Mountain Ranch Land Use Designations

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

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

Table 14: Downtown Area Land Use Designations

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

CLV65-000308  
0308



# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

CLV 65-000309 2020

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



Adopted by  
City Council 9-02-09

Revised 05-08-12

CLV65-000309  
0309

10321



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



Land Use & Rural Neighborhoods Preservation Element



PID-2006-05-2012 RS LU\_RNP

CLV65-000310  
0310

10322

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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

## RESIDENTIAL

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

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

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

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



**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

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

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

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

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

## COMMERCIAL/INDUSTRIAL

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

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry/Research)** – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

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

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





# **EXHIBIT “Q”**

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FIRST AMENDMENT

BILL NO. 2018-13

ORDINANCE NO. 6622

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

Proposed by: Robert Summerfield, Director of Planning

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

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

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

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

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

11 ✓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6 **FBC – Form-Based Code**

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

12 The focus of the FBC is on:

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

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

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

1 Form-Based Code (FBC) Provisions

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

12 For a change of land use designation for a property designated with the FBC designation, a property owner  
13 must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission,  
14 and approval by City Council, following the procedure as provided by the Unified Development Code.  
15 Notwithstanding the provisions above, for a parcel-specific GPA, because of the holistic approach of the  
16 FBC and its critical link to the character of the area, in addition to the requirements as set forth in LVMC  
17 Chapter 19.16, the following shall apply:

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

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

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

26 Plan.

1 SECTION 12: The Department of Planning is authorized and directed to  
2 incorporate into the Land Use and Rural Neighborhoods Preservation Element the amendments made by this  
3 Ordinance, including, without limitation and as deemed appropriate, reconstituting tables, replacing Exhibits  
4 3 and 5 at the appropriate locations and in final publication versions, and making parallel reference changes  
5 and corresponding changes to the table of contents.

6 SECTION 13: If any section, subsection, subdivision, paragraph, sentence, clause or phrase  
7 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by  
8 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the  
9 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby  
10 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
11 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
12 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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

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

17 APPROVED:

18 By Carolyn G. Goodman  
19 CAROLYN G. GOODMAN, Mayor

20 ATTEST:

21 Luann D. Holmes  
22 LUANN D. HOLMES, MMC  
City Clerk

23 APPROVED AS TO FORM:

24 Val Steed 6-18-18  
25 Val Steed, Date  
Deputy City Attorney

26

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

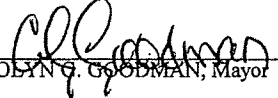
7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin  
Seroka, Fiore and Crear

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

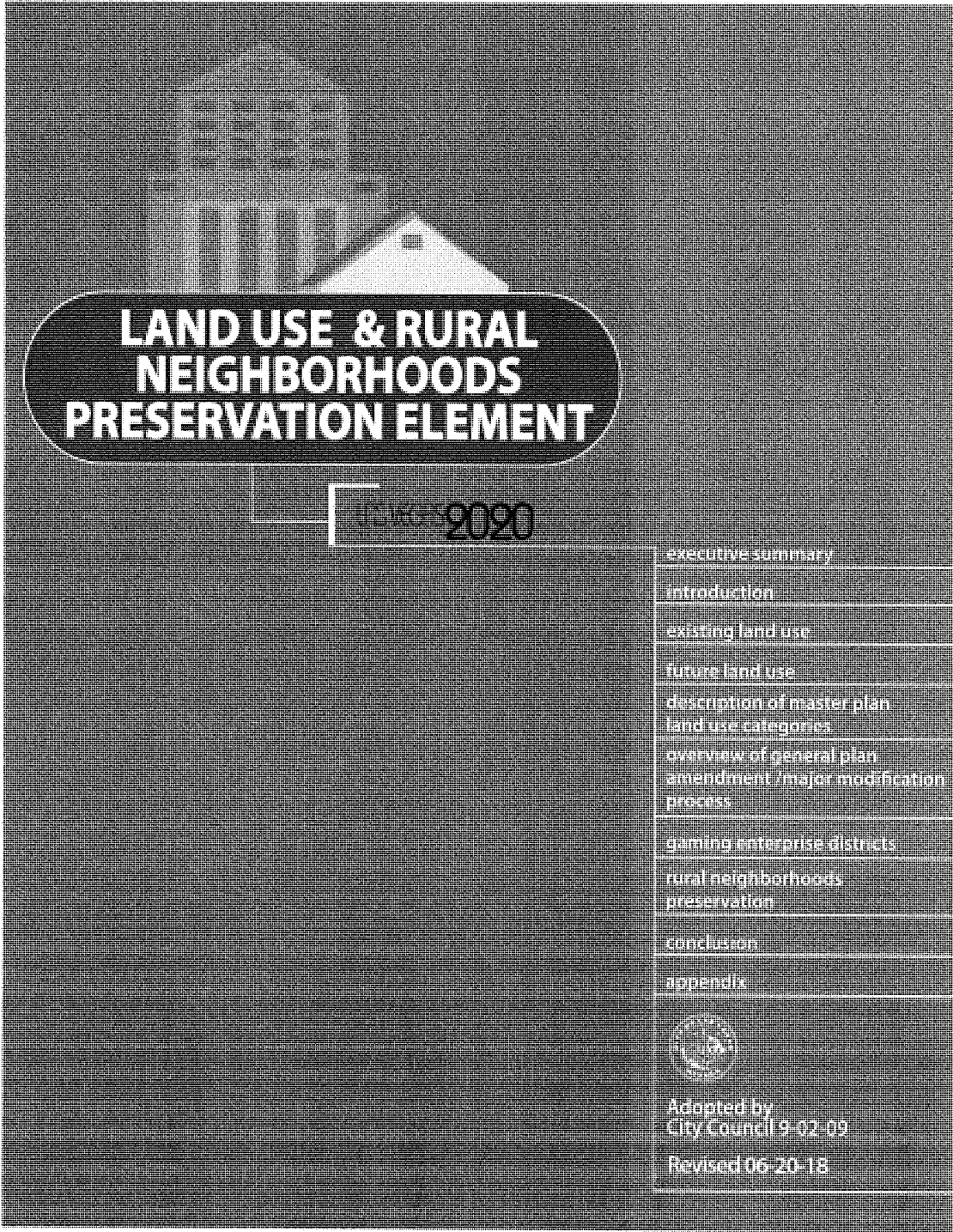
11 APPROVED:

12   
13 CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15   
16 JUANN D. HOLMES/MMC City Clerk





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0325

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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

## RESIDENTIAL

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

DR (Desert Rural Density Residential) – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

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

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

ML (Medium Low Density Residential) – The Medium Low

PD-0006-05-2012 RS LU\_RNP



Description of Master Plan Land Use Categories

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Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

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

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

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

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

## COMMERCIAL/INDUSTRIAL

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

SC (Service Commercial) – The Service Commercial

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

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry/Research) – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

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

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

PF (Public Facilities) – The Public Facilities category allows

[illegible]



# **EXHIBIT “R”**

ORDINANCE NO. 1582

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (C) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING THERETO A NEW PARAGRAPH DESIGNATED PARAGRAPH 7 TO PROVIDE FOR CONDOMINIUMS; TO AMEND SECTION 6 OF SAID TITLE AND CHAPTER BY DELETING SUBSECTION (R) THEREOF; TO AMEND SECTION 11 OF SAID TITLE AND CHAPTER BY ADDING THERETO 11.B TO CREATE A ZONING DISTRICT FOR RESIDENTIAL PLANNED DEVELOPMENTS AND TO ADOPT THE DESIGN CRITERIA BY RESOLUTION; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA,  
DOES ORDAIN AS FOLLOWS:

SECTION 1. Title XI, Chapter 1, Section 6, Subsection (C) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended by adding thereto a new paragraph designated Paragraph 7 to read as follows:

11-1-6 (C)                7. In the case of condominiums, if a portion of the land is to be held in joint ownership by the occupants with individual ownership of lots, the lots do not have to front on dedicated right-of-way provided that the land held under joint ownership does front on dedicated right-of-way and further provided that an easement of access is recorded providing access to each lot. If all of the land is to be held in joint ownership and individual ownership in fee simple will involve only air space, the individual ownership of air space will not require an easement of access, provided the land under joint ownership abuts dedicated right-of-way.

SECTION 2. Title XI, Chapter 1, Section 6, Subsection (R) of said Municipal Code is hereby deleted.

SECTION 3. Title XI, Chapter 1, Section 11 of said Municipal Code is hereby amended by adding thereto 11.B to read as follows:

11-1-11.B                R-PD-RESIDENTIAL PLANNED DEVELOPMENT  
(A) Purpose: The purpose of a Planned Unit Development is to allow a maximum flexibility for imaginative and innovative residential design and land utilization in accordance with the General Plan. It is intended to promote an enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns.

(B) Uses Permitted:

A development may consist of attached or detached single family units, townhouses, cluster units, condominiums, garden apartments, or any combination thereof.

(C) Density:

The number of dwelling units permitted per gross acre shall be determined by the General Land Use Plan. The number of dwelling units per gross acre shall be placed after the zoning symbol R-PD; for example, a development for 6 units per gross acre shall be designated as R-PD6.

(D) Minimum Site Area Requested:

Five (5) acres, except the City Commission may waive the minimum site area.

(E) Submission Requirements:

Generally, a pre-submission conference shall be required with the developer, or his authorized representative, and staff of the Planning Department to discuss density requirements and preliminary site planning. Plans necessary for submission with an application are as follows:

1. Five (5) sets of complete development plans showing the proposed uses for the property including dimensions and location of all proposed structures, parking spaces, common areas, private drives, public streets and the exterior boundaries. If the development is to be constructed in phases, each phase shall be delineated on the site plan. Each set of plans shall include floor plans and elevations of buildings.
2. Drainage information shall consist of either a contour map or sufficient information indicating the general flow pattern or percentage of slope.
3. One copy of the Conditions, Covenants and Restrictions (CC&R's).

(F) Approval:

Plans shall be approved by the Planning Commission and the Board of City Commissioners. Upon completion of the construction, in accordance with the approved plan, no changes of any type shall be permitted unless

first approved by the City Commission.

The Planning Commission and the Board of Commissioners in their approval may attach whatever conditions they deem necessary to insure the proper amenities of residential usage and to assure that the proposed development will be compatible with surrounding, existing and proposed land uses.

(G) Development Standards:

All developments shall be in accordance with the design standards adopted by the City Commission as evidenced by a resolution of record and copies of said resolution shall be available in the Planning Department. The design standards in the resolution may be amended when deemed necessary by the City Commission.

(H) Subdivision Procedure:

A Planned Unit Development shall follow the standard subdivision procedure. The tentative map shall include the public and private street design and dimension, lot design and dimension, location of driveways, buildings, walls, fences, walkways, open space areas, parking areas, drainage information, street names and location of utilities. The final map shall indicate the use, location and dimension of all proposed structures, streets, easements, driveways, walkways, parking areas, recreational facilities, open spaces and landscaped areas.

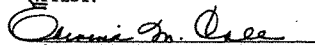
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.


SECTION 5. All ordinances, or parts of ordinances, sections, subsections, phrases, clauses, sentences or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 5th day of July, 1972.

APPROVED:

ATTEST:

  
Edwina M. Cole, City Clerk

  
ORAN K. GRAGSON, MAYOR

-3-

CLV65-000335

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10349

RESOLUTION SETTING FORTH DESIGN STANDARDS FOR RESIDENTIAL  
PLANNED DEVELOPMENTS UNDER THE R-PD ZONING DISTRICT OF THE  
ZONING ORDINANCE OF THE CITY OF LAS VEGAS AND, MORE SPECI-  
FICALLY, REFERRING TO TITLE XI, CHAPTER 1, SECTION 11.B

Buildings:

1. Whenever common walls are proposed they shall be two-hour fire resistant.
2. In the case of a proposed condominium subdivision of an existing multi-family building, the City shall have the right to deny such subdivision unless the units are provided with two-hour fire resistant common walls, and separate utility service maintained by the Homeowners Association.

Drainage:

Drainage on the internal private and public streets shall be as required by the Department of Public Works. All common drive-ways shall drain to either the storm sewer or a street section.

Fire Hydrants:

Fire hydrants shall be provided as required by the Fire Department.

Fire Lanes:

Where access is not provided by means of a private street, an easement a minimum of 12 feet in width free of all vehicular impediments shall be provided for fire lanes as required by the Fire Department. Fire lanes may be grassed.

Lighting - Private Streets:

1. Common Drives: Safety lights shall be required and shall be a minimum of 40' on center with space similar to Kendall Catalogue 3663, vandal proof and tamper proof 100-watt, Lightmate wall bracket with Herculex diffuser or equal.
2. Vehicular Access Street: Shall be a minimum of 175 watt mercury vapor depending upon street design and may be Westinghouse Pinto type 2 design or equal; polycarbonate lenses shall be used in place of glass. All designs, spacing of luminaires, etc., shall be approved by the Public Works Department.

Lighting - Public Street:

Lighting on all public streets shall conform to the approved City standards.

Maintenance Covenants:

Whenever any property or facility such as parking lots, storage areas, swimming pools, or other areas, are owned jointly, a proper maintenance and use agreement shall be recorded as a covenant with the property.

Parking:

Generally, a minimum of three (3) parking spaces shall be provided for each dwelling unit; however, depending upon location and character of the neighborhood, required parking may be reduced. Parking on interior and contiguous boundary public streets may be included as a portion of the required parking.

Setbacks:

1. Setback of buildings and other sight restrictions at intersection with public and/or private streets shall have the approval of the Traffic Engineer. Generally, a setback of 20' from a public or private street shall be provided.
2. No building shall be located closer than 10' from any exterior boundary street.

Sewers:

Sanitary sewers shall be installed and maintained as required by the Department of Public Works. Sanitary sewers to be maintained by the City and not located in public streets shall be located in easements and shall be constructed in accordance with the requirements of the Public Works Department.

Streets - Private:

1. Common Drives: A private street which serves as access to parking areas and is connected to a vehicular access street or a public street. A cross section shall be required showing the common drive to be 30' wide from back of curb with roll-type or "L" type curb and gutter and alley-type openings. The alley-type openings shall be required where common drives intersect a vehicular access street or a public street. Under certain circumstances, an inverted section with a 4' concrete invert may be required. Under this alternate, the roll-type or the "L" type curb would not be required unless there is a grassed area or any area requiring periodic watering contiguous to the common drive, in which case a roll-type or "L" type curb shall be required. No sidewalks shall be required nor easement unless utilities are to be dedicated to the City. A common drive may be reduced to 26' in width when it provides parking access on one side only and a 4' clearance is provided between the curb and any structure on the opposite side.

A common drive shall not be accepted by the City for maintenance nor shall the City assume responsibility for servicing it unless it is re-constructed to conform to the City's standards.

2. Vehicular Access: A private street connecting to a public street and usually connecting more than one common drive. A vehicular access street shall be a minimum of 40' from back of curb and constructed with an "L" type curb and gutter. No sidewalks shall be required; however, a 3' easement shall be provided on both sides behind the curb. All driveways and other access from a vehicular access street shall conform to the curb cut ordinance. A 20' minimum radius turn around shall be provided at the termination of a vehicular access street.

A vehicular access street may be accepted for dedication and City maintenance provided it is constructed to the specified requirements.

3. Sidewalks shall not be required on the private streets but shall be required in the common areas.
4. No private street may directly connect two public streets unless the density and street design are such that the traffic will not overload the street.
5. All private streets shall be constructed as required by the Department of Public Works. The construction of all streets will be inspected by the Department of Public Works.

Streets - Public:

1. All public streets shall conform to the approved design standards as set forth by the Department of Public Works.

Street Name and Numbering:


1. All private streets shall be named and numbered as required by the Planning Department.
2. All street name signs shall be according to City standards, except that approved decorative signs may be used. A sign comparable to street name signs bearing the words "private street" shall be mounted directly below the street name sign.

Utilities:

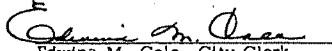
1. Whenever more than one dwelling unit is contained within a building and ownership of the separate dwelling units will be in fee simple or in any ownership other than joint ownership, separate services such as water, power, and sanitary sewer shall be provided to each dwelling unit.
2. Whenever possible, underground utilities will normally be considered a requirement in connection with planned unit developments.

PASSED, ADOPTED AND APPROVED this 5th day of July, 1972,  
by the Mayor and Board of City Commissioners.

APPROVED:

  
ORAN K. GRAGSON, Mayor

ATTEST:

  
Edwina M. Cole, City Clerk

(THIS RESOLUTION ADOPTED AS A PART OF ORDINANCE No. 1582)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 7th day of June, 1972, and referred to the following committee composed of Commissioners Thornley and Franklin for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1972, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Franklin, Coblentz, Thornley and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Morelli (excused)

APPROVED:

Oran K. Gragson  
ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole  
Edwina M. Cole, City Clerk



# **EXHIBIT “S”**

**SECOND AMENDMENT**

**BILL NO. 97-19**

**ORDINANCE NO. 4073**

AN ORDINANCE RELATING TO ZONING; AMENDING THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW TITLE, DESIGNATED AS TITLE 19A, CONSISTING OF A CHAPTER DESIGNATED AS CHAPTER 00 AND A SECTION 5 THEREOF, TO ADOPT BY REFERENCE, AS A SPECIALIZED CODE OF THE CITY OF LAS VEGAS, THAT CERTAIN DOCUMENT ENTITLED "THE ZONING CODE OF THE CITY OF LAS VEGAS," WHICH WILL ESTABLISH THE REGULATIONS AND PROCEDURES GOVERNING ZONING AND LAND USE MATTERS FOR THE CITY; RETAINING IN FORCE THE EXISTING ZONING REGULATIONS CONTAINED IN TITLE 19 FOR THE LIMITED PURPOSE OF SUPPLEMENTING THE ZONING CODE ADOPTED HEREIN; AMENDING TITLE 11, CHAPTER 68, SECTION 120 OF THE MUNICIPAL CODE TO CLARIFY THE PROCEDURE FOR THE APPROVAL OF DEVELOPMENT PLANS WITHIN THE FREMONT STREET PEDESTRIAN MALL; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:

Summary: Adopts by reference a new Zoning Code for the City.

Mayor Jan Laverty Jones

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

SECTION 1: The Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new title, designated as Title 19A, consisting of a chapter designated as Chapter 00, and a section designated as Section 5 thereof, reading as follows:

**19A.00.005:** That certain document entitled "The Zoning Code of the City of Las Vegas" (the "Zoning Code") is hereby adopted by reference as a specialized code of the City of Las Vegas. The Zoning Code shall be numbered and considered as a part of Title 19A, although not published as part of the Municipal Code of the City of Las Vegas. Copies of the Zoning Code shall be maintained in the Office of the City Clerk and in the Department of Planning and Development.

SECTION 2: In seeking the preparation of the Zoning Code adopted by this Ordinance as part of Title 19A, it has been and is the intent of the City Council to simplify and standardize many zoning regulations and procedures. The Zoning Code also contains a number of substantive changes to the City's current zoning regulations. However, the Zoning Code does not

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**N. Authorization to Proceed**

Approval of a rezoning application by the City Council constitutes a declaration of intent to amend the Official Zoning Map Atlas of the City to reflect the zoning district approved for the property. Such approval authorizes the applicant to proceed with the process to develop and/or use the property in accordance with the development and design standards and procedures of all City departments and in conformance with all requirements and provisions of the City of Las Vegas Municipal Code.

**O. Rezoning Procedures**

1. **Resolution of Intent.** Before the City Council adopts an ordinance to effectuate a rezoning, the Council may adopt a Resolution of Intent to reflect the Council's approval of the rezoning. Such a Resolution of Intent is binding upon the City Council in accordance with its terms.

2. **Finalizing Rezoning by Ordinance**

The final step in the rezoning process is the adoption of a rezoning ordinance in which the zoning classification of one or more parcels is formalized.

3. **Changes.** No substantial change may be made to a development or to the rezoning approval which authorized that development without the approval of the City Council. This approval requirement applies to the rezoned parcel both before and after the adoption of an ordinance rezoning that parcel.

4. **Rescinding Rezoning Approval.** If development does not occur in a timely manner or if conditions in the area change subsequent to the original approval of a rezoning, the City Council may schedule a hearing to reconsider the Resolution of Intent. At such time, the Council may rescind the Resolution of Intent or may change the conditions of approval.

**P. General Plan Amendment**

If a proposed rezoning will not conform as to use or density, the application may not be approved unless the General Plan is amended first to accommodate the proposed rezoning. The applicant may submit an application to amend the General Plan and an application for rezoning at the same time, and the applications may be heard concurrently.

# **EXHIBIT “T”**



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**BILL NO. Z-2001-1**

**ORDINANCE NO. 5353**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ATLAS OF THE CITY OF LAS VEGAS BY CHANGING THE ZONING DESIGNATIONS OF CERTAIN PARCELS OF LAND, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer,  
Director of Planning and Development

Summary: Amends the Official Zoning Map Atlas of the City of Las Vegas by changing the zoning designations of certain parcels of land.

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

SECTION 1: The Official Zoning Map Atlas of the City of Las Vegas, as adopted in Title 19A, Chapter 2, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by changing the zoning designations for the parcels of land listed in the attached document. The parcels of land have been approved for rezoning by vote of the City Council or by means of a resolution of intent to rezone pursuant to applicable zoning regulations. In each case the conditions of rezoning have been fulfilled, and changing the corresponding zoning designations on the Official Zoning Map Atlas is now indicated. On the attached document, the parcels are listed by Assessor's Parcel Number. The attached document shows, for each parcel, the zoning designation currently shown on the Official Zoning Map Atlas (indicated as "Current Zoning") and the new zoning designation to be shown for the parcel (indicated as "New Zoning").

SECTION 2: Of the parcels referred to in Section 1 of this Ordinance whose rezoning was approved by means of a resolution of intent to rezone, some or all of those resolutions were not reduced to writing—as has been the practice previously. All actions and proceedings by the City concerning the rezoning of those parcels are hereby ratified, approved and confirmed as if the resolutions of intent had been reduced to writing, and the City Council deems that no additional action in that regard is necessary.

