

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

Electronically Filed
Aug 25 2022 02:33 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**JOINT APPENDIX,
VOLUME NO. 73**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

kermitt@kermittwaters.com

James J. Leavitt, Esq.

Nevada Bar No. 6032

jim@kermittwaters.com

Michael A. Schneider, Esq.

Nevada Bar No. 8887

michael@kermittwaters.com

Autumn L. Waters, Esq.

Nevada Bar No. 8917

autumn@kermittwaters.com

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

bscott@lasvegasnevada.gov

Philip R. Byrnes, Esq.

pbyrnes@lasvegasnevada.gov

Nevada Bar No. 166

Rebecca Wolfson, Esq.

rwolfson@lasvegasnevada.gov

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

micah@claggettlaw.com

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

gogilvie@mcdonaldcarano.com

Amanda C. Yen, Esq.

ayen@mcdonaldcarano.com

Nevada Bar No. 9726

Christopher Molina, Esq.

cmolina@mcdonaldcarano.com

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702)873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

debbie@leonardlawpc.com

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

schwartz@smwlaw.com

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

ltarpey@smwlaw.com

California Bar No. 321775

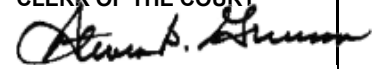
(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas



1 **APEN**

2 Bryan K. Scott (NV Bar No. 4381)
3 Philip R. Byrnes (NV Bar No. 166)
4 Rebecca Wolfson (NV Bar No. 14132)
5 LAS VEGAS CITY ATTORNEY'S OFFICE
6 495 South Main Street, 6th Floor
7 Las Vegas, Nevada 89101
8 Telephone: (702) 229-6629
9 Facsimile: (702) 386-1749
10 bscott@lasvegasnevada.gov
11 pbyrnes@lasvegasnevada.gov
12 rwolfson@lasvegasnevada.gov

13 (Additional Counsel Identified on Signature Page)

14 *Attorneys for City of Las Vegas*

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
22 CORPORATIONS I-X, and DOE LIMITED
23 LIABILITY COMPANIES I-X,

24 Plaintiffs,

25 v.

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

32 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 14

33 The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's
34 Opposition to Plaintiff's Motion to Determine Take and For Summary Judgment on the First, Third,
35 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 rd 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 25th day of August 2021.

McDONALD CARANO LLP

By: /s/ George F. Ogilvie III
 George F. Ogilvie III (NV Bar No. 3552)
 Christopher Molina (NV Bar No. 14092)
 2300 W. Sahara Avenue, Suite 1200
 Las Vegas, Nevada 89102

LAS VEGAS CITY ATTORNEY'S OFFICE
 Bryan K. Scott (NV Bar No. 4381)
 Philip R. Byrnes (NV Bar No. 166)
 Rebecca Wolfson (NV Bar No. 14132)
 495 South Main Street, 6th Floor
 Las Vegas, Nevada 89101

SHUTE, MIHALY & WEINBERGER, LLP
 Andrew W. Schwartz (CA Bar No. 87699)
 (Admitted *pro hac vice*)
 Lauren M. Tarpey (CA Bar No. 321775)
 (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 25th 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 14** 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 “QQQQ-4”

DECEMBER 20, 1984

AGENDA

SPECIAL MEETING

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

Page 1

ITEM

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law.

NEW BUSINESS:

1. GENERAL PLAN
UPDATE

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

CLV033177

2559

12787

MINUTES

CITY PLANNING COMMISSION

DECEMBER 20, 1984

CALL TO ORDER:

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

PRESENT:

Chairman Michael Mack
Commissioner Sherri Tracy
Commissioner Joe Johnston
Commissioner Robert Bugbee
Commissioner Maggi Coleman
Commissioner Fred Kennedy
Commissioner Robert Guthrie

STAFF PRESENT:

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

ANNOUNCEMENT:

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

NEW BUSINESS:

1. GENERAL PLAN UPDATE

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

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

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

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

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

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

SPECIAL MEETING CITY PLANNING COMMISSION
DECEMBER 20, 1984
PAGE 3

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL MEETING CITY PLANNING COMMISSION
DECEMBER 20, 1984
PAGE 4

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

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

HAROLD FOSTER then read the Resolution as follows:

WHEREAS, the City of Las Vegas has a General Plan; and
WHEREAS, this Plan was adopted in 1975 and has been reviewed and amended periodically since its adoption; and

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

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

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

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

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

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

PASSED, ADOPTED and APPROVED this 20th Day of December, 1984.

Michael Mack, Chairman

Attest: Harold P. Foster, Secretary

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

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

SPECIAL MEETING CITY PLANNING COMMISSION
DECEMBER 20, 1984
PAGE 5

hearing will be held on them in the future.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/s/

CLV033182
2564

12792

COMMISSIONER TRACY: 4.12.1, Program 1.
CHAIRMAN MACK: No. We're on 4.12, is that not it?
COMMISSIONER BUGBEE: 4.1 --
CHAIRMAN MACK: Design of public and private spaces which minimizes opportunities for, or discourages criminal activity. -- encourage the design of structures and spaces that crime is difficult to conceal.
COMMISSIONER BUGBEE: Okay, Program 1 then.
COMMISSIONER JOHNSTON: I really don't think you should remove any because any time you have a poll run or anything, the major concern of the general public is crime. It comes out nine times out of ten. The general concern is crime and I don't think it should be removed from any General Plan. If anything to reduce it should be stopped by the community, I believe.
COMMISSIONER BUGBEE: Can we remove the last two words or the last three? We'll just put it "consider including defensible space design features, where appropriate, in the City's zoning." Eliminate "and subdivision regulations."
HAROLD FOSTER: End it "where appropriate."
COMMISSIONER BUGBEE: Fine. End it "where appropriate" and cut that last -- "in the City's zoning" and if I can move that I will.
CHAIRMAN MACK: Okay. Could we have a motion on the floor to remove -- to stop the sentence at "appropriate."
COMMISSIONER BUGBEE: Read the full sentence.
CHAIRMAN MACK: Okay. Program 1 would say "consider including defensible space design features where appropriate."
VAL STEED: Mr. Chairman. In what? If you're going to use the word "including" you might as well tell us where.
COMMISSIONER TRACY: That's right. You are to strike the word "including."
CHAIRMAN MACK: Good point.
COMMISSIONER BUGBEE: In Planning. It's a general term and covers the whole area.
COMMISSIONER JOHNSTON: "Consider defensible space design features where appropriate."
CHAIRMAN MACK: "Consider defensible space design features where appropriate." Eliminate "including" and "in the City's."
COMMISSIONER BUGBEE: Okay. Fair enough.
CHAIRMAN MACK: Should we have a vote on it? (VOTED)
MOTION CARRIED UNANIMOUSLY.

NAME

Jane Porter

JACK KENNEY 452-7714

DICK ROBERTZ

Dick and Seneca

Thomas H. Sulgany

ADDRESS

So. 9th. Homebuilless Club
5017 Alta

2330 ADAMS ST LV 89122

4241 PARK CT W. 89110

Clark County Dept. of Comprehension

2425 W. Chan. Bl. 89117

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

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

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

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

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

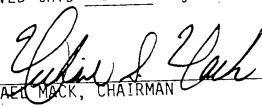
10 WHEREAS, the City of Las Vegas determined that a comprehensive
11 review and assessment of the Plan was desirable in light of changing fiscal
12 and development conditions; and

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

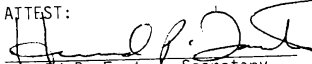
16 WHEREAS, as a result of this process, a comprehensive statement
17 of policies and guidelines has been developed reflecting the recommendations
18 of the consulting firm, the input from the citizens' and technical advisory
19 committees, the input from the Planning Commission, and staff.

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

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

28
29 
MICHAEL MACK, CHAIRMAN

30 ATTEST:

31 
Harold P. Foster, Secretary
32

CLV033185

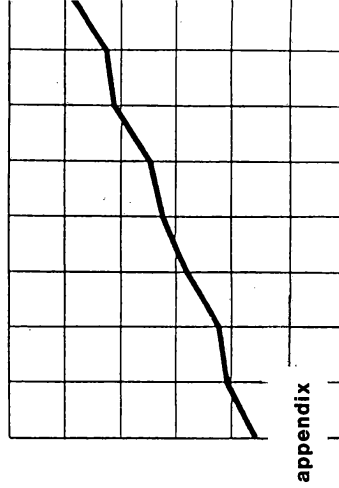
2567

12795

DRAFT

Community Profiles

City of Las Vegas
general plan



*City of Las Vegas
general plan*

community profiles

CLV033187
2569

12797

TABLE OF CONTENTS

INDEX MAP.	1
COMMUNITY PROFILE NO. 1.	2
Data Summary	4
Land Use Summary	6
Population, Housing and Employment Summary	7
Map.	10
COMMUNITY PROFILE NO. 2.	11
Data Summary	12
Land Use Summary	14
Population, Housing and Employment Summary	15
Map.	18
COMMUNITY PROFILE NO. 3.	19
Data Summary	20
Land Use Summary	22
Population, Housing and Employment Summary	23
Map.	26
COMMUNITY PROFILE NO. 4.	27
Data Summary	29
Land Use Summary	31
Population, Housing and Employment Summary	32
Map.	35
COMMUNITY PROFILE NO. 5.	36
Data Summary	37
Land Use Summary	39
Population, Housing and Employment Summary	40
Map.	43
COMMUNITY PROFILE NO. 6.	44
Data Summary	45
Land Use Summary	47
Population, Housing and Employment Summary	48
Map.	51
COMMUNITY PROFILE NO. 7.	52
Data Summary	53
Land Use Summary	55
Population, Housing and Employment Summary	56
Map.	59

COMMUNITY PROFILE NO. 8.	60
Data Summary	61
Land Use Summary	63
Population, Housing and Employment Summary Map.	64 67
COMMUNITY PROFILE NO. 9.	68
Data Summary	70
Land Use Summary	72
Population, Housing and Employment Summary Map.	73 76
COMMUNITY PROFILE NO. 10	77
Data Summary	79
Land Use Summary	81
Population, Housing and Employment Summary Map.	82 85
COMMUNITY PROFILE NO. 11	86
Data Summary	87
Land Use Summary	89
Population, Housing and Employment Summary Map.	90 93
COMMUNITY PROFILE NO. 12	94
Data Summary	95
Land Use Summary	97
Population, Housing and Employment Summary Map.	98 101
COMMUNITY PROFILE NO. 13	102
Data Summary	103
Land Use Summary	105
Map.	106
COMMUNITY PROFILE NO. 14	107
Data Summary	108
Land Use Summary	110
Map.	111
COMMUNITY PROFILE NO. 15	112
Data Summary	113
Land Use Summary	115
Population, Housing and Employment Summary Map.	116 119
COMMUNITY PROFILE NO. 16	120
Data Summary	121
Land Use Summary	123
Map.	124

COMMUNITY PROFILE NO. 1 (CP-1)

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

This area is substantially developed in a mixed use, urban and suburban character with a scattering of very small to moderate sized vacant parcels generally throughout the Community Profile. The vacant parcels represent just over 28% of the land area.

- (A) For an area so highly developed this Community Profile contains a very large amount of vacant publicly owned land, most of it in two large parcels.
 - (B) There is a substantial concentration of relatively large park sites in the form of Nature Park and Freedom Park. These are significant community assets.
 - (C) There is a significant concentration of mobile home parks and units compared to other portions of the City; the highest in number and proportion of any profile. They offer a substantial supply of relatively affordable housing. Some may eventually transition to other uses if land prices increase sufficiently. They are located generally in the easterly two-thirds of the area.
 - (D) There are numerous public housing projects within the area, mostly in the westerly half of the profile area.
 - (E) There is a potential for a commercial center of subregional scale at Lamb and Bonanza. Careful design consideration will need to be given to individual projects in order for this potential to be realized.
 - (F) There are significant employment center opportunities, particularly on the City owned property south of I-515 and along the eastern edge of the Community Profile.
 - (G) There is excellent freeway access from I-515 serving the southwesterly third of the community. Access is to both the west and the south.
 - (H) Las Vegas Wash runs diagonally through the easterly portion of the area and will require special treatment in the Master Plan of Drainage and Flood Control.
- A particular challenge in this Community Profile, because of the pattern of parcels which are either vacant or vulnerable to redevelopment, will be the protection of residential neighborhoods from encroachment of incompatible uses.

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

COMMUNITY PROFILE NO. 1

DATA SUMMARY

A. Description

1. Boundaries: North - Owens Avenue
: East - Nellis Boulevard
: South - Charleston Boulevard
: West - Eastern Avenue
 2. Size : 3,977.9 net acres
 3. RPD : Urban and Suburban
- B. Natural Features or Constraints
1. Topography - Generally flat with a gentle slope toward Las Vegas Wash.
 2. Drainage - Las Vegas Wash and associated washes generally in the northeastern portion of the area. Most of the area between Lamb Boulevard and Nellis Boulevard north of Bonanza Road is subject to flooding.

C. Existing Development/Improved Areas

1. 2,860.8 acres - 71.9%
2. Residential: 1,454.7 acres - 12,083 dwelling units
8.3 DU/Acre - gross average
3. Non-residential: 648.0 acres

D. Vacant Land

1. Total - 1,117.1 ac.
2. Subdivided - 117.1 ac.

E. Potential Development

1. Zoned for suburban uses and densities:
806.7 acres - 3,574 dwelling units
See Land Use Summary for details.
2. Subdivided for suburban uses and densities:
117.1 acres - 1,297 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table.

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the Las Vegas Wash area.
2. Prepare plans for employment center promotion on the City owned property south of I-515.
3. Consider sub-regional center at Lamb and Bonanza.
4. Document resolutions of intent and add to map and text.
5. Determine where special permits have been approved and record accordingly.
6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 1 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1454.7	36.6
Civic Uses	11.7	11.7
Commercial Uses	29.7	3.8
Industrial Uses	29.7	0.7
Miscellaneous	---	---
Rights-of-Way	758.1	19.1
Vacant Land	1117.1	28.1
TOTAL:	3977.9	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	5721	47.4%	983.5	67.6%	5.8
Townhouse/Condo	822	6.8%	66.5	4.6%	12.4
Mobile Home	1817	15.0%	202.1	13.9%	9.0
Multi-Family	3723	30.8%	202.6	15.9%	18.4
TOTAL:	12,083	100%	1454.7	100%	8.3

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"R" Zones	806.7A.	72.2%	"C-1" Zones	157.4A.	82.4%
"CV" Zones	61.3A.	5.5%	"C-2" Zones	33.7A.	17.6%
"CH" Zones	191.1A.	17.1%	"P-R" Zones	---	---
"M" Zones	58.0A.	5.2%	Other	---	---
TOTAL:	1117.1A.	100.0%	TOTAL:	191.1A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS/ ACRE
R-3	290.1A.	2	R-E	296	6.1
R-1	205.1A.	5	R-1	48.9	A.
R-2	7.1A.	10	R-3	A.	A.
R-5	32.0A.	19	R-PD7	7.3	A.
R-4	0.6A.	37	R-PD11	9.3	A.
R-PD	13.2A.	22	R-PD11	2.5	A.
R-CU	65.2A.	6	R-CHP	12.5	A.
R-CU	65.2A.	6	R-4	2.3	A.
R-MHP	60.5A.	8	R-4	9.2	A.
R-PD11	6.5A.	12	R-PD15	3.6	A.
R	A.	---	TOT.	117.1	A.
TOT.	687.6	3574			11.1

VACANT "R" LAND:	689.6	A.
VACANT SUBDIVIDED "R" LAND:	117.1	A.
TOTAL	806.7	A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 1 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	26,110	No.	
2. RACE			
A. White	21,801	No.	83.5 %
B. Black	1,662	No.	6.4 %
C. Spanish Origin	3,741	No.	14.3 %
3. SEX			
A. Male	13,050	No.	50.0 %
B. Female	13,060	No.	50.0 %
4. AGE			
a. Under 5	2,577	No.	9.9 %
b. 5-14	4,488	No.	17.2 %
c. 15-59	16,883	No.	64.5 %
d. 60-64	781	No.	3.0 %
e. 65 and over	1,421	No.	5.4 %
5. PERSONS PER HOUSEHOLD	2.90	No.	
6. PERSONS PER FAMILY	3.28	No.	
7. PERSONS IN GROUP QUARTERS	21	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	1,568	No.	17.3 %
b. 2-4	6,160	No.	68.1 %
c. 5 or more	1,237	No.	14.0 %
9. MARITAL STATUS			
a. Married	11,811	No.	45.2 %
b. Single	7,224	No.	27.7 %
10. NUMBER OF WORKERS IN FAM	6,570	No.	
11. TRIP TO WORK			
a. Private Vehicle	11,466	No.	92.4 %
b. Public Transit	253	No.	2.0 %
12. SCHOOL ENROLLMENT			
a. K-8	4,058	No.	0.45 NO/DU
b. 9-12	1,455	No.	0.16 NO/DU
c. 12 and over	913	No.	0.10 NO/DU
13. RESIDENCE IN 1975			
a. Same House	6,545	No.	25.1 %
b. Different House	10,262	No.	68.1 %
c. Same County	8,094	No.	31.0 %
d. Out of County	8,710	No.	34.0 %

14. OCCUPATION

a. Managerial/Professional	1,502	No.	13.0	%
b. Technical/Sales/				
Administrative	3,303	No.	28.5	%
c. Service	4,096	No.	33.4	%
d. Precision Production/				
Crafts/Repair	1,537	No.	13.3	%
e. Operations/Fabricators/				
Laborers	1,284	No.	10.5	%
f. All Others	159	No.	1.3	%

15. EMPLOYMENT FIELD

a. Construction	1,138	No.	9.3	%
b. Manufacturing	540	No.	4.4	%
c. Transportation	466	No.	3.8	%
d. Communications/Utilities	315	No.	2.6	%
e. Wholesale Trade	340	No.	2.8	%
f. Retail Trade	2,093	No.	17.4	%
g. Finance Related	594	No.	5.0	%
h. Business & Repair				
Services	716	No.	5.8	%
i. Entertainment & Related	3,987	No.	32.5	%
j. Professional	1,422	No.	11.6	%
k. Government	459	No.	3.7	%

16. INCOME

a. Household	2,008	No.	22.3	%
1) Less than \$10,000	1,008	No.	11.6	%
2) More than \$10,000	1,000	No.	8.4	%
3) Median	17,825	No.		
4) Mean	18,055	No.		

b. Unrelated Individuals

1) Less than \$8,000	1,313	No.	44.1	%
2) More than \$25,000	90	No.	5.0	%
3) Median	9,062	No.		
4) Mean	9,606	No.		