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

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

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

8 PASSED, ADOPTED and APPROVED this 15<sup>th</sup> day of August, 2001.

9 APPROVED:

10 By   
11 OSCAR B. GOODMAN, Mayor

12 ATTEST:

13   
14 BARBARA JO RONEMUS, City Clerk

15 APPROVED AS TO FORM:

16 Valsted 7-6-01  
17 Date

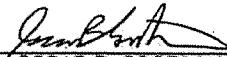
1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 18<sup>th</sup> day of July, 2001, and referred to the following committee composed of Councilmembers  
3 Weekly and L. B. McDonald for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 15<sup>th</sup> day of August, 2001, which was a regular meeting of said  
5 Council; that at said regular meeting, the proposed ordinance was read by title to the City  
6 Council as first introduced and adopted by the following vote:

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

9 VOTING "NAY": None

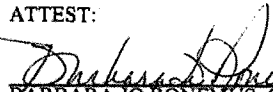
10 ABSENT: None

11 APPROVED:

12 

13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 

16 BARBARA JO RONEMUS, City Clerk

Prepared 7/6/2001

PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508212001	R-E	R-PD6	12516511074	R-E	R-PD6	12525810031	R-E	R-1	13828224075	U(M)	R-PD20
12508212002	R-E	R-PD6	12516511075	R-E	R-PD6	12525810032	R-E	R-1	13828224076	U(M)	R-PD20
12508212003	R-E	R-PD6	12516511076	R-E	R-PD6	12525810033	R-E	R-1	13828224077	U(M)	R-PD20
12508212004	R-E	R-PD6	12516511077	R-E	R-PD6	12525810034	R-E	R-1	13828224078	U(M)	R-PD20
12508212005	R-E	R-PD6	12516511078	R-E	R-PD6	12525810035	R-E	R-1	13828224079	U(M)	R-PD20
12508212006	R-E	R-PD6	12516511079	R-E	R-PD6	12525810036	R-E	R-1	13828224080	U(M)	R-PD20
12508212007	R-E	R-PD6	12516511080	R-E	R-PD6	12525810037	R-E	R-1	13828224081	U(M)	R-PD20
12508212008	R-E	R-PD6	12516511081	R-E	R-PD6	12525810038	R-E	R-1	13828224082	U(M)	R-PD20
12508212009	R-E	R-PD6	12516511082	R-E	R-PD6	12525810039	R-E	R-1	13828224083	U(M)	R-PD20
12508212010	R-E	R-PD6	12516511083	R-E	R-PD6	12525810040	R-E	R-1	13828224084	U(M)	R-PD20
12508212011	R-E	R-PD6	12516511084	R-E	R-PD6	12525810041	R-E	R-1	13828224085	U(M)	R-PD20
12508212012	R-E	R-PD6	12516511085	R-E	R-PD6	12525810042	R-E	R-1	13828224086	U(M)	R-PD20
12508212013	R-E	R-PD6	12516511086	R-E	R-PD6	12525810043	R-E	R-1	13828224087	U(M)	R-PD20
12508212014	R-E	R-PD6	12516511087	R-E	R-PD6	12525810044	R-E	R-1	13828224088	U(M)	R-PD20
12508212015	R-E	R-PD6	12516511088	R-E	R-PD6	12525810045	R-E	R-1	13828224089	U(M)	R-PD20
12508212016	R-E	R-PD6	12516511089	R-E	R-PD6	12525810046	R-E	R-1	13828224090	U(M)	R-PD20
12508212017	R-E	R-PD6	12516511090	R-E	R-PD6	12525810047	R-E	R-1	13828224091	U(M)	R-PD20
12508212018	R-E	R-PD6	12516511091	R-E	R-PD6	12525810048	R-E	R-1	13828224092	U(M)	R-PD20
12508212019	R-E	R-PD6	12516511092	R-E	R-PD6	12525810049	R-E	R-1	13828224093	U(M)	R-PD20
12508212020	R-E	R-PD6	12516511093	R-E	R-PD6	12525810050	R-E	R-1	13828224094	U(M)	R-PD20
12508212021	R-E	R-PD6	12516511094	R-E	R-PD6	12525810051	R-E	R-1	13828224095	U(M)	R-PD20
12508212022	R-E	R-PD6	12516511095	R-E	R-PD6	12525810052	R-E	R-1	13828224096	U(M)	R-PD20
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12508212024	R-E	R-PD6	12516511097	R-E	R-PD6	12525810054	R-E	R-1	13828224098	U(M)	R-PD20
12508212025	R-E	R-PD6	12516511098	R-E	R-PD6	12525810055	R-E	R-1	13828224099	U(M)	R-PD20
12508212026	R-E	R-PD6	12516511099	R-E	R-PD6	12525810056	R-E	R-1	13828224100	U(M)	R-PD20
12508212027	R-E	R-PD6	12516511100	R-E	R-PD6	12525810057	R-E	R-1	13828224101	U(M)	R-PD20
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12508212029	R-E	R-PD6	125165112001	R-E	R-PD6	12525810059	R-E	R-1	13828224103	U(M)	R-PD20
12508212030	R-E	R-PD6	125165112002	R-E	R-PD6	12525810060	R-E	R-1	13828224104	U(M)	R-PD20
12508212031	R-E	R-PD3	125165112003	R-E	R-PD6	12525810061	R-E	R-1	13828224105	U(M)	R-PD20
12508212032	R-E	R-PD3	125165112004	R-E	R-PD6	12525810062	R-E	R-1	13828224106	U(M)	R-PD20
12508212033	R-E	R-PD3	125165112005	R-E	R-PD6	12525810063	R-E	R-1	13828297012	U(M)	R-PD20
12508212034	R-E	R-PD3	125165112006	R-E	R-PD6	12525810064	R-E	R-1	13828297014	U(M)	R-PD20
12508212035	R-E	R-PD3	125165112007	R-E	R-PD6	12525810065	R-E	R-1	13828297015	U(M)	R-PD20
12508212036	R-E	R-PD3	125165112008	R-E	R-PD6	12525810066	R-E	R-1	13831212002	U(P,R)	R-PD7
12508212037	R-E	R-PD3	125165112009	R-E	R-PD6	12525810067	R-E	R-1	13831212004	U(M,L)	R-PD7
12508212038	R-E	R-PD3	125165112010	R-E	R-PD6	12525810068	R-E	R-1	13831213001	U(M,L)	R-PD7
12508212039	R-E	R-PD3	125165112011	R-E	R-PD6	12525810069	R-E	R-1	13831213002	U(M,L)	R-PD7
12508212040	R-E	R-PD3	125165112012	R-E	R-PD6	12525810070	R-E	R-1	13831213003	U(M,L)	R-PD7
12508212041	R-E	R-PD3	125165112013	R-E	R-PD6	12525810071	R-E	R-1	13831213004	U(M,L)	R-PD7
12508212042	R-E	R-PD3	125165112014	R-E	R-PD6	12525810072	R-E	R-1	13831213005	U(M,L)	R-PD7
12508212043	R-E	R-PD3	125165112015	R-E	R-PD6	12525810073	R-E	R-1	13831213006	U(M,L)	R-PD7
12508212044	R-E	R-PD3	125165112016	R-E	R-PD6	12525810074	R-E	R-1	13831213007	U(M,L)	R-PD7
12508212045	R-E	R-PD3	125165112017	R-E	R-PD6	12525810075	R-E	R-1	13831213008	U(M,L)	R-PD7
12508212046	R-E	R-PD3	125165112018	R-E	R-PD6	12525810076	R-E	R-1	13831213009	U(M,L)	R-PD7
12508212047	R-E	R-PD3	125165112019	R-E	R-PD6	12525810077	R-E	R-1	13831213010	U(M,L)	R-PD7
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12508212025	R-E	R-PD3	125165113001	R-E	R-PD6	12525810085	R-E	R-1	13831214005	U(M,L)	R-PD7
12508212026	R-E	R-PD6	125165113002	R-E	R-PD6	12525810086	R-E	R-1	13831214006	U(M,L)	R-PD7



Prepared 7/6/2001

PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508214002	R-E	R-PD6	12516513003	R-E	R-PD6	12525810087	R-E	R-1	13831214007	(U)ML	R-PD7
12508214003	R-E	R-PD6	12516513004	R-E	R-PD6	12525810088	R-E	R-1	13831214008	(U)ML	R-PD7
12508214004	R-E	R-PD6	12516513005	R-E	R-PD6	12525810089	R-E	R-1	13831214009	(U)ML	R-PD7
12508214005	R-E	R-PD6	12516513006	R-E	R-PD6	12525810090	R-E	R-1	13831214010	(U)ML	R-PD7
12508214006	R-E	R-PD6	12516513007	R-E	R-PD6	12525810091	R-E	R-1	13831214011	(U)ML	R-PD7
12508214007	R-E	R-PD6	12516513008	R-E	R-PD6	12525810092	R-E	R-1	13831214012	(U)ML	R-PD7
12508214008	R-E	R-PD6	12516513009	R-E	R-PD6	12525810093	R-E	R-1	13831214013	(U)ML	R-PD7
12508214009	R-E	R-PD6	12516513010	R-E	R-PD6	12525810094	R-E	R-1	13831214014	(U)ML	R-PD7
12508214010	R-E	R-PD6	12516513011	R-E	R-PD6	12525810095	R-E	R-1	13831214015	(U)ML	R-PD7
12508214011	R-E	R-PD6	12516513012	R-E	R-PD6	12525810096	R-E	R-1	13831214016	(U)ML	R-PD7
12508214012	R-E	R-PD6	12516513013	R-E	R-PD6	12525811004	R-E	R-CL	13831214017	(U)ML	R-PD7
12508214013	R-E	R-PD6	12516513014	R-E	R-PD6	12525811005	R-E	R-CL	13831214018	(U)ML	R-PD7
12508214014	R-E	R-PD6	12516513015	R-E	R-PD6	12525811006	R-E	R-CL	13831214019	(U)ML	R-PD7
12508214015	R-E	R-PD6	12516513016	R-E	R-PD6	12525811007	R-E	R-CL	13831214020	(U)ML	R-PD7
12508214016	R-E	R-PD6	12516513017	R-E	R-PD6	12525811008	R-E	R-CL	13831214021	(U)ML	R-PD7
12508214017	R-E	R-PD6	12516513018	R-E	R-PD6	12525811009	R-E	R-CL	13831214022	(U)ML	R-PD7
12508214018	R-E	R-PD6	12516513019	R-E	R-PD6	12525811010	R-E	R-CL	13831214023	(U)ML	R-PD7
12508214019	R-E	R-PD6	12516513020	R-E	R-PD6	12525811011	R-E	R-CL	13831214024	(U)ML	R-PD7
12508214020	R-E	R-PD6	12516513021	R-E	R-PD6	12525811012	R-E	R-CL	13831214025	(U)ML	R-PD7
12508214021	R-E	R-PD6	12516513022	R-E	R-PD6	12525811013	R-E	R-CL	13831214026	(U)ML	R-PD7
12508215001	R-E	R-PD6	12516513023	R-E	R-PD6	12525811014	R-E	R-CL	13831214027	(U)ML	R-PD7
12508215002	R-E	R-PD6	12516513024	R-E	R-PD6	12525811015	R-E	R-CL	13831214028	(U)ML	R-PD7
12508215003	R-E	R-PD6	12516513025	R-E	R-PD6	12525811016	R-E	R-CL	13831214029	(U)ML	R-PD7
12508215004	R-E	R-PD6	12516513026	R-E	R-PD6	12525811017	R-E	R-CL	13831214030	(U)ML	R-PD7
12508215005	R-E	R-PD6	12516513027	R-E	R-PD6	12525811018	R-E	R-CL	13831214031	(U)ML	R-PD7
12508215006	R-E	R-PD6	12516513028	R-E	R-PD6	12525811019	R-E	R-CL	13831214032	(U)ML	R-PD7
12508215007	R-E	R-PD6	12516513029	R-E	R-PD6	12525811020	R-E	R-CL	13831214033	(U)ML	R-PD7
12508215008	R-E	R-PD6	12516513030	R-E	R-PD6	12525811021	R-E	R-CL	13831214034	(U)ML	R-PD7
12508215009	R-E	R-PD6	12516513031	R-E	R-PD6	12525811022	R-E	R-CL	13831214035	(U)ML	R-PD7
12508215010	R-E	R-PD6	12516513032	R-E	R-PD6	12525811023	R-E	R-CL	13831214036	(U)ML	R-PD7
12508215011	R-E	R-PD6	12516513033	R-E	R-PD6	12525811024	R-E	R-CL	13831214037	(U)ML	R-PD7
12508215012	R-E	R-PD6	12516513034	R-E	R-PD6	12525811025	R-E	R-CL	13831214038	(U)ML	R-PD7
12508215013	R-E	R-PD6	12516513035	R-E	R-PD6	12525811026	R-E	R-CL	13831214039	(U)ML	R-PD7
12508215014	R-E	R-PD6	12516513036	R-E	R-PD6	12525811027	R-E	R-CL	13831214040	(U)ML	R-PD7
12508215015	R-E	R-PD6	12516513037	R-E	R-PD6	12525811028	R-E	R-CL	13831214041	(U)ML	R-PD7
12508215016	R-E	R-PD6	12516513038	R-E	R-PD6	12525811029	R-E	R-CL	13831214042	(U)ML	R-PD7
12508215017	R-E	R-PD6	12516513039	R-E	R-PD6	12525811030	R-E	R-CL	13831214043	(U)ML	R-PD7
12508215018	R-E	R-PD6	12516513040	R-E	R-PD6	12525811031	R-E	R-CL	13831214044	(U)ML	R-PD7
12508215019	R-E	R-PD6	12516513041	R-E	R-PD6	12525811032	R-E	R-CL	13831214045	(U)ML	R-PD7
12508216001	R-E	R-PD6	12516513042	R-E	R-PD6	12525811033	R-E	R-CL	13831215001	(U)ML	R-PD7
12508216002	R-E	R-PD6	12516513043	R-E	R-PD6	12525811034	R-E	R-CL	13831215002	(U)ML	R-PD7
12508216003	R-E	R-PD6	12516513044	R-E	R-PD6	12525811035	R-E	R-CL	13831215003	(U)ML	R-PD7
12508216004	R-E	R-PD6	12516513045	R-E	R-PD6	12525811036	R-E	R-CL	13831215004	(U)ML	R-PD7
12508216005	R-E	R-PD6	12516513046	R-E	R-PD6	12525811037	R-E	R-CL	13831215005	(U)ML	R-PD7
12508216006	R-E	R-PD6	12516513047	R-E	R-PD6	12525811038	R-E	R-CL	13831215006	(U)ML	R-PD7
12508216007	R-E	R-PD6	12516513048	R-E	R-PD6	12525811039	R-E	R-CL	13831215007	(U)ML	R-PD7
12508216008	R-E	R-PD6	12516513049	R-E	R-PD6	12525811040	R-E	R-CL	13831215008	(U)ML	R-PD7
12508216009	R-E	R-PD6	12516513050	R-E	R-PD6	12525811041	R-E	R-CL	13831215009	(U)ML	R-PD7
12508216010	R-E	R-PD6	12516513051	R-E	R-PD6	12525811042	R-E	R-CL	13831215010	(U)ML	R-PD7
12508216011	R-E	R-PD6	12516513052	R-E	R-PD6	12525811043	R-E	R-CL	13831215011	(U)ML	R-PD7
12508216012	R-E	R-PD6	12516513053	R-E	R-PD6	12525811044	R-E	R-CL	13831215012	(U)ML	R-PD7
12508216013	R-E	R-PD6	12516513054	R-E	R-PD6	12525811045	R-E	R-CL	13831215013	(U)ML	R-PD7
12508217001	R-E	R-PD6	12516513055	R-E	R-PD6	12525811046	R-E	R-CL	13831215014	(U)ML	R-PD7
12508217002	R-E	R-PD6	12516513056	R-E	R-PD6	12525811047	R-E	R-CL	13831297001	(U)ML	R-PD7
12508217003	R-E	R-PD6	12516513057	R-E	R-PD6	12525811048	R-E	R-CL	13831297002	(U)ML	R-PD7
12508217004	R-E	R-PD6	12516513058	R-E	R-PD6	12525811049	R-E	R-CL	13831297003	(U)ML	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508217005	R-E	R-PD6	12516513059	R-E	R-PD6	12525811050	R-E	R-CL	13831297004	U(ML)	R-PD7
12508217006	R-E	R-PD6	12516513060	R-E	R-PD6	12525811051	R-E	R-CL	13831297005	U(ML)	R-PD7
12508217007	R-E	R-PD6	12516513061	R-E	R-PD6	12525811052	R-E	R-CL	13831297006	U(ML)	R-PD7
12508217008	R-E	R-PD6	12516513062	R-E	R-PD6	12525811053	R-E	R-CL	13831297007	U(ML)	R-PD7
12508218001	R-E	R-PD6	12516513063	R-E	R-PD6	12525811054	R-E	R-CL	13831297008	U(ML)	R-PD7
12508218002	R-E	R-PD6	12516513064	R-E	R-PD6	12525811055	R-E	R-CL	13831297009	U(ML)	R-PD7
12508218003	R-E	R-PD6	12516513065	R-E	R-PD6	12525811056	R-E	R-CL	13831297010	U(ML)	R-PD7
12508218004	R-E	R-PD6	12516513066	R-E	R-PD6	12525811057	R-E	R-CL	13831311001	U(ML)	R-PD7
12508218005	R-E	R-PD6	12516513067	R-E	R-PD6	12525811058	R-E	R-CL	13831311002	U(ML)	R-PD7
12508218006	R-E	R-PD6	12516513068	R-E	R-PD6	12525811059	R-E	R-CL	13831311003	U(ML)	R-PD7
12508218007	R-E	R-PD6	12516513069	R-E	R-PD6	12525811060	R-E	R-CL	13831311004	U(ML)	R-PD7
12508218008	R-E	R-PD6	12516513070	R-E	R-PD6	12525811061	R-E	R-CL	13831311005	U(ML)	R-PD7
12508218009	R-E	R-PD6	12516513071	R-E	R-PD6	12525811062	R-E	R-CL	13831311006	U(ML)	R-PD7
12508218010	R-E	R-PD6	12516513072	R-E	R-PD6	12525811063	R-E	R-CL	13831311007	U(ML)	R-PD7
12508218011	R-E	R-PD6	12516513073	R-E	R-PD6	12525811064	R-E	R-CL	13831311010	U(ML)	R-PD7
12508218012	R-E	R-PD6	12516513074	R-E	R-PD6	12525811065	R-E	R-CL	13831311011	U(ML)	R-PD7
12508218013	R-E	R-PD6	12516513075	R-E	R-PD6	12525811066	R-E	R-CL	13831311012	U(ML)	R-PD7
12508218014	R-E	R-PD6	12516513076	R-E	R-PD6	12525811067	R-E	R-CL	13831311013	U(ML)	R-PD7
12508218015	R-E	R-PD6	12516513077	R-E	R-PD6	12525811068	R-E	R-CL	13831311014	U(ML)	R-PD7
12508218016	R-E	R-PD6	12516513078	R-E	R-PD6	12525811069	R-E	R-CL	13831311015	U(ML)	R-PD7
12508218017	R-E	R-PD6	12516513079	R-E	R-PD6	12525811070	R-E	R-CL	13831311016	U(ML)	R-PD7
12508218018	R-E	R-PD6	12516513080	R-E	R-PD6	12525811071	R-E	R-CL	13831311017	U(ML)	R-PD7
12508218019	R-E	R-PD6	12516513081	R-E	R-PD6	12525811072	R-E	R-CL	13831311018	U(ML)	R-PD7
12508218020	R-E	R-PD6	12516513082	R-E	R-PD6	12525811073	R-E	R-CL	13831311019	U(ML)	R-PD7
12508218021	R-E	R-PD6	12516513083	R-E	R-PD6	12525811074	R-E	R-CL	13831311020	U(ML)	R-PD7
12508218022	R-E	R-PD6	12516513084	R-E	R-PD6	12525811075	R-E	R-CL	13831311023	U(ML)	R-PD7
12508218023	R-E	R-PD6	12516513085	R-E	R-PD6	12525811076	R-E	R-CL	13831311024	U(ML)	R-PD7
12508218024	R-E	R-PD6	12516513086	R-E	R-PD6	12525811077	R-E	R-CL	13831311025	U(ML)	R-PD7
12508218025	R-E	R-PD6	12516513087	R-E	R-PD6	12525811078	R-E	R-CL	13831311026	U(ML)	R-PD7
12508218026	R-E	R-PD6	12516513088	R-E	R-PD6	12525811079	R-E	R-CL	13831311027	U(ML)	R-PD7
12508297001	R-E	R-PD6	12516513089	R-E	R-PD6	12525811080	R-E	R-CL	13831311028	U(ML)	R-PD7
12508297002	R-E	R-PD6	12516513090	R-E	R-PD6	12525811081	R-E	R-CL	13831311029	U(ML)	R-PD7
12508297003	R-E	R-PD6	12516513091	R-E	R-PD6	12525811082	R-E	R-CL	13831311030	U(ML)	R-PD7
12508297004	R-E	R-PD6	12516513092	R-E	R-PD6	12525811083	R-E	R-CL	13831311031	U(ML)	R-PD7
12508297005	R-E	R-PD6	12516513093	R-E	R-PD6	12525811084	R-E	R-CL	13831311032	U(ML)	R-PD7
12508297006	R-E	R-PD6	12516513094	R-E	R-PD6	12525811085	R-E	R-CL	13831311033	U(ML)	R-PD7
12508297007	R-E	R-PD3	12516513095	R-E	R-PD6	12525811086	R-E	R-CL	13831311034	U(ML)	R-PD7
12508297008	R-E	R-PD3	12516513096	R-E	R-PD6	12525811087	R-E	R-CL	13831311035	U(ML)	R-PD7
12508297009	R-E	R-PD3	12516513097	R-E	R-PD6	12525811088	R-E	R-CL	13831311036	U(ML)	R-PD7
12508297010	R-E	R-PD3	12516513098	R-E	R-PD6	12525811089	R-E	R-CL	13831312001	U(PR)	R-PD7
12508297011	R-E	R-PD3	12516513099	R-E	R-PD6	12525811090	R-E	R-CL	13831312002	U(PR)	R-PD7
12508297012	R-E	R-PD3	12516513100	R-E	R-PD6	12525811091	R-E	R-CL	13831312002	U(M)	R-PD7
12508297013	R-E	R-PD6	12516513101	R-E	R-PD6	12525811092	R-E	R-CL	13831312002	U(M)	R-PD7
12508297014	R-E	R-PD6	12516514001	R-E	R-PD4	12525811093	R-E	R-CL	13831312002	U(M)	R-PD7
12508297015	R-E	R-PD6	12516514002	R-E	R-PD4	12525811094	R-E	R-CL	13831314001	U(ML)	R-PD7
12508297016	R-E	R-PD6	12516514003	R-E	R-PD4	12525811095	R-E	R-CL	13831314002	U(ML)	R-PD7
12508297017	R-E	R-PD6	12516514004	R-E	R-PD4	12525811096	R-E	R-CL	13831314003	U(ML)	R-PD7
12508297018	R-E	R-PD6	12516514005	R-E	R-PD4	12525811097	R-E	R-CL	13831314004	U(ML)	R-PD7
12508297019	R-E	R-PD6	12516514006	R-E	R-PD4	12525811098	R-E	R-CL	13831314005	U(ML)	R-PD7
12508297020	R-E	R-PD6	12516514007	R-E	R-PD4	12525811099	R-E	R-CL	13831314006	U(ML)	R-PD7
12508310001	R-E	R-PD12	12516514008	R-E	R-PD4	12525811100	R-E	R-CL	13831314007	U(ML)	R-PD7
12508310002	R-E	R-PD12	12516514009	R-E	R-PD4	12525811101	R-E	R-CL	13831314008	U(ML)	R-PD7
12508310018	R-E	R-PD6	12516514010	R-E	R-PD4	12525811102	R-E	R-CL	13831314009	U(ML)	R-PD7
12508311001	R-E	R-PD6	12516514011	R-E	R-PD4	12525811103	R-E	R-CL	13831314010	U(ML)	R-PD7
12508311002	R-E	R-PD6	12516514012	R-E	R-PD4	12525811104	R-E	R-CL	13831314011	U(ML)	R-PD7
12508311003	R-E	R-PD6	12516514013	R-E	R-PD4	12525811105	R-E	R-CL	13831314012	U(ML)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PAPCEL NUMBER	CURRENT ZONING	NEW ZONING	PAPCEL NUMBER	CURRENT ZONING	NEW ZONING	PAPCEL NUMBER	CURRENT ZONING	NEW ZONING
12508311004	R-E	R-PD6	12516514014	R-E	R-PD4	12525811106	R-E	R-CL	13831314013	U(M)L	R-PD7
12508311003	R-E	R-PD6	12516514013	R-E	R-PD4	12525811107	R-E	R-CL	13831314014	U(M)L	R-PD7
12508311006	R-E	R-PD6	12516514016	R-E	R-PD4	12525811108	R-E	R-CL	13831314015	U(M)L	R-PD7
12508311007	R-E	R-PD6	12516514017	R-E	R-PD4	12525811109	R-E	R-CL	13831314016	U(M)L	R-PD7
12508311008	R-E	R-PD6	12516514018	R-E	R-PD4	12525811110	R-E	R-CL	13831314017	U(M)L	R-PD7
12508311009	R-E	R-PD6	12516514019	R-E	R-PD4	12525811111	R-E	R-CL	13831314018	U(M)L	R-PD7
12508311010	R-E	R-PD6	12516514020	R-E	R-PD4	12525811112	R-E	R-CL	13831397001	U(M)L	R-PD7
12508311011	R-E	R-PD6	12516514021	R-E	R-PD4	12525811113	R-E	R-CL	13831397002	U(M)L	R-PD7
12508311012	R-E	R-PD6	12516514022	R-E	R-PD4	12525811114	R-E	R-CL	13831397003	U(M)L	R-PD7
12508311013	R-E	R-PD6	12516514023	R-E	R-PD4	12525811115	R-E	R-CL	13831397004	U(M)L	R-PD7
12508311014	R-E	R-PD6	12516514024	R-E	R-PD4	12525811116	R-E	R-CL	13831397005	U(M)L	R-PD7
12508311015	R-E	R-PD6	12516514025	R-E	R-PD4	12525811117	R-E	R-CL	13831397006	U(M)L	R-PD7
12508311016	R-E	R-PD6	12516514026	R-E	R-PD4	12525811118	R-E	R-CL	13831410001	U(M)L	R-PD7
12508311017	R-E	R-PD6	12516514027	R-E	R-PD4	12525811119	R-E	R-CL	13831410002	U(M)L	R-PD7
12508311018	R-E	R-PD6	12516514028	R-E	R-PD4	12525811120	R-E	R-CL	13831410003	U(M)L	R-PD7
12508311019	R-E	R-PD6	12516514029	R-E	R-PD4	12525811121	R-E	R-CL	13831410004	U(M)L	R-PD7
12508311020	R-E	R-PD6	12516514030	R-E	R-PD4	12525811122	R-E	R-CL	13831410005	U(M)L	R-PD7
12508311021	R-E	R-PD6	12516514031	R-E	R-PD4	12525811123	R-E	R-CL	13831410006	U(M)L	R-PD7
12508311022	R-E	R-PD6	12516514032	R-E	R-PD4	12525811124	R-E	R-CL	13831410007	U(M)L	R-PD7
12508311023	R-E	R-PD6	12516514033	R-E	R-PD4	12525811125	R-E	R-CL	13831410008	U(M)L	R-PD7
12508312001	R-E	R-PD6	12516514034	R-E	R-PD4	12525811126	R-E	R-CL	13831410009	U(M)L	R-PD7
12508312002	R-E	R-PD6	12516514035	R-E	R-PD4	12525811127	R-E	R-CL	13831410010	U(M)L	R-PD7
12508312003	R-E	R-PD6	12516514036	R-E	R-PD4	12525811128	R-E	R-CL	13831410011	U(M)L	R-PD7
12508312004	R-E	R-PD6	12516514037	R-E	R-PD4	12525811129	R-E	R-CL	13821410012	U(M)L	R-PD7
12508312005	R-E	R-PD6	12516514038	R-E	R-PD4	12525811130	R-E	R-CL	125831410013	U(M)L	R-PD7
12508312006	R-E	R-PD6	12516514039	R-E	R-PD4	12525811131	R-E	R-CL	13831410014	U(M)L	R-PD7
12508312007	R-E	R-PD6	12516514040	R-E	R-PD4	12525812001	R-E	R-CL	13831410015	U(M)L	R-PD7
12508312008	R-E	R-PD6	12516514041	R-E	R-PD4	12525812002	R-E	R-CL	13831410016	U(M)L	R-PD7
12508312009	R-E	R-PD6	12516514042	R-E	R-PD4	12525812003	R-E	R-CL	13831410017	U(M)L	R-PD7
12508312010	R-E	R-PD6	12516514043	R-E	R-PD4	12525812004	R-E	R-CL	13831410018	U(M)L	R-PD7
12508312011	R-E	R-PD6	12516514044	R-E	R-PD4	12525812005	R-E	R-CL	13831410019	U(M)L	R-PD7
12508312012	R-E	R-PD6	12516514045	R-E	R-PD4						

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508314007	R-E	R-PD6	12516597014	R-E	R-PD4	12525812031	R-E	R-CL	13831411018	U(M)L	R-PD7
12508314008	R-E	R-PD6	12516597015	R-E	R-PD4	12525812032	R-E	R-CL	13831411019	U(M)L	R-PD7
12508314009	R-E	R-PD6	12516610001	R-E	R-PD6	12525812033	R-E	R-CL	13831411020	U(M)L	R-PD7
12508314010	R-E	R-PD6	12516610002	R-E	R-PD6	12525812034	R-E	R-CL	13831411033	U(M)L	R-PD7
12508314011	R-E	R-PD6	12516610003	R-E	R-PD6	12525812035	R-E	R-CL	13831411034	U(M)L	R-PD7
12508314012	R-E	R-PD6	12516610004	R-E	R-PD6	12525812036	R-E	R-CL	13831411035	U(M)L	R-PD7
12508314013	R-E	R-PD6	12516610005	R-E	R-PD6	12525812037	R-E	R-CL	13831411036	U(M)L	R-PD7
12508314014	R-E	R-PD6	12516610006	R-E	R-PD6	12525812038	R-E	R-CL	13831411037	U(M)L	R-PD7
12508314015	R-E	R-PD6	12516610007	R-E	R-PD6	12525812039	R-E	R-CL	13831411038	U(M)L	R-PD7
12508314016	R-E	R-PD6	12516610008	R-E	R-PD6	12525812040	R-E	R-CL	13831411039	U(M)L	R-PD7
12508314017	R-E	R-PD6	12516610009	R-E	R-PD6	12525812041	R-E	R-CL	13831411040	U(M)L	R-PD7
12508314018	R-E	R-PD6	12516610010	R-E	R-PD6	12525812042	R-E	R-CL	13831411041	U(M)L	R-PD7
12508314019	R-E	R-PD6	12516610011	R-E	R-PD6	12525812043	R-E	R-CL	13831411042	U(M)L	R-PD7
12508314020	R-E	R-PD6	12516610012	R-E	R-PD6	12525812044	R-E	R-CL	13831411043	U(M)L	R-PD7
12508314021	R-E	R-PD6	12516610013	R-E	R-PD6	12525812045	R-E	R-CL	13831411044	U(M)L	R-PD7
12508314022	R-E	R-PD6	12516610014	R-E	R-PD6	12525812046	R-E	R-CL	13831411045	U(M)L	R-PD7
12508314023	R-E	R-PD6	12516610015	R-E	R-PD6	12525812047	R-E	R-CL	13831411046	U(M)L	R-PD7
12508314024	R-E	R-PD6	12516610016	R-E	R-PD6	12525812048	R-E	R-CL	13831411047	U(M)L	R-PD7
12508314025	R-E	R-PD6	12516610017	R-E	R-PD6	12525812049	R-E	R-CL	13831411048	U(M)L	R-PD7
12508314026	R-E	R-PD6	12516610018	R-E	R-PD6	12525812050	R-E	R-CL	13831412007	U(M)L	R-PD7
12508314027	R-E	R-PD6	12516610019	R-E	R-PD6	12525812051	R-E	R-CL	13831413001	U(M)L	R-PD7
12508314028	R-E	R-PD6	12516610020	R-E	R-PD6	12525812052	R-E	R-CL	13831413002	U(M)L	R-PD7
12508314029	R-E	R-PD6	12516610021	R-E	R-PD6	12525812053	R-E	R-CL	13831413003	U(M)L	R-PD7
12508314030	R-E	R-PD6	12516610022	R-E	R-PD6	12525812054	R-E	R-CL	13831413004	U(M)L	R-PD7
12508315001	R-E	R-PD6	12516610023	R-E	R-PD6	12525812055	R-E	R-CL	13831413005	U(M)L	R-PD7
12508315002	R-E	R-PD6	12516610024	R-E	R-PD6	12525812056	R-E	R-CL	13831413006	U(M)L	R-PD7
12508315003	R-E	R-PD6	12516610025	R-E	R-PD6	12525812057	R-E	R-CL	13831413007	U(M)L	R-PD7
12508315004	R-E	R-PD6	12516610026	R-E	R-PD6	12525812058	R-E	R-CL	13831413008	U(M)L	R-PD7
12508315005	R-E	R-PD6	12516610027	R-E	R-PD6	12525812059	R-E	R-CL	13831413009	U(M)L	R-PD7
12508315006	R-E	R-PD6	12516610028	R-E	R-PD6	12525812060	R-E	R-CL	13831413010	U(M)L	R-PD7
12508315007	R-E	R-PD6	12516610029	R-E	R-PD6	12525812061	R-E	R-CL	13831413011	U(M)L	R-PD7
12508315008	R-E	R-PD6	12516610030	R-E	R-PD6	12525812062	R-E	R-CL	13831413012	U(M)L	R-PD7
12508315009	R-E	R-PD6	12516610031	R-E	R-PD6	12525812063	R-E	R-CL	13831413013	U(M)L	R-PD7
12508315010	R-E	R-PD6	12516610032	R-E	R-PD6	12525812064	R-E	R-CL	13831413014	U(M)L	R-PD7
12508315011	R-E	R-PD6	12516610033	R-E	R-PD6	12525812065	R-E	R-CL	13831413015	U(M)L	R-PD7
12508315012	R-E	R-PD6	12516610034	R-E	R-PD6	12525812066	R-E	R-CL	13831413016	U(M)L	R-PD7
12508315013	R-E	R-PD6	12516610035	R-E	R-PD6	12525812067	R-E	R-CL	13831413017	U(M)L	R-PD7
12508315014	R-E	R-PD6	12516610036	R-E	R-PD6	12525812068	R-E	R-CL	13831413018	U(M)L	R-PD7
12508315015	R-E	R-PD6	12516610037	R-E	R-PD6	12525812069	R-E	R-CL	13831413019	U(M)L	R-PD7
12508315016	R-E	R-PD6	12516610038	R-E	R-PD6	12525812070	R-E	R-CL	13831413020	U(M)L	R-PD7
12508315017	R-E	R-PD6	12516610039	R-E	R-PD6	12525812071	R-E	R-CL	13831413021	U(M)L	R-PD7
12508315018	R-E	R-PD6	12516610040	R-E	R-PD6	12525812072	R-E	R-CL	13831413022	U(M)L	R-PD7
12508315019	R-E	R-PD6	12516610041	R-E	R-PD6	12525812073	R-E	R-CL	13831413023	U(M)L	R-PD7
12508315020	R-E	R-PD6	12516610042	R-E	R-PD6	12525812074	R-E	R-CL	13831413024	U(M)L	R-PD7
12508315021	R-E	R-PD6	12516610043	R-E	R-PD6	12525812075	R-E	R-CL	13831413025	U(M)L	R-PD7
12508315022	R-E	R-PD6	12516610044	R-E	R-PD6	12525812076	R-E	R-CL	13831413026	U(M)L	R-PD7
12508315023	R-E	R-PD6	12516610045	R-E	R-PD6	12525812077	R-E	R-CL	13831413027	U(M)L	R-PD7
12508315024	R-E	R-PD6	12516610046	R-E	R-PD6	12525812078	R-E	R-CL	13831413028	U(M)L	R-PD7
12508315025	R-E	R-PD6	12516610047	R-E	R-PD6	12525812079	R-E	R-CL	13831413029	U(M)L	R-PD7
12508315026	R-E	R-PD6	12516610048	R-E	R-PD6	12525812080	R-E	R-CL	13831413030	U(M)L	R-PD7
12508315027	R-E	R-PD6	12516610049	R-E	R-PD6	12525812081	R-E	R-CL	13831413031	U(M)L	R-PD7
12508315028	R-E	R-PD6	12516610050	R-E	R-PD6	12525812082	R-E	R-CL	13831413032	U(M)L	R-PD7
12508315029	R-E	R-PD6	12516610051	R-E	R-PD6	12525813001	R-E	R-CL	13831413033	U(M)L	R-PD7
12508315030	R-E	R-PD6	12516610052	R-E	R-PD6	12525813002	R-E	R-CL	13831413034	U(M)L	R-PD7
12508316001	R-E	R-PD6	12516610053	R-E	R-PD6	12525814001	R-E	R-CL	13831413035	U(M)L	R-PD7
12508316002	R-E	R-PD6	12516610054	R-E	R-PD6	12525814002	R-E	R-CL	13831414003	U(M)L	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508316003	R-E	R-PD6	12516610055	R-E	R-PD6	12525814003	R-E	R-CL	13831415001	U(M,L)	R-PD7
12508316004	R-E	R-PD6	12516610056	R-E	R-PD6	12525814004	R-E	R-CL	13831415002	U(M,L)	R-PD7
12508316005	R-E	R-PD6	12516610057	R-E	R-PD6	12525814005	R-E	R-CL	13831415003	U(M,L)	R-PD7
12508316006	R-E	R-PD6	12516610058	R-E	R-PD6	12525814006	R-E	R-CL	13831415004	U(M,L)	R-PD7
12508316007	R-E	R-PD6	12516610059	R-E	R-PD6	12525814007	R-E	R-CL	13831415005	U(M,L)	R-PD7
12508316008	R-E	R-PD6	12516610060	R-E	R-PD6	12525814008	R-E	R-CL	13831415006	U(M,L)	R-PD7
12508316009	R-E	R-PD6	12516610061	R-E	R-PD6	12525814009	R-E	R-CL	13831415007	U(M,L)	R-PD7
12508316010	R-E	R-PD6	12516610062	R-E	R-PD6	12525814010	R-E	R-CL	13831415008	U(M,L)	R-PD7
12508316011	R-E	R-PD6	12516610063	R-E	R-PD6	12525814011	R-E	R-CL	13831415009	U(M,L)	R-PD7
12508316012	R-E	R-PD6	12516611001	R-E	R-PD6	12525814012	R-E	R-CL	13831415010	U(M,L)	R-PD7
12508316013	R-E	R-PD6	12516611002	R-E	R-PD6	12525814013	R-E	R-CL	13831415011	U(M,L)	R-PD7
12508316014	R-E	R-PD6	12516611003	R-E	R-PD6	12525814014	R-E	R-CL	13831415012	U(M,L)	R-PD7
12508316015	R-E	R-PD6	12516611004	R-E	R-PD6	12525814015	R-E	R-CL	13831416001	U(M,L)	R-PD7
12508316016	R-E	R-PD6	12516611005	R-E	R-PD6	12525814016	R-E	R-CL	13831416002	U(M,L)	R-PD7
12508316017	R-E	R-PD6	12516611006	R-E	R-PD6	12525814017	R-E	R-CL	13831416003	U(M,L)	R-PD7
12508316018	R-E	R-PD6	12516611007	R-E	R-PD6	12525814018	R-E	R-CL	13831416004	U(M,L)	R-PD7
12508316019	R-E	R-PD6	12516611008	R-E	R-PD6	12525814019	R-E	R-CL	13831416005	U(M,L)	R-PD7
12508316020	R-E	R-PD6	12516611009	R-E	R-PD6	12525814020	R-E	R-CL	13831416006	U(M,L)	R-PD7
12508316021	R-E	R-PD6	12516611010	R-E	R-PD6	12525814021	R-E	R-CL	13831416007	U(M,L)	R-PD7
12508316022	R-E	R-PD6	12516611011	R-E	R-PD6	12525814022	R-E	R-CL	13831416008	U(M,L)	R-PD7
12508316023	R-E	R-PD6	12516611012	R-E	R-PD6	12525814023	R-E	R-CL	13831416009	U(M,L)	R-PD7
12508316024	R-E	R-PD6	12516611013	R-E	R-PD6	12525814024	R-E	R-CL	13831416010	U(M,L)	R-PD7
12508316025	R-E	R-PD6	12516611014	R-E	R-PD6	12525814025	R-E	R-CL	13831416011	U(M,L)	R-PD7
12508316026	R-E	R-PD6	12516611015	R-E	R-PD6	12525814026	R-E	R-CL	13831416012	U(M,L)	R-PD7
12508316027	R-E	R-PD6	12516611016	R-E	R-PD6	12525814027	R-E	R-CL	13831416013	U(M,L)	R-PD7
12508316028	R-E	R-PD6	12516611017	R-E	R-PD6	12525814028	R-E	R-CL	13831416014	U(M,L)	R-PD7
12508316029	R-E	R-PD6	12516611018	R-E	R-PD6	12525814029	R-E	R-CL	13831416015	U(M,L)	R-PD7
12508316030	R-E	R-PD6	12516611019	R-E	R-PD6	12525814030	R-E	R-CL	13831416016	U(M,L)	R-PD7
12508317001	R-E	R-PD6	12516611020	R-E	R-PD6	12525814031	R-E	R-CL	13831416017	U(M,L)	R-PD7
12508317002	R-E	R-PD6	12516611021	R-E	R-PD6	12525814032	R-E	R-CL	13831416018	U(M,L)	R-PD7
12508317003	R-E	R-PD6	12516611022	R-E	R-PD6	12525814033	R-E	R-CL	13831416019	U(M,L)	R-PD7
12508317004	R-E	R-PD6	12516611023	R-E	R-PD6	12525814034	R-E	R-CL	13831416020	U(M,L)	R-PD7
12508317005	R-E	R-PD6	12516611024	R-E	R-PD6	12525814035	R-E	R-CL	13831416021	U(M,L)	R-PD7
12508317006	R-E	R-PD6	12516611025	R-E	R-PD6	12525814036	R-E	R-CL	13831416022	U(M,L)	R-PD7
12508317007	R-E	R-PD6	12516611026	R-E	R-PD6	12525814037	R-E	R-CL	13831416023	U(M,L)	R-PD7
12508317008	R-E	R-PD6	12516611027	R-E	R-PD6	12525814038	R-E	R-CL	13831416024	U(M,L)	R-PD7
12508317009	R-E	R-PD6	12516611028	R-E	R-PD6	12525814039	R-E	R-CL	13831416025	U(M,L)	R-PD7
12508317010	R-E	R-PD6	12516611029	R-E	R-PD6	12525814040	R-E	R-CL	13831416026	U(M,L)	R-PD7
12508317011	R-E	R-PD6	12516611030	R-E	R-PD6	12525814041	R-E	R-CL	13831416027	U(M,L)	R-PD7
12508317012	R-E	R-PD6	12516611031	R-E	R-PD6	12525814042	R-E	R-CL	13831416028	U(M,L)	R-PD7
12508317013	R-E	R-PD6	12516611032	R-E	R-PD6	12525814043	R-E	R-CL	13831416029	U(M,L)	R-PD7
12508317014	R-E	R-PD6	12516611033	R-E	R-PD6	12525814044	R-E	R-CL	13831416030	U(M,L)	R-PD7
12508317015	R-E	R-PD6	12516611034	R-E	R-PD6	12525814045	R-E	R-CL	13831416031	U(M,L)	R-PD7
12508317016	R-E	R-PD6	12516611035	R-E	R-PD6	12525814046	R-E	R-CL	13831416032	U(M,L)	R-PD7
12508317017	R-E	R-PD6	12516611036	R-E	R-PD6	12525814047	R-E	R-CL	13831416033	U(M,L)	R-PD7
12508317018	R-E	R-PD6	12516611037	R-E	R-PD6	12525814048	R-E	R-CL	13831416034	U(M,L)	R-PD7
12508317019	R-E	R-PD6	12516611038	R-E	R-PD6	12525814049	R-E	R-CL	13831417001	U(M,L)	R-PD7
12508317020	R-E	R-PD6	12516611039	R-E	R-PD6	12525814050	R-E	R-CL	13831417002	U(M,L)	R-PD7
12508317021	R-E	R-PD6	12516611040	R-E	R-PD6	12525814051	R-E	R-CL	13831417003	U(M,L)	R-PD7
12508317022	R-E	R-PD6	12516611041	R-E	R-PD6	12525814052	R-E	R-CL	13831417004	U(M,L)	R-PD7
12508317023	R-E	R-PD6	12516611042	R-E	R-PD6	12525814053	R-E	R-CL	13831417005	U(M,L)	R-PD7
12508317024	R-E	R-PD6	12516611043	R-E	R-PD6	12525814054	R-E	R-CL	13831417006	U(M,L)	R-PD7
12508317025	R-E	R-PD6	12516611044	R-E	R-PD6	12525814055	R-E	R-CL	13831417007	U(M,L)	R-PD7
12508317026	R-E	R-PD6	12516611045	R-E	R-PD6	12525814056	R-E	R-CL	13831417008	U(M,L)	R-PD7
12508317027	R-E	R-PD6	12516611046	R-E	R-PD6	12525814057	R-E	R-CL	13831417009	U(M,L)	R-PD7
12508317028	R-E	R-PD6	12516611047	R-E	R-PD6	12525814058	R-E	R-CL	13831417010	U(M,L)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508318001	R-E	R-PD6	12516611048	R-E	R-PD6	12525814059	R-E	R-CL	13831417011	(U)ML	R-PD7
12508318002	R-E	R-PD6	12516611049	R-E	R-PD6	12525814060	R-E	R-CL	13831417012	(U)ML	R-PD7
12508318003	R-E	R-PD6	12516611050	R-E	R-PD6	12525814061	R-E	R-CL	13831417013	(U)ML	R-PD7
12508318004	R-E	R-PD6	12516611051	R-E	R-PD6	12525814062	R-E	R-CL	13831417014	(U)ML	R-PD7
12508318005	R-E	R-PD6	12516611052	R-E	R-PD6	12525814063	R-E	R-CL	13831417015	(U)ML	R-PD7
12508318006	R-E	R-PD6	12516611053	R-E	R-PD6	12525814064	R-E	R-CL	13831417016	(U)ML	R-PD7
12508318007	R-E	R-PD6	12516611054	R-E	R-PD6	12525814065	R-E	R-CL	13831417017	(U)ML	R-PD7
12508318008	R-E	R-PD6	12516611055	R-E	R-PD6	12525897001	R-E	R-CL	13831417018	(U)ML	R-PD7
12508318009	R-E	R-PD6	12516611056	R-E	R-PD6	12525897002	R-E	R-CL	13831417019	(U)ML	R-PD7
12508318010	R-E	R-PD6	12516611057	R-E	R-PD6	12525897003	R-E	R-CL	13831417020	(U)ML	R-PD7
12508318011	R-E	R-PD6	12516611058	R-E	R-PD6	12526510001	R-E	R-PD3	13831417021	(U)ML	R-PD7
12508318012	R-E	R-PD6	12516611059	R-E	R-PD6	12526510002	R-E	R-PD3	13831417022	(U)ML	R-PD7
12508318013	R-E	R-PD6	12516611060	R-E	R-PD6	12526510003	R-E	R-PD3	13831417023	(U)ML	R-PD7
12508318014	R-E	R-PD6	12516611061	R-E	R-PD6	12526510004	R-E	R-PD3	13831417024	(U)ML	R-PD7
12508318015	R-E	R-PD6	12516611062	R-E	R-PD6	12526510005	R-E	R-PD3	13831417025	(U)ML	R-PD7
12508318016	R-E	R-PD6	12516611063	R-E	R-PD6	12526510006	R-E	R-PD3	13831417026	(U)ML	R-PD7
12508318017	R-E	R-PD6	12516611064	R-E	R-PD6	12526510007	R-E	R-PD3	13831417027	(U)ML	R-PD7
12508318018	R-E	R-PD6	12516611065	R-E	R-PD6	12526510008	R-E	R-PD3	13831417028	(U)ML	R-PD7
12508318019	R-E	R-PD6	12516611066	R-E	R-PD6	12526510009	R-E	R-PD3	13831417029	(U)ML	R-PD7
12508318020	R-E	R-PD6	12516611067	R-E	R-PD6	12526510010	R-E	R-PD3	13831417030	(U)ML	R-PD7
12508318021	R-E	R-PD6	12516611068	R-E	R-PD6	12526510011	R-E	R-PD3	13831417031	(U)ML	R-PD7
12508318022	R-E	R-PD6	12516611069	R-E	R-PD6	12526510012	R-E	R-PD3	13831417032	(U)ML	R-PD7
12508318023	R-E	R-PD6	12516611070	R-E	R-PD6	12526510013	R-E	R-PD3	13831418001	(U)PR	R-PD7
12508318024	R-E	R-PD6	12516611071	R-E	R-PD6	12526510014	R-E	R-PD3	13831419003	(U)ML	R-PD7
12508318025	R-E	R-PD6	12516611072	R-E	R-PD6	12526510015	R-E	R-PD3	13831419004	(U)ML	R-PD7
12508318026	R-E	R-PD6	12516611073	R-E	R-PD6	12526510016	R-E	R-PD3	13831419005	(U)ML	R-PD7
12508318027	R-E	R-PD6	12516612001	R-E	R-PD6	12526510017	R-E	R-PD3	13831419006	(U)ML	R-PD7
12508318028	R-E	R-PD6	12516612002	R-E	R-PD6	12526510018	R-E	R-PD3	13831419007	(U)ML	R-PD7
12508319001	R-E	R-PD6	12516612003	R-E	R-PD6	12526510019	R-E	R-PD3	13831419008	(U)ML	R-PD7
12508319002	R-E	R-PD6	12516612004	R-E	R-PD6	12526510020	R-E	R-PD3	13831419009	(U)ML	R-PD7
12508319003	R-E	R-PD6	12516612005	R-E	R-PD6	12526510021	R-E	R-PD3	13831419010	(U)ML	R-PD7
12508319004	R-E	R-PD6	12516612006	R-E	R-PD6	12526510022	R-E	R-PD3	13831419011	(U)ML	R-PD7
12508319005	R-E	R-PD6	12516612007	R-E	R-PD6	12526510023	R-E	R-PD3	13831419012	(U)ML	R-PD7
12508319006	R-E	R-PD6	12516612008	R-E	R-PD6	12526510024	R-E	R-PD3	13831419013	(U)ML	R-PD7
12508319007	R-E	R-PD6	12516612009	R-E	R-PD6	12526510025	R-E	R-PD3	13831419014	(U)ML	R-PD7
12508319008	R-E	R-PD6	12516612010	R-E	R-PD6	12526510026	R-E	R-PD3	13831419015	(U)ML	R-PD7
12508319009	R-E	R-PD6	12516612011	R-E	R-PD6	12526510027	R-E	R-PD3	13831419016	(U)ML	R-PD7
12508319010	R-E	R-PD6	12516612012	R-E	R-PD6	12526510028	R-E	R-PD3	13831419017	(U)ML	R-PD7
12508319011	R-E	R-PD6	12516612013	R-E	R-PD6	12526510029	R-E	R-PD3	13831419018	(U)ML	R-PD7
12508319012	R-E	R-PD6	12516612014	R-E	R-PD6	12526510030	R-E	R-PD3	13831419019	(U)ML	R-PD7
12508319013	R-E	R-PD6	12516612015	R-E	R-PD6	12526510031	R-E	R-PD3	13831419020	(U)ML	R-PD7
12508319014	R-E	R-PD6	12516612016	R-E	R-PD6	12526510032	R-E	R-PD3	13831419021	(U)ML	R-PD7
12508319015	R-E	R-PD6	12516612017	R-E	R-PD6	12526510033	R-E	R-PD3	13831419022	(U)ML	R-PD7
12508319016	R-E	R-PD6	12516612018	R-E	R-PD6	12526510034	R-E	R-PD3	13831419023	(U)ML	R-PD7
12508319017	R-E	R-PD6	12516612019	R-E	R-PD6	12526510035	R-E	R-PD3	13831419024	(U)ML	R-PD7
12508319018	R-E	R-PD6	12516612020	R-E	R-PD6	12526510036	R-E	R-PD3	13831419025	(U)ML	R-PD7
12508319019	R-E	R-PD6	12516612021	R-E	R-PD6	12526510037	R-E	R-PD3	13831419026	(U)ML	R-PD7
12508319020	R-E	R-PD6	12516612022	R-E	R-PD6	12526510038	R-E	R-PD3	13831419027	(U)ML	R-PD7
12508319021	R-E	R-PD6	12516612023	R-E	R-PD6	12526510039	R-E	R-PD3	13831419028	(U)ML	R-PD7
12508319022	R-E	R-PD6	12516612024	R-E	R-PD6	12526510040	R-E	R-PD3	13831419039	(U)ML	R-PD7
12508319023	R-E	R-PD6	12516612025	R-E	R-PD6	12526510041	R-E	R-PD3	13831419040	(U)ML	R-PD7
12508319024	R-E	R-PD6	12516612026	R-E	R-PD6	12526510042	R-E	R-PD3	13831419041	(U)ML	R-PD7
12508319025	R-E	R-PD6	12516612027	R-E	R-PD6	12526510043	R-E	R-PD3	13831419042	(U)ML	R-PD7
12508319026	R-E	R-PD6	12516612028	R-E	R-PD6	12526510044	R-E	R-PD3	13831419043	(U)ML	R-PD7
12508319027	R-E	R-PD6	12516613001	R-E	R-PD6	12526510045	R-E	R-PD3	13831419044	(U)ML	R-PD7
12508319028	R-E	R-PD6	12516613002	R-E	R-PD6	12526510046	R-E	R-PD3	13831420001	(U)ML	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508320001	R-E	R-PD6	12516613003	R-E	R-PD6	12526510047	R-E	R-PD3	13831420002	U(M)L	R-PD7
12508320002	R-E	R-PD6	12516613004	R-E	R-PD6	12526510048	R-E	R-PD3	13831420003	U(M)L	R-PD7
12508320003	R-E	R-PD6	12516613005	R-E	R-PD6	12526597001	R-E	R-PD3	13831420004	U(M)L	R-PD7
12508320004	R-E	R-PD6	12516613006	R-E	R-PD6	12526597002	R-E	R-PD3	13831420005	U(M)L	R-PD7
12508320005	R-E	R-PD6	12516613007	R-E	R-PD6	12527312001	U(M)L	R-CL	13831420006	U(M)L	R-PD7
12508320006	R-E	R-PD6	12516613008	R-E	R-PD6	12527312002	U(M)L	R-CL	13831420007	U(M)L	R-PD7
12508320007	R-E	R-PD6	12516613009	R-E	R-PD6	12527312003	U(M)L	R-CL	13831420008	U(M)L	R-PD7
12508320008	R-E	R-PD6	12516613010	R-E	R-PD6	12527312004	U(M)L	R-CL	13831420009	U(M)L	R-PD7
12508320009	R-E	R-PD6	12516613011	R-E	R-PD6	12527312005	U(M)L	R-CL	13831420010	U(M)L	R-PD7
12508320010	R-E	R-PD6	12516613012	R-E	R-PD6	12527312006	U(M)L	R-CL	13831420011	U(M)L	R-PD7
12508320011	R-E	R-PD6	12516613013	R-E	R-PD6	12527312007	U(M)L	R-CL	13831420012	U(M)L	R-PD7
12508320012	R-E	R-PD6	12516613014	R-E	R-PD6	12527312008	U(M)L	R-CL	13831420013	U(M)L	R-PD7
12508320013	R-E	R-PD6	12516613015	R-E	R-PD6	12527312009	U(M)L	R-CL	13831420014	U(M)L	R-PD7
12508320014	R-E	R-PD6	12516613016	R-E	R-PD6	12527312010	U(M)L	R-CL	13831420015	U(M)L	R-PD7
12508320015	R-E	R-PD6	12516613017	R-E	R-PD6	12527312011	U(M)L	R-CL	13831420016	U(M)L	R-PD7
12508320016	R-E	R-PD6	12516613018	R-E	R-PD6	12527312012	U(M)L	R-CL	13831420017	U(M)L	R-PD7
12508320017	R-E	R-PD6	12516613019	R-E	R-PD6	12527312013	U(M)L	R-CL	13831420018	U(M)L	R-PD7
12508320018	R-E	R-PD6	12516613020	R-E	R-PD6	12527312014	U(M)L	R-CL	13831420019	U(M)L	R-PD7
12508320019	R-E	R-PD6	12516613021	R-E	R-PD6	12527312015	U(M)L	R-CL	13831420020	U(M)L	R-PD7
12508320020	R-E	R-PD6	12516613022	R-E	R-PD6	12527312016	U(M)L	R-CL	13831420021	U(M)L	R-PD7
12508320021	R-E	R-PD6	12516613023	R-E	R-PD6	12527312017	U(M)L	R-CL	13831420022	U(M)L	R-PD7
12508320022	R-E	R-PD6	12516613024	R-E	R-PD6	12527312018	U(M)L	R-CL	13831420023	U(M)L	R-PD7
12508320023	R-E	R-PD6	12516613025	R-E	R-PD6	12527312019	U(M)L	R-CL	13831420024	U(M)L	R-PD7
12508320024	R-E	R-PD6	12516613026	R-E	R-PD6	12527312020	U(M)L	R-CL	13831420025	U(M)L	R-PD7
12508320025	R-E	R-PD6	12516613027	R-E	R-PD6	12527312021	U(M)L	R-CL	13831420026	U(M)L	R-PD7
12508320026	R-E	R-PD6	12516613028	R-E	R-PD6	12527312022	U(M)L	R-CL	13831420027	U(M)L	R-PD7
12508320027	R-E	R-PD6	12516613029	R-E	R-PD6	12527312023	U(M)L	R-CL	13831420028	U(M)L	R-PD7
12508320028	R-E	R-PD6	12516613030	R-E	R-PD6	12527312024	U(M)L	R-CL	13831421001	U(M)L	R-PD7
12508320029	R-E	R-PD6	12516613031	R-E	R-PD6	12527312025	U(M)L	R-CL	13831421002	U(M)L	R-PD7
12508321001	R-E	R-PD6	12516613032	R-E	R-PD6	12527312026	U(M)L	R-CL	13831421003	U(M)L	R-PD7
12508321002	R-E	R-PD6	12516613033	R-E	R-PD6	12527312027	U(M)L	R-CL	13831421004	U(M)L	R-PD7
12508321003	R-E	R-PD6	12516613034	R-E	R-PD6	12527312028	U(M)L	R-CL	13831421005	U(M)L	R-PD7
12508321004	R-E	R-PD6	12516613035	R-E	R-PD6	12527312029	U(M)L	R-CL	13831421006	U(M)L	R-PD7
12508321005	R-E	R-PD6	12516613036	R-E	R-PD6	12527312030	U(M)L	R-CL	13831421007	U(M)L	R-PD7
12508321006	R-E	R-PD6	12516613037	R-E	R-PD6	12527312031	U(M)L	R-CL	13831421008	U(M)L	R-PD7
12508321007	R-E	R-PD6	12516613038	R-E	R-PD6	12527312032	U(M)L	R-CL	13831421009	U(M)L	R-PD7
12508321008	R-E	R-PD6	12516613039	R-E	R-PD6	12527312033	U(M)L	R-CL	13831421010	U(M)L	R-PD7
12508321009	R-E	R-PD6	12516613040	R-E	R-PD6	12527312034	U(M)L	R-CL	13831421011	U(M)L	R-PD7
12508321010	R-E	R-PD6	12516613041	R-E	R-PD6	12527312035	U(M)L	R-CL	13831421012	U(M)L	R-PD7
12508321011	R-E	R-PD6	12516613042	R-E	R-PD6	12527312036	U(M)L	R-CL	13831421013	U(M)L	R-PD7
12508321012	R-E	R-PD6	12516613043	R-E	R-PD6	12527312037	U(M)L	R-CL	13831421014	U(M)L	R-PD7
12508321013	R-E	R-PD6	12516613044	R-E	R-PD6	12527312038	U(M)L	R-CL	13831422001	U(M)L	R-PD7
12508321014	R-E	R-PD6	12516613045	R-E	R-PD6	12527312039	U(M)L	R-CL	13831422002	U(M)L	R-PD7
12508321015	R-E	R-PD6	12516613046	R-E	R-PD6	12527312040	U(M)L	R-CL	13831497001	U(M)L	R-PD7
12508321016	R-E	R-PD6	12516613047	R-E	R-PD6	12527312041	U(M)L	R-CL	13831497002	U(M)L	R-PD7
12508321017	R-E	R-PD6	12516613048	R-E	R-PD6	12527312042	U(M)L	R-CL	13831497003	U(M)L	R-PD7
12508321018	R-E	R-PD6	12516613049	R-E	R-PD6	12527312043	U(M)L	R-CL	13831497004	U(M)L	R-PD7
12508321019	R-E	R-PD6	12516613050	R-E	R-PD6	12528710001	R-E	R-PD4	13831497005	U(M)L	R-PD7
12508321020	R-E	R-PD6	12516613051	R-E	R-PD6	12528710002	R-E	R-PD4	13831497006	U(M)L	R-PD7
12508321021	R-E	R-PD6	12516613052	R-E	R-PD6	12528710003	R-E	R-PD4	13831497007	U(M)L	R-PD7
12508321022	R-E	R-PD6	12516613053	R-E	R-PD6	12528710004	R-E	R-PD4	13831497008	U(M)L	R-PD7
12508321023	R-E	R-PD6	12516614001	R-E	R-PD6	12528710005	R-E	R-PD4	13831497009	U(M)L	R-PD7
12508397001	R-E	R-PD6	12516614002	R-E	R-PD6	12528710006	R-E	R-PD4	13831497010	U(M)L	R-PD7
12508397002	R-E	R-PD6	12516614003	R-E	R-PD6	12528710007	R-E	R-PD4	13831497011	U(M)L	R-PD7
12508397003	R-E	R-PD6	12516614004	R-E	R-PD6	12528710008	R-E	R-PD4	13831497012	U(M)L	R-PD7
12508397004	R-E	R-PD6	12516614005	R-E	R-PD6	12528710009	R-E	R-PD4	13831610002	U(P)R	R-PD7