17. Household Income Type

a. With earnings	8,315	No.	92.5	%
b. With Social Security Pmts.	1,376	No.	15.3	%
c. With Public Asst. Pmts.	398	No.	4.4	%

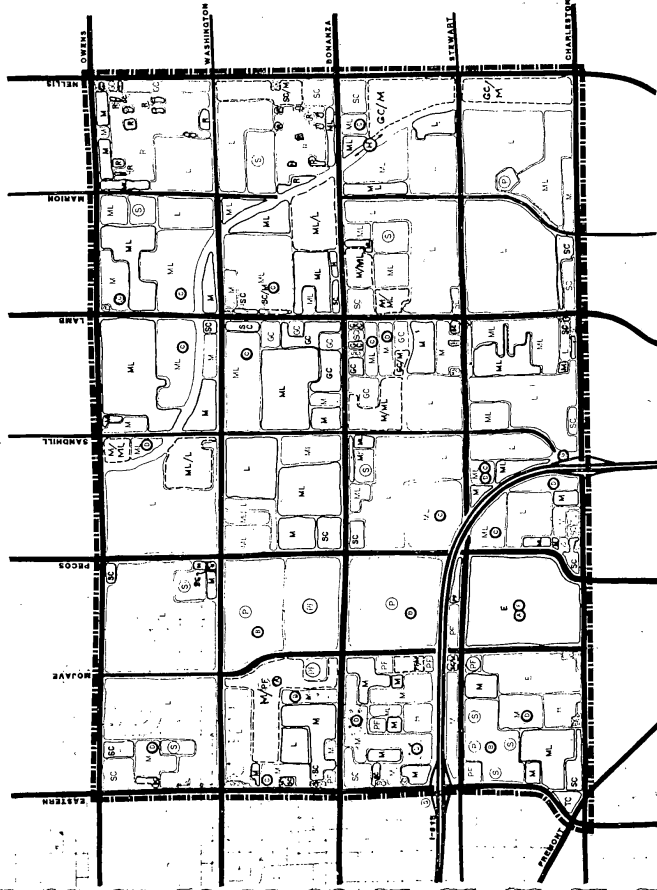
18. Poverty Status (Persons)

	2,424	No.	9.3	%
--	-------	-----	-----	---

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	6,030 No.	67.1 %	
b. Renter Occupied	2,938 No.	32.9 %	
2. BATHROOMS			
a. 0 or 1/2	115 No.	1.3 %	
b. 1 or more	8,873 No.	98.7 %	
3. KITCHEN FACILITIES			
a. Complete	9,674 No.	98.7 %	
b. Not complete	123 No.	1.3 %	
4. SEWAGE DISPOSAL			
a. Public	9,680 No.	98.8 %	
b. All others	117 No.	1.2 %	
5. AIR CONDITIONING			
a. None	416 No.	4.2 %	
b. System installed	9,281 No.	95.8 %	
6. HEATING			
a. None	2 No.	---	
b. System installed	9,795 No.	100.0 %	
7. VEHICLES AVAILABLE			
a. None	335 No.	3.7 %	
b. 1	3,426 No.	38.2 %	
c. 2	3,282 No.	36.5 %	
d. 3 or more	1,942 No.	21.6 %	
8. UNITS IN STRUCTURE			
a. 1	5,749 No.	64.0 %	
b. 2	116 No.	1.3 %	
c. 3 and 4	1,013 No.	11.3 %	
d. 5 or more	1,877 No.	21.0 %	
e. Mobile Home	1,203 No.	14.0 %	
9. YEAR BUILT			
a. 170-179	5,629 No.	62.6 %	
b. 150-169	3,155 No.	35.1 %	
c. 149 or before	204 No.	2.3 %	
10. BEDROOMS			
a. 0	292 No.	3.3 %	
b. 1	897 No.	10.0 %	
c. 2	2,688 No.	30.2 %	
d. 3 or more	3,088 No.	36.0 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	148 No.	2.5 %	
b. \$200-\$349	1,193 No.	19.8 %	
c. \$350-\$599	2,297 No.	38.1 %	
d. \$600 or more	481 No.	8.0 %	
e. Median	416		
12. RENTAL/MONTH			
a. Less than \$200	642 No.	21.7 %	
b. \$200-\$299	745 No.	25.2 %	
c. \$300-\$499	1,140 No.	38.5 %	
d. \$500 or more	336 No.	11.4 %	
e. Median	374		

City of Las Vegas general plan



Legend

- R Rural Density Residential 0-3 du/ac
- L Low Density Residential 3-6 du/ac
- ML Medium Low Density Residential 6-12 du/ac
- M Medium Density Residential 12-20 du/ac
- H High Density Residential 20+ du/ac
- GC General Commercial
- SC Service Commercial/Office
- TC Tourist Commercial
- E Employment
- (P) Parks/Recreation
- (S) School
- (F) Public Facility (as noted)
- (A) Special Condition (refer to text)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange
- NOTE: All Density Ranges Are in Gross Acres
See Text For Definition
OCT 1984
- Playground
- Vending Uses
- Existing Development
Use Not Designated

COMMUNITY PROFILE NO. 2 (CP-2)

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

This area is almost totally developed (over 91%) and is the most urban Community Profile in the City. It constitutes the City's "Downtown". The entire profile is within the short-range planning horizon and is designated an urban area in the Mid-Range Plan.

- (A) The dominant feature of this portion of the City is the tourist/gaming center centered on Fremont Street and extending partially along Main Street and Las Vegas Boulevard toward "The Strip" in the unincorporated County. This is the focal point of the entire City. Continual expansion is underway.
- (B) There is an opportunity for a major expansion of tourist/gaming and general commercial use west of Downtown on the Union Pacific Railroad property. This potential can readily be achieved so long as its development is accompanied by necessary access improvements.
- (C) Cashman Field Sports-Convention Complex north of the downtown core is a visitor attraction that reinforces the general level of activity within this profile.
- (D) The Metropolitan Area freeway system converges in this area so the overall access potential is outstanding. There are, however, congestion problems that will need to be remedied.
- (E) The largest single concentration of redevelopment activity is focused on an area bounded by Washington Avenue, Maryland Parkway, Charleston Boulevard and Highland Drive.
- (F) Office, professional and financial institution uses are rapidly developing in proximity to governmental centers, particularly south of Fremont Street.
- (G) This Community Profile is the location of government centers for federal, state, County and City offices. They serve as a catalyst for private business development.
- (H) There is direct rail passenger access in this area via the Union Plaza Hotel. This general vicinity is also a preferred location for a high speed rail station when that system becomes operational.
- (I) Not only is the freeway system centered on this area, but the transit system hub station will also be located here. All modes of transportation linking the significant points of interest and activity in the Las Vegas area will come together here.
- (J) There is an area of potential flooding generally centered on Bruce Street north of Washington Avenue.
- (K) This Community Profile contains the single largest concentration of historic buildings in the city, thus deserving priority attention in view of the redevelopment pressures that now exist.

COMMUNITY PROFILE NO. 2

DATA SUMMARY

A. Description

1. Boundaries: North - Owens Avenue
: East - Eastern Avenue
: South - Charleston Boulevard
: West - Highland Drive/Union Pacific Railroad

2. Size : 2,776.3 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with some local variation to the north and east.
2. Drainage - Main channel along Washington Avenue to Las Vegas Wash. Downtown protected in some measure by the Freeway/Railroad systems. Area along Bruce Street north of Washington is flood prone.

C. Existing Development/Improved Areas

1. 2,528.4 acres -91.1%
2. Residential: 765.7 acres - 11,376 dwelling units
14.9 DU/Acre - gross average
3. Non-residential: 978.3 acres

D. Vacant Land

1. Total - 247.9 ac.
2. Subdivided - none

E. Potential Development

1. Zoned for suburban uses and densities:
55.3 acres - 1,073 dwelling units*
See Land Use Summary for details.
2. Subdivided for suburban uses and densities: none

*Includes only vacant land.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the Washington Avenue/Bruce Street area.
2. Coordinate with Union Pacific Railroad for land use and circulation planning, including location of high speed rail station.
3. Continue with design and implementation of downtown transit/people mover complex.
4. Revise sign code to stimulate aggressive signing in tourist/commercial corridor and moderate signing in adjacent office commercial, general commercial and residential areas.
5. Explore zone code revision to eliminate cumulative zoning and replace it with a mixed use overlay district.
6. Document resolutions of intent and add to map and text.
7. Determine where any special permits have been approved and record accordingly.
8. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

DATE: 12/83

2

COMMUNITY PROFILE AREA

EXISTING LAND USES:

	AREA: NET ACRES	% OF AREA
Residential Uses	765.7	27.6
Civic Uses	A.	15.0
Commercial Uses	292.6	6.9
Industrial Uses	316.0	11.4
W. Scenic	109.1	3.9
Right-of-Way	784.4	28.2
Vacant Land	247.9	8.9
TOTAL:	2776.3	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	3,601	31.6%	507.3	66.2%	7.1
Townhouse/Condo	88	0.8%	4.7	0.6%	18.7
Multi-Family	451	4.0%	17.3	2.3%	26.0
	7,236	63.4%	256.4	30.9%	30.6
TOTAL:	11,376	100.0%	765.7	100.0%	14.9

VACANT LAND	NET AREA	PERCENT OF AREA	NET AREA	PERCENT OF AREA
"R" Zones	55.3A.	22.3%	"C-1" Zones	9.2A.
"CV" Zones	3.7A.	1.5%	"C-2" Zones	17.3A.
"CH" Zones	26.2A.	10.7%	"W-R" Zones	65.3%
"WH" Zones	162.2A.	63.5%	Other	----
TOTAL:	247.9A.	100.0%	TOTAL:	26.5A.

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	UNITS/ACRE
R-E	5	32	R-E	A.
R-1	6.24A.	115	R-1	A.
R-2	11.25A.	252	R-3	A.
R-3	13.35A.	614	R-PD	A.
R-4	16.65A.	50	R-CL	A.
R-PD	A.		R-MHP	A.
R-CL	7.35A.		R	A.
R-MHP	A.			A.
R	A.			A.
* 116.9 ACRS. Proposed Resort Facility				A.
TOT.	55.3A.	1073	TOT.	A.

VACANT "R" LAND:	55.3
VACANT SUBDIVIDED "R" LAND:	A.
TOTAL	55.3 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 2 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	20,937	No.
2. RACE		
A. White	17,749	No. 64.8 %
B. Black	1,294	No. 6.2 %
C. Spanish Origin	2,347	No. 11.2 %
3. SEX		
A. Male	11,508	No. 55.0 %
B. Female	9,429	No. 45.0 %
4. AGE		
a. Under 5	1,187	No. 5.7 %
b. 5-14	1,634	No. 7.8 %
c. 15-59	13,537	No. 64.3 %
d. 60-64	1,360	No. 6.5 %
e. 65 or over	3,209	No. 15.3 %
5. PERSONS PER HOUSEHOLD	1.96	No.
6. PERSONS PER FAMILY	2.72	No.
7. PERSONS IN GROUP QUARTERS	390	No.
8. PERSONS IN HOUSEHOLD		
a. 1	4,772	No. 45.6 %
b. 2-4	5,170	No. 49.3 %
c. 5 or more	535	No. 5.1 %
9. MARITAL STATUS		
a. Married	8,454	No. 40.4 %
b. Single	9,644	No. 46.1 %
10. NUMBER OF WORKERS IN FAM	4,012	No.
11. TRIP TO WORK		
a. Private Vehicle	7,812	No. 74.3 %
b. Public Transit	736	No. 7.0 %
12. SCHOOL ENROLLMENT		
a. K-8	1,419	No. 0.14 NO/DU
b. 9-12	712	No. 0.07 NO/DU
c. 12 and over	505	No. 0.05 NO/DU
13. RESIDENCE IN 1975		
a. Same House	7,129	No. 34.1 %
b. Different House	12,639	No. 60.2 %
c. Same County	5,743	No. 27.4 %
d. Out of County	6,896	No. 32.9 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,544 No.	24.3 %	
b. Renter Occupied	7,922 No.	75.7 %	
2. BATHROOMS			
a. 0 or 1/2	340 No.	3.2 %	
b. 1 or more	10,126 No.	96.8 %	
3. KITCHEN FACILITIES			
a. Complete	10,733 No.	90.6 %	
b. Not complete	1,115 No.	9.4 %	
4. SEWAGE DISPOSAL			
a. Public	11,732 No.	99.0 %	
b. All others	116 No.	1.0 %	
5. AIR CONDITIONING			
a. None	1,122 No.	9.5 %	
b. System installed	10,726 No.	90.5 %	
6. HEATING			
a. None	46 No.	0.4 %	
b. System installed	11,802 No.	99.6 %	
7. VEHICLES AVAILABLE			
a. None	2,674 No.	25.5 %	
b. 1	4,952 No.	47.3 %	
c. 2	1,922 No.	18.4 %	
d. 3 or more	918 No.	8.8 %	
8. UNITS IN STRUCTURE			
a. 1	3,417 No.	32.7 %	
b. 2	1,869 No.	17.9 %	
c. 3 and 4	1,269 No.	12.2 %	
d. 5 or more	4,231 No.	40.4 %	
e. Mobile Home	253 No.	2.4 %	
9. YEAR BUILT			
a. 170-179	2,222 No.	21.2 %	
b. 180-189	5,491 No.	52.5 %	
c. 190 or before	2,733 No.	26.3 %	
10. BEDROOMS			
a. 0	1,946 No.	18.6 %	
b. 1	3,892 No.	37.4 %	
c. 2	2,805 No.	26.8 %	
d. 3 or more	1,823 No.	17.4 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	272 No.	10.7 %	
b. \$200-\$249	629 No.	24.7 %	
c. \$250-\$299	516 No.	22.6 %	
d. \$300 or more	341 No.	14.6 %	
e. Median	308 No.		
12. RENTAL/MONTH			
a. Less than \$200	2,037 No.	25.7 %	
b. \$200-\$299	4,156 No.	52.5 %	
c. \$300-\$499	1,466 No.	18.5 %	
d. \$500 or more	122 No.	1.5 %	
e. Median	253 No.		

14. OCCUPATION

a. Managerial/Professional	1,292	No.	12.2	%
b. Technical/Sales/	2,573	No.	24.4	%
c. Administrative	3,917	No.	37.1	%
d. Service	1,186	No.	11.2	%
e. Precision Production/	1,460	No.	13.8	%
f. Crafts/Repair	133	No.	1.3	%
g. Operations/Fabricators/				
h. Laborers				
i. All Others				

15. EMPLOYMENT FIELD

a. Construction	881	No.	8.3	%
b. Manufacturing	352	No.	3.3	%
c. Transportation	468	No.	4.4	%
d. Communications/Utilities	278	No.	2.6	%
e. Wholesale Trade	270	No.	2.5	%
f. Retail Trade	1,926	No.	18.2	%
g. Finance Related	200	No.	1.9	%
h. Business & Repair	435	No.	4.1	%
i. Service	4,323	No.	41.2	%
j. Entertainment & Related	815	No.	7.7	%
k. Professional	457	No.	4.3	%
l. Government				

16. INCOME

a. Household	4,757	No.	45.5	%
1) Less than \$10,000	178	No.	1.7	%
2) More than \$10,000	12,587	No.		
3) Median	14,490	No.		
4) Mean				

b. Unrelated Individuals

1) Less than \$8,000	4,118	No.	55.2	%
2) More than \$8,000	210	No.	2.8	%
3) Median	7,291	No.		
4) Mean	7,301	No.		

17. Household Income Type

a. With earnings	8,197	No.	78.3	%
b. With Social Security Pmts.	2,804	No.	26.8	%
c. With Public Asst. Pmts.	583	No.	5.6	%
d. Poverty Status (Persons)	3,636	No.	17.4	%

COMMUNITY PROFILE NO. 3 (CP-3)

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

This area is largely developed in a combination of urban and suburban uses with most of the vacant parcels at the extreme easterly and westerly edges of the profile area. It is over 94% developed, making this area the most completely developed of all profiles. CP-3 is designated for both urban and suburban uses.

- (A) This area contains two potential tourist corridors: one along Fremont Street towards Henderson and the other along the Las Vegas Boulevard towards "The Strip".
- (B) The central portion of CP-3, generally between Fremont Street and Las Vegas Boulevard, is composed largely of existing single family residential neighborhoods of a relatively stable nature.
- (C) A major rail-oriented Employment Center is located along the west edge of the profile.
- (D) Moderately dense areas of mixed residential and commercial uses are located at the periphery of the profile area.

-19-

COMMUNITY PROFILE NO. 3
DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
: East - Fremont Street/Mojave Road
: South - Sahara Avenue
: West - Union Pacific Railroad

2. Size : 2,080.9 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat.

2. Drainage - minor concerns.

C. Existing Development/Improved Areas

1. 2,055.1 acres - 94.3%

2. Residential: 881.4 acres - 9,201 dwelling units
10.4 DU/Acre - gross average

3. Non-residential: 577.0 acres

D. Vacant Land

1. Total - 119.3 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for urban and suburban uses and densities:

119.3 acres - 611 dwelling units*
See Land Use Summary for details.

2. Subdivided for urban and suburban uses and densities: none

*Vacant land only.

-20-

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table.

I. Action Priorities

1. Standards for consolidated access for shallow office strips along Maryland Parkway and Eastern Avenue need to be developed.
2. Special area plans should be prepared to guide development in the mixed use residential areas.
3. Document resolutions of intent and add to map and text.
4. Determine where special permits have been approved and record accordingly.
5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 3 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	881.4	42.4
Civic Uses	134.3	6.2
Commercial Uses	271.1	12.6
Industrial Uses	103.1	4.8
Misc. Tourist/Commercial	509.2	23.7
Rights-of-Way	119.3	5.6
Vacant Land	119.3	5.6
TOTAL:	2080.9	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	4239	46.1%	716.0	81.2%	5.9
Townhouse/Condo	179	1.9%	20.7	2.4%	8.6
Mobile Home	4783	52.0%	144.7	16.4%	33.1
TOTAL:	9201	100.0%	881.4	100%	10.4

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET PERCENT OF AREA
"R" Zones	50.8A	42.6%	"C-1" Zones	11.5A 22.5%
"C" Zones	10.2A	12.6%	"C-2" Zones	20.7A 40.4%
"M" Zones	51.2A	42.9%	"P-R" Zones	2.5A 4.9%
TOTAL:	119.3A	100.0%	Other	16.5A 32.2%
			TOTAL:	51.2A 100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS
R-E	2	166	R-E	A.
R-1	33.3A	5	R-1	A.
R-2	7.5A	10	R-3	A.
R-3	10.0A	37	R-PD	A.
R-4	10.0A	370	R-PD	A.
R-PD	A.		R-CL	A.
R-CL	A.		R-MHP	A.
R-MHP	A.		R	A.
R	A.		R	A.
TOT. 50.8A		611	TOT.	A.

VACANT "R" LAND: 50.8 A.
 VACANT SUBDIVIDED "R" LAND: A.
 TOTAL: 50.8 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 3 DATE JANUARY 1984

POPULATION CHARACTERISTICS

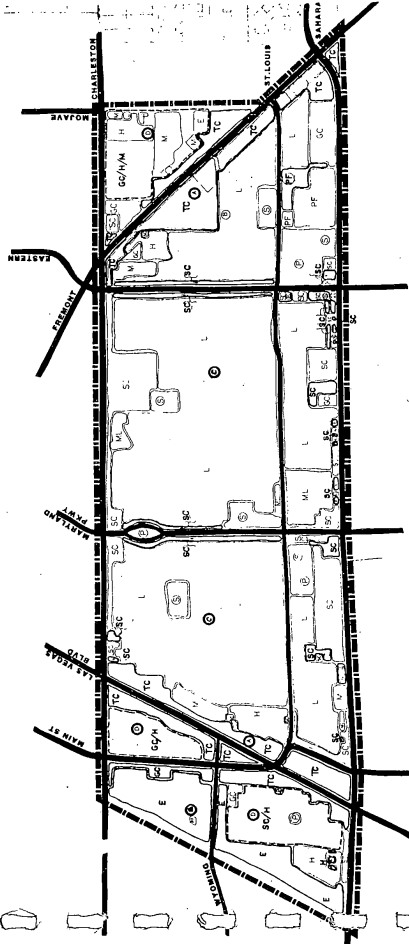
1. TOTAL POPULATION	17,548	No.	
2. RACE			
A. White	15,631	No.	89.1 %
B. Black	666	No.	3.8 %
C. Spanish Origin	1,998	No.	11.4 %
3. SEX			
A. Male	9,029	No.	51.5 %
B. Female	8,519	No.	48.5 %
4. AGE			
a. Under 5	795	No.	4.5 %
b. 5-14	1,673	No.	9.5 %
c. 15-59	11,237	No.	64.0 %
d. 60-64	1,284	No.	7.1 %
e. 65 or over	2,239	No.	14.8 %
5. PERSONS PER HOUSEHOLD	2.18	No.	
6. PERSONS PER FAMILY	2.81	No.	
7. PERSONS IN GROUP QUARTERS	-0-	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	2,850	No.	35.3 %
b. 2-4	4,759	No.	38.8 %
c. 5 or more	473	No.	3.9 %
9. MARITAL STATUS			
a. Married	8,007	No.	45.6 %
b. Single	7,083	No.	40.4 %
10. NUMBER OF WORKERS IN FAM	3,985	No.	
11. TRIP TO WORK			
a. Private Vehicle	7,516	No.	83.4 %
b. Public Transit	236	No.	6.1 %
12. SCHOOL ENROLLMENT			
a. K-8	1,554	No.	0.19 NO/DU
b. 9-12	741	No.	0.09 NO/DU
c. 12 and over	626	No.	0.08 NO/DU
13. RESIDENCE IN 1975			
a. Same House	7,886	No.	44.9 %
b. Different House	6,891	No.	39.7 %
c. Same County	5,101	No.	29.7 %
d. Out of County	3,427	No.	30.9 %

14. OCCUPATION			
a. Managerial/Professional	1,610	No.	17.5 %
b. Technical/Sales/	2,459	No.	26.7 %
Administrative	3,230	No.	35.3 %
c. Service			
d. Production/	934	No.	10.1 %
Construction/Repair			
e. Operations/Fabricators/	861	No.	9.4 %
Laborers	91	No.	1.0 %
f. All others			
15. EMPLOYMENT FIELD			
a. Construction	579	No.	6.3 %
b. Manufacturing	313	No.	3.4 %
c. Transportation	219	No.	2.4 %
d. Communications/Utilities	160	No.	1.7 %
e. Retail Trade	1,222	No.	13.5 %
f. Wholesale Trade	441	No.	4.8 %
g. Finance Related			
h. Business & Repair			
i. Services	477	No.	5.2 %
j. Entertainment & Related	5,716	No.	62.4 %
k. Professional	923	No.	10.0 %
l. Government	426	No.	4.6 %
16. INCOME			
a. Household			
1) Less than \$10,000	2,625	No.	32.7 %
2) More than \$50,000	475	No.	5.9 %
3) Median	17,752	No.	
4) Mean	22,744	No.	
b. Unrelated Individuals			
1) Less than \$5,000	2,233	No.	48.6 %
2) More than \$25,000	2,263	No.	5.7 %
3) Median	9,153	No.	
4) Mean	11,443	No.	
17. Household Income Type			
a. With earnings	6,821	No.	84.9 %
b. With Social Security Pmts.	1,977	No.	24.6 %
c. With Public Asst. Pmts.	343	No.	4.3 %
18. Poverty Status (Persons)			
	1,726	No.	9.8 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,787 No.	47.1 %	
b. Renter Occupied	4,746 No.	52.9 %	
2. BATHROOMS			
a. 0 or 1/2	369 No.	4.6 %	
b. 1 or more	7,663 No.	95.4 %	
3. KITCHEN FACILITIES			
a. Complete	8,357 No.	97.1 %	
b. Not complete	252 No.	2.9 %	
4. SEWAGE DISPOSAL			
a. Public	8,578 No.	99.6 %	
b. All others	31 No.	0.4 %	
5. AIR CONDITIONING			
a. None	484 No.	5.6 %	
b. System installed	8,125 No.	94.4 %	
6. HEATING			
a. None	32 No.	0.4 %	
b. System installed	8,577 No.	99.6 %	
7. VEHICLES AVAILABLE			
a. None	1,247 No.	15.5 %	
b. 1	3,576 No.	44.5 %	
c. 2	2,059 No.	25.6 %	
d. 3 or more	1,151 No.	14.3 %	
8. UNITS IN STRUCTURE			
a. 1	4,329 No.	53.9 %	
b. 2	386 No.	4.8 %	
c. 3 and 4	388 No.	4.8 %	
d. 5 or more	2,908 No.	36.2 %	
e. Mobile Home	12 No.	0.1 %	
9. YEAR BUILT			
a. 170-179	861 No.	10.7 %	
b. 180-189	5,891 No.	73.3 %	
c. 149 or before	1,281 No.	15.9 %	
10. BEDROOMS			
a. 0	822 No.	10.2 %	
b. 1	1,900 No.	23.7 %	
c. 2	2,160 No.	26.9 %	
d. 3 or more	3,151 No.	39.2 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	203 No.	5.4 %	
b. \$200-\$249	943 No.	23.0 %	
c. \$250-\$299	903 No.	22.8 %	
d. \$300-\$399	1,484 No.	36.8 %	
e. \$400 or more	397 No.	12.3 %	
f. Median			
12. RENTAL/MONTH			
a. Less than \$200	739 No.	17.4 %	
b. \$200-\$299	2,243 No.	28.5 %	
c. \$300-\$499	1,016 No.	23.9 %	
d. \$500 or more	157 No.	3.7 %	
e. Median	325		

City of Las Vegas general plan



Legend

- | | | | | |
|----|---|------|-----------------------------------|------------------------|
| R | Rural Density Residential 0-3 du/ac | (P) | Park/Recreation | Freeway/Expressway |
| L | Low Density Residential 3-6 du/ac | (S) | School | Primary Thoroughfare |
| ML | Medium Low Density Residential 6 to du/ac | (PF) | Public Facility (as noted) | Secondary Thoroughfare |
| M | Medium Density Residential 12 to 20 du/ac | (A) | Special Condition (refer to text) | Interchange |
| H | High Density Residential 20+ du/ac | | | |
| GC | General Commercial | | | |
| SC | Service Commercial/Office | | | |
| TC | Tourist Commercial | | | |
| E | Employment | | | |
- NOTE: All Density Ranges Are in Gross Acres
See text for definition
OCT 1984

COMMUNITY PROFILE NO. 4 (CP-4)

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

This area is over 72% developed in an unusually varied mixture of urban and suburban uses with a distribution of vacant parcels generally throughout the profile. They vary from substandard individual lots to almost a quarter-section in size. The profile is of urban and suburban character.

(A) Although its development potential is far from being reached, the area is well located in proximity to both the downtown and future Union Pacific Gaming Center as well as the Cashman Field Complex.

(B) There is excellent access to the freeway system and Rancho Drive, giving the Community outstanding regional accessibility.

(C) By comparison to any other Community Profile there is a considerable diversity of land uses, neighborhood street patterns and living environments.

(D) There is potential for a unique tourist/gaming center focused on the City approved Jackson Avenue Plan but it needs improved access, visibility and linkage with other nearby activity centers.

(E) The profile area is surrounded by two freeways, a railroad, a major highway and the City of North Las Vegas. It is, in effect, a small self-contained community with distinctly different neighborhoods: a notable diversity in such a small area. They are described more specifically as follows:

(E-1) This area, generally bounded by Washington Avenue on the north, Highland Drive on the east, Gragson Highway on the south and Rancho Drive on the west, is a transitional zone shifting to urban residential and employment center/commercial development.

(E-2) This relatively small area between Washington Avenue, H Street, Bonanza Road and Highland Drive is an almost totally developed, mixed use area of moderately large parcels, primarily in employment and public housing uses.

(E-3) This area, located south of Owens Avenue between the Union Pacific Railroad and H Street and bounded on the south by the I-15 Freeway, is a very "fine grained" mixed use area of tourist/gaming, service commercial, public and various residential densities mostly on very small lots subdivided many years ago. A random scattering of vacant lots exists throughout the area. The local street pattern is a very uniform grid.

(E-4) This area is between Owens Avenue, H Street, Washington Avenue and Highland Drive. It is mostly developed in a variety of residential and public uses at a medium scale. There is a scattering of vacant, relatively small, primarily rectangular parcels throughout the area.

(E-5) This area, bounded by Owens Avenue, Highland Drive, Washington Avenue and Tonopah Drive is a rural, very low density enclave almost totally developed and structured around a large, square, internal loop road.

(E-6) This area is bounded on the north by Owens Avenue, the east by Tonopah Drive, the south by Washington Avenue and the west by Pyramid Drive. It consists of two large existing stable suburban neighborhoods with limited convenience commercial uses and a large vacant area in between. The local street pattern is finalized within the subdivisions and is non-existent in the vacant area.

(E-7) This area is between Lake Mead Boulevard, Tonopah Drive, Owens Avenue and Rancho Drive. It is a mixed use area of relatively large parcels interspersed with considerable vacant acreage. The local street system is quite varied.

(E-8) This area is bounded by Lake Mead Boulevard, Highland Drive, Owens Avenue and Tonopah Drive. It is almost totally vacant. Because of this, there is an opportunity to design one or two projects which could serve as a quality catalyst for stimulating other improvements in the surrounding community.

(E-9) This area is between Lake Mead Boulevard, Commerce Street, Owens Avenue and Highland Drive. It is largely developed in a moderate to large scale pattern of mixed uses dominated by two large single family neighborhoods. Vacant land consists of a variety of sizes and shapes generally on the periphery of existing development along thoroughfares. The local street pattern is a mix of typical suburban subdivision interrupted grids and intermediate collector streets.

(E-10) This area is bounded by Carey Avenue, H Street, Lake Mead Boulevard and Highland Drive. It is characterized by a grid pattern mixed residential use with detached single family residential predominating. There are scattered vacant lots. The local street pattern is a very formal, uniform rectangular grid centered on a central park.

(E-11) This small area is bounded by Carey Avenue, Highland Drive, Lake Mead Boulevard and Constock Drive. It is predominantly developed in a public housing project and public uses with a relatively large vacant parcel occupying most of the northerly portion of the area. The local street pattern is complete within the public housing project and non-existent beyond that.

COMMUNITY PROFILE NO. 4

DATA SUMMARY

A. Description

1. Boundaries: North - Carey Avenue/Lake Mead Boulevard

: East - Union Pacific Railroad
: South - Gragson Highway/Bonanza Road
: West - Rancho Drive/pyramid Drive

2. Size : 2,379.1 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope generally toward Washington Avenue and Lake Mead Boulevard.