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PANEL NUMBER	CURRENT ZONING	NEW ZONING	PANEL NUMBER	CURRENT ZONING	NEW ZONING	PANEL NUMBER	CURRENT ZONING	NEW ZONING	PANEL NUMBER	CURRENT ZONING	NEW ZONING
12508397003	R-E	R-PD6	12516614006	R-E	R-PD6	12528710010	R-E	R-PD4	13831611001	U(ML)	R-PD7
12508397006	R-E	R-PD6	12516614007	R-E	R-PD6	12528710011	R-E	R-PD7	13831611002	U(ML)	R-PD7
12508397007	R-E	R-PD6	12516614008	R-E	R-PD6	12528710012	R-E	R-PD7	13831611003	U(ML)	R-PD7
12508397008	R-E	R-PD6	12516614009	R-E	R-PD6	12528710013	R-E	R-PD7	13831611004	U(ML)	R-PD7
12508397009	R-E	R-PD6	12516614010	R-E	R-PD6	12528710014	R-E	R-PD7	13831611005	U(ML)	R-PD7
12508397010	R-E	R-PD6	12516614011	R-E	R-PD6	12528710015	R-E	R-PD7	13831611006	U(ML)	R-PD7
12508397011	R-E	R-PD6	12516614012	R-E	R-PD6	12528710016	R-E	R-PD7	13831611007	U(ML)	R-PD7
12508397012	R-E	R-PD6	12516614013	R-E	R-PD6	12528710017	R-E	R-PD7	13831611008	U(ML)	R-PD7
12508397013	R-E	R-PD6	12516614014	R-E	R-PD6	12528710018	R-E	R-PD7	13831611009	U(ML)	R-PD7
12508397014	R-E	R-PD6	12516614015	R-E	R-PD6	12528710019	R-E	R-PD7	13831611010	U(ML)	R-PD7
12508410001	R-E	R-PD12	12516614016	R-E	R-PD6	12528710020	R-E	R-PD7	13831611011	U(ML)	R-PD7
12508410001	C-2	R-PD12	12516614017	R-E	R-PD6	12528710021	R-E	R-PD7	13831611012	U(ML)	R-PD7
12508410004	C-2	R-PD6	12516614018	R-E	R-PD6	12528710022	R-E	R-PD7	13831611013	U(ML)	R-PD7
12508410004	C-2	R-PD6	12516614019	R-E	R-PD6	12528710023	R-E	R-PD7	13831611014	U(ML)	R-PD7
12508411001	R-E	R-PD6	12516614020	R-E	R-PD6	12528710024	R-E	R-PD7	13831611015	U(ML)	R-PD7
12508411002	R-E	R-PD6	12516614021	R-E	R-PD6	12528710025	R-E	R-PD7	13831611016	U(ML)	R-PD7
12508411003	R-E	R-PD6	12516614022	R-E	R-PD6	12528710026	R-E	R-PD7	13831611017	U(ML)	R-PD7
12508411004	R-E	R-PD6	12516614023	R-E	R-PD6	12528710027	R-E	R-PD7	13831611018	U(ML)	R-PD7
12508411005	R-E	R-PD6	12516614024	R-E	R-PD6	12528710028	R-E	R-PD7	13831611019	U(ML)	R-PD7
12508411006	R-E	R-PD6	12516614025	R-E	R-PD6	12528710029	R-E	R-PD7	13831611020	U(ML)	R-PD7
12508411007	R-E	R-PD6	12516614026	R-E	R-PD6	12528710030	R-E	R-PD7	13831611021	U(ML)	R-PD7
12508411008	R-E	R-PD6	12516614027	R-E	R-PD6	12528710031	R-E	R-PD7	13831611022	U(ML)	R-PD7
12508411009	R-E	R-PD6	12516614028	R-E	R-PD6	12528710032	R-E	R-PD7	13831611023	U(ML)	R-PD7
12508411010	R-E	R-PD6	12516614029	R-E	R-PD6	12528710033	R-E	R-PD7	13831611024	U(ML)	R-PD7
12508411011	R-E	R-PD6	12516614030	R-E	R-PD6	12528710034	R-E	R-PD7	13831612001	U(ML)	R-PD7
12508411012	R-E	R-PD6	12516614031	R-E	R-PD6	12528710035	R-E	R-PD7	13831612002	U(ML)	R-PD7
12508411013	R-E	R-PD6	12516614032	R-E	R-PD6	12528710036	R-E	R-PD7	13831612003	U(ML)	R-PD7
12508411014	R-E	R-PD6	12516614033	R-E	R-PD6	12528710037	R-E	R-PD7	13831612004	U(ML)	R-PD7
12508411015	R-E	R-PD6	12516614034	R-E	R-PD6	12528710038	R-E	R-PD7	13831612005	U(ML)	R-PD7
12508411016	R-E	R-PD6	12516614035	R-E	R-PD6	12528710039	R-E	R-PD7	13831612006	U(ML)	R-PD7
12508411017	R-E	R-PD6	12516614036	R-E	R-PD6	12528710040	R-E	R-PD7	13831612007	U(ML)	R-PD7
12508411018	R-E	R-PD6	12516614037	R-E	R-PD6	12528710041	R-E	R-PD7	13831612008	U(ML)	R-PD7
12508411019	R-E	R-PD6	12516614038	R-E	R-PD6	12528710042	R-E	R-PD7	13831612009	U(ML)	R-PD7
12508411020	R-E	R-PD6	12516614039	R-E	R-PD6	12528710043	R-E	R-PD7	13831612010	U(ML)	R-PD7
12508411021	R-E	R-PD6	12516614040	R-E	R-PD6	12528710044	R-E	R-PD7	13831612011	U(ML)	R-PD7
12508411022	R-E	R-PD6	12516614041	R-E	R-PD6	12528710045	R-E	R-PD7	13831612012	U(ML)	R-PD7
12508411023	R-E	R-PD6	12516614042	R-E	R-PD6	12528710046	R-E	R-PD7	13831612013	U(ML)	R-PD7
12508411024	R-E	R-PD6	12516614043	R-E	R-PD6	12528710047	R-E	R-PD7	13831612014	U(ML)	R-PD7
12508411025	R-E	R-PD6	12516614044	R-E	R-PD6	12528710048	R-E	R-PD7	13831612015	U(ML)	R-PD7
12508411026	R-E	R-PD6	12516614045	R-E	R-PD6	12528710049	R-E	R-PD7	13831612016	U(ML)	R-PD7
12508411027	R-E	R-PD6	12516614046	R-E	R-PD6	12528710050	R-E	R-PD7	13831612017	U(ML)	R-PD7
12508412001	R-E	R-PD6	12516615001	U(PCD)	R-PD5	12528710051	R-E	R-PD7	13831612018	U(ML)	R-PD7
12508412002	R-E	R-PD6	12516615002	U(PCD)	R-PD5	12528710052	R-E	R-PD7	13831612019	U(ML)	R-PD7
12508412003	R-E	R-PD6	12516615003	U(PCD)	R-PD5	12528710053	R-E	R-PD7	13831612020	U(ML)	R-PD7
12508412004	R-E	R-PD6	12516615004	U(PCD)	R-PD5	12528710054	R-E	R-PD7	13831612021	U(ML)	R-PD7
12508412005	R-E	R-PD6	12516615005	U(PCD)	R-PD5	12528710055	R-E	R-PD7	13831612022	U(ML)	R-PD7
12508412006	R-E	R-PD6	12516615006	U(PCD)	R-PD5	12528710056	R-E	R-PD7	13831612023	U(ML)	R-PD7
12508412007	R-E	R-PD6	12516615007	U(PCD)	R-PD5	12528710057	R-E	R-PD7	13831612024	U(ML)	R-PD7
12508412008	R-E	R-PD6	12516615008	U(PCD)	R-PD5	12528710058	R-E	R-PD7	13831612025	U(ML)	R-PD7
12508412009	R-E	R-PD6	12516615009	U(PCD)	R-PD5	12528710059	R-E	R-PD7	13831612026	U(ML)	R-PD7
12508412010	R-E	R-PD6	12516615010	U(PCD)	R-PD5	12528710060	R-E	R-PD7	13831612027	U(ML)	R-PD7
12508412011	R-E	R-PD6	12516615011	U(PCD)	R-PD5	12528710061	R-E	R-PD7	13831613001	U(ML)	R-PD7
12508412012	R-E	R-PD6	12516615012	U(PCD)	R-PD5	12528710062	R-E	R-PD7	13831613002	U(ML)	R-PD7
12508412013	R-E	R-PD6	12516615013	U(PCD)	R-PD5	12528710063	R-E	R-PD7	13831613003	U(ML)	R-PD7
12508412014	R-E	R-PD6	12516615014	U(PCD)	R-PD5	12528710064	R-E	R-PD7	13831613004	U(ML)	R-PD7
12508412015	R-E	R-PD6	12516615015	U(PCD)	R-PD5	12528710065	R-E	R-PD7	13831613005	U(ML)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508412016	R-E	R-PD6	12516615016	U(PCD)	R-PD5	12528710066	R-E	R-PD7	13831613006	U(ML)	R-PD7
12508412017	R-E	R-PD6	12516615017	U(PCD)	R-PD5	12528710067	R-E	R-PD7	13831613007	U(ML)	R-PD7
12508412018	R-E	R-PD6	12516615018	U(PCD)	R-PD5	12528710068	R-E	R-PD7	13831613008	U(ML)	R-PD7
12508412019	R-E	R-PD6	12516615019	U(PCD)	R-PD5	12528710069	R-E	R-PD7	13831613009	U(ML)	R-PD7
12508412020	R-E	R-PD6	12516615020	U(PCD)	R-PD5	12528710070	R-E	R-PD7	13831613010	U(ML)	R-PD7
12508412021	R-E	R-PD6	12516615021	U(PCD)	R-PD5	12528710071	R-E	R-PD7	13831613011	U(ML)	R-PD7
12508412022	R-E	R-PD6	12516615022	U(PCD)	R-PD5	12528710072	R-E	R-PD7	13831613012	U(ML)	R-PD7
12508412023	R-E	R-PD6	12516615023	U(PCD)	R-PD5	12528710073	R-E	R-PD7	13831613013	U(ML)	R-PD7
12508412024	R-E	R-PD6	12516615024	U(PCD)	R-PD5	12528710074	R-E	R-PD7	13831613014	U(ML)	R-PD7
12508412025	R-E	R-PD6	12516615025	U(PCD)	R-PD5	12528710075	R-E	R-PD4	13831613015	U(ML)	R-PD7
12508412026	R-E	R-PD6	12516615026	U(PCD)	R-PD5	12528710076	R-E	R-PD4	13831613016	U(ML)	R-PD7
12508412027	R-E	R-PD6	12516615027	U(PCD)	R-PD5	12528710077	R-E	R-PD4	13831613017	U(ML)	R-PD7
12508412028	R-E	R-PD6	12516615028	U(PCD)	R-PD5	12528710078	R-E	R-PD4	13831613018	U(ML)	R-PD7
12508412029	R-E	R-PD6	12516615029	U(PCD)	R-PD5	12528710079	R-E	R-PD4	13831613019	U(ML)	R-PD7
12508412030	R-E	R-PD6	12516615030	U(PCD)	R-PD5	12528710080	R-E	R-PD4	13831613020	U(ML)	R-PD7
12508413001	R-E	R-PD6	12516615031	U(PCD)	R-PD5	12528710081	R-E	R-PD4	13831613021	U(ML)	R-PD7
12508413002	R-E	R-PD6	12516615032	U(PCD)	R-PD5	12528710082	R-E	R-PD4	13831613022	U(ML)	R-PD7
12508413003	R-E	R-PD6	12516615033	U(PCD)	R-PD5	12528710083	R-E	R-PD4	13831613023	U(ML)	R-PD7
12508413004	R-E	R-PD6	12516615034	U(PCD)	R-PD5	12528711001	R-E	R-PD7	13831613024	U(ML)	R-PD7
12508413005	R-E	R-PD6	12516615035	U(PCD)	R-PD5	12528711002	R-E	R-PD7	13831613025	U(ML)	R-PD7
12508413006	R-E	R-PD6	12516615036	U(PCD)	R-PD5	12528711003	R-E	R-PD7	13831613026	U(ML)	R-PD7
12508413007	R-E	R-PD6	12516615037	U(PCD)	R-PD5	12528711004	R-E	R-PD7	13831613027	U(ML)	R-PD7
12508413008	R-E	R-PD6	12516615038	U(PCD)	R-PD5	12528711005	R-E	R-PD7	13831613028	U(ML)	R-PD7
12508413009	R-E	R-PD6	12516615039	U(PCD)	R-PD5	12528711006	R-E	R-PD7	13831613029	U(ML)	R-PD7
12508413010	R-E	R-PD6	12516615040	U(PCD)	R-PD5	12528711007	R-E	R-PD7	13831613030	U(ML)	R-PD7
12508413011	R-E	R-PD6	12516615041	U(PCD)	R-PD5	12528711008	R-E	R-PD7	13831613031	U(ML)	R-PD7
12508413012	R-E	R-PD6	12516615042	U(PCD)	R-PD5	12528711009	R-E	R-PD7	13831613032	U(ML)	R-PD7
12508413013	R-E	R-PD6	12516615043	U(PCD)	R-PD5	12528711010	R-E	R-PD7	13831613033	U(ML)	R-PD7
12508413014	R-E	R-PD6	12516615044	U(PCD)	R-PD5	12528711011	R-E	R-PD7	13831614001	U(ML)	R-PD7
12508414001	R-E	R-PD6	12516615045	U(PCD)	R-PD5	12528711012	R-E	R-PD7	13831614002	U(ML)	R-PD7
12508414002	R-E	R-PD6	12516615046	U(PCD)	R-PD5	12528711013	R-E	R-PD4	13831614003	U(ML)	R-PD7
12508414003	R-E	R-PD6	12516615047	U(PCD)	R-PD5	12528711014	R-E	R-PD7	13831614004	U(ML)	R-PD7
12508414004	R-E	R-PD6	12516615048	U(PCD)	R-PD5	12528711015	R-E	R-PD7	13831614005	U(ML)	R-PD7
12508414005	R-E	R-PD6	12516615049	U(PCD)	R-PD5	12528711016	R-E	R-PD7	13831614006	U(ML)	R-PD7
12508414006	R-E	R-PD6	12516615050	U(PCD)	R-PD5	12528711017	R-E	R-PD7	13831614007	U(ML)	R-PD7
12508414007	R-E	R-PD6	12516615051	U(PCD)	R-PD5	12528711018	R-E	R-PD7	13831614008	U(ML)	R-PD7
12508414008	R-E	R-PD6	12516615052	U(PCD)	R-PD5	12528711019	R-E	R-PD7	13831614009	U(ML)	R-PD7
12508414009	R-E	R-PD6	12516615053	U(PCD)	R-PD5	12528712001	R-E	R-PD7	13831614010	U(ML)	R-PD7
12508414010	R-E	R-PD6	12516615054	U(PCD)	R-PD5	12528712002	R-E	R-PD7	13831614011	U(ML)	R-PD7
12508414011	R-E	R-PD6	12516615055	U(PCD)	R-PD5	12528712003	R-E	R-PD7	13831614012	U(ML)	R-PD7
12508414012	R-E	R-PD6	12516615056	U(PCD)	R-PD5	12528712004	R-E	R-PD7	13831614013	U(ML)	R-PD7
12508414013	R-E	R-PD6	12516615057	U(PCD)	R-PD5	12528712005	R-E	R-PD7	13831614014	U(ML)	R-PD7
12508414014	R-E	R-PD6	12516615058	U(PCD)	R-PD5	12528712006	R-E	R-PD7	13831614015	U(ML)	R-PD7
12508415001	R-E	R-PD6	12516615059	U(PCD)	R-PD5	12528712007	R-E	R-PD7	13831614016	U(ML)	R-PD7
12508415002	R-E	R-PD6	12516616001	U(PCD)	R-PD5	12528712008	R-E	R-PD7	13831614017	U(ML)	R-PD7
12508415003	R-E	R-PD6	12516616002	U(PCD)	R-PD5	12528712009	R-E	R-PD7	13831614018	U(ML)	R-PD7
12508415004	R-E	R-PD6	12516616003	U(PCD)	R-PD5	12528712010	R-E	R-PD7	13831614019	U(ML)	R-PD7
12508415005	R-E	R-PD6	12516616004	U(PCD)	R-PD5	12528712011	R-E	R-PD7	13831614020	U(ML)	R-PD7
12508415006	R-E	R-PD6	12516616005	U(PCD)	R-PD5	12528712012	R-E	R-PD7	13831614021	U(ML)	R-PD7
12508415007	R-E	R-PD6	12516616006	U(PCD)	R-PD5	12528712013	R-E	R-PD7	13831614022	U(ML)	R-PD7
12508415008	R-E	R-PD6	12516616007	U(PCD)	R-PD5	12528712014	R-E	R-PD7	13831614023	U(ML)	R-PD7
12508415009	R-E	R-PD6	12516616008	U(PCD)	R-PD5	12528712015	R-E	R-PD7	13831614024	U(ML)	R-PD7
12508415010	R-E	R-PD6	12516616009	U(PCD)	R-PD5	12528712016	R-E	R-PD7	13831614025	U(ML)	R-PD7
12508415011	R-E	R-PD6	12516616010	U(PCD)	R-PD5	12528712017	R-E	R-PD7	13831614026	U(ML)	R-PD7
12508415012	R-E	R-PD6	12516616011	U(PCD)	R-PD5	12528712018	R-E	R-PD7	13831614027	U(ML)	R-PD7
12508415013	R-E	R-PD6	12516616012	U(PCD)	R-PD5	12528712019	R-E	R-PD7	13831614028	U(ML)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508415014	R-E	R-PD6	12516616013	U(PCD)	R-PD5	12528712020	R-E	R-PD7	13831614029	U(ML)	R-PD7
12508415015	R-E	R-PD6	12516616014	U(PCD)	R-PD5	12528712021	R-E	R-PD7	13831614030	U(ML)	R-PD7
12508415016	R-E	R-PD6	12516616015	U(PCD)	R-PD5	12528712022	R-E	R-PD7	13831614031	U(ML)	R-PD7
12508415017	R-E	R-PD6	12516616016	U(PCD)	R-PD5	12528712023	R-E	R-PD7	13831614032	U(ML)	R-PD7
12508415018	R-E	R-PD6	12516616017	U(PCD)	R-PD5	12528712024	R-E	R-PD7	13831614033	U(ML)	R-PD7
12508415019	R-E	R-PD6	12516616018	U(PCD)	R-PD5	12528712025	R-E	R-PD7	13831614034	U(ML)	R-PD7
12508415020	R-E	R-PD6	12516616019	U(PCD)	R-PD5	12528712026	R-E	R-PD7	13831614035	U(ML)	R-PD7
12508415021	R-E	R-PD6	12516616020	U(PCD)	R-PD5	12528712027	R-E	R-PD7	13831614036	U(ML)	R-PD7
12508415022	R-E	R-PD6	12516616021	U(PCD)	R-PD5	12528712028	R-E	R-PD7	13831697001	U(ML)	R-PD7
12508415023	R-E	R-PD6	12516616022	U(PCD)	R-PD5	12528712029	R-E	R-PD7	13831697002	U(ML)	R-PD7
12508415024	R-E	R-PD6	12516616023	U(PCD)	R-PD5	12528712030	R-E	R-PD7	13831697003	U(ML)	R-PD7
12508415025	R-E	R-PD6	12516616024	U(PCD)	R-PD5	12528712031	R-E	R-PD7	13831697004	U(ML)	R-PD7
12508415026	R-E	R-PD6	12516616025	U(PCD)	R-PD5	12528712032	R-E	R-PD7	13831697005	U(ML)	R-PD7
12508415027	R-E	R-PD6	12516616026	U(PCD)	R-PD5	12528712033	R-E	R-PD7	13831697006	U(ML)	R-PD7
12508415028	R-E	R-PD6	12516616027	U(PCD)	R-PD5	12528712034	R-E	R-PD7	13831697007	U(ML)	R-PD7
12508415029	R-E	R-PD6	12516616028	U(PCD)	R-PD5	12528712035	R-E	R-PD7	13831697008	U(ML)	R-PD7
12508416001	R-E	R-PD6	12516616029	U(PCD)	R-PD5	12528712036	R-E	R-PD7	13831697009	U(ML)	R-PD7
12508416002	R-E	R-PD6	12516616030	U(PCD)	R-PD5	12528712037	R-E	R-PD7	13831697010	U(ML)	R-PD7
12508416003	R-E	R-PD6	12516616031	U(PCD)	R-PD5	12528712038	R-E	R-PD7	13831697011	U(ML)	R-PD7
12508416004	R-E	R-PD6	12516616032	U(PCD)	R-PD5	12528712039	R-E	R-PD7	13831710001	U(ML)	R-PD7
12508416005	R-E	R-PD6	12516616033	U(PCD)	R-PD5	12528712040	R-E	R-PD7	13831710002	U(ML)	R-PD7
12508416006	R-E	R-PD6	12516616034	U(PCD)	R-PD5	12528712041	R-E	R-PD7	13831710003	U(ML)	R-PD7
12508416007	R-E	R-PD6	12516616035	U(PCD)	R-PD5	12528712042	R-E	R-PD7	13831710004	U(ML)	R-PD7
12508416008	R-E	R-PD6	12516616036	U(PCD)	R-PD5	12528712043	R-E	R-PD7	13831710005	U(ML)	R-PD7
12508416009	R-E	R-PD6	12516616037	U(PCD)	R-PD5	12528712044	R-E	R-PD7	13831710006	U(ML)	R-PD7
12508416010	R-E	R-PD6	12516616038	U(PCD)	R-PD5	12528712045	R-E	R-PD7	13831710007	U(ML)	R-PD7
12508416011	R-E	R-PD6	12516616039	U(PCD)	R-PD5	12528712046	R-E	R-PD7	13831710008	U(ML)	R-PD7
12508416012	R-E	R-PD6	12516616040	U(PCD)	R-PD5	12528712047	R-E	R-PD7	13831710009	U(ML)	R-PD7
12508416013	R-E	R-PD6	12516616041	U(PCD)	R-PD5	12528712048	R-E	R-PD7	13831710010	U(ML)	R-PD7
12508416014	R-E	R-PD6	12516616042	U(PCD)	R-PD5	12528712049	R-E	R-PD7	13831710011	U(ML)	R-PD7
12508416015	R-E	R-PD6	12516616043	U(PCD)	R-PD5	12528712050	R-E	R-PD7	13831710012	U(ML)	R-PD7
12508416016	R-E	R-PD6	12516616044	U(PCD)	R-PD5	12528712051	R-E	R-PD7	13831711001	U(ML)	R-PD7
12508416017	R-E	R-PD6	12516616045	U(PCD)	R-PD5	12528712052	R-E	R-PD7	13831711002	U(ML)	R-PD7
12508416018	R-E	R-PD6	12516616046	U(PCD)	R-PD5	12528712053	R-E	R-PD7	13831711003	U(ML)	R-PD7
12508416019	R-E	R-PD6	12516616047	U(PCD)	R-PD5	12528712054	R-E	R-PD7	13831712001	U(ML)	R-PD7
12508416020	R-E	R-PD6	12516616048	U(PCD)	R-PD5	12528712055	R-E	R-PD7	13831712002	U(ML)	R-PD7
12508416021	R-E	R-PD6	12516616049	U(PCD)	R-PD5	12528712056	R-E	R-PD7	13831712003	U(ML)	R-PD7
12508416022	R-E	R-PD6	12516616050	U(PCD)	R-PD5	12528712057	R-E	R-PD7	13831712004	U(ML)	R-PD7
12508416023	R-E	R-PD6	12516616051	U(PCD)	R-PD5	12528712058	R-E	R-PD7	13831797001	U(ML)	R-PD7
12508416024	R-E	R-PD6	12516616052	U(PCD)	R-PD5	12528712059	R-E	R-PD7	13831797002	U(ML)	R-PD7
12508416025	R-E	R-PD6	12516616053	U(PCD)	R-PD5	12528712060	R-E	R-PD7	13831797003	U(ML)	R-PD7
12508416026	R-E	R-PD6	12516616054	U(PCD)	R-PD5	12528712061	R-E	R-PD7	13831810001	U(ML)	R-PD7
12508416027	R-E	R-PD6	12516616055	U(PCD)	R-PD5	12528712062	R-E	R-PD7	13831810002	U(ML)	R-PD7
12508416028	R-E	R-PD6	12516616056	U(PCD)	R-PD5	12528712063	R-E	R-PD7	13831810003	U(ML)	R-PD7
12508497001	R-E	R-PD6	12516616057	U(PCD)	R-PD5	12528712064	R-E	R-PD4	13831810004	U(ML)	R-PD7
12508497002	R-E	R-PD6	12516697001	R-E	R-PD6	12528712065	R-E	R-PD4	13831810005	U(ML)	R-PD7
12508497003	R-E	R-PD6	12516697002	R-E	R-PD6	12528712066	R-E	R-PD4	13831810006	U(ML)	R-PD7
12508497004	R-E	R-PD6	12516697003	R-E	R-PD6	12528712067	R-E	R-PD4	13831810007	U(ML)	R-PD7
12508497005	R-E	R-PD6	12516697004	U(PCD)	R-PD5	12528712068	R-E	R-PD4	13831810008	U(ML)	R-PD7
12508497006	R-E	R-PD6	12516697005	U(PCD)	R-PD5	12528712069	R-E	R-PD4	13831810009	U(ML)	R-PD7
12508497007	R-E	R-PD6	12516697006	U(PCD)	R-PD5	12528712070	R-E	R-PD4	13831810010	U(ML)	R-PD7
12508497008	R-E	R-PD6	12516697007	U(PCD)	R-PD5	12528712071	R-E	R-PD7	13831810011	U(ML)	R-PD7
12508610001	U(PCD)	R-PD2	12516697008	U(PCD)	R-PD5	12528810001	R-E	R-PD6	13831810012	U(ML)	R-PD7
12508610002	U(PCD)	R-PD2	12516697009	U(PCD)	R-PD5	12528810002	R-E	R-PD6	13831810013	U(ML)	R-PD7
12508610003	U(PCD)	R-PD2	12516697010	U(PCD)	R-PD5	12528810003	R-E	R-PD6	13831810014	U(ML)	R-PD7
12508610004	U(PCD)	R-PD2	12516697011	U(PCD)	R-PD5	12528810004	R-E	R-PD6	13831810015	U(ML)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
1250861005	U(PCD)	R-PD2	12516697012	U(PCD)	R-PD5	1252881005	R-E	R-PD6	1383181006	U(M/L)	R-PD7
1250861006	U(PCD)	R-PD2	12516697013	U(PCD)	R-PD5	1252881006	R-E	R-PD6	1383181007	U(M/L)	R-PD7
1250861007	U(PCD)	R-PD2	12516697014	U(PCD)	R-PD5	1252881007	R-E	R-PD6	1383181008	U(M/L)	R-PD7
1250861008	U(PCD)	R-PD2	12516697015	U(PCD)	R-PD5	1252881008	R-E	R-PD6	1383181009	U(M/L)	R-PD7
1250861009	U(PCD)	R-PD2	12516712001	R-E	R-PD6	1252881009	R-E	R-PD6	1383181020	U(M/L)	R-PD7
1250861010	U(PCD)	R-PD2	12516712002	R-E	R-PD6	1252881010	R-E	R-PD6	1383181021	U(M/L)	R-PD7
1250861011	U(PCD)	R-PD2	12516712003	R-E	R-PD6	1252881011	R-E	R-PD6	1383181022	U(M/L)	R-PD7
1250861012	U(PCD)	R-PD2	12516712004	R-E	R-PD6	1252881012	R-E	R-PD6	1383181023	U(M/L)	R-PD7
1250861013	U(PCD)	R-PD2	12516712005	R-E	R-PD6	1252881013	R-E	R-PD6	1383181024	U(M/L)	R-PD7
1250861014	U(PCD)	R-PD2	12516712006	R-E	R-PD6	1252881014	R-E	R-PD6	1383181025	U(M/L)	R-PD7
1250861015	U(PCD)	R-PD2	12516712007	R-E	R-PD6	1252881015	R-E	R-PD6	1383181026	U(M/L)	R-PD7
1250861016	U(PCD)	R-PD2	12516712008	R-E	R-PD6	1252881016	R-E	R-PD6	1383181027	U(M/L)	R-PD7
1250861017	U(PCD)	R-PD2	12516712009	R-E	R-PD6	1252881017	R-E	R-PD6	1383181028	U(M/L)	R-PD7
1250861018	U(PCD)	R-PD2	12516712010	R-E	R-PD6	1252881018	R-E	R-PD6	1383181029	U(M/L)	R-PD7
1250861019	U(PCD)	R-PD2	12516712011	R-E	R-PD6	1252881019	R-E	R-PD6	1383181030	U(M/L)	R-PD7
1250861020	U(PCD)	R-PD2	12516712012	R-E	R-PD6	1252881020	R-E	R-PD6	1383181031	U(M/L)	R-PD7
1250861021	U(PCD)	R-PD2	12516712013	R-E	R-PD6	1252881021	R-E	R-PD6	1383181032	U(M/L)	R-PD7
1250861022	U(PCD)	R-PD2	12516712014	R-E	R-PD6	1252881022	R-E	R-PD6	1383181033	U(M/L)	R-PD7
1250861023	U(PCD)	R-PD2	12516712015	R-E	R-PD6	1252881023	R-E	R-PD6	1383181034	U(M/L)	R-PD7
1250861024	U(PCD)	R-PD2	12516712016	R-E	R-PD6	1252881024	R-E	R-PD6	1383181035	U(M/L)	R-PD7
1250861025	U(PCD)	R-PD2	12516712017	R-E	R-PD6	1252881025	R-E	R-PD6	1383181036	U(M/L)	R-PD7
1250861026	U(PCD)	R-PD2	12516712018	R-E	R-PD6	1252881026	R-E	R-PD6	13831811003	U(M/L)	R-PD7
1250861027	U(PCD)	R-PD2	12516712019	R-E	R-PD6	1252881027	R-E	R-PD6	13831812001	U(M/L)	R-PD7
1250861028	U(PCD)	R-PD2	12516712020	R-E	R-PD6	1252881028	R-E	R-PD6	13831812002	U(M/L)	R-PD7
1250861029	U(PCD)	R-PD2	12516712021	R-E	R-PD6	1252881029	R-E	R-PD6	13831812003	U(M/L)	R-PD7
1250861030	U(PCD)	R-PD2	12516712022	R-E	R-PD6	1252881030	R-E	R-PD6	13831812004	U(M/L)	R-PD7
1250861031	U(PCD)	R-PD2	12516712023	R-E	R-PD6	1252881031	R-E	R-PD6	13831812005	U(M/L)	R-PD7
1250861032	U(PCD)	R-PD2	12516712024	R-E	R-PD6	1252881032	R-E	R-PD6	13831812006	U(M/L)	R-PD7
1250861033	U(PCD)	R-PD2	12516712025	R-E	R-PD6	1252881033	R-E	R-PD6	13831812007	U(M/L)	R-PD7
1250861034	U(PCD)	R-PD2	12516712026	R-E	R-PD6	1252881034	R-E	R-PD6	13831812008	U(M/L)	R-PD7
1250861035	U(PCD)	R-PD2	12516712027	R-E	R-PD6	1252881035	R-E	R-PD6	13831812009	U(M/L)	R-PD7
1250861036	U(PCD)	R-PD2	12516712028	R-E	R-PD6	1252881036	R-E	R-PD6	13831812010	U(M/L)	R-PD7
1250861037	U(PCD)	R-PD2	12516712029	R-E	R-PD6	1252881037	R-E	R-PD6	13831812011	U(M/L)	R-PD7
1250861038	U(PCD)	R-PD2	12516712030	R-E	R-PD6	1252881038	R-E	R-PD6	13831812012	U(M/L)	R-PD7
1250861039	U(PCD)	R-PD2	12516712031	R-E	R-PD6	1252881039	R-E	R-PD6	13831812013	U(M/L)	R-PD7
1250861040	U(PCD)	R-PD2	12516712032	R-E	R-PD6	1252881040	R-E	R-PD6	13831812014	U(M/L)	R-PD7
1250861041	U(PCD)	R-PD2	12516712033	R-E	R-PD6	1252881041	R-E	R-PD6	13831812015	U(M/L)	R-PD7
1250861042	U(PCD)	R-PD2	12516712034	R-E	R-PD6	1252881042	R-E	R-PD6	13831812016	U(M/L)	R-PD7
1250861043	U(PCD)	R-PD2	12516712035	R-E	R-PD6	1252881043	R-E	R-PD6	13831812017	U(M/L)	R-PD7
1250861044	U(PCD)	R-PD2	12516712036	R-E	R-PD6	1252881044	R-E	R-PD6	13831812018	U(M/L)	R-PD7
1250861045	U(PCD)	R-PD2	12516712037	R-E	R-PD6	1252881045	R-E	R-PD6	13831812019	U(M/L)	R-PD7
1250861046	U(PCD)	R-PD2	12516712038	R-E	R-PD6	1252881046	R-E	R-PD6	13831812020	U(M/L)	R-PD7
12508611001	U(PCD)	R-PD2	12516712039	R-E	R-PD6	1252881047	R-E	R-PD6	13831812021	U(M/L)	R-PD7
12508611002	U(PCD)	R-PD2	12516712040	R-E	R-PD6	1252881048	R-E	R-PD6	13831812022	U(M/L)	R-PD7
12508611003	U(PCD)	R-PD2	12516712041	R-E	R-PD6	1252881049	R-E	R-PD6	13831812023	U(M/L)	R-PD7
12508611004	U(PCD)	R-PD2	12516712042	R-E	R-PD6	1252881050	R-E	R-PD6	13831812024	U(M/L)	R-PD7
12508611005	U(PCD)	R-PD2	12516712043	R-E	R-PD6	1252881051	R-E	R-PD6	13831812025	U(M/L)	R-PD7
12508611006	U(PCD)	R-PD2	12516712044	R-E	R-PD6	1252881052	R-E	R-PD6	13831812026	U(M/L)	R-PD7
12508611007	U(PCD)	R-PD2	12516712045	R-E	R-PD6	1252881053	R-E	R-PD6	13831812027	U(M/L)	R-PD7
12508611008	U(PCD)	R-PD2	12516712046	R-E	R-PD6	1252881054	R-E	R-PD6	13831812028	U(M/L)	R-PD7
12508611009	U(PCD)	R-PD2	12516712047	R-E	R-PD6	1252881055	R-E	R-PD6	13831812029	U(M/L)	R-PD7
12508611010	U(PCD)	R-PD2	12516712048	R-E	R-PD6	1252881056	R-E	R-PD6	13831812030	U(M/L)	R-PD7
12508611011	U(PCD)	R-PD2	12516712049	R-E	R-PD6	1252881057	R-E	R-PD6	13831812031	U(M/L)	R-PD7
12508611012	U(PCD)	R-PD2	12516712050	R-E	R-PD6	1252881058	R-E	R-PD6	13831812032	U(M/L)	R-PD7
12508611013	U(PCD)	R-PD2	12516712051	R-E	R-PD6	1252881059	R-E	R-PD6	13831812033	U(M/L)	R-PD7
12508611014	U(PCD)	R-PD2	12516712052	R-E	R-PD6	1252881060	R-E	R-PD6	13831812034	U(M/L)	R-PD7