2. Drainage - Major areas subject to flooding generally between Vegas Drive and Washington Avenue from Rancho Drive across the entire profile area to I-15 and also throughout most of the northern portion of the community between Carey Avenue and Lake Mead Boulevard from Comstock Drive to Commerce Street.

C. Existing Development/Improved Areas

1. 1,715.9 acres - 72.1%

2. Residential: 973.5 acres - 7,113 dwelling units
7.3 DU/Acre - gross average

3. Non-residential: 241.6 acres

D. Vacant Land

1. Total - 663.2 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for urban/suburban uses and densities:

661.3 acres - 6,231 dwelling units*
See Land Use Summary for details.

*Includes vacant land only.

2. Subdivided for suburban uses and densities:

3.9 acres - 41 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the area.
2. Develop implementation strategy for Jackson Avenue Plan.
3. Tie dominant access pattern into design of Union Pacific Tourist/Gaming Center so a strong four-way linkage is made between Downtown/Cashman Field/Jackson Avenue complex and the Union Pacific Center.
4. Determine whether any special permits have been approved and record accordingly.
5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 4 DATE: 12/83

EXISTING LAND USES:	AREA:	NET ACRES	% OF AREA
Residential Uses	973.5	A.	40.9
Civic Uses	116.5	A.	4.9
Commercial Uses	72.8	A.	3.1
Industrial Uses	42.8	A.	0.8
Misc./Tourist/Commercial	9.5	A.	0.4
Rights-of-Way	50.5	A.	2.1
Vacant Land	63.2	A.	2.9
TOTAL:	2379.1		100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	3318	46.6%	732.6	75.2%	4.5
Townhouse/Condo	132	1.9%	12.6	0.3%	50.8
Multifamily	3227	50.0%	226.0	23.2%	14.0
TOTAL:	7113	100%	973.5	100%	7.3

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"R" Zones	588.0A.	88.7%	"C-1" Zones	34.3A.	46.8%
"CV" Zones	73.2A.	11.0%	"C-2" Zones	32.0A.	35.2%
"M" Zones	1.9A.	0.3%	"P-R" Zones	2.2A.	2.2%
TOTAL:	663.2A.	100.0%	Other	---A.	---%
			TOTAL:	73.3A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/UNITS
R-E 314.2A.	2	628	R-E	A.
R-1 158.8A.	5	794	R-1	A.
R-2 32.7A.	10	327	R-3	A.
R-3 57.5A.	19	1092	R-PD	A.
R-4 8.0A.	37	276	R-PD	A.
R-PD A.			R-CL	A.
R-CL A.			R-MHP	A.
R-MHP 16.8A.	8	134	R	A.
R A.			R	A.
TOT. 588.0A.		3271	TOT.	A.

VACANT "R" LAND:	588.0 A.
VACANT SUBDIVIDED "R" LAND:	----- A.
TOTAL	588.0 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 4 DATE JANUARY 1984

POPULATION CHARACTERISTICS

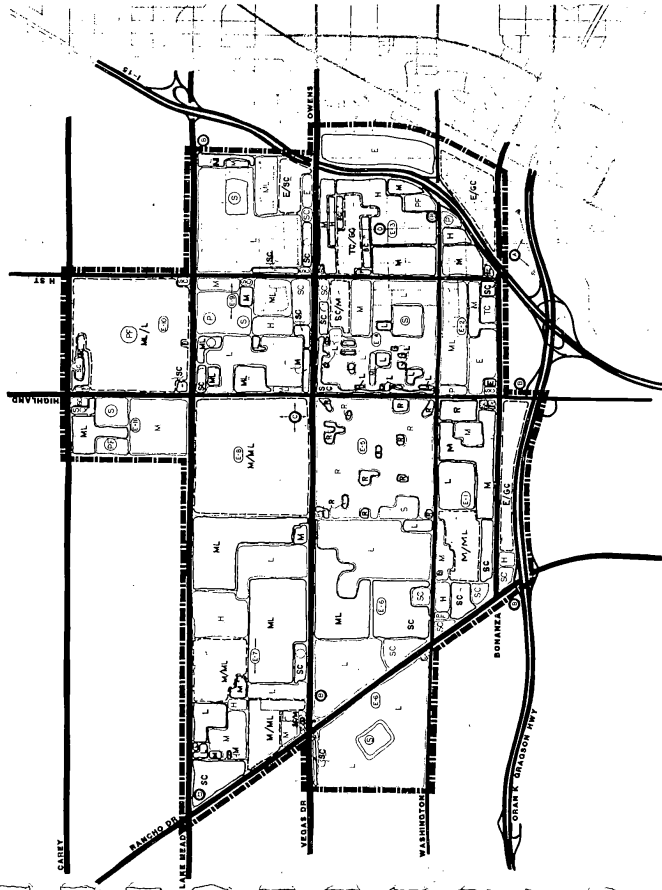
1. TOTAL POPULATION	19,500	No.	
2. RACE			
A. White	4,488	No.	23.0 %
B. Black	14,623	No.	75.0 %
C. Spanish Origin	391	No.	2.0 %
3. SEX			
A. Male	9,183	No.	47.1 %
B. Female	10,317	No.	52.9 %
4. AGE			
a. Under 5	1,877	No.	9.6 %
b. 5-14	1,208	No.	6.2 %
c. 15-59	11,285	No.	57.9 %
d. 60-64	1,616	No.	8.3 %
e. 65 or over	1,344	No.	6.9 %
5. PERSONS PER HOUSEHOLD	3.09	No.	
6. PERSONS PER FAMILY	3.37	No.	
7. PERSONS IN GROUP QUARTERS	124	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	1,278	No.	20.4 %
b. 2-4	3,574	No.	37.1 %
c. 5 or more	1,409	No.	22.5 %
9. MARITAL STATUS			
a. Married	6,408	No.	32.9 %
b. Single	7,117	No.	36.5 %
10. NUMBER OF WORKERS IN FAM			
11. TRIP TO WORK			
a. Private Vehicle	6,551	No.	89.9 %
b. Public Transit	375	No.	5.1 %
12. SCHOOL ENROLLMENT			
a. K-8	3,685	No.	0.59 NO/DU
b. 9-12	1,627	No.	0.37 NO/DU
c. 12 and over	398	No.	0.10 NO/DU
13. RESIDENCE IN 1975			
a. Same House	9,387	No.	48.1 %
b. Different House	8,233	No.	42.3 %
c. Same County	5,622	No.	28.8 %
d. Out of County	2,631	No.	13.5 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,733	No.	43.6 %
b. Renter Occupied	3,341	No.	56.4 %
2. BATHROOMS			
a. 0 or 1/2	107	No.	1.7 %
b. 1 or more	6,167	No.	98.3 %
3. KITCHEN FACILITIES			
a. Complete	6,522	No.	97.5 %
b. Not complete	168	No.	2.5 %
4. SEWAGE DISPOSAL			
a. Public	6,519	No.	97.4 %
b. All others	171	No.	2.6 %
5. AIR CONDITIONING			
a. None	427	No.	6.4 %
b. System installed	6,263	No.	93.6 %
6. HEATING			
a. None	5	No.	0.1 %
b. System installed	6,685	No.	99.9 %
7. VEHICLES AVAILABLE			
a. None	1,262	No.	20.1 %
b. 1	2,292	No.	40.7 %
c. 2	1,222	No.	22.7 %
d. 3 or more	1,038	No.	16.5 %
8. UNITS IN STRUCTURE			
a. 1	3,278	No.	52.2 %
b. 2	460	No.	7.3 %
c. 3 and 4	1,040	No.	16.6 %
d. 5 or more	1,391	No.	22.2 %
e. Mobile Home	105	No.	1.7 %
9. YEAR BUILT			
a. 170-179	1,251	No.	19.9 %
b. 180-189	4,367	No.	72.8 %
c. 149 or before	456	No.	7.3 %
10. BEDROOMS			
a. 0	267	No.	4.3 %
b. 1	1,257	No.	19.9 %
c. 2	1,338	No.	22.7 %
d. 3 or more	3,032	No.	48.3 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	208	No.	7.6 %
b. \$200-\$249	829	No.	13.3 %
c. \$250-\$299	693	No.	11.2 %
d. \$300 or more	150	No.	2.4 %
e. Median	330	No.	5.3 %
12. RENTAL/MONTH			
a. Less than \$200	1,532	No.	24.6 %
b. \$200-\$299	1,256	No.	20.4 %
c. \$300-\$499	500	No.	8.1 %
d. \$500 or more	81	No.	1.3 %
e. Median	223	No.	3.6 %

14. OCCUPATION		No.	
a. Managerial/Professional		852	11.3 %
b. Technical/Sales/Administrative		1,641	21.8 %
c. Service		3,552	47.1 %
d. Precision Production/Crafts/Repair		579	7.7 %
e. Operations/Fabricators/Leathers		893	11.8 %
f. All Others		22	0.3 %
15. EMPLOYMENT FIELD			
a. Construction		498	6.6 %
b. Manufacturing		253	3.3 %
c. Transportation		517	6.8 %
d. Communications/Utilities		227	3.0 %
e. Wholesale Trade		741	9.8 %
f. Retail Trade		294	3.9 %
g. Finance, Real Estate, Insurance & Repair		262	3.5 %
h. Business Services		3,518	46.7 %
i. Entertainment & Related		891	11.8 %
j. Professional		395	5.2 %
k. Government			
16. INCOME			
a. Household			
1) Less than \$10,000	2,574	No.	41.0 %
2) More than \$10,000	173	No.	2.8 %
3) Median	12,774	No.	
4) Mean	19,024	No.	
b. Unrelated Individuals			
1) Less than \$8,000	1,455	No.	59.1 %
2) More than \$25,000	56	No.	1.3 %
3) Median	6,130	No.	
4) Mean	8,841	No.	
17. Household Income Type			
a. With earnings	5,106	No.	81.4 %
b. With Social Security Pmts.	1,235	No.	19.7 %
c. With Public Asst. Pmts.	418	No.	14.6 %
18. Poverty Status (Persons)			
	4,695	No.	24.1 %

City of Las Vegas general plan



Legend

- | | | | | | |
|----|---|------|-----------------------------------|----|------------------------|
| R | Rural Density Residential 0-3 du/ac | (P) | Parks/Recreation | == | Freeway/Expressway |
| L | Low Density Residential 3-6 du/ac | (S) | School | == | Primary Thoroughfare |
| ML | Medium Low Density Residential 6-12 du/ac | (PF) | Public Facility (as noted) | == | Secondary Thoroughfare |
| M | Medium Density Residential 12-20 du/ac | (A) | Special Condition (refer to text) | == | Interchange |
| H | High Density Residential 20+ du/ac | | | | |
| GC | General Commercial | | | | |
| SC | Service Commercial/Office | | | | |
| TC | Tourist Commercial | | | | |
| E | Employment | | | | |
- NOTE: All Density Ranges Are in Gross Acres
See Text For Definition
OCT 1984

CITY OF LAS VEGAS
PLANNING CENTER
2000 SOUTH LAS VEGAS AVENUE
LAS VEGAS, NEVADA 89102

3000
2000
1000
0

Community Profile 4

COMMUNITY PROFILE NO. 5 (CP-5)

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

This area is almost 93 percent developed in suburban uses with a scattering of small vacant parcels south of the Gragson Highway and one large parcel at the eastern edge of the community. It is designated for suburban use.

- (A) The most unique feature of the community is the emerging medical complex between Alta Drive, Highland Drive, Charleston Boulevard and Rancho Drive. Already well established, this area can be expected to transition to a complete "medical campus" environment.
- (B) There is an opportunity for an important employment center with ancillary service commercial and some residential use just north of the medical complex.
- (C) The Meadows Mall complex is a focal point for regional activity.
- (D) The regional circulation system comes to a unique focus in this area with I-15 and the Oran K. Gragson Highway converging along the easterly quarter of the community.
- (E) There is a substantial amount of public land in this community with these lands in the northerly portion of the community devoted largely to recreation uses and those in the southerly portion committed mainly to public utilities.
- (F) The freeway system includes interchanges with the thoroughfare network at Highland, Rancho, Valley View, Decatur and Charleston, thus providing the community with outstanding regional access.

COMMUNITY PROFILE NO. 5

DATA SUMMARY

A. Description

1. Boundaries: North - Vegas Drive/Washington Avenue/Grasson Highway
: East - Pyramid Drive/Rancho Drive/Highland Drive
: South - Charleston Boulevard
: West - Decatur Boulevard

2. Size : 2,562.0 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the southeast.
2. Drainage - No unusual problem areawide, but significant flooding is experienced at the Charleston Boulevard railroad underpass.

C. Existing Development/Improved Areas

1. 2,372.3 acres - 92.6%
2. Residential: 920.8 acres - 4,372 dwelling units
4.8 DU/Acre - gross average
3. Non-residential: 1006.4 acres

D. Vacant Land

1. Total - 189.7 ac.
2. Subdivided - None

E. Potential Development

1. Zoned for suburban uses and densities:
189.7 acres - 556 dwelling units*
See Land Use Summary for details.
2. Subdivided for suburban uses and densities: none

*Includes vacant land only.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations to solve the Charleston Boulevard underpass problem.
2. Prepare a specific plan for the medical center complex to generate a self-contained "campus" atmosphere and facilitate an orderly transition of uses.
3. Work with owner(s) of the proposed employment center expansion to devise an optimum plan for uses on the site and integrate with surrounding uses.
4. Document resolutions of intent and add to map and text.
5. Determine where special permits have been approved and record accordingly.
6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 5 DATE: 12/83

EXISTING LAND USES:	AREA:	NET ACRES	% OF AREA
Residential Uses	920.8	A.	35.9 %
Civic Uses	764.9	A.	29.8 %
Commercial Uses	24.12	A.	0.9 %
Industrial Uses	---	A.	---
Miscellaneous	---	A.	---
Rights-of-Way	445.1	A.	17.4 %
Vacant Land	189.7	A.	7.4 %
TOTAL:	2562.0		100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	3508	80.2%	856.9	93.1%	4.1
Townhouse/Condo	209	4.8%	34.5	3.7%	6.1
Mobile Home	1	---	0.3	---	0.3
Multi-Family	654	15.0%	29.1	3.2%	22.2
TOTAL:	4372	100%	920.8	100%	4.8

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"R" Zones	143.3A.	75.5%	"C-1" Zones	43.7A.	94.2%
"CV" Zones	---	---	"C-2" Zones	---	---
"C" Zones	46.7A.	24.5%	"P-R" Zones	0.3A.	0.6%
"M" Zones	---	---	Other	2.4A.	5.2%
TOTAL:	189.7A.	100.0%	TOTAL:	46.4A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	UNITS/ACRE
R-E 12.8A.	2	25	R-E	A.
R-1 64.0A.	5	320	R-1	A.
R-2 0.3A.	10	3	R-3	A.
R-3 1.2A.	19	22	R-PD	A.
R-4 1.0A.	37	37	R-CL	A.
R-PD2 5.6A.	2	11	R-MHP	A.
R-PD4 23.8A.	4	95	R	A.
R-CL A.	---	---		A.
R-MHP A.	---	---		A.
R-A 29.9A.	1	29		A.
R-D 4.7A.	3	14		A.
TOT. 143.3A.		556	TOT.	A.

VACANT "R" LAND:	143.3 A.
VACANT SUBDIVIDED "R" LAND:	---
TOTAL	143.3 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 5 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	12,366	No.	
2. RACE			
A. White	11,434	No.	92.5 %
B. Black	407	No.	3.3 %
C. Spanish Origin	618	No.	5.0 %
3. SEX			
A. Male	6,059	No.	49.0 %
B. Female	6,307	No.	51.0 %
4. AGE			
a. Under 5	612	No.	4.9 %
b. 5-14	1,927	No.	15.6 %
c. 15-59	8,078	No.	65.3 %
d. 60-64	554	No.	4.5 %
e. 65 or over	1,195	No.	9.7 %
5. PERSONS PER HOUSEHOLD	2.82	No.	
6. PERSONS PER FAMILY	3.16	No.	
7. PERSONS IN GROUP QUARTERS	417	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	719	No.	16.9 %
b. 2-4	2,974	No.	69.9 %
c. 5 or more	562	No.	13.2 %
9. MARITAL STATUS			
a. Married	5,843	No.	47.3 %
b. Single	3,984	No.	32.2 %
10. NUMBER OF WORKERS IN FAM	3,049	No.	
11. TRIP TO WORK			
a. Private Vehicle	5,643	No.	92.3 %
b. Public Transit	111	No.	1.8 %
12. SCHOOL ENROLLMENT			
a. K-8	1,654	No.	0.39 NO/DU
b. 9-12	1,063	No.	0.25 NO/DU
c. 12 and over	524	No.	0.12 NO/DU
13. RESIDENCE IN 1975			
a. Same House	5,727	No.	46.3 %
b. Different House	6,128	No.	49.6 %
c. Same County	3,149	No.	25.5 %
d. Out of County	2,979	No.	24.1 %

14. OCCUPATION

a. Managerial/Professional	1,627	No.	26.6 %
b. Technical/Sales/			
Administrative	2,004	No.	32.8 %
c. Service	1,395	No.	22.8 %
d. Production/			
Crafts/Repair	565	No.	9.2 %
e. Operations/Fabricators/			
Laborers	494	No.	8.1 %
f. All others	32	No.	0.5 %

15. EMPLOYMENT FIELD

a. Construction	449	No.	7.3 %
b. Manufacturing	229	No.	3.7 %
c. Transportation	229	No.	3.7 %
d. Communications/Utilities	123	No.	2.0 %
e. Retail Trade	156	No.	2.6 %
f. Wholesale Trade	1,202	No.	19.7 %
g. Finance Related	408	No.	6.7 %
h. Business & Repair			
Services	296	No.	4.8 %
i. Entertainment & Related	1,205	No.	19.8 %
j. Professional	1,031	No.	16.9 %
k. Government	385	No.	6.3 %

16. INCOME

a. Household			
1) Less than \$10,000	677	No.	16.0 %
2) More than \$50,000	381	No.	13.7 %
3) Median	25,667	No.	
4) Mean	32,429	No.	

b. Unrelated Individuals

1) Less than \$9,000	622	No.	41.4 %
2) More than \$25,000	655	No.	11.5 %
3) Median	9,809	No.	
4) Mean	14,521	No.	

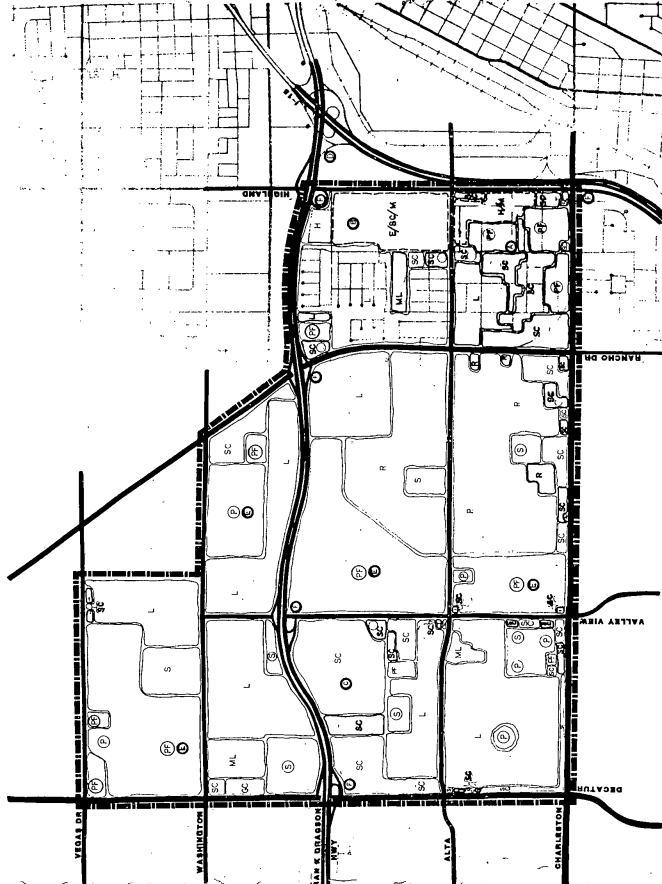
17. Household Income Type

a. With earnings	3,881	No.	91.6 %
b. With Social Security Pmts.	751	No.	17.2 %
c. With Public Asst. Pmts.	129	No.	5.0 %
18. Poverty Status (Persons)	702	No.	5.7 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,268 No.	77.1 %	
b. Renter Occupied	971 No.	22.9 %	
2. BATHROOMS			
a. 0 or 1/2	8 No.	0.2 %	
b. 1 or more	4,231 No.	99.8 %	
3. KITCHEN FACILITIES			
a. Complete	4,530 No.	99.9 %	
b. Not complete	6 No.	0.1 %	
4. SEWAGE DISPOSAL			
a. Public	4,488 No.	98.9 %	
b. All others	48 No.	1.1 %	
5. AIR CONDITIONING			
a. None	137 No.	3.0 %	
b. System Installed	4,399 No.	97.0 %	
6. HEATING			
a. None	12 No.	0.3 %	
b. System Installed	4,524 No.	99.7 %	
7. VEHICLES AVAILABLE			
a. None	51 No.	1.2 %	
b. 1	1,097 No.	25.9 %	
c. 2	1,817 No.	42.9 %	
d. 3 or more	1,274 No.	30.0 %	
8. UNITS IN STRUCTURE			
a. 1	3,575 No.	84.3 %	
b. 2	5 No.	0.1 %	
c. 3 and 4	128 No.	3.0 %	
d. 5 or more	483 No.	11.4 %	
e. Mobile Home	48 No.	1.1 %	
9. YEAR BUILT			
a. 170-179	1,047 No.	24.7 %	
b. 180-189	3,058 No.	72.1 %	
c. 149 or before	134 No.	3.2 %	
10. BEDROOMS			
a. 0	102 No.	2.4 %	
b. 1	327 No.	7.7 %	
c. 2	689 No.	16.3 %	
d. 3 or more	3,121 No.	73.6 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	116 No.	3.6 %	
b. \$200-\$299	600 No.	20.4 %	
c. \$300-\$599	1,012 No.	31.0 %	
d. \$600 or more	721 No.	22.1 %	
e. Median	489 No.		
12. RENTAL/MONTH			
a. Less than \$200	43 No.	4.4 %	
b. \$200-\$299	253 No.	26.1 %	
c. \$300-\$499	426 No.	46.8 %	
d. \$500 or more	190 No.	19.6 %	
e. Median	409 No.		

City of Las Vegas general plan



Legend

- | | | | | | |
|----|---|------|-----------------------------------|----|------------------------|
| R | Rural Density Residential 0-3 du/ac | (P) | Parks/Recreation | == | Freeway/Expressway |
| L | Low Density Residential 3-6 du/ac | (S) | School | == | Primary Thoroughfare |
| ML | Medium Low Density Residential 6-12 du/ac | (PF) | Public Facility (as noted) | == | Secondary Thoroughfare |
| M | Medium Density Residential 12-20 du/ac | (A) | Special Condition (refer to text) | == | Interchange |
| H | High Density Residential 20+ du/ac | | | | |
| GC | General Commercial | | | | |
| SC | Service Commercial/Office | | | | |
| TC | Tourist Commercial | | | | |
| E | Employment | | | | |
- NOTE: All Density Ranges Are in Dwell Units
O.C.T. 1984



-13-

CLV033232
2614

12842

COMMUNITY PROFILE NO. 6 (CP-6)

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

This area is almost 84% developed in a variety of suburban uses. It is designated for suburban use. The vacant parcels are of small to moderate size and are randomly scattered throughout the community.

- (A) The area is characterized by a broad variety of uses dominated by a preponderance of detached single family homes in subdivisions through the central portion of the profile.
- (B) There is a large freeway/railway oriented employment center along the entire east side of the community which also extends westerly between Charleston Boulevard and Penwood Avenue beyond Valley View Boulevard.
- (C) The community has excellent freeway access to the east via Charleston Boulevard and Sahara Avenue.
- (D) Both Charleston Boulevard and Sahara Avenue are severely impacted by strip commercial development, thus restricting their ultimate capacity.
- (E) There are several small scale rural density enclaves scattered along the northern portion of the community.

COMMUNITY PROFILE NO. 6

DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
: East - Union Pacific Railroad
: South - Desert Inn Road
: West - Decatur Boulevard

2. Size : 3,047.8 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the east.
2. Drainage - There is a flooding impound problem on the west side of the Union Pacific Railroad tracks as well as at the Charleston Boulevard underpass and Sahara Avenue overpass.

C. Existing Development/Improved Areas

1. 2,567.5 acres - 84.2%
2. Residential: 1,245.3 acres - 10,452 dwelling units
8.4 DU/Acre - gross average
3. Non-residential: 696.2 acres

D. Vacant Land

1. Total - 480.3 ac.
2. Subdivided - 6.1 ac.

E. Potential Development

1. Zoned for suburban uses and densities:
273.6 acres - 1,759 dwelling units
See Land Use Summary for details.
2. Subdivided for suburban uses and densities:
6.1 acres - 16 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the eastern perimeter.
2. Analyze and evaluate means of reducing traffic friction along Charleston and Sahara.
3. Document resolutions of intent and add to map and text.
4. Determine where special permits have been approved and record accordingly.
5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 6 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1245.3	40.9
Civic Uses	98.8	3.2
Commercial Uses	220.8	7.2
Industrial Uses	350.8	11.5
Misc.	25.8	0.9
Rights-of-Way	620.9	20.9
Vacant Land	480.3	15.8
TOTAL:	3047.8	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	4156	39.8%	931.1	74.8%	4.5
Townhouse/Condo	247	2.4%	22.2	1.8%	11.5
Mobile Home	893	8.6%	10.7	0.8%	10.7
Multi-Family	5334	51.2%	226.7	18.2%	23.6
TOTAL:	10,452	100%	1245.3	100%	8.4

VACANT LAND	NET AREA	PERCENT OF AREA	NET AREA	PERCENT OF AREA
"R" Zones	279.7A	58.2%	69.1A	94.7%
"C" Zones	73.0A	15.2%	3.3A	4.5%
"M" Zones	127.6A	26.6%	0.6A	0.8%
TOTAL:	480.3A	100.0%	73.0A	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS/ ACRE
R-1	103.5A	207	R-E	A.	2.6
R-2	120.2A	601	R-1	6.1	16
R-3	49.1A	932	R-3	A.	
R-4	0.5A	18	R-PD	A.	
R-PD6	0.2A	1	R-CL	A.	
R-PD	A.		R-MHP	A.	
R-CL	A.		R	A.	
R-MHP	A.		R	A.	
R	A.		R	A.	
TOT.	273.6A	1759	TOT.	6.1	16

VACANT "R" LAND:	273.6
VACANT SUBDIVIDED "R" LAND:	6.1
TOTAL	279.7

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 6 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	21,578	No.	
2. RACE			
A. White	19,593	No.	90.8 %
B. Black	1,135	No.	5.3 %
C. Spanish Origin	1,252	No.	5.8 %
3. SEX			
A. Male	10,579	No.	49.0 %
B. Female	10,999	No.	51.0 %
4. AGE			
a. Under 5	1,262	No.	5.8 %
b. 5-14	2,898	No.	13.4 %
c. 15-59	14,502	No.	67.2 %
d. 60-64	1,088	No.	5.0 %
e. 65 or over	1,828	No.	8.5 %
5. PERSONS PER HOUSEHOLD	2.42	No.	
6. PERSONS PER FAMILY	3.10	No.	
7. PERSONS IN GROUP QUARTERS	12	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	2,630	No.	29.3 %
b. 2-4	5,585	No.	62.3 %
c. 5 or more	734	No.	8.4 %
9. MARITAL STATUS			
a. Married	9,668	No.	44.8 %
b. Single	7,750	No.	35.9 %
10. NUMBER OF WORKERS IN FAM	5,273	No.	
11. TRIP TO WORK			
a. Private Vehicle	10,403	No.	92.5 %
b. Public Transit	777	No.	1.6 %
12. SCHOOL ENROLLMENT			
a. K-8	2,541	No.	0.29 NO/DU
b. 9-12	1,240	No.	0.14 NO/DU
c. 12 and over	722	No.	0.08 NO/DU
13. RESIDENCE IN 1975			
a. Same House	6,987	No.	32.4 %
b. Different House	13,439	No.	62.3 %
c. Same County	9,415	No.	29.7 %
d. Out of County	7,024	No.	32.6 %

14. OCCUPATION

a. Managerial/Professional	2,564	No.	23.2 %
b. Technical/Sales/	3,451	No.	30.0 %
c. Administrative	3,223	No.	28.0 %
d. Precision Production/	1,238	No.	10.8 %
e. Crafts/Repair	842	No.	7.3 %
f. Operations/Fabricators/	79	No.	0.7 %
g. Laborers			
h. All others			

15. EMPLOYMENT FIELD

a. Construction	830	No.	7.2 %
b. Manufacturing	329	No.	4.5 %
c. Transportation	377	No.	3.2 %
d. Communications/Utilities	305	No.	2.7 %
e. Wholesale Trade	1,863	No.	16.2 %
f. Retail Trade	841	No.	7.3 %
g. Finance Related	601	No.	5.2 %
h. Business & Repair	3,556	No.	30.9 %
i. Entertainment & Related	1,563	No.	14.5 %
j. Professional	470	No.	4.1 %
k. Government			

16. INCOME

a. Household

1) Less than \$10,000	2,210	No.	24.8 %
2) More than \$10,000	796	No.	8.9 %
3) Median	20,527	No.	
4) Mean	27,264	No.	

b. Unrelated Individuals

1) Less than \$8,000	1,796	No.	41.3 %
2) More than \$25,000	367	No.	8.4 %
3) Median	11,978	No.	
4) Mean	14,352	No.	

17. Household Income Type

a. With earnings	7,921	No.	89.0 %
b. With Social Security Pmts.	1,585	No.	18.9 %
c. With Public Asst. Pmts.	287	No.	3.2 %

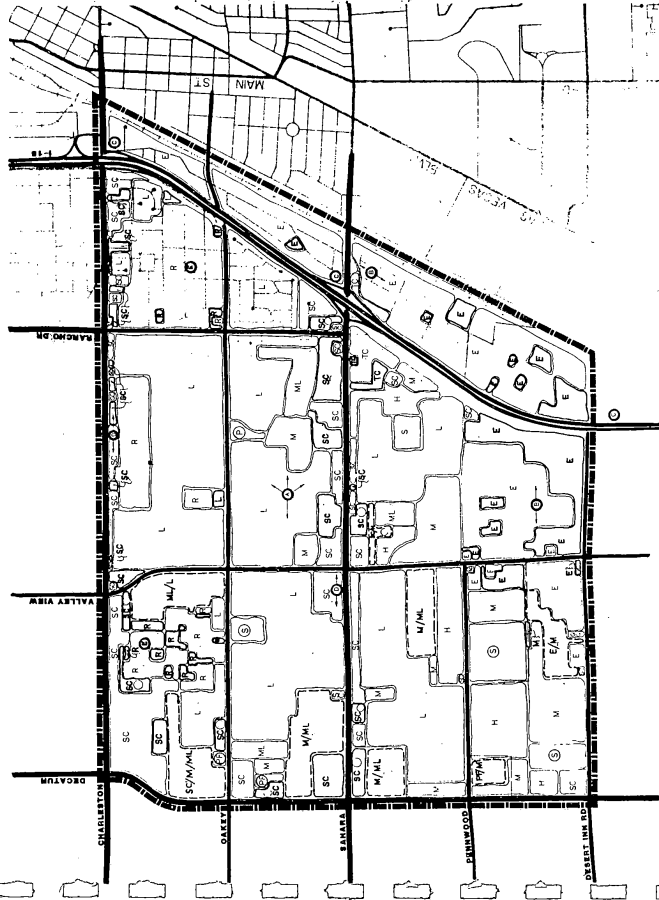
18. Poverty Status (Persons)

	1,864	No.	8.6 %
--	-------	-----	-------

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	4,255 No.	47.8 %	
b. Renter Occupied	4,550 No.	52.2 %	
2. BATHROOMS			
a. 0 or 1/2	126 No.	1.4 %	
b. 1 or more	8,779 No.	98.6 %	
3. KITCHEN FACILITIES			
a. Complete	9,840 No.	99.5 %	
b. Not complete	51 No.	0.5 %	
4. SEWAGE DISPOSAL			
a. Public	9,828 No.	99.4 %	
b. All Others	63 No.	0.6 %	
5. AIR CONDITIONING			
a. None	129 No.	1.3 %	
b. System installed	9,762 No.	98.7 %	
6. HEATING			
a. None	-0- No.	-0- %	
b. System installed	9,891 No.	100.0 %	
7. VEHICLES AVAILABLE			
a. None	494 No.	5.5 %	
b. 1	3,987 No.	44.8 %	
c. 2	2,868 No.	32.2 %	
d. 3 or more	1,356 No.	17.2 %	
8. UNITS IN STRUCTURE			
a. 1	4,073 No.	45.7 %	
b. 2	13 No.	0.1 %	
c. 3 and 4	297 No.	3.3 %	
d. 5 or more	5,370 No.	44.6 %	
e. Mobile Home	552 No.	6.2 %	
9. YEAR BUILT			
a. 170-179	5,357 No.	60.2 %	
b. 150-169	3,483 No.	39.1 %	
c. 149 or before	65 No.	0.7 %	
10. BEDROOMS			
a. 0	590 No.	6.6 %	
b. 1	1,652 No.	18.6 %	
c. 2	2,626 No.	29.5 %	
d. 3 or more	4,037 No.	45.3 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	28 No.	10.9 %	
b. \$200-\$249	146 No.	31.4 %	
c. \$250-\$299	1,153 No.	50.8 %	
d. \$300 or more	874 No.	5.8 %	
e. Median	462 No.		
12. RENTAL/MONTH			
a. Less than \$200	506 No.	10.9 %	
b. \$200-\$299	1,460 No.	31.4 %	
c. \$300-\$499	2,568 No.	50.8 %	
d. \$500 or more	269 No.	5.8 %	
e. Median	373 No.		