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508611015	UPCDD	R-PD2	12516712053	R-E	R-PD6	12528810061	R-E	R-PD6	13831812035	U(M)L	R-PD7
12508611016	UPCDD	R-PD2	12516712054	R-E	R-PD6	12528810062	R-E	R-PD6	13831812036	U(M)L	R-PD7
12508611017	UPCDD	R-PD2	12516712055	R-E	R-PD6	12528810063	R-E	R-PD6	13831812037	U(M)L	R-PD7
12508611018	UPCDD	R-PD2	12516712056	R-E	R-PD6	12528810064	R-E	R-PD6	13831813001	U(M)L	R-PD7
12508611019	UPCDD	R-PD2	12516712057	R-E	R-PD6	12528810065	R-E	R-PD6	13831813002	U(M)L	R-PD7
12508611020	UPCDD	R-PD2	12516712058	R-E	R-PD6	12528810066	R-E	R-PD6	13831813003	U(M)L	R-PD7
12508611021	UPCDD	R-PD2	12516712059	R-E	R-PD6	12528810067	R-E	R-PD6	13831813004	U(M)L	R-PD7
12508611022	UPCDD	R-PD2	12516712060	R-E	R-PD6	12528810068	R-E	R-PD6	13831813005	U(M)L	R-PD7
12508611023	UPCDD	R-PD2	12516712061	R-E	R-PD6	12528810069	R-E	R-PD6	13831813006	U(M)L	R-PD7
12508611024	UPCDD	R-PD2	12516712062	R-E	R-PD6	12528810070	R-E	R-PD6	13831814001	U(M)L	R-PD7
12508611025	UPCDD	R-PD2	12516712063	R-E	R-PD6	12528810071	R-E	R-PD6	13831814002	U(M)L	R-PD7
12508611026	UPCDD	R-PD2	12516712064	R-E	R-PD6	12528810072	R-E	R-PD6	13831814003	U(M)L	R-PD7
12508611027	UPCDD	R-PD2	12516712065	R-E	R-PD6	12528810073	R-E	R-PD6	13831814004	U(M)L	R-PD7
12508611028	UPCDD	R-PD2	12516712066	R-E	R-PD6	12528810074	R-E	R-PD6	13831814005	U(M)L	R-PD7
12508611029	UPCDD	R-PD2	12516712067	R-E	R-PD6	12528810075	R-E	R-PD6	13831815001	U(M)L	R-PD7
12508611030	UPCDD	R-PD2	12516712068	R-E	R-PD6	12528810076	R-E	R-PD6	13831815002	U(M)L	R-PD7
12508611031	UPCDD	R-PD2	12516712069	R-E	R-PD6	12528810077	R-E	R-PD6	13831815003	U(M)L	R-PD7
12508611032	UPCDD	R-PD2	12516712070	R-E	R-PD6	12528810078	R-E	R-PD6	13831815004	U(M)L	R-PD7
12508611033	UPCDD	R-PD2	12516712071	R-E	R-PD6	12528810079	R-E	R-PD6	13831815005	U(M)L	R-PD7
12508611034	UPCDD	R-PD2	12516712072	R-E	R-PD6	12528810080	R-E	R-PD6	13831815006	U(M)L	R-PD7
12508611035	UPCDD	R-PD2	12516712073	R-E	R-PD6	12528810081	R-E	R-PD6	13831815007	U(M)L	R-PD7
12508611036	UPCDD	R-PD2	12516712074	R-E	R-PD6	12528810082	R-E	R-PD6	13831815008	U(M)L	R-PD7
12508611037	UPCDD	R-PD2	12516712075	R-E	R-PD6	12528810083	R-E	R-PD6	13831815009	U(M)L	R-PD7
12508611038	UPCDD	R-PD2	12516712076	R-E	R-PD6	12528810084	R-E	R-PD6	13831815010	U(M)L	R-PD7
12508611039	UPCDD	R-PD2	12516712077	R-E	R-PD6	12528810085	R-E	R-PD6	13831815011	U(M)L	R-PD7
12508611040	UPCDD	R-PD2	12516713001	R-E	R-PD6	12528810086	R-E	R-PD6	13831815012	U(M)L	R-PD7
12508611041	UPCDD	R-PD2	12516713002	R-E	R-PD6	12528810087	R-E	R-PD6	13831815013	U(M)L	R-PD7
12508611042	UPCDD	R-PD2	12516713003	R-E	R-PD6	12528810088	R-E	R-PD6	13831815014	U(M)L	R-PD7
12508611043	UPCDD	R-PD2	12516713004	R-E	R-PD6	12528810089	R-E	R-PD6	13831815015	U(M)L	R-PD7
12508611044	UPCDD	R-PD2	12516713005	R-E	R-PD6	12528810090	R-E	R-PD6	13831815016	U(M)L	R-PD7
12508611045	UPCDD	R-PD2	12516713006	R-E	R-PD6	12528810091	R-E	R-PD6	13831815017	U(M)L	R-PD7
12508611046	UPCDD	R-PD2	12516713007	R-E	R-PD6	12528810092	R-E	R-PD6	13831815018	U(M)L	R-PD7
12508611047	UPCDD	R-PD2	12516713008	R-E	R-PD6	12528810093	R-E	R-PD6	13831815019	U(M)L	R-PD7
12508611048	UPCDD	R-PD2	12516713009	R-E	R-PD6	12528810094	R-E	R-PD6	13831815020	U(M)L	R-PD7
12508611049	UPCDD	R-PD2	12516713010	R-E	R-PD6	12528810095	R-E	R-PD6	13831816001	U(M)	R-PD10
12508611050	UPCDD	R-PD2	12516713011	R-E	R-PD6	12528810096	R-E	R-PD6	13831816002	U(M)	R-PD10
12508611051	UPCDD	R-PD2	12516713012	R-E	R-PD6	12528815001	R-E	R-PD6	13831816003	U(M)	R-PD10
12508611052	UPCDD	R-PD2	12516713013	R-E	R-PD6	12528815002	R-E	R-PD6	13831816004	U(M)	R-PD10
12508611053	UPCDD	R-PD2	12516713014	R-E	R-PD6	12528815003	R-E	R-PD6	13831816005	U(M)	R-PD10
12508611054	UPCDD	R-PD2	12516713015	R-E	R-PD6	12528815004	R-E	R-PD6	13831816006	U(M)	R-PD10
12508611055	UPCDD	R-PD2	12516713016	R-E	R-PD6	12528815005	R-E	R-PD6	13831816007	U(M)	R-PD10
12508611056	UPCDD	R-PD2	12516713017	R-E	R-PD6	12528815006	R-E	R-PD6	13831816008	U(M)	R-PD10
12508611057	UPCDD	R-PD2	12516713018	R-E	R-PD6	12528815007	R-E	R-PD6	13831816009	U(M)	R-PD10
12508697001	UPCDD	R-PD2	12516713019	R-E	R-PD6	12528815008	R-E	R-PD6	13831816010	U(M)	R-PD10
12508697002	UPCDD	R-PD2	12516713020	R-E	R-PD6	12528815009	R-E	R-PD6	13831816011	U(M)	R-PD10
12508697003	UPCDD	R-PD2	12516713021	R-E	R-PD6	12528815010	R-E	R-PD6	13831816012	U(M)	R-PD10
12508697004	UPCDD	R-PD2	12516713022	R-E	R-PD6	12528815011	R-E	R-PD6	13831816013	U(M)	R-PD10
12508697005	UPCDD	R-PD2	12516713023	R-E	R-PD6	12528815012	R-E	R-PD6	13831816014	U(M)	R-PD10
12508697006	UPCDD	R-PD2	12516713024	R-E	R-PD6	12528815013	R-E	R-PD6	13831816015	U(M)	R-PD10
12508697007	UPCDD	R-PD2	12516713025	R-E	R-PD6	12528815014	R-E	R-PD6	13831816016	U(M)	R-PD10
12508697008	UPCDD	R-PD2	12516713026	R-E	R-PD6	12528815015	R-E	R-PD6	13831816017	U(M)	R-PD10
12508697009	UPCDD	R-PD2	12516713027	R-E	R-PD6	12528815016	R-E	R-PD6	13831816018	U(M)	R-PD10
12508697010	UPCDD	R-PD2	12516713028	R-E	R-PD6	12528815017	R-E	R-PD6	13831816019	U(M)	R-PD10
12508697011	UPCDD	R-PD2	12516713029	R-E	R-PD6	12528815018	R-E	R-PD6	13831816020	U(M)	R-PD10
12508697012	UPCDD	R-PD2	12516713030	R-E	R-PD6	12528815019	R-E	R-PD6	13831816021	U(M)	R-PD10
12508697013	UPCDD	R-PD2	12516713031	R-E	R-PD6	12528815020	R-E	R-PD6	13831816022	U(M)	R-PD10

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NUMBER	CURRENTLY NEW		FARCEL NUMBER	CURRENTLY NEW		FARCEL NUMBER	CURRENTLY NEW		FARCEL NUMBER	CURRENTLY NEW		FARCEL NUMBER	CURRENTLY NEW	
	ZONING	ZONING		ZONING	ZONING		ZONING	ZONING		ZONING	ZONING		ZONING	ZONING
12508711001	R-E	R-PD3	12516713032	R-E	R-PD6	12528815021	R-E	R-PD6	12528815022	R-E	R-PD6	12528815023	U(M)	R-PD10
12508711002	R-E	R-PD3	12516713033	R-E	R-PD6	12528815022	R-E	R-PD6	12528815023	R-E	R-PD6	12528815024	U(M)	R-PD10
12508711003	R-E	R-PD3	12516713034	R-E	R-PD6	12528815023	R-E	R-PD6	12528815024	R-E	R-PD6	12528815025	U(M)	R-PD10
12508711006	R-E	R-PD3	12516713035	R-E	R-PD6	12528815024	R-E	R-PD6	12528815025	R-E	R-PD6	12528815026	U(M)	R-PD10
12508711007	R-E	R-PD3	12516713036	R-E	R-PD6	12528815025	R-E	R-PD6	12528815026	R-E	R-PD6	12528815027	U(M)	R-PD10
12508711008	R-E	R-PD3	12516713037	R-E	R-PD6	12528815026	R-E	R-PD6	12528815027	R-E	R-PD6	12528815028	U(M)	R-PD10
12508711009	R-E	R-PD3	12516713038	R-E	R-PD6	12528815027	R-E	R-PD6	12528815028	R-E	R-PD6	12528815029	U(M)	R-PD10
12508711010	R-E	R-PD3	12516713039	R-E	R-PD6	12528815028	R-E	R-PD6	12528815029	R-E	R-PD6	12528815030	U(M)	R-PD10
12508711011	R-E	R-PD3	12516713040	R-E	R-PD6	12528815029	R-E	R-PD6	12528815030	R-E	R-PD6	12528815031	U(M)	R-PD10
12508711012	R-E	R-PD3	12516713041	R-E	R-PD6	12528815030	R-E	R-PD6	12528815031	R-E	R-PD6	12528815032	U(M)	R-PD10
12508711013	R-E	R-PD3	12516713042	R-E	R-PD6	12528815031	R-E	R-PD6	12528815032	R-E	R-PD6	12528815033	U(M)	R-PD10
12508711014	R-E	R-PD3	12516713043	R-E	R-PD6	12528815032	R-E	R-PD6	12528815033	R-E	R-PD6	12528815034	U(M)	R-PD10
12508711015	R-E	R-PD3	12516713044	R-E	R-PD6	12528815033	R-E	R-PD6	12528815034	R-E	R-PD6	12528815035	U(M)	R-PD10
12508711016	R-E	R-PD3	12516713045	R-E	R-PD6	12528815034	R-E	R-PD6	12528815035	R-E	R-PD6	12528815036	U(M)	R-PD10
12508711017	R-E	R-PD3	12516713046	R-E	R-PD6	12528815035	R-E	R-PD6	12528815036	R-E	R-PD6	12528815037	U(M)	R-PD10
12508711018	R-E	R-PD3	12516713047	R-E	R-PD6	12528815036	R-E	R-PD6	12528815037	R-E	R-PD6	12528815038	U(M)	R-PD10
12508711019	R-E	R-PD3	12516713048	R-E	R-PD6	12528815037	R-E	R-PD6	12528815038	R-E	R-PD6	12528815039	U(M)	R-PD10
12508711020	R-E	R-PD3	12516713049	R-E	R-PD6	12528815038	R-E	R-PD6	12528815039	R-E	R-PD6	12528815040	U(M)	R-PD10
12508711021	R-E	R-PD3	12516713050	R-E	R-PD6	12528815039	R-E	R-PD6	12528815040	R-E	R-PD6	12528815041	U(M)	R-PD10
12508711022	R-E	R-PD3	12516713051	R-E	R-PD6	12528815040	R-E	R-PD6	12528815041	R-E	R-PD6	12528815042	U(M)	R-PD10
12508711023	R-E	R-PD3	12516713052	R-E	R-PD6	12528815041	R-E	R-PD6	12528815042	R-E	R-PD6	12528815043	U(M)	R-PD10
12508711024	R-E	R-PD3	12516713053	R-E	R-PD6	12528815042	R-E	R-PD6	12528815043	R-E	R-PD6	12528815044	U(M)	R-PD10
12508711025	R-E	R-PD3	12516714001	R-E	R-PD6	12528815043	R-E	R-PD6	12528815044	R-E	R-PD6	12528815045	U(M)	R-PD10
12508711026	R-E	R-PD3	12516714002	R-E	R-PD6	12528815044	R-E	R-PD6	12528815045	R-E	R-PD6	12528815046	U(M)	R-PD10
12508711027	R-E	R-PD3	12516714003	R-E	R-PD6	12528815045	R-E	R-PD6	12528815046	R-E	R-PD6	12528815047	U(M)	R-PD10
12508711028	R-E	R-PD3	12516714004	R-E	R-PD6	12528815046	R-E	R-PD6	12528815047	R-E	R-PD6	12528815048	U(M)	R-PD10
12508711029	R-E	R-PD3	12516714005	R-E	R-PD6	12528815047	R-E	R-PD6	12528815048	R-E	R-PD6	12528815049	U(M)	R-PD10
12508711030	R-E	R-PD3	12516714006	R-E	R-PD6	12528815048	R-E	R-PD6	12528815049	R-E	R-PD6	12528815050	U(M)	R-PD10
12508711031	R-E	R-PD3	12516714007	R-E	R-PD6	12528815049	R-E	R-PD6	12528815050	R-E	R-PD6	12528815051	U(M)	R-PD7
12508711032	R-E	R-PD3	12516714008	R-E	R-PD6	12528815050	R-E	R-PD6	12528815051	R-E	R-PD6	12528815052	U(M)	R-PD7
12508711033	R-E	R-PD3	12516714009	R-E	R-PD6	12528815051	R-E	R-PD6	12528815052	R-E	R-PD6	12528815053	U(M)	R-PD7
12508711034	R-E	R-PD3	12516714010	R-E	R-PD6	12528815052	R-E	R-PD6	12528815053	R-E	R-PD6	12528815054	U(M)	R-PD10
12508711035	R-E	R-PD3	12516714011	R-E	R-PD6	12528815053	R-E	R-PD6	12528815054	R-E	R-PD6	12528815055	U(M)	R-PD10
12508712001	R-E	R-PD4	12516714012	R-E	R-PD6	12528816001	R-E	R-PD6	12528816002	R-E	R-PD6	12528816003	U(M)	R-PD10
12508712002	R-E	R-PD4	12516714013	R-E	R-PD6	12528816002	R-E	R-PD6	12528816003	R-E	R-PD6	12528816004	U(M)	R-PD10
12508712003	R-E	R-PD4	12516714014	R-E	R-PD6	12528816003	R-E	R-PD6	12528816004	R-E	R-PD6	12528816005	U(M)	R-PD10
12508712004	R-E	R-PD4	12516714015	R-E	R-PD6	12528816004	R-E	R-PD6	12528816005	R-E	R-PD6	12528816006	U(M)	R-PD10
12508712005	R-E	R-PD4	12516714016	R-E	R-PD6	12528816005	R-E	R-PD6	12528816006	R-E	R-PD6	12528816007	U(M)	R-PD10
12508712006	R-E	R-PD4	12516714017	R-E	R-PD6	12528816006	R-E	R-PD6	12528816007	R-E	R-PD6	12528816008	U(M)	R-PD10
12508712007	R-E	R-PD4	12516714018	R-E	R-PD6	12528816007	R-E	R-PD6	12528816008	R-E	R-PD6	12528816009	U(M)	R-PD10
12508712008	R-E	R-PD4	12516714019	R-E	R-PD6	12528816008	R-E	R-PD6	12528816009	R-E	R-PD6	12528816010	U(M)	R-PD10
12508712009	R-E	R-PD4	12516714020	R-E	R-PD6	12528816009	R-E	R-PD6	12528816010	R-E	R-PD6	12528816011	U(M)	R-PD10
12508712010	R-E	R-PD4	12516714021	R-E	R-PD6	12528816010	R-E	R-PD6	12528816011	R-E	R-PD6	12528816012	U(M)	R-PD10
12508712011	R-E	R-PD4	12516714022	R-E	R-PD6	12528816011	R-E	R-PD6	12528816012	R-E	R-PD6	12528816013	U(M)	R-PD10
12508712012	R-E	R-PD4	12516714023	R-E	R-PD6	12528816012	R-E	R-PD6	12528816013	R-E	R-PD6	12528816014	U(M)	R-PD10
12508712013	R-E	R-PD4	12516714024	R-E	R-PD6	12528816013	R-E	R-PD6	12528816014	R-E	R-PD6	12528816015	U(M)	R-PD10
12508712014	R-E	R-PD4	12516714025	R-E	R-PD6	12528816014	R-E	R-PD6	12528816015	R-E	R-PD6	12528816016	U(M)	R-PD10
12508712015	R-E	R-PD4	12516714026	R-E	R-PD6	12528816015	R-E	R-PD6	12528816016	R-E	R-PD6	12528816017	U(M)	R-PD10
12508712016	R-E	R-PD4	12516714027	R-E	R-PD6	12528816016	R-E	R-PD6	12528816017	R-E	R-PD6	12528816018	U(M)	R-PD10
12508712017	R-E	R-PD4	12516714028	R-E	R-PD6	12528816017	R-E	R-PD6	12528816018	R-E	R-PD6	12528816019	U(M)	R-PD10
12508712018	R-E	R-PD4	12516714029	R-E	R-PD6	12528816018	R-E	R-PD6	12528816019	R-E	R-PD6	12528816020	U(M)	R-PD10
12508712019	R-E	R-PD4	12516714030	R-E	R-PD6	12528816019	R-E	R-PD6	12528816020	R-E	R-PD6	12528816021	U(M)	R-PD10
12508712020	R-E	R-PD4	12516714031	R-E	R-PD6	12528816020	R-E	R-PD6	12528816021	R-E	R-PD6	12528816022	U(M)	R-PD10
12508712021	R-E	R-PD4	12516714032	R-E	R-PD6	12528816021	R-E	R-PD6	12528816022	R-E	R-PD6	12528816023	U(M)	R-PD10
12508712022	R-E	R-PD4	12516714033	R-E	R-PD6	12528816022	R-E	R-PD6	12528816023	R-E	R-PD6	12528816024	U(M)	R-PD10
12508712023	R-E	R-PD4	12516714034	R-E	R-PD6	12528816023	R-E	R-PD6	12528816024	R-E	R-PD6	12528816025	U(M)	R-PD10