City of Las Vegas general plan



Legend

- | | | | | |
|-----|---|------|-----------------------------------|------------------------|
| R | Rural Density Residential 0-3 du/ac | (P) | Parks/Recreation | Freeway/Expressway |
| L | Low Density Residential 3-6 du/ac | (S) | School | Primary Thoroughfare |
| M/L | Medium Low Density Residential 6-12 du/ac | (PF) | Public Facility (see note) | Secondary Thoroughfare |
| M | Medium Density Residential 12-20 du/ac | (A) | Special Condition (refer to text) | Interchange |
| H | High Density Residential 20+ du/ac | | | |
| GC | General Commercial | | | |
| SC | Service Commercial/Office | | | |
| TC | Tourist Commercial | | | |
| E | Employment | | | |
- NOTE: All Density Ranges Are in Gross Acres
See Text for Definition
OCT 1984

COMMUNITY PROFILE NO. 7 (CP-7)

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

This area is partially developed in mixed use suburban and rural residential uses. Almost 60% of the land is vacant, most of it in areas that are rural in character.

- (A) Most of the central portion of the profile is in partially developed rural neighborhoods characterized by a rural street grid system and randomly developed parcels. This portion of the profile area has very limited and incomplete public improvements.
- (B) At the western edge of the profile area almost completely vacant land will eventually provide a transition to the Peccole and Husite properties further west.
- (C) These larger parcels, unencumbered by an existing street pattern have a potential for the use of master plans to provide more detailed development guidance than that provided by the community profile land use designation.
- (D) There is excellent existing and potential east/west access via Charleston Boulevard and Sahara Avenue, although both of these routes are impacted by strip commercial development.
- (E) North/south access via Rainbow Boulevard and Decatur Boulevard is satisfactory and provides freeway access within one to two miles.

Guidance in this community profile is to fill out and protect the rural character where it is well established and provide appropriate transition to suburban uses around the eastern, northern and western periphery of the community.

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

COMMUNITY PROFILE NO. 7

DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
East - Decatur Boulevard
South - Desert Inn Road
West - Durango Drive

2. Size : 2,647.3 net acres

3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.
2. Drainage - Localized washes generally in the western portion of the area.

C. Existing Development/Improved Areas

1. 1,069.8 acres - 40.4%
2. Residential: 471.7 acres - 2,314 dwelling units
4.9 DU/Acre - gross average
3. Non-residential: 258.7 acres

D. Vacant Land

1. Total - 1,577.5 ac.
2. Subdivided - 2.4 ac.

E. Potential Development

1. Zoned for suburban and rural uses and densities:
1551.7 acres - 3,382 dwelling units
See Land Use Summary for details.
2. Subdivided for suburban uses and densities.
2.4 acres - 14 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for detention basins to protect the area.
2. Complete water and sewer planning to serve the portion of the profile area slated for City expansion.
3. Analyze and evaluate means of reducing traffic friction along Charleston and Sahara.
4. Document resolutions of intent and add to map and text.
5. Determine where special permits have been approved and record accordingly.
6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 7 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	471.7	17.8
Civic Uses	18.7	0.9
Commercial Uses	17.0	0.9
Miscellaneous Uses	---	---
Rights-of-Way	339.4	12.8
Vacant Land	1577.5	59.6
TOTAL:	2647.3	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	1359	58.2%	426.9	90.5%	3.2
Townhouse/Condo	212	9.2%	10.2	2.2%	20.8
Mobile Home	7	0.3%	1.9	0.4%	3.7
Multi-Family	736	31.8%	32.7	6.9%	22.5
TOTAL:	2314	100%	471.7	100%	4.9

VACANT LAND	NET AREA	PERCENT OF AREA	NET AREA	PERCENT OF AREA
"R" Zones	1554.1A	98.5%	18.3A	78.2%
"CV" Zones	---	---	5.1A	21.8%
"C" Zones	23.4A	1.5%	---	---
"M" Zones	---	---	---	---
TOTAL:	1577.5A	100.0%	23.4A	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/UNITS	UNITS/ACRE
R-3 1927.9A	2	3055	R-E	---	---
R-1 4.0A	5	20	R-1	2.4	5.8
R-2	---	---	R-3	---	---
R-3 5.4A	19	102	R-PD	---	---
R-4	---	---	R-PD	---	---
R-PD 1.5A	4	6	R-CHP	---	---
R-10 2.5A	10	29	R	---	---
R-CHP	---	---	R	---	---
R-D 0.6A	3	1	R	---	---
R-PD18 9.4A	18	169	R	---	---
TOT. 1551.7A	---	3382	TOT.	2.4	5.8

VACANT "R" LAND:	1551.7 A.
VACANT SUBDIVIDED "R" LAND:	2.4 A.
TOTAL	1554.1 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 7 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	9,701	No.	
2. RACE			
A. White	9,225	No.	95.1 %
B. Black	34	No.	1.0 %
C. Spanish Origin	480	No.	4.9 %
3. SEX			
A. Male	5,024	No.	51.8 %
B. Female	4,677	No.	48.2 %
4. AGE			
a. Under 5	721	No.	7.4 %
b. 5-14	1,804	No.	18.6 %
c. 15-59	6,229	No.	67.2 %
d. 60-64	278	No.	2.8 %
e. 65 or over	361	No.	3.9 %
5. PERSONS PER HOUSEHOLD	3.21	No.	
6. PERSONS PER FAMILY	3.45	No.	
7. PERSONS IN GROUP QUARTERS	193	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	293	No.	10.0 %
b. 2-4	2,034	No.	71.0 %
c. 5 or more	539	No.	18.6 %
9. MARITAL STATUS			
a. Married	4,914	No.	50.7 %
b. Single	2,246	No.	23.2 %
10. NUMBER OF WORKERS IN FAM	2,470	No.	
11. TRIP TO WORK			
a. Private Vehicle	4,427	No.	95.3 %
b. Public Transit	16	No.	0.3 %
12. SCHOOL ENROLLMENT			
a. K-8	1,606	No.	0.54 NO/DU
b. 9-12	951	No.	0.32 NO/DU
c. 12 and over	435	No.	0.13 NO/DU
13. RESIDENCE IN 1975			
a. Same House	3,093	No.	31.9 %
b. Different House	5,702	No.	59.6 %
c. Same County	3,276	No.	33.8 %
d. Out of County	2,526	No.	26.0 %

14. OCCUPATION

a. Managerial/Professional	1,317	No.	28.3	%
b. Technical/Sales/				
Administrative	1,550	No.	33.3	%
c. Service	935	No.	20.1	%
d. Precision Production/				
Crafts/Repair	460	No.	9.9	%
e. Operators/Fabricators/				
Labors	335	No.	7.2	%
f. All others	60	No.	1.3	%

15. EMPLOYMENT FIELD

a. Construction	342	No.	7.3	%
b. Manufacturing	147	No.	3.2	%
c. Transportation	141	No.	3.0	%
d. Communications/Utilities	141	No.	3.0	%
e. Wholesale Trade	194	No.	4.2	%
f. Retail Trade	222	No.	4.8	%
g. Finance & Insurance	222	No.	4.8	%
h. Business & Repair	413	No.	8.9	%
i. Services	282	No.	6.1	%
j. Entertainment & Related	1,143	No.	24.5	%
k. Professional	774	No.	16.6	%
l. Government	267	No.	5.7	%

16. INCOME

a. Household				
1) Less than \$10,000	229	No.	7.7	%
2) More than \$10,000	470	No.	15.9	%
3) Median	34,078	No.		
4) Mean	36,435	No.		

b. Unrelated Individuals

1) Less than \$8,000	157	No.	29.3	%
2) More than \$8,000	111	No.	21.3	%
3) Median	14,818	No.		
4) Mean	16,910	No.		

17. Household Income Type

a. With earnings	2,793	No.	94.2	%
b. With Social Security Pmts.	514	No.	10.6	%
c. With Public Asst. Pmts.	23	No.	0.8	%

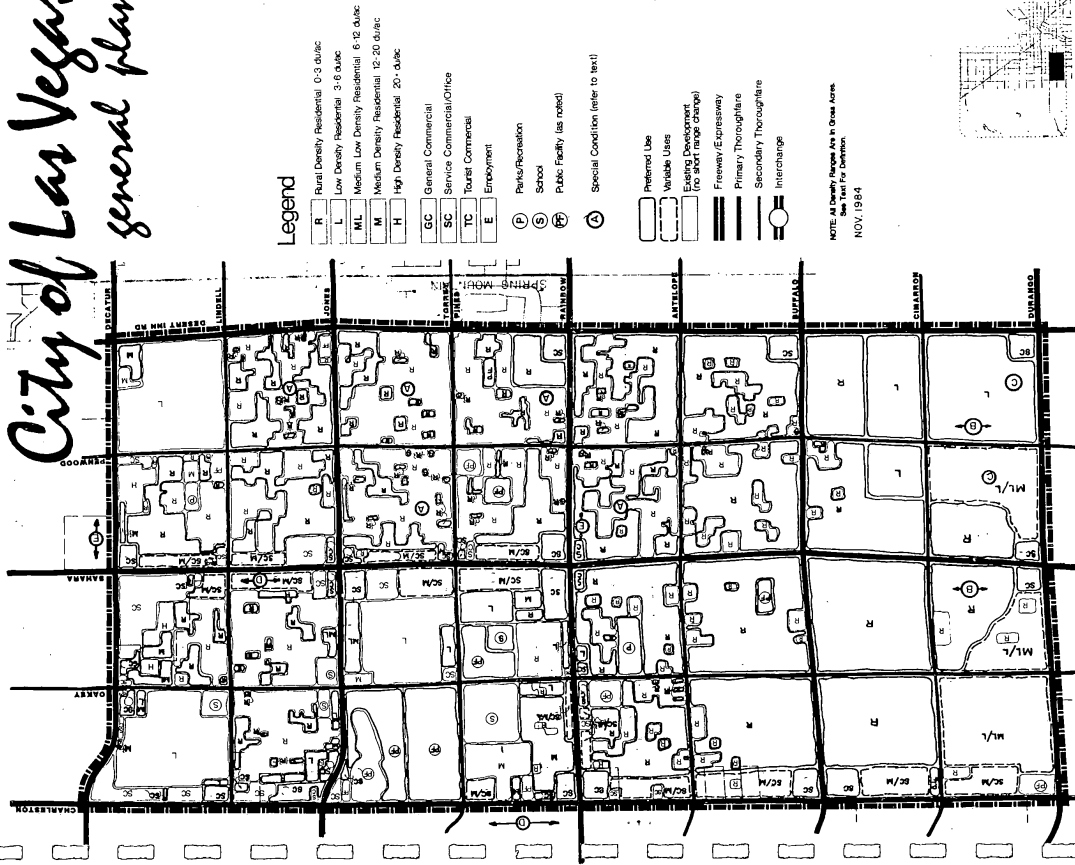
18. Poverty Status (Persons)

	343	No.	3.5	%
--	-----	-----	-----	---

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,489	No.	-0-
b. Renter Occupied	473	No.	16.0
2. BATHROOMS			
a. 0 or 1/2	-0-	No.	-0-
b. 1 or more	2,984	No.	100.0
3. KITCHEN FACILITIES			
a. Complete	3,255	No.	98.8
b. Not complete	41	No.	1.2
4. SEWAGE DISPOSAL			
a. Public	2,467	No.	74.8
b. All others	829	No.	25.2
5. AIR CONDITIONING			
a. None	18	No.	0.5
b. System Installed	3,278	No.	99.5
6. HEATING			
a. None	-0-	No.	-0-
b. System Installed	3,296	No.	100.0
7. VEHICLES AVAILABLE			
a. None	23	No.	0.8
b. 1	560	No.	18.9
c. 2	1,397	No.	44.4
d. 3 or more	1,182	No.	39.9
8. UNITS IN STRUCTURE			
a. 1	2,597	No.	87.6
b. 2	22	No.	0.7
c. 3 and 4	120	No.	4.0
d. 5 or more	225	No.	7.6
e. Mobile Home	-0-	No.	-0-
9. YEAR BUILT			
a. 170-179	2,155	No.	72.7
b. 150-169	803	No.	27.1
c. 149 or before	6	No.	0.2
10. BEDROOMS			
a. 0	-0-	No.	-0-
b. 1	173	No.	5.8
c. 2	365	No.	12.3
d. 3 or more	2,426	No.	81.8
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	31	No.	1.2
b. \$200-\$349	297	No.	11.9
c. \$350-\$599	640	No.	25.7
d. \$600 or more	1,144	No.	46.0
e. Median	660	No.	
12. RENTAL/MONTH			
a. Less than \$200	-0-	No.	-0-
b. \$200-\$299	51	No.	10.7
c. \$300-\$499	275	No.	57.9
d. \$500 or more	113	No.	23.8
e. Median	440	No.	

City of Las Vegas general plan



COMMUNITY PROFILE NO. 8 (CP-8)

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

This area is suburban in character and is approximately 75% developed. Most of the remaining vacant land is located along thoroughfares as small to medium sized parcels. Over half of the vacant land in the northern portion of the profile is committed to a suburban use by recent zoning approvals.

- (A) This profile area is predominantly in conventional single family use with a scattering of moderate density projects generally around the periphery of the community.
- (B) The community enjoys excellent freeway access via Decatur Boulevard, Jones Boulevard and Rainbow/Lorenzi Boulevards.
- (C) The primary commercial development for this profile is along Charleston and Decatur Boulevards.

-60-

COMMUNITY PROFILE NO. 8

DATA SUMMARY

A. Description

1. Boundaries: North - Vegas Drive
East - Decatur Boulevard
South - Charleston Boulevard
West - Rainbow Boulevard/Grasson Highway
2. Size : 2,808.7 net acres
3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the southeast.
2. Drainage - Flooding occurs on the Grasson Highway at the Rainbow Boulevard Interchange.

C. Existing Development/Improved Areas

1. 2,113.8 acres - 75.3%
2. Residential: 1,257.1 acres - 10,548 dwelling units
8.4 DU/Acre - gross average
3. Non-residential: 268.6 acres

D. Vacant Land

1. Total - 694.9 ac.
2. Subdivided - 11.8 ac.

E. Potential Development

1. Zoned for suburban uses and densities.
583.7 acres - 4,097 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities:

11.8 acres - 87 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Analyze and evaluate means of reducing traffic friction along Charleston and Decatur Boulevards.
2. Document resolutions of intent and add to map and text.
3. Determine where special permits have been approved and record accordingly.
4. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.
5. Complete and implement applicable Flood Control Master Plan recommendations.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 8 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1257.1	44.8
Civic Uses	157.0	4.8
Commercial Uses	133.6	4.8
Industrial Uses	-----	-----
Misc.	-----	-----
Rights-of-Way	588.1	20.9
Vacant Land	694.9	24.7
TOTAL:	2808.7	100

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	6849	64.9%	1089.7	86.7%	6.3
Townhouse/Condo	676	6.4%	47.1	5.8%	14.4
Mobile Home	1	---	0.5	---	2.0
Multi-Family	3022	28.7%	119.8	9.5%	25.2
TOTAL:	10,548	100%	1257.1	100%	8.4

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET PERCENT OF AREA
"R" Zones	595.5A	85.74	"C-1" Zones	90.7A 96.0%
"CV" Zones	4.9A	0.7%	"C-2" Zones	3.8A 4.0%
"C" Zones	94.5A	13.6%	"P-R" Zones	-----
"M" Zones	-----	---	Other	-----
TOTAL:	694.9A	100.0%	TOTAL:	94.5A 100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS
R-E 120.9A	2	241	R-E	A.
R-1 227.0A	5	1135	R-1	A.
R-2 44.8A	19	951	R-2	A.
R-3 44.8A	37	164	R-3	A.
R-P07 23.5A	7	576	R-P07	A.
R-P018 32.0A	18	1071	R-CL 7.9	A.
R-CL 133.9A	8	4097	R-MHP	A.
R-MHP	---	---	R	A.
R	---	---	R	A.
TOT. 583.7A	---	---	TOT. 11.8	A.