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508712024	R-E	R-PD4	12516714035	R-E	R-PD6	12528816024	R-E	R-PD6	13832414014	U(M)	R-PD10
12508712025	R-E	R-PD4	12516714036	R-E	R-PD6	12528816025	R-E	R-PD6	13832414015	U(M)	R-PD10
12508712026	R-E	R-PD4	12516714037	R-E	R-PD6	12528816026	R-E	R-PD6	13832414016	U(M)	R-PD10
12508712027	R-E	R-PD4	12516714038	R-E	R-PD6	12528816027	R-E	R-PD6	13832414017	U(M)	R-PD10
12508712028	R-E	R-PD4	12516714039	R-E	R-PD6	12528816028	R-E	R-PD6	13832414018	U(M)	R-PD10
12508712029	R-E	R-PD4	12516714040	R-E	R-PD6	12528816029	R-E	R-PD6	13832414019	U(M)	R-PD10
12508712030	R-E	R-PD4	12516714041	R-E	R-PD6	12528816030	R-E	R-PD6	13832414020	U(M)	R-PD10
12508712031	R-E	R-PD4	12516714042	R-E	R-PD6	12528816031	R-E	R-PD6	13832414021	U(M)	R-PD10
12508712032	R-E	R-PD4	12516714043	R-E	R-PD6	12528816032	R-E	R-PD6	13832414022	U(M)	R-PD10
12508712033	R-E	R-PD4	12516714044	R-E	R-PD6	12528816033	R-E	R-PD6	13832414023	U(M)	R-PD10
12508712034	R-E	R-PD4	12516714045	R-E	R-PD6	12528816034	R-E	R-PD6	13832414024	U(M)	R-PD10
12508712035	R-E	R-PD4	12516714046	R-E	R-PD6	12528816035	R-E	R-PD6	13832414025	U(M)	R-PD10
12508712036	R-E	R-PD4	12516714047	R-E	R-PD6	12528816036	R-E	R-PD6	13832414026	U(M)	R-PD10
12508712037	R-E	R-PD4	12516714048	R-E	R-PD6	12528816037	R-E	R-PD6	13832414027	U(M)	R-PD10
12508712038	R-E	R-PD4	12516714049	R-E	R-PD6	12528816038	R-E	R-PD6	13832414028	U(M)	R-PD10
12508712039	R-E	R-PD4	12516714050	R-E	R-PD6	12528816039	R-E	R-PD6	13832414029	U(M)	R-PD10
12508712040	R-E	R-PD4	12516714051	R-E	R-PD6	12528816040	R-E	R-PD6	13832414030	U(M)	R-PD10
12508712041	R-E	R-PD4	12516714052	R-E	R-PD6	12528817001	R-E	R-1	13832414031	U(M)	R-PD10
12508712042	R-E	R-PD4	12516714053	R-E	R-PD6	12528817002	R-E	R-1	13832414032	U(M)	R-PD10
12508712043	R-E	R-PD4	12516714054	R-E	R-PD6	12528817003	R-E	R-1	13832414033	U(M)	R-PD10
12508712044	R-E	R-PD4	12516714055	R-E	R-PD6	12528817004	R-E	R-1	13832414034	U(M)	R-PD10
12508712045	R-E	R-PD4	12516714056	R-E	R-PD6	12528817005	R-E	R-1	13832414035	U(M)	R-PD10
12508712046	R-E	R-PD4	12516714057	R-E	R-PD6	12528817006	R-E	R-1	13832414036	U(M)	R-PD10
12508712047	R-E	R-PD4	12516714058	R-E	R-PD6	12528817007	R-E	R-1	13832414037	U(M)	R-PD10
12508712048	R-E	R-PD4	12516714059	R-E	R-PD6	12528817008	R-E	R-1	13832414038	U(M)	R-PD10
12508712049	R-E	R-PD4	12516714060	R-E	R-PD6	12528817009	R-E	R-1	13832414039	U(M)	R-PD10
12508712050	R-E	R-PD4	12516715001	R-E	R-PD6	12528817010	R-E	R-1	13832414040	U(M)	R-PD10
12508712051	R-E	R-PD4	12516715002	R-E	R-PD6	12528817011	R-E	R-1	13832414041	U(M)	R-PD10
12508712052	R-E	R-PD4	12516715003	R-E	R-PD6	12528817012	R-E	R-1	13832414042	U(M)	R-PD10
12508712053	R-E	R-PD4	12516715004	R-E	R-PD6	12528817013	R-E	R-1	13832414043	U(M)	R-PD10
12508712054	R-E	R-PD4	12516715005	R-E	R-PD6	12528817014	R-E	R-1	13832414044	U(M)	R-PD10
12508712055	R-E	R-PD4	12516715006	R-E	R-PD6	12528817015	R-E	R-1	13832414045	U(M)	R-PD10
12508712056	R-E	R-PD4	12516715007	R-E	R-PD6	12528817016	R-E	R-1	13832414046	U(M)	R-PD10
12508712057	R-E	R-PD4	12516715008	R-E	R-PD6	12528817017	R-E	R-1	13832414047	U(M)	R-PD10
12508712058	R-E	R-PD4	12516715009	R-E	R-PD6	12528817018	R-E	R-1	13832414048	U(M)	R-PD10
12508712059	R-E	R-PD4	12516715010	R-E	R-PD6	12528817019	R-E	R-1	13832414049	U(M)	R-PD10
12508712060	R-E	R-PD4	12516715011	R-E	R-PD6	12528817020	R-E	R-1	13832414050	U(M)	R-PD10
12508712061	R-E	R-PD4	12516715012	R-E	R-PD6	12528897001	R-E	R-PD6	13832414051	U(M)	R-PD10
12508712062	R-E	R-PD4	12516715013	R-E	R-PD6	12528897002	R-E	R-PD6	13832414052	U(M)	R-PD10
12508712063	R-E	R-PD4	12516715014	R-E	R-PD6	12528897005	R-E	R-1	13832414053	U(M)	R-PD10
12508712064	R-E	R-PD4	12516715015	R-E	R-PD6	12528897006	R-E	R-1	13832414054	U(M)	R-PD10
12508712065	R-E	R-PD4	12516715016	R-E	R-PD6	12534110010	R-E	R-PD5	13832414055	U(M)	R-PD10
12508712066	R-E	R-PD4	12516715017	R-E	R-PD6	12534110010	R-E	R-PD5	13832414056	U(M)	R-PD10
12508712067	R-E	R-PD4	12516715018	R-E	R-PD6	12535110001	R-E	R-1	13832414057	U(M)	R-PD10
12508713001	R-E	R-PD4	12516715019	R-E	R-PD6	12535110002	R-E	R-1	13832414058	U(M)	R-PD10
12508713002	R-E	R-PD4	12516715020	R-E	R-PD6	12535110003	R-E	R-1	13832414059	U(M)	R-PD10
12508713003	R-E	R-PD4	12516715021	R-E	R-PD6	12535110004	R-E	R-1	13832414060	U(M)	R-PD10
12508713004	R-E	R-PD4	12516715022	R-E	R-PD6	12535110005	R-E	R-1	13832414061	U(M)	R-PD10
12508713005	R-E	R-PD4	12516715023	R-E	R-PD6	12535110006	R-E	R-1	13832414062	U(M)	R-PD10
12508713006	R-E	R-PD4	12516715024	R-E	R-PD6	12535110007	R-E	R-1	13832414063	U(M)	R-PD10
12508713007	R-E	R-PD4	12516715025	R-E	R-PD6	12535110008	R-E	R-1	13832414064	U(M)	R-PD10
12508713008	R-E	R-PD4	12516715026	R-E	R-PD6	12535110009	R-E	R-1	13832415001	U(M)	R-PD10
12508713009	R-E	R-PD4	12516715027	R-E	R-PD6	12535110010	R-E	R-1	13832415002	U(M)	R-PD10
12508713010	R-E	R-PD4	12516715028	R-E	R-PD6	12535110011	R-E	R-1	13832415003	U(M)	R-PD10
12508713011	R-E	R-PD4	12516715029	R-E	R-PD6	12535110012	R-E	R-1	13832415004	U(M)	R-PD10
12508713012	R-E	R-PD4	12516715030	R-E	R-PD6	12535110013	R-E	R-1	13832415005	U(M)	R-PD10

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PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508713013	R-E	R-PD4	12516715031	R-E	R-PD6	12535110014	R-E	R-1	13832415006	U(M)	R-PD10
12508713014	R-E	R-PD4	12516715032	R-E	R-PD6	12535110015	R-E	R-1	13832415007	U(M)	R-PD10
12508713015	R-E	R-PD4	12516715033	R-E	R-PD6	12535110016	R-E	R-1	13832415008	U(M)	R-PD10
12508713016	R-E	R-PD4	12516715034	R-E	R-PD6	12535110017	R-E	R-1	13832415009	U(M)	R-PD10
12508713017	R-E	R-PD4	12516715035	R-E	R-PD6	12535110018	R-E	R-1	13832415010	U(M)	R-PD10
12508713018	R-E	R-PD4	12516715036	R-E	R-PD6	12535110019	R-E	R-1	13832415011	U(M)	R-PD10
12508713019	R-E	R-PD4	12516715037	R-E	R-PD6	12535110020	R-E	R-1	13832415012	U(M)	R-PD10
12508713020	R-E	R-PD4	12516715038	R-E	R-PD6	12535110021	R-E	R-1	13832415013	U(M)	R-PD10
12508713021	R-E	R-PD4	12516715039	R-E	R-PD6	12535110022	R-E	R-1	13832415014	U(M)	R-PD10
12508713022	R-E	R-PD4	12516715040	R-E	R-PD6	12535110023	R-E	R-1	13832415015	U(M)	R-PD10
12508713023	R-E	R-PD4	12516715041	R-E	R-PD6	12535110024	R-E	R-1	13832415016	U(M)	R-PD10
12508713024	R-E	R-PD4	12516715042	R-E	R-PD6	12535110025	R-E	R-1	13832415017	U(M)	R-PD10
12508713025	R-E	R-PD4	12516715043	R-E	R-PD6	12535218001	R-E	R-1	13832415018	U(M)	R-PD10
12508713026	R-E	R-PD4	12516715044	R-E	R-PD6	12535218002	R-E	R-1	13832415019	U(M)	R-PD10
12508713027	R-E	R-PD4	12516715045	R-E	R-PD6	12535218003	R-E	R-1	13832415020	U(M)	R-PD10
12508713028	R-E	R-PD4	12516715046	R-E	R-PD6	12535218004	R-E	R-1	13832415021	U(M)	R-PD10
12508713029	R-E	R-PD4	12516715047	R-E	R-PD6	12535218005	R-E	R-1	13832415022	U(M)	R-PD10
12508713030	R-E	R-PD4	12516715048	R-E	R-PD6	12535218006	R-E	R-1	13832415023	U(M)	R-PD10
12508713031	R-E	R-PD4	12516715049	R-E	R-PD6	13701110001	U(PCD)	PD	13832415024	U(M)	R-PD10
12508713032	R-E	R-PD4	12516715050	R-E	R-PD6	13701110002	U(PCD)	PD	13832415025	U(M)	R-PD10
12508713033	R-E	R-PD4	12516715051	R-E	R-PD6	13701110003	U(PCD)	PD	13832415026	U(M)	R-PD10
12508713034	R-E	R-PD4	12516715052	R-E	R-PD6	13701110004	U(PCD)	PD	13832415027	U(M)	R-PD10
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12508713036	R-E	R-PD4	12516715054	R-E	R-PD6	13701110006	U(PCD)	PD	13832415029	U(M)	R-PD10
12508713037	R-E	R-PD4	12516715055	R-E	R-PD6	13701110007	U(PCD)	PD	13832415030	U(M)	R-PD10
12508713038	R-E	R-PD4	12516715056	R-E	R-PD6	13701110008	U(PCD)	PD	13832415031	U(M)	R-PD10
12508713039	R-E	R-PD4	12516715057	R-E	R-PD6	13701110009	U(PCD)	PD	13832415032	U(M)	R-PD10
12508713040	R-E	R-PD4	12516715058	R-E	R-PD6	13701110010	U(PCD)	PD	13832415033	U(M)	R-PD10
12508713041	R-E	R-PD4	12516715059	R-E	R-PD6	13701110011	U(PCD)	PD	13832415034	U(M)	R-PD10
12508713042	R-E	R-PD4	12516715060	R-E	R-PD6	13701110012	U(PCD)	PD	13832415035	U(M)	R-PD10
12508713043	R-E	R-PD4	12516715061	R-E	R-PD6	13701110013	U(PCD)	PD	13832415036	U(M)	R-PD10
12508713044	R-E	R-PD4	12516715062	R-E	R-PD6	13701110014	U(PCD)	PD	13832415037	U(M)	R-PD10
12508713045	R-E	R-PD4	12516715063	R-E	R-PD6	13701110015	U(PCD)	PD	13832415038	U(M)	R-PD10
12508713046	R-E	R-PD4	12516715064	R-E	R-PD6	13701110016	U(PCD)	PD	13832415039	U(M)	R-PD10
12508713047	R-E	R-PD4	12516715065	R-E	R-PD6	13701110017	U(PCD)	PD	13832415040	U(M)	R-PD10
12508713048	R-E	R-PD4	12516715066	R-E	R-PD6	13701110018	U(PCD)	PD	13832415041	U(M)	R-PD10
12508713049	R-E	R-PD4	12516715067	R-E	R-PD6	13701110019	U(PCD)	PD	13832415042	U(M)	R-PD10
12508713050	R-E	R-PD4	12516715068	R-E	R-PD6	13701110020	U(PCD)	PD	13832415043	U(M)	R-PD10
12508713051	R-E	R-PD4	12516715069	R-E	R-PD6	13701110021	U(PCD)	PD	13832415044	U(M)	R-PD10
12508713052	R-E	R-PD4	12516715070	R-E	R-PD6	13701110022	U(PCD)	PD	13832415045	U(M)	R-PD10
12508713053	R-E	R-PD4	12516715071	R-E	R-PD6	13701110023	U(PCD)	PD	13832415046	U(M)	R-PD10
12508713054	R-E	R-PD4	12516716002	R-E	R-PD6	13701110024	U(PCD)	PD	13832415047	U(M)	R-PD10
12508713055	R-E	R-PD4	12516716003	R-E	R-PD6	13701110025	U(PCD)	PD	13832415048	U(M)	R-PD10
12508713056	R-E	R-PD4	12516716004	R-E	R-PD6	13701110026	U(PCD)	PD	13832415049	U(M)	R-PD10
12508713057	R-E	R-PD4	12516716005	R-E	R-PD6	13701110027	U(PCD)	PD	13832415050	U(M)	R-PD10
12508713058	R-E	R-PD4	12516716006	R-E	R-PD6	13701110028	U(PCD)	PD	13832415051	U(M)	R-PD10
12508713059	R-E	R-PD4	12516716007	R-E	R-PD6	13701110029	U(PCD)	PD	13832415052	U(M)	R-PD10
12508713060	R-E	R-PD4	12516716008	R-E	R-PD6	13701110030	U(PCD)	PD	13832415053	U(M)	R-PD10
12508713061	R-E	R-PD4	12516716009	R-E	R-PD6	13701197001	U(PCD)	PD	13832415054	U(M)	R-PD10
12508713062	R-E	R-PD4	12516716010	R-E	R-PD6	13701197002	U(PCD)	PD	13832415055	U(M)	R-PD10
12508713063	R-E	R-PD4	12516716011	R-E	R-PD6	13701210001	U(PCD)	PD	13832415056	U(M)	R-PD10
12508713064	R-E	R-PD4	12516716012	R-E	R-PD6	13701210002	U(PCD)	PD	13832415057	U(M)	R-PD10
12508713065	R-E	R-PD4	12516716013	R-E	R-PD6	13701210003	U(PCD)	PD	13832415058	U(M)	R-PD10
12508713066	R-E	R-PD4	12516716014	R-E	R-PD6	13701210004	U(PCD)	PD	13832415059	U(M)	R-PD10
12508713067	R-E	R-PD4	12516716015	R-E	R-PD6	13701210005	U(PCD)	PD	13832415060	U(M)	R-PD10
12508713068	R-E	R-PD4	12516716016	R-E	R-PD6	13701210006	U(PCD)	PD	13832415061	U(M)	R-PD10

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Prepared 7/6/2001

PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING	PARCEL NUMBER	CURRENT ZONING	NEW ZONING
12508713069	R-E	R-PD4	12516716017	R-E	R-PD6	13701210007	U(PCD)	PD	13832415062	U(M)	R-PD10
12508713070	R-E	R-PD4	12516716018	R-E	R-PD6	13701210008	U(PCD)	PD	13832415063	U(M)	R-PD10
12508713071	R-E	R-PD4	12516716019	R-E	R-PD6	13701210009	U(PCD)	PD	13832415064	U(M)	R-PD10
12508713072	R-E	R-PD4	12516716020	R-E	R-PD6	13701210010	U(PCD)	PD	13832415065	U(M)	R-PD10
12508713073	R-E	R-PD4	12516716021	R-E	R-PD6	13701210011	U(PCD)	PD	13832415066	U(M)	R-PD10
12508713074	R-E	R-PD4	12516716022	R-E	R-PD6	13701210012	U(PCD)	PD	13832415067	U(M)	R-PD10
12508713075	R-E	R-PD4	12516716023	R-E	R-PD6	13701210013	U(PCD)	PD	13832415068	U(M)	R-PD10
12508714001	R-E	R-PD3	12516716024	R-E	R-PD6	13701210014	U(PCD)	PD	13832415069	U(M)	R-PD10
12508714002	R-E	R-PD3	12516716025	R-E	R-PD6	13701210015	U(PCD)	PD	13832415070	U(M)	R-PD10
12508714003	R-E	R-PD3	12516716026	R-E	R-PD6	13701210016	U(PCD)	PD	13832415071	U(M)	R-PD10
12508714004	R-E	R-PD3	12516716027	R-E	R-PD6	13701210017	U(PCD)	PD	13832415072	U(M)	R-PD10
12508714005	R-E	R-PD3	12516716028	R-E	R-PD6	13701210018	U(PCD)	PD	13832415073	U(M)	R-PD10
12508714006	R-E	R-PD3	12516716029	R-E	R-PD6	13701210019	U(PCD)	PD	13832415074	U(M)	R-PD10
12508714007	R-E	R-PD3	12516716030	R-E	R-PD6	13701210020	U(PCD)	PD	13832415075	U(M)	R-PD10
12508714008	R-E	R-PD3	12516716031	R-E	R-PD6	13701210021	U(PCD)	PD	13832415076	U(M)	R-PD10
12508714009	R-E	R-PD3	12516716032	R-E	R-PD6	13701210022	U(PCD)	PD	13832415077	U(M)	R-PD10
12508714010	R-E	R-PD3	12516716033	R-E	R-PD6	13701210023	U(PCD)	PD	13832415078	U(M)	R-PD10
12508714011	R-E	R-PD3	12516716034	R-E	R-PD6	13701210024	U(PCD)	PD	13832415079	U(M)	R-PD10
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12508714013	R-E	R-PD3	12516716036	R-E	R-PD6	13701211001	U(PCD)	PD	13832415081	U(M)	R-PD10
12508714014	R-E	R-PD3	12516716037	R-E	R-PD6	13701211002	U(PCD)	PD	13832415082	U(M)	R-PD10
12508714015	R-E	R-PD3	12516716038	R-E	R-PD6	13701211003	U(PCD)	PD	13832415083	U(M)	R-PD10
12508714016	R-E	R-PD3	12516716039	R-E	R-PD6	13701211004	U(PCD)	PD	13832415084	U(M)	R-PD10
12508714017	R-E	R-PD3	12516716040	R-E	R-PD6	13701211005	U(PCD)	PD	13832415085	U(M)	R-PD10
12508714018	R-E	R-PD3	12516716041	R-E	R-PD6	13701211006	U(PCD)	PD	13832497001	U(M)	R-PD10
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12508714020	R-E	R-PD3	12516716043	R-E	R-PD6	13701211008	U(PCD)	PD	13832497003	U(M)	R-PD10
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12508714022	R-E	R-PD3	12516716045	R-E	R-PD6	13701211010	U(PCD)	PD	13832497005	U(M)	R-PD10
12508714023	R-E	R-PD3	12516716046	R-E	R-PD6	13701211011	U(PCD)	PD	13832497006	U(M)	R-PD10
12508714024	R-E	R-PD3	12516716047	R-E	R-PD6	13701211012	U(PCD)	PD	13832497007	U(M)	R-PD10
12508714025	R-E	R-PD3	12516716048	R-E	R-PD6	13701211013	U(PCD)	PD	13832497008	U(M)	R-PD10
12508714026	R-E	R-PD3	12516797001	R-E	R-PD6	13701211014	U(PCD)	PD	13832497009	U(M)	R-PD10
12508714027	R-E	R-PD3	12516797002	R-E	R-PD6	13701211015	U(PCD)	PD	13832497010	U(M)	R-PD10
12508714028	R-E	R-PD3	12516797003	R-E	R-PD6	13701211016	U(PCD)	PD	13832497011	U(M)	R-PD10
12508714029	R-E	R-PD3	12516797004	R-E	R-PD6	13701211017	U(PCD)	PD	13832497012	U(M)	R-PD10
12508714030	R-E	R-PD3	12516797005	R-E	R-PD6	13701211018	U(PCD)	PD	13832497013	U(M)	R-PD10
12508714031	R-E	R-PD3	12516797006	R-E	R-PD6	13701211019	U(PCD)	PD	13832497014	U(M)	R-PD10
12508714032	R-E	R-PD3	12516797007	R-E	R-PD6	13701211020	U(PCD)	PD	13832497015	U(M)	R-PD10
12508714033	R-E	R-PD3	12516797008	R-E	R-PD6	13701211021	U(PCD)	PD	13832497016	U(M)	R-PD10
12508714034	R-E	R-PD3	12516797009	R-E	R-PD6	13701211022	U(PCD)	PD	1383321001	U(ML)	R-CL
12508714035	R-E	R-PD3	12516797010	R-E	R-PD6	13701211023	U(PCD)	PD	1383321002	U(ML)	R-CL
12508714036	R-E	R-PD3	12516812003	R-E	R-PD6	13701211024	U(PCD)	PD	1383321003	U(ML)	R-CL
12508714037	R-E	R-PD3	12516812004	R-E	R-PD6	13701211025	U(PCD)	PD	1383321004	U(ML)	R-CL
12508714038	R-E	R-PD3	12516812005	R-E	R-PD6	13701211026	U(PCD)	PD	1383321005	U(ML)	R-CL
12508715001	R-E	R-PD4	12516812006	R-E	R-PD6	13701211027	U(PCD)	PD	1383321006	U(ML)	R-CL
12508715002	R-E	R-PD4	12516812007	R-E	R-PD6	13701211028	U(PCD)	PD	1383321007	U(ML)	R-CL
12508715003	R-E	R-PD4	12516812008	R-E	R-PD6	13701211029	U(PCD)	PD	1383321008	U(ML)	R-CL
12508715004	R-E	R-PD4	12516812009	R-E	R-PD6	13701211030	U(PCD)	PD	1383321009	U(ML)	R-CL
12508715005	R-E	R-PD4	12516812015	R-E	R-PD6	13701211031	U(PCD)	PD	1383321010	U(ML)	R-CL
12508715006	R-E	R-PD4	12516813003	R-E	R-PD6	13701211032	U(PCD)	PD	1383321011	U(ML)	R-CL
12508715007	R-E	R-PD4	12516813003	R-E	R-PD6	13701211033	U(PCD)	PD	1383321012	U(ML)	R-CL
12508715008	R-E	R-PD4	12516814001	R-E	R-PD6	13701211034	U(PCD)	PD	1383321013	U(ML)	R-CL
12508715009	R-E	R-PD4	12516814002	R-E	R-PD6	13701211035	U(PCD)	PD	1383321014	U(ML)	R-CL
12508715010	R-E	R-PD4	12516814003	R-E	R-PD6	13701211036	U(PCD)	PD	1383321015	U(ML)	R-CL
12508715011	R-E	R-PD4	12516814004	R-E	R-PD6	13701211037	U(PCD)	PD	1383321016	U(ML)	R-CL

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# **EXHIBIT “U”**

1 SECOND AMENDMENT

2 BILL NO. 2011-7

3 ORDINANCE NO. 6135

4 AN ORDINANCE RELATING TO ZONING AND LAND DEVELOPMENT; REPEALING TITLES  
5 18 AND 19 OF THE MUNICIPAL CODE AND ADOPTING BY REFERENCE A UNIFIED  
6 DEVELOPMENT CODE, TO BE CONTAINED IN A NEW TITLE 19; AND PROVIDING FOR  
7 OTHER RELATED MATTERS.

7 Proposed by: Flinn Fagg, Acting Director of Planning and Development Summary: Adopts by reference a Unified  
8 Development Code for the City.

9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

10 AS FOLLOWS:

11 SECTION 1: Titles 18 and 19 of the Municipal Code of the City of Las Vegas,  
12 Nevada, 1983 Edition, are hereby repealed in their entirety.