VACANT "R" LAND:	583.7 A.
VACANT SUBDIVIDED "R" LAND:	11.8 A.
TOTAL	595.5 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 8 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	22,672	No.	
2. RACE			
A. White	21,287	No.	93.9 %
B. Black	506	No.	2.2 %
C. Spanish Origin	1,184	No.	5.2 %
3. SEX			
A. Male	11,388	No.	50.2 %
B. Female	11,284	No.	49.8 %
4. AGE			
a. Under 5	1,495	No.	6.6 %
b. 5-14	3,872	No.	17.1 %
c. 15-59	13,230	No.	57.4 %
d. 60-64	2,330	No.	10.3 %
e. 65 or over	1,303	No.	5.7 %
5. PERSONS PER HOUSEHOLD	2.85	No.	
6. PERSONS PER FAMILY	3.37	No.	
7. PERSONS IN GROUP QUARTERS	-0-	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	1,466	No.	18.5 %
b. 2-4	5,279	No.	66.7 %
c. 5 or more	1,164	No.	14.7 %
9. MARITAL STATUS			
a. Married	10,437	No.	46.0 %
b. Single	6,868	No.	30.3 %
10. NUMBER OF WORKERS IN FAM	5,642	No.	
11. TRIP TO WORK			
a. Private Vehicle	10,415	No.	94.0 %
b. Public Transit	222	No.	2.0 %
12. SCHOOL ENROLLMENT			
a. K-8	3,406	No.	0.43 NO/DU
b. 9-12	1,837	No.	0.23 NO/DU
c. 12 and over	746	No.	0.09 NO/DU
13. RESIDENCE IN 1975			
a. Same House	10,135	No.	44.7 %
b. Different House	11,135	No.	49.1 %
c. Same County	5,026	No.	22.2 %
d. Out of County	6,109	No.	26.9 %

14. OCCUPATION

a. Managerial/Professional	2,178	No.	19.4	%
b. Technical/Sales/	3,617	No.	32.2	%
Administrative	2,006	No.	26.7	%
c. Service	1,410	No.	12.5	%
d. Precision Production/	984	No.	8.8	%
Crafts/Operative	43	No.	0.4	%
e. Operators/Fabricators/				
Laborers				
f. All others				

15. EMPLOYMENT FIELD

a. Construction	964	No.	8.6	%
b. Manufacturing	487	No.	4.3	%
c. Transportation	427	No.	3.8	%
d. Communications/Utilities	326	No.	2.9	%
e. Wholesale Trade	326	No.	2.9	%
f. Retail Trade	2,005	No.	17.8	%
g. Finance Related	755	No.	6.7	%
h. Business & Repair				
Services	727	No.	6.5	%
i. Entertainment & Related	3,046	No.	27.1	%
j. Professional	1,446	No.	12.9	%
k. Government	664	No.	5.9	%

16. INCOME

a. Household	1,220	No.	15.3	%
1) Less than \$10,000	316	No.	4.0	%
2) More than \$50,000	21,671	No.		
3) Median	23,399	No.		
4) Mean				

b. Unrelated Individuals

1) Less than \$8,000	1,087	No.	39.6	%
2) More than \$25,000	1,237	No.	8.6	%
3) Median	10,584	No.		
4) Mean	12,485	No.		

17. Household Income Type

a. With earnings	7,198	No.	90.5	%
b. With Social Security Pmts.	1,189	No.	15.0	%
c. With Public Asst. Pmts.	239	No.	3.0	%

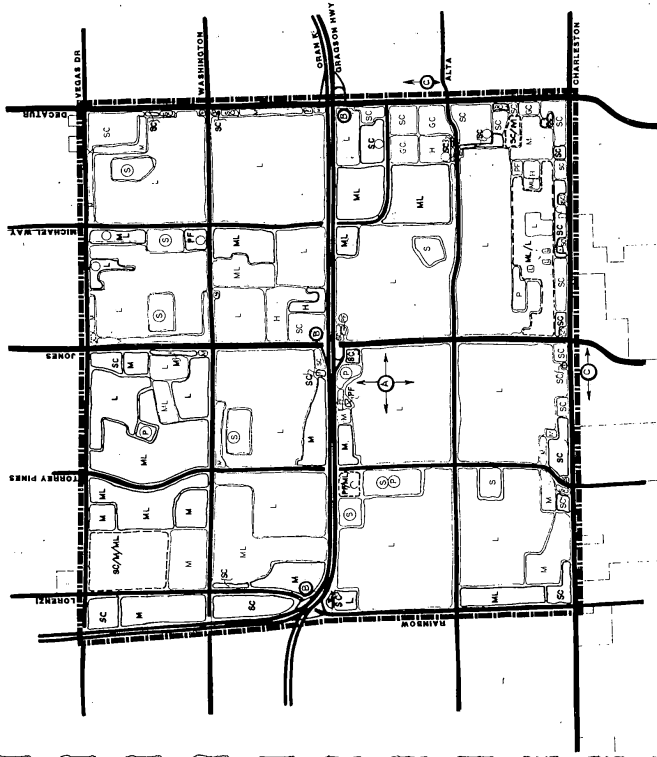
18. Poverty Status (Persons)

	1,194	No.	5.3	%
--	-------	-----	-----	---

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	5,868	No.	73.8 %
b. Renter Occupied	2,083	No.	26.2 %
2. BATHROOMS			
a. 0 or 1/2	46	No.	0.6 %
b. 1 or more	7,905	No.	99.4 %
3. KITCHEN FACILITIES			
a. Complete	8,146	No.	99.4 %
b. Not complete	49	No.	0.6 %
4. SEWAGE DISPOSAL			
a. Public	8,141	No.	99.3 %
b. All others	54	No.	0.7 %
5. AIR CONDITIONING			
a. None	381	No.	4.6 %
b. System installed	7,814	No.	92.4 %
6. HEATING			
a. None	-0-	No.	-0.0 %
b. System installed	8,195	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	224	No.	2.8 %
b. 1	2,265	No.	27.6 %
c. 2	2,939	No.	37.0 %
d. 3 or more	2,193	No.	27.6 %
8. UNITS IN STRUCTURE			
a. 1	6,437	No.	81.0 %
b. 2	16	No.	0.2 %
c. 3 and 4	491	No.	6.2 %
d. 5 or more	995	No.	12.5 %
e. Mobile Home	12	No.	0.1 %
9. YEAR BUILT			
a. 170-179	2,415	No.	30.4 %
b. 180-189	5,393	No.	69.1 %
c. 149 or before	43	No.	0.5 %
10. BEDROOMS			
a. 0	40	No.	0.5 %
b. 1	727	No.	9.1 %
c. 2	1,335	No.	17.0 %
d. 3 or more	5,831	No.	73.5 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	214	No.	3.6 %
b. \$200-\$249	2,011	No.	24.3 %
c. \$250-\$299	1,993	No.	24.0 %
d. \$300 or more	924	No.	11.0 %
e. Median	385	No.	
12. RENTAL/MONTH			
a. Less than \$200	224	No.	10.8 %
b. \$200-\$299	347	No.	16.9 %
c. \$300-\$499	1,094	No.	50.5 %
d. \$500 or more	1,359	No.	17.2 %
e. Median	365	No.	

City of Las Vegas general plan



Legend

- R Rural Density Residential 0-3 du/ac
- L Low Density Residential 3-6 du/ac
- ML Medium Low Density Residential 6-12 du/ac
- M Medium Density Residential 12-20 du/ac
- H High Density Residential 20+ du/ac
- GC General Commercial
- SC Service Commercial/Office
- TC Tourist Commercial
- E Employment
- P Parks/Recreation
- S School
- PF Public Facility (as noted)
- A Special Condition (refer to text)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange
- Preferred Use
- Variable Uses
- Existing Development (for short range change)

NOTE: All Density Ranges Are in Gross Acres
See Text for Definition
OCT 1984

COMMUNITY PROFILE NO. 9 (CP-9)

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

This area is partially developed in a suburban character with a high proportion of the land area still vacant (81.1%). It is designated for suburban development.

- (A) Most of the existing development consists of conventional single family subdivisions in the southerly fourth of the Community Profile.
- (B) Some of the vacant land consists of infill parcels along Rainbow Boulevard, Charleston Boulevard and Westcliff Drive.
- (C) The vast majority of vacant land is in large federal and private ownerships occupying the northerly two-thirds of the profile area.
- (D) All of this Community Profile is in the short-range planning horizon, although it is recognized that only a small proportion of the vacant land area will develop by 1990.
- (E) The most significant feature of this area is its strategic location between the existing urban concentration and the City's major expansion corridor to the west. This is already well underway with the Peccole Development immediately to the west. Existing development is less than a mile away from the eastern edge of Summa Corporation's Husite property. The General Plan envisions a planned development occurring on the Husite property. The intervening space, much of it in CP-9, will not be vacant in the future as suburban development rapidly links the areas.
- (F) A proposed freeway extension westerly from the Oran K. Gragson Highway (Las Vegas Expressway) north of Westcliff Drive, highlights the fact that this area is pivotal in the westward extension of urban/suburban development.
- (G) An amenity opportunity exists because of the proximity to Angel Park and regional bikeway along Charleston Boulevard.

(H) The area subject to flooding along the west side of Gragson Highway south of Cheyenne needs to be protected from inundation by effective design of development on the property and upstream from it and by implementation of the applicable Flood Control Master Plan recommendations.

(I) The vast amount of Bureau of Land Management (BLM) land in the County affords the City an opportunity to pursue its existing program of obtaining sites for future public use purposes at low cost and well in advance of need. This program should be continued.

It should be recalled that the dominant citywide point of significance is this area's link to the west. The major point with respect to the community profile area itself is its existing and future role as a quality residential area with a generally suburban character. This accounts for the emphasis on consideration of impacts on single family residential areas in the design of new development.

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

COMMUNITY PROFILE NO. 9

DATA SUMMARY

A. Description

1. Boundaries: North - Cheyenne Avenue
: East - Oran K. Gragson Highway and Rainbow Boulevard
: South - Charleston Boulevard
: West - Durango Drive (extended)

2. Size : 4,858.5 net acres

3. RPD : Suburban

B. Natural Features or Constraints

1. Topography - gentle slope from west to east.
2. Drainage - Washes generally at Lake Mead, Washington and Westcliff;
flooding for approximately one mile along west side of Gragson Highway.
3. Southerly portion is down-slope from Angel Park detention basin.

C. Existing Development/Improved Areas

1. 918.7 acres - 18.9%
2. Residential: 546.2 acres - 3332 dwelling units - 6.1 DU/Acre - gross
average
3. Non-residential: 36.7 acres

D. Vacant Land

1. Total - 3939.8 ac.
2. Subdivided - 37.9

E. Potential Development

1. Zoned for suburban uses and densities:
3,885.7 acres - 8,274 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities:

37.9 acres - 327 dwelling units

3. 3780.5 acres of vacant R-E zoning is designated. That density is inappropriate for the long term character of this area.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See Population, Housing and Employment Summary.

H. Land Use - See attached Land Use Table.

I. Action Priorities

1. Protect major access corridor to the west between Westcliff Drive and Husite.

2. Insure that adequate water, sewer, and drainage facilities are planned and programmed to serve development to the west and protect necessary rights-of-way.

3. Preserve traffic carrying capacities of east/west routes as much as possible.

4. Confirm City acquisition of BLM parcels.

5. Undertake formal review of forthcoming Husite Plan for City implications as soon as it is available.

6. Document resolutions of intent and add to map and text.

7. Determine whether any special permits have been approved and record accordingly.

8. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

DATE: 12/83

9 (CP-9)

COMMUNITY PROFILE AREA

EXISTING LAND USES:

	AREA: NET ACRES	% OF AREA
Residential Uses	546.2	11.3
Civic Uses	A.	0.4
Commercial Uses	70.8	0.3
Industrial Uses	15.2	---
Miscellaneous	---	---
Rights-of-Way	335.8	6.9
Vacant Land	3939.8	81.1
TOTAL:	4858.5	100

RESIDENTIAL DEVELOPMENT

	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	3124	93.8%	531.0	97.2%	5.9
Townhouse/Condo	208	6.2%	15.2	---	13.7
Mobile Home	---	---	---	---	---
Multi-Family	---	---	---	---	---
TOTAL:	3332	100.0%	546.2	100.0%	6.1

VACANT LAND

	NET AREA	PERCENT OF AREA
"R" Zones	3923.6A.	99.6%
"CV" Zones	---	---
"C" Zones	16.2A.	0.4%
"M" Zones	---	---
TOTAL:	3939.8A.	100.0%

VACANT "R" LAND

	UNITS PER ACRE	POSSIBLE UNITS
R-E 3780.5A.	2	7561
R-1 42.6A.	5	213
R-2	---	---
R-3	---	---
R-4	---	---
R-PD	---	---
R-CL 62.6A.	8	500
R-MHP	---	---
R	---	---
TOT. 3885.7A.	---	8274

VACANT COMMERCIAL

	NET AREA	PERCENT OF AREA
"C-1" Zones	16.2A.	100%
"C-2" Zones	---	---
"P-R" Zones	---	---
Other	---	---
TOTAL:	16.2A.	100%

VACANT SUBDIVIDED "R" LAND

	UNITS	POSSIBLE UNITS
R-E	6.5	A.
R-1	---	---
R-3	---	---
R-PD	---	---
R-CL	31.4	A.
R-MHP	---	---
R	---	---
TOT.	37.9	A.