13 SECTION 2: The Municipal Code of the City of Las Vegas, Nevada, 1983 Edition,  
14 is hereby amended by adding thereto a new title, designated as Title 19, consisting of that certain  
15 document entitled "Unified Development Code," which is hereby adopted by reference and by  
16 incorporation as a specialized code of the City of Las Vegas. Although not initially published as a  
17 physical part of the Municipal Code, the Unified Development Code, as Title 19 of the Municipal  
18 Code, shall be considered as part of the Municipal Code and shall be numbered and subdivided  
19 accordingly. Copies of the Unified Development Code shall be maintained in the Office of the City  
20 Clerk and in the departments charged with its administration and enforcement.

21 SECTION 3: The provisions of the Unified Development Code, adopted as Title 19  
22 of the Municipal Code, may be amended from time to time by the adoption of an ordinance specifying  
23 the amendments to be made. Amendments may be accomplished by the means set forth in Section  
24 2.100(3) of the City Charter. However, because the Unified Development Code is a specialized code  
25 capable of adoption by reference, amendments to the Unified Development Code may also be made  
26 by any means reasonably calculated to indicate the deletion or repeal of existing language and the  
27 addition or substitution of new language.

28 SECTION 4: Whenever in the Las Vegas Municipal Code there is a reference to a

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# 19.10.050

## R-PD RESIDENTIAL PLANNED DEVELOPMENT DISTRICT

### A. Intent of R-PD District

The R-PD District has been to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. Historically, the R-PD District has represented an exercise of the City Council's general zoning power as set forth in NRS Chapter 278. The density allowed in the R-PD District has been reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.) However, the types of development permitted within the R-PD District can be more consistently achieved using the standard residential districts, which provide a more predictable form of development while remaining sufficiently flexible to accommodate innovative residential development. Therefore, new development under the R-PD District is not favored and will not be available under this Code.

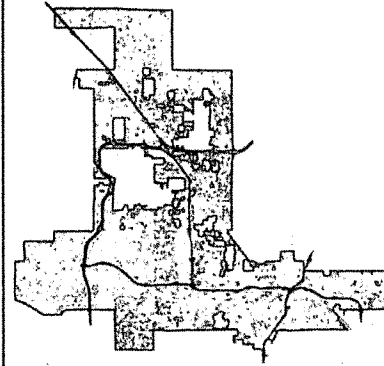
### B. Development Standards

1. The development standards for a project, including minimum front, side and rear yard setbacks, grade changes, maximum building heights, maximum fence heights and fence design, parking standards, standards for any guest houses/casitas and other design and development criteria, shall be as established by the approved Site Development Plan Review for the development.
2. With regard to any issue of development standards that may arise in connection with a Residential Planned Development District and that is not addressed or provided for specifically in this Section or in the approved Site Development Plan Review for that District, the Director may apply by analogy the general definitions, principles, standards and procedures set forth in this Title, taking into consideration the intent of the approved Site Development Plan Review.
  - a. **Signage.** As this Paragraph (2) applies to standards for signage:
    - i. Single and Two Family residential developments within a R-PD District shall be the analogous to those standards indicated in LVMC 19.06.140 for the R-1 District; and

## Illustrations & Graphics

## R-PD 19.10.050

FIGURE 1 - RESIDENTIAL PLANNED DEVELOPMENT DISTRICT MAP



Map is representation of where the R-PD District is located.  
See the Official Zoning Map Atlas for the exact location of property currently zoned as R-PD (Residential Planned Development) District.



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Unified Development Code

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- ii. Multifamily residential developments within a R-PD District shall be the analogous to those standards indicated in LVMC 19.06.140 for the R-3 District.

**C. Permitted Land Uses**

1. Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. In addition, the following uses are permitted as indicated:
  - a. Home Occupations for which proper approvals have been secured.
  - b. Child Care-Family Home and Child Care-Group Home, to the extent the Director determines that such uses would be permitted in the equivalent standard residential district.
2. For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.
3. For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.

**D. Plan Amendment Approvals, Conditions, Conformance**

Amendments to an approved Site Development Plan Review shall be reviewed and approved pursuant to LVMC Title 19.16.100(H). The approving body may attach to the amendment to an approved Site Development Plan Review whatever conditions are deemed necessary to ensure the proper amenities and to assure that the proposed development will be compatible with surrounding existing and proposed land uses.



# **EXHIBIT “V”**

29  
RPTT: Exempt 8  
APN: 138-31-212-002  
138-31-312-001  
138-31-312-002  
138-31-418-001  
138-31-610-002

20050414-0002951

Fee: \$18.00 RPTT: EX#008  
N/C Fee: \$25.00

04/14/2005 13:59:00  
T20050068007

Requestor:  
STEWART TITLE OF NEVADA

RECORDING REQUESTED BY STEWART TITLE  
AND WHEN RECORDED MAIL TO:

Frances Deane JSB  
Clark County Recorder Pgs: 5

Fore Stars, Ltd.  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145  
Attention: Larry A. Miller



MAIL TAX STATEMENTS TO:

Same as above.

---

### GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **PECCOLE 1982 TRUST, DATED FEBRUARY 15, 1982**, as to an undivided Forty Five percent (45%) interest and **WILLIAM PETER AND WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP**, as to an undivided Fifty Five percent (55%) interest, whose addresses are 851 S Rampart Blvd., Las Vegas, Nevada 89145, does hereby grant, bargain, sell and convey to **FORE STARS, LTD.**, a Nevada limited liability company, whose address is 851 S. Rampart Blvd., Suite 220, Las Vegas, Nevada 89145, that certain real property in the County of Clark, State of Nevada, more particularly described in Exhibit "I" attached hereto and incorporated herein by this reference.

SUBJECT TO (a) non-delinquent taxes for the fiscal year 2004 - 2005, (b) encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements that are validly of record and (c) all matters that would be revealed by an accurate ALTA Survey or physical inspection of the real property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated as of: April 11, 2005

PECCOLE 1982 TRUST, DATED  
FEBRUARY 15, 1982

By: Peccole-Nevada Corporation, Trustee

By: Larry A. Miller  
Larry A. Miller, Chief Executive Officer

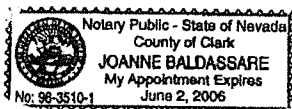
WILLIAM PETER AND WANDA RUTH  
PECCOLE FAMILY LIMITED PARTNERSHIP

By: Peccole-Nevada Corporation, General Partner

By: Larry A. Miller  
Larry A. Miller, Chief Executive Officer

STATE OF NEVADA       )  
                                  ) ss  
COUNTY OF CLARK     )

This instrument was acknowledged before me on April 11, 2005, by Larry A. Miller Chief Executive Officer of Peccole-Nevada Corporation, the Trustee of the Peccole 1982 Trust, dated February 15, 1982 and the General Partner of the William Peter and Wanda Ruth Peccole Family Limited Partnership.



Joanne Baldassare  
NOTARY PUBLIC  
My commission expires: June 2, 2006

**EXHIBIT "1"**  
**TO**  
**GRANT BARGAIN SALE DEED**  
Legal Description

**PARCEL I:**

Lot FIVE (5) of AMENDED PECCOLE WEST, as shown by map thereof on file in Book 83 of Plats, Page 57, in the Office of the County Recorder of Clark County, Nevada.

**AND**

Lot TWENTY-ONE (21) of PECCOLE WEST LOT 10, as shown by map thereof on file in Book 83 of Plats, Page 61, in the Office of the County Recorder of Clark County, Nevada.

CLV65-000367  
0367

**10385**



291  
**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 138-31-212-002  
b) 138-31-312-001  
c) 138-31-312-002  
d) 138-31-418-001  
e) 138-31-610-002

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.  
c) ☐ Condo/Twnhse d) ☐ 2 - 4 Plex  
e) ☐ Apartment Bldg. f) ☒ Comm'l / Ind'l  
g) ☐ Agricultural h) ☐ Mobile Home  
i) ☐ Other: \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value / Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ Exempt

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section 8  
b. Explained Reason for Exemption: transfer to a business entity of which grantor is the 100% owner

5. Partial Interests: Percentage being transferred: \_\_\_\_\_%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: see A attached

Capacity: see A attached

Signature: see B attached

Capacity: see B Attached

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: see C attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Fore Stars, Ltd.  
Address: 851 S. Rampart Blvd. #220  
City: Las Vegas  
State: Nevada Zip: 89145

**COMPANY REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title of Nevada  
Address: 3773 Howard Hughes Parkway  
City: Las Vegas

Escrow # 405137-LJJ  
State: NV Zip: 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED / MICROFILMED)

291

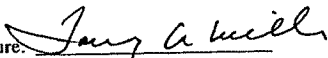
CLV65-000368  
0368

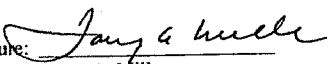
10386

STATE OF NEVADA DECLARATION OF VALUE SIGNATURE PAGE

Accessor Parcel Number(s):

- a) 138-31-212-002
- b) 138-31-312-001
- c) 138-31-312-002
- d) 138-31-418-001
- e) 138-31-610-002

A: Signature:  Capacity: Chief Executive Officer of  
Larry A. Miller Peccole-Nevada Corporation,  
Trustee of the Peccole 1982  
Trust dated February 15, 1982  
and General Partner of the  
William Peter and Wanda Ruth  
Family Limited Partnership

B: Signature:  Capacity: Chief Executive Officer of  
Larry A. Miller Peccole-Nevada Corporation,  
Manager of Fore Stars, Ltd.

C. Peccole 1982 Trust dated February 15, 1982  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145  
  
William Peter and Wanda Ruth Peccole Family Limited Partnership  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145

9951

CLV65-000369  
0369

10387

APN: 138-31-702-002  
138-31-712-004  
138-31-801-002  
138-32-301-004

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Alan C. Sklar, Esq.  
Sklar Williams PLLC  
410 South Rampart Boulevard, Suite 350  
Las Vegas, Nevada 89145

**NOTICES OF TAXES SHOULD BE  
SENT TO:**

180 Land Co LLC  
1215 South Fort Apache Road, Suite 120  
Las Vegas, Nevada 89117  
Attention: Vickie DeHart

RPTT: \$-0- (exempt) Section 1

15340174 565

**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH:** That **FORE STARS, LTD.**, a Nevada limited-liability company ("**Grantor**"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey to **180 LAND CO LLC**, a Nevada limited-liability company whose mailing address is 1215 South Fort Apache Road, Suite 120, Las Vegas, Nevada 89117, all right, title and interest of Grantor in and to that real property situated in the County of Clark, State of Nevada, bounded and described as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all right, title and interest of Grantor in and to all tenements, hereditaments and appurtenances to such real property, including, without limitation, all right, title and interest of Grantor in and to all streets and other public ways adjacent to such real property, and all water and development rights related to such real property.

**[SIGNATURE PAGE FOLLOWS]**

Inst #: 20151116-0000238  
Fee: \$19.00 N/C Fee: \$25.00  
RPTT: \$0.00 Ex: #001  
11/16/2015 08:01:44 AM  
Receipt #: 2607151  
Requestor:  
TICOR TITLE LAS VEGAS  
Recorded By: RNS Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

IN WITNESS WHEREOF, this instrument has been executed this 10 day of November, 2015.

**FORE STARS, LTD.**, a Nevada limited-liability company

By: EHB Companies LLC, a Nevada limited-liability company and its Manager

By: V DeHart  
Name: V DeHart  
Title: Manager

STATE OF NEVADA       )  
                                  ):SS  
COUNTY OF CLARK     )

This instrument was acknowledged before me on November 10, 2015 by Vickie DeHart as a Manager of EHB Companies LLC, a Nevada limited-liability company and the Manager of Fore Stars, Ltd., a Nevada limited-liability company.

LeeAnn Stewart-Schencke  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

**PARCEL I:**

LOT 2, LOT 3 AND LOT 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 120 OF PARCEL MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 2, 2015 IN BOOK 20150702 AS INSTRUMENT NO. 01264 OF OFFICIAL RECORDS.

APNs:    138-32-301-004 (Lot 2)  
          138-31-702-002 (Lot 3)  
          138-31-801-002 (Lot 4)

**PARCEL II:**

PECCOLE WEST PARCEL 20 LOT G (COMMON AREA), LYING WITHIN TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND SHOWN BY MAP THEREOF ON FILE IN BOOK 87, PAGE 54, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN:     138-31-712-004 (Lot G)

**PARCEL III:**

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED FEBRUARY 9, 1996 IN BOOK 960209 AS INSTRUMENT NO. 00567, OFFICIAL RECORDS

CLV65-000372

0372

10390

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a. 138-31-702-002  
b. 138-31-712-004  
c. 138-31-801-002  
d. 138-32-301-004

**2. Type of Property:**

- a. ☐ Vacant Land      b. ☐ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☒ Other Golf course land

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3.a. Total Value/Sales Price of Property**

\$ 0

b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

c. Transfer Tax Value: \$ 0

d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 1

b. Explain Reason for Exemption: Transfer of ownership to an affiliated entity with identical common ownership.

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature V. Deekert Capacity: Grantor

Signature V. Deekert Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Fore Stars LTD  
Address: 1215 S. Fort Apache Ste 120  
City: Las Vegas  
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: 180 Land Co LLC  
Address: 1215 S. Fort Apache Ste 120  
City: Las Vegas  
State: NV Zip: 89117

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Ticor Title of Nevada, Inc.  
Address: 8379 W. Sunset Road #220  
City: Las Vegas

Escrow # 15540174SGS  
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

CLV65-000373

0373

10391

APN: 138-32-301-004

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Alan C. Sklar, Esq.  
Sklar Williams PLLC  
410 South Rampart Boulevard, Suite 350  
Las Vegas, Nevada 89145

**NOTICES OF TAXES SHOULD BE  
SENT TO:**

Seventy Acres LLC  
1215 South Fort Apache Road, Suite 120  
Las Vegas, Nevada 89117  
Attention: Vickie DeHart

RPTT: \$-0- (exempt) /

Inst #: 20151116-0000239

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #001

11/16/2015 08:01:44 AM

Receipt #: 2607151

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: RNS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

15540174 S&S

**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH:** That **180 LAND CO LLC**, a Nevada limited-liability company ("**Grantor**"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey to **SEVENTY ACRES LLC**, a Nevada limited-liability company whose mailing address is 1215 South Fort Apache Road, Suite 120, Las Vegas, Nevada 89117, all right, title and interest of Grantor in and to that real property situated in the County of Clark, State of Nevada, bounded and described as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all right, title and interest of Grantor in and to all tenements, hereditaments and appurtenances to such real property, including, without limitation, all right, title and interest of Grantor in and to all streets and other public ways adjacent to such real property, and all water and development rights related to such real property.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, this instrument has been executed this 10 day of November, 2015.

180 LAND CO LLC, a Nevada limited-liability company

By: EHB Companies LLC, a Nevada limited-liability company and its Manager

By: [Signature]  
Name: U DeHart  
Title: Manager

STATE OF NEVADA     )  
                                  ):SS  
COUNTY OF CLARK    )

This instrument was acknowledged before me on November 10, 2015 by Wickie DeHart as a Manager of EHB Companies LLC, a Nevada limited-liability company and the Manager of 180 Land Co LLC, a Nevada limited-liability company.

[Signature]  
NOTARY PUBLIC



State of Nevada  
Appointment No. 07-4284-1  
Expires Jul 26, 2019



---

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL I**

LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 120 OF PARCEL MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 2, 2015 IN BOOK 20150702 AS INSTRUMENT NO. 01264 OF OFFICIAL RECORDS.

**PARCEL II**

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED FEBRUARY 9, 1996 IN BOOK 960209 AS INSTRUMENT NO. 00567, OFFICIAL RECORDS

CLV65-000376

0376

**10394**

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a. 138-32-301-004  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

**2. Type of Property:**

a. ☐ Vacant Land      b. ☐ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☒ Other Golf course land

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property \$ 0  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0  
d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 1  
b. Explain Reason for Exemption: Transfer of ownership to an affiliated entity with identical common ownership.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: Grantor

Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: 180 Land Co LLC  
Address: 1215 S. Fort Apache Ste 120  
City: Las Vegas  
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Seventy Acres LLC  
Address: 1215 S. Fort Apache Ste 120  
City: Las Vegas  
State: NV Zip: 89117

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Ticor Title of Nevada, Inc.  
Address: 8379 W. Sunset Road #220  
City: Las Vegas

Escrow # 15540174SGS  
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

CLV65-000377

0377

10395

# **EXHIBIT “W”**

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.  
1215 S. Fort Apache Rd., Suite # 120  
Las Vegas, NV 89117

*Third Revised*

June 21, 2016

Mr. Tom Perrigo, Planning Director  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

RE: Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan

Dear Mr. Perrigo:

At the heart of this Major Modification lay a simple truth. The golf course is going away. It cannot reasonably be saved by the Applicants or by anyone else for that matter. But by purchasing the golf course property and thereby rescuing it from sale (and development) simply to the highest bidder, the Applicants could control and thereby guarantee that the development of the land on which the golf course is operated would be accomplished in a way that ensures that Queensridge will retain the uniqueness that makes living in Queensridge so special. As those who have worked with the Applicants from the very beginning will readily attest, this purpose has always been intended to be realized by creating a limited number of large Estate Lots and correspondingly beautifully designed custom homes; a development unparalleled anywhere else in Nevada. And by preserving, enhancing and providing a sanctuary for the large variety of the natural wildlife who also call Queensridge home. And by creating a development that Applicants believe will increase, not just maintain, property values for all who live in Queensridge, not just those who live on the golf course.

And additionally, to place needed residential density in an area of Queensridge that can be readily served by planned and existing roadways and where Luxury Multi Family development, with a variety of offerings, with substantial amounts of open space amenities and beautifully enhanced landscape buffers to adjacent residences, can be nestled among already existing commercial and higher density residential uses.

It is with this unwavering vision of these repurposed uses that this Major Modification is submitted.

The purpose of this Major Modification of the 1990 Peccole Ranch Conceptual Master Plan (hereinafter "2016 Major Modification"), which represents a Major Modification to the 1990 Peccole Ranch Conceptual Master Plan (hereinafter "1990 Master Plan") is solely to:

1. Modify, commensurate with its repurposing, the land use designations for 250.92 acres upon which the Badlands Golf Course (hereinafter "Property") is currently operated;

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.  
1215 S. Fort Apache Rd., Suite # 120  
Las Vegas, NV 89117

2. Allow on the Property twenty four hundred (2,400) Luxury Multi Family Units together with 200 Assisted Living Units; and
3. Remove from the 1990 Master Plan certain land located partially within and partially outside of the 1990 Master Plan, more specifically that approximate 17.8 acre portion of APN 138-32-723-001.

#### History of Ownership

On March 2, 2015, the stock of Fore Stars, Ltd. was acquired (through various entities and family limited partnerships) by the same principals as EHB Companies LLC (hereinafter collectively "New Ownership"). The Peccole Ranch Partnership was the development entity which established and secured approval from the City of Las Vegas for both the 1989 Peccole Ranch Conceptual Master Plan and the 1990 Master Plan. Subsequent to the formation of that Partnership and approval of the 1990 Master Plan, the Peccole Trust became the successor in interest to the 1990 Master Plan property. The Peccole Trust later transferred its interests in the 1990 Master Plan property, which included the Property, to Nevada Legacy 14 LLC. Nevada Legacy 14 LLC then transferred its interests in the Property to its affiliate, Fore Stars, Ltd..

On June 18, 2015, the 248.79 acres of the Property zoned RPD-7 was transferred from Fore Stars, Ltd. to two affiliates: (i) 180 Land Co LLC (178.27 acres) and (ii) Seventy Acres LLC (70.52 acres). Fore Stars, Ltd. retained the 2.13 acres of the Property zoned PD.

#### Current State of The Golf Industry

Despite the best efforts of New Ownership in exploring the continuation of golf course use on a portion of the Property, it became clear that the operation of a golf course on the Property was not viable. Some of the reasons for this include: the condition of the golf course, costs of deferred maintenance, drought conditions in the southwest, water costs, significant decline in the number of golfers and green fees, and oversupply of golf courses in the Las Vegas market (14, alone, within a 4 ½ mile radius of the Property). The golf industry has been devastated over the last decade. Las Vegas has not been immune therefrom. The "2015 State of the Golf Industry" report prepared by Pellucid Corp. & Edgehill Consulting states that nationwide:

1. In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.
2. The number of golfers has fallen from 29.4 million in 2000 to 21.3 million in 2015 and is projected to decline to 18.3 million by 2020.

#### Land Use Entitlements

Prior to purchasing the Property, New Ownership explored its land use entitlements. It was verified through Clark County Records and confirmed by the City of Las Vegas, through its

Zoning Verification Letter dated December 30, 2014, that the Property is zoned R-PD7. This zoning permits densities up to 7.49 Units per acre.

With the state of the golf industry and the golf course not being viable, the golf course's closure was imminent. Additionally, with its R-PD7 zoning already in place, the Property's development was also imminent. New Ownership is the largest single owner of homes, lots and condominiums in Queensridge and One Queensridge Place. Having built over the last twenty (20) years over two (2) million square feet of residential and commercial properties within one and one half miles of the Property, including 40 custom homes in Queensridge and 219 homes in One Queensridge Place, New Ownership's interest in the Property and the Queensridge community is unmatched and fully understands the neighborhood. Rather than seeing an outside developer acquire the Property and blanket develop it with up to 7.49 Units per acre, New Ownership proceeded with the Property's acquisition. New Ownership then proceeded to further study how the Property could best be repurposed for the benefit of the entire Queensridge neighborhood.

#### Market Conditions and Repurposing of the Property

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute, among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

The repurposing of the Property is specifically detailed in the Major Modification, submitted in conjunction with this Justification Letter. The 2016 Major Modification allocates:

1. One hundred and eighty-three (183.7) acres (The Preserve) as Estate Lots. New Ownership has chosen to build a maximum of seventy five (75) Estate Lots on this 183.7 acres, with more than 50% of The Preserve being landscaped areas with approximately 7,000 additional trees, thousands of additional shrubs, grass and natural areas.
2. Sixty-seven (67.21) acres (The Seventy) as Luxury Multi Family the development of 2,400 Units within one cohesive residential village, with a variety of Luxury Multi Family offerings, with architecture and landscaping inspired by the adjacent One Queensridge Place. Additionally, 200 Assisted Living Units are planned on The Seventy.

#### Community Investment

Applicants project that the 2016 Major Modification repurposed uses will result in an approximately \$1.0 billion investment into the Property. Additionally, the residential will provide desired housing for those who work, or otherwise choose to live, in this prime and ever-expanding area of the City of Las Vegas. It will provide the much needed increased "rooftops" to support economic growth and the neighborhood's existing and future commercial developments, all of which benefit existing residents. In addition, these new inhabitants represent a buyer pool for the existing residences in the community.

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.  
1215 S. Fort Apache Rd., Suite # 120  
Las Vegas, NV 89117


With the opening of "Downtown Summerlin" just two miles away from the Property in Clark County, the already challenged retail and restaurant operations in the trade area are experiencing even greater challenges. In fact, over 500,000 square feet of vacant commercial space presently exists. By increasing the adjacent consumer base, through additional rooftops, the 2016 Major Modification will provide much needed additional support for the businesses and shopping centers in the trade area. This will include but not be limited to the positive fiscal impacts of drawing tenants to fill vacant storefronts, adding permanent, temporary, full-time and part-time employment opportunities and increasing tax revenue, all as outlined in the Economic and Fiscal Benefits Study prepared by RCG Economics included as part of the 2016 Major Modification.

Additional justifications are contained in the Justification Letter relating to the General Plan Amendments and Zone Change requests filed concurrent with this Major Modification.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.  
Nevada limited liability companies

By: EHB Companies LLC  
a Nevada limited liability company  
Its: Manager

By:   
Name: Yohan Lowie  
Its: Manager  
Date: 6/21/16