VACANT "R" LAND:

3885.7	A.
--------	----

VACANT SUBDIVIDED "R" LAND:

37.9	A.
------	----

TOTAL

3923.6	A.
--------	----

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 9 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	9,123	No.	
2. RACE			
A. White	8,285	No.	90.8 %
B. Black	294	No.	3.2 %
C. Spanish Origin	449	No.	4.9 %
3. SEX			
A. Male	4,585	No.	50.3 %
B. Female	4,538	No.	49.7 %
4. AGE			
a. Under 5	773	No.	8.5 %
b. 5-14	1,847	No.	20.2 %
c. 15-59	6,107	No.	66.9 %
d. 60-64	169	No.	1.9 %
e. 65 or over	227	No.	2.5 %
5. PERSONS PER HOUSEHOLD	3.42	No.	
6. PERSONS PER FAMILY	3.42	No.	
7. PERSONS IN GROUP QUARTERS	-0-	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	165	No.	6.2 %
b. 2-4	1,941	No.	73.1 %
c. 5 or more	548	No.	20.6 %
9. MARITAL STATUS			
a. Married	4,569	No.	94.8 %
b. Single	1,934	No.	1.9 %
10. NUMBER OF WORKERS IN FAM	2,327	No.	
11. TRIP TO WORK			
a. Private Vehicle	4,274	No.	94.8 %
b. Public Transit	86	No.	1.9 %
12. SCHOOL ENROLLMENT			
a. K-8	1,673	No.	0.63 NO/DU
b. 9-12	649	No.	0.24 NO/DU
c. 12 and over	342	No.	0.13 NO/DU
13. RESIDENCE IN 1975			
a. Same House	2,436	No.	20.2 %
b. Different House	3,782	No.	53.2 %
c. Same County	3,163	No.	34.7 %
d. Out of County	2,618	No.	28.7 %

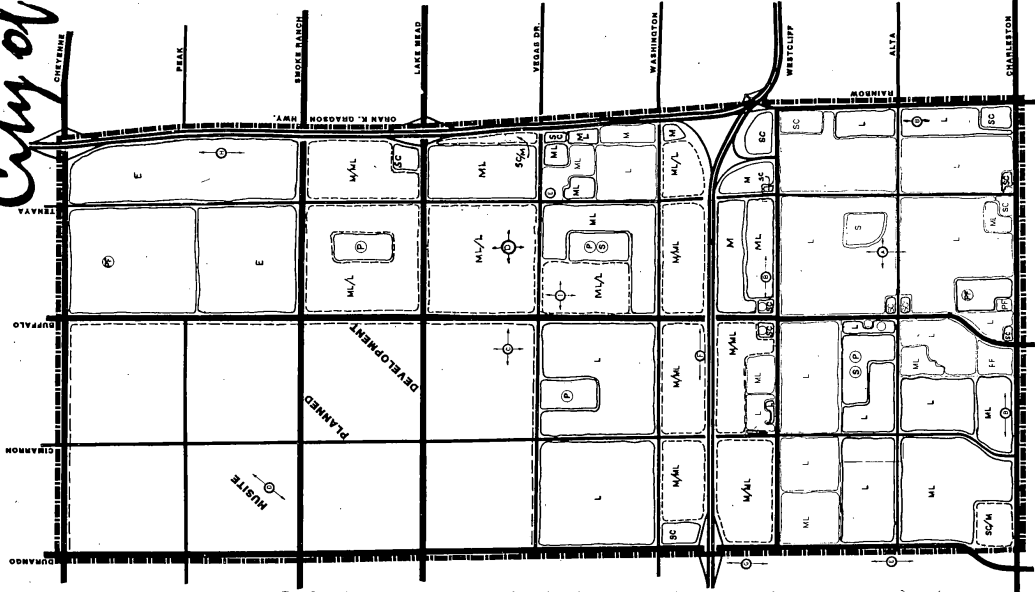
14. OCCUPATION		
a. Managerial/Professional	914 No.	20.2 %
b. Technical/Sales/Administrative	1,403 No.	30.9 %
c. Service	1,328 No.	29.3 %
d. Precision Production/Crafts/Repair	530 No.	11.7 %
e. Operations/Fabricators/Laborers	333 No.	7.3 %
f. All others	28 No.	0.6 %
15. EMPLOYMENT FIELD		
a. Construction	460 No.	10.1 %
b. Manufacturing	178 No.	3.9 %
c. Transportation	168 No.	3.7 %
d. Communications/Utilities	149 No.	3.3 %
e. Wholesale Trade	89 No.	2.0 %
f. Retail Trade	795 No.	17.5 %
g. Finance Related	231 No.	5.2 %
h. Business & Repair	204 No.	4.5 %
i. Services	277 No.	6.1 %
j. Entertainment & Related	1,557 No.	34.1 %
k. Professional	379 No.	8.4 %
l. Government	379 No.	8.4 %
16. INCOME		
a. Household	139 No.	5.2 %
1) Less than \$10,000	120 No.	4.5 %
2) More than \$10,000	19 No.	0.7 %
3) Median	26,017 No.	
4) Mean	27,427 No.	
b. Unrelated Individuals	193 No.	32.8 %
1) Less than \$8,000	89 No.	15.1 %
2) More than \$25,000	12,409 No.	
3) Median	13,475 No.	
4) Mean	13,475 No.	
17. Household Income Type		
a. With earnings	2,597 No.	97.4 %
b. With Social Security Pmts.	235 No.	8.8 %
c. With Public Asst. Pmts.	35 No.	1.3 %
18. Poverty Status (Persons)		
	305 No.	3.3 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,356 No.	88.3 %	
b. Renter Occupied	311 No.	11.7 %	
2. BATHROOMS			
a. 0 or 1/2	28 No.	1.1 %	
b. 1 or more	2,659 No.	98.9 %	
3. KITCHEN FACILITIES			
a. Complete	2,780 No.	98.1 %	
b. Not complete	33 No.	1.9 %	
4. SEWAGE DISPOSAL			
a. Public	2,736 No.	96.6 %	
b. All others	37 No.	3.4 %	
5. AIR CONDITIONING			
a. None	17 No.	0.6 %	
b. System Installed	2,826 No.	99.4 %	
6. HEATING			
a. None	7 No.	0.2 %	
b. System Installed	2,826 No.	99.8 %	
7. VEHICLES AVAILABLE			
a. None	0 No.	0.0 %	
b. 1	578 No.	19.8 %	
c. 2	1,056 No.	39.6 %	
d. 3 or more	1,083 No.	40.6 %	
8. UNITS IN STRUCTURE			
a. 1	2,564 No.	96.1 %	
b. 2	0 No.	0.0 %	
c. 3 and 4	0 No.	0.0 %	
d. 5 or more	69 No.	2.6 %	
e. Mobile Home	35 No.	1.3 %	
9. YEAR BUILT			
a. 170-179	2,262 No.	84.8 %	
b. 150-169	395 No.	14.8 %	
c. 149 or before	10 No.	0.4 %	
10. BEDROOMS			
a. 0	0 No.	0.0 %	
b. 1	38 No.	1.4 %	
c. 2	85 No.	3.2 %	
d. 3 or more	2,226 No.	94.7 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	10 No.	0.4 %	
b. \$200-\$349	197 No.	8.4 %	
c. \$350-\$599	1,050 No.	46.3 %	
d. \$600 or more	816 No.	34.6 %	
e. Median	582 No.		
12. RENTAL/MONTH			
a. Less than \$200	5 No.	1.6 %	
b. \$200-\$299	0 No.	0.0 %	
c. \$300-\$499	33 No.	10.6 %	
d. \$500 or more	214 No.	68.8 %	
e. Median	496 No.		

-75-

City of Las Vegas general plan



- Legend**
- R Rural Density Residential 0-3 du/ac
 - L Low Density Residential 3-6 du/ac
 - ML Medium Low Density Residential 6-10 du/ac
 - M Medium Density Residential 10-20 du/ac
 - H High Density Residential 20+ du/ac
 - GC General Commercial
 - SC Service Commercial/Office
 - TC Tourist Commercial
 - E Employment
 - P Parks/Recreation
 - S School
 - Public Facility (as noted)
 - A Special Condition (refer to text)
- Preferred Use
 Variable Uses
 Existing Development
 Freeway/Expressway
 Primary Thoroughfare
 Secondary Thoroughfare
 Interchange
- NOTE: All Density Ranges Are In Gross Acres
 1/4 Section
 1/2 Section
 1 Section
 2 Sections
 4 Sections
 8 Sections
 16 Sections
 32 Sections
 64 Sections
 128 Sections
 256 Sections
 512 Sections
 1024 Sections
 2048 Sections
 4096 Sections
 8192 Sections
 16384 Sections
 32768 Sections
 65536 Sections
 131072 Sections
 262144 Sections
 524288 Sections
 1048576 Sections
 2097152 Sections
 4194304 Sections
 8388608 Sections
 16777216 Sections
 33554432 Sections
 67108864 Sections
 134217728 Sections
 268435456 Sections
 536870912 Sections
 1073741824 Sections
 2147483648 Sections
 4294967296 Sections
 8589934592 Sections
 17179869184 Sections
 34359738368 Sections
 68719476736 Sections
 137438953472 Sections
 274877906944 Sections
 549755813888 Sections
 1099511627776 Sections
 2199023255552 Sections
 4398046511104 Sections
 8796093022208 Sections
 17592186044416 Sections
 35184372088832 Sections
 70368744177664 Sections
 140737488355328 Sections
 281474976710656 Sections
 562949953421312 Sections
 1125899906842624 Sections
 2251799813685248 Sections
 4503599627370496 Sections
 9007199254740992 Sections
 18014398509481984 Sections
 36028797018963968 Sections
 72057594037927936 Sections
 144115188075855872 Sections
 288230376151711744 Sections
 576460752303423488 Sections
 1152921504606846976 Sections
 2305843009213693952 Sections
 4611686018427387904 Sections
 9223372036854775808 Sections
 18446744073709551616 Sections
 36893488147419103232 Sections
 73786976294838206464 Sections
 147573952589676412928 Sections
 295147905179352825856 Sections
 590295810358705651712 Sections
 1180591620717411303424 Sections
 2361183241434822606848 Sections
 4722366482869645213696 Sections
 9444732965739290427392 Sections
 18889465931478580854784 Sections
 37778931862957161709568 Sections
 75557863725914323419136 Sections
 151115727451828646838272 Sections
 302231454903657293676544 Sections
 604462909807314587353088 Sections
 1208925819614629174706176 Sections
 2417851639229258349412352 Sections
 4835703278458516698824704 Sections
 9671406556917033397649408 Sections
 19342813113834066795298816 Sections
 38685626227668133590597632 Sections
 77371252455336267181195264 Sections
 154742504910672534362390528 Sections
 309485009821345068724781056 Sections
 618970019642690137449562112 Sections
 1237940039285380274899124224 Sections
 2475880078570760549798248448 Sections
 4951760157141521099596496896 Sections
 9903520314283042199192993792 Sections
 19807040628566084398385987584 Sections
 39614081257132168796771975168 Sections
 79228162514264337593543950336 Sections
 158456325028528675187087900672 Sections
 316912650057057350374175801344 Sections
 633825300114114700748351602688 Sections
 1267650600228229401496703205376 Sections
 2535301200456458802993406410752 Sections
 5070602400912917605986812821504 Sections
 10141204801825835211973625643008 Sections
 20282409603651670423947251286016 Sections
 40564819207303340847894502572032 Sections
 81129638414606681695789005144064 Sections
 162259276829213363391578010288128 Sections
 324518553658426726783156020576256 Sections
 649037107316853453566312041152512 Sections
 1298074214633706907132624082305024 Sections
 2596148429267413814265248164610048 Sections
 5192296858534827628530496329220096 Sections
 10384593717069655257060992658440192 Sections
 20769187434139310514121985316880384 Sections
 41538374868278621028243970633760768 Sections
 83076749736557242056487941267521536 Sections
 166153499473114484112975882535043072 Sections
 332306998946228968225951765070086144 Sections
 664613997892457936451903530140172288 Sections
 1329227995784915872903807060280344576 Sections
 2658455991569831745807614120560689152 Sections
 5316911983139663491615228241121378304 Sections
 10633823966279326983230456482242756608 Sections
 21267647932558653966460912964485513216 Sections
 42535295865117307932921825928971026432 Sections
 85070591730234615865843651857942052864 Sections
 170141183460469231731687303715884105728 Sections
 340282366920938463463374607431768211456 Sections
 680564733841876926926749214863536422912 Sections
 1361129467683753853853498429727072845824 Sections
 2722258935367507707706996859454145691648 Sections
 5444517870735015415413993718908291383296 Sections
 10889035741470030830827987437816582766592 Sections
 21778071482940061661655974875633165533184 Sections
 43556142965880123323311949751266331066368 Sections
 87112285931760246646623899502532662132736 Sections
 174224571863520493293247799005065324265472 Sections
 348449143727040986586495598010130648530944 Sections
 696898287454081973172991196020261291061888 Sections
 1393796574908163946345982392040522582123776 Sections
 2787593149816327892691964784081045164247552 Sections
 5575186299632655785383929568162090328495104 Sections
 11150372599265311570767859136324180656990208 Sections
 22300745198530623141535718272648361313980416 Sections
 44601490397061246283071436545286722627960832 Sections
 89202980794122492566142873090573445255921664 Sections
 178405961588244985132285746181146890511843328 Sections
 356811923176489970264571492362293781023686656 Sections
 713623846352979940529142984724587562047373312 Sections
 1427247692705959881058285969449175124094746624 Sections
 2854495385411919762116571938898350248189493248 Sections
 5708990770823839524233143877796700496378986496 Sections
 11417981541647679048466287755593400992757972992 Sections
 22835963083295358096932575511186801985515945984 Sections
 45671926166590716193865151022373603971031891968 Sections
 91343852333181432387730302044747207942063783936 Sections
 182687704666362864775460604089494415884127567872 Sections
 365375409332725729550921208178988831768255135744 Sections
 730750818665451459101842416357977663536510271488 Sections
 1461501637330902918203684832715955327073020542976 Sections
 2923003274661805836407369665431910654146041085952 Sections
 5846006549323611672814739330863821308292082171904 Sections
 11692013098647223345629478661727642616584164343808 Sections
 23384026197294446691258957323455285233168328687616 Sections
 46768052394588893382517914646910570466336657375232 Sections
 93536104789177786765035829293821140932673314750464 Sections
 187072209578355573530071658587642281865346629500928 Sections
 374144419156711147060143317175284563730693259001856 Sections
 748288838313422294120286634350569127461386518003712 Sections
 1496577676626844588240573268701138254922773036007424 Sections
 299315535325368917648114653740227650984554607201488 Sections
 598631070650737835296229307480455301969109214402976 Sections
 1197262141301475670592458614960910603938218428805952 Sections
 2394524282602951341184917229921821207876436857611904 Sections
 478904856520590268236983445984364241575287371523808 Sections
 957809713041180536473966891968728483150574743047616 Sections
 1915619426082361072947933783937456966301149486095232 Sections
 3831238852164722145895867567874913932602298972190464 Sections
 7662477704329444291791735135749827865204597944380928 Sections
 15324955408658888583583470271499655730409195888761856 Sections
 30649910817317777167166940542999311460818317777523712 Sections
 61299821634635554334333881085998622921636635555047424 Sections
 12259964326927110866866776217199244584327327111009488 Sections
 24519928653854221733733552434398489168654654222019976 Sections
 49039857307708443467467104868796978337309308444039952 Sections
 98079714615416886934934209737593956674618616888079904 Sections
 196159429230833773869868419475187913349237233776159808 Sections
 392318858461667547739736838950375826698474467552319616 Sections
 784637716923335095479473677900751653396948935104639232 Sections
 1569275433846670190958947355801503306793897870209278464 Sections
 3138550867693340381917894711603006613587795740418556928 Sections
 6277101735386680763835789423206013227175591480837113856 Sections
 12554203470773361527671578846412026454351182961674227712 Sections
 2510840694154672305534315769282405290870236592334845444 Sections
 502168138830934461106863153856481058174047318466969088 Sections
 1004336277661868922213726307712962116348094636933938176 Sections
 2008672555323737844427452615425924232696189273867873536 Sections
 4017345110647475688854905230851848465392378547735747072 Sections
 8034690221294951377709810461703696930784757095471494144 Sections
 160693804425899027554196209234073938615695141909429888 Sections
 321387608851798055108392418468147877231390283818859776 Sections
 642775217703596110216784836936295754462780567637719552 Sections
 1285550435407192220433569673872591508925561135275439104 Sections
 2571100870814384440867139347745183017851122270550878208 Sections
 5142201741628768881734278695490366035702244541101756416 Sections
 10284403483257537763468557390980732071404489082203512832 Sections
 20568806966515075526937114781961464142808978164407025664 Sections
 41137613933030151053874229563922928285617956328814051328 Sections
 82275227866060302107748459127845856571235912657628102656 Sections
 16455045573212060421549691825569171314247182531525621312 Sections
 32910091146424120843099383651138342628494365063051242624 Sections
 65820182292848241686198767302276685256988730126102485248 Sections
 131640364585696483372397534604553370513977460252204970496 Sections
 263280729171392966744795069209106741027954920504409940992 Sections
 526561458342785933489590138418213482055909841008819881984 Sections
 105312291668571186797918027683642696411181968201763973968 Sections
 210624583337142373595836055367285392822363936403527947936 Sections
 421249166674284747191672110734570785644727872807055895872 Sections
 842498333348569494383344221469141571289455745614111791744 Sections
 168499666669713898876668844293828314257891149128223583488 Sections
 336999333339427797753337688587656628515782298256447166976 Sections
 673998666678855595506675377175313257031565896512894333952 Sections
 1347997333357711191013350754350626114063131793025786679104 Sections
 2695994666715422382026701508701252228126263960051573358208 Sections
 539198933343084476405340301740250445625252792010314671664 Sections
 1078397866686168952810680603480500891250505584020629343328 Sections
 2156795733372337905621361206961001782501011168041258686656 Sections
 431359146674467581124272241392200356500202233608251733312 Sections
 862718293348935162248544482784400713000404467216503466624 Sections
 1725436586697870324497088965568801426000808934430069332448 Sections
 3450873173395740648994177931137602852001617868860138664896 Sections
 6901746346791481297988355862275205704003235737720277329792 Sections
 13803492693582962595976711724550411408006471475440554659584 Sections
 276069853871659251919534234491008228160129429508811091191168 Sections
 55213970774331850383906846898201645632025885901762218382336 Sections
 110427941548663700767813693796403291264051771803524436764672 Sections
 220855883097327401535627387592806582528103543607048873529344 Sections
 441711766194654803071254775185613165056207087214097747058688 Sections
 883423532389309606142509550371226330112414174428195494117376 Sections
 1766847064778619212285019100742452660224828348856390988234752 Sections
 353369412955723842457003820148490532044965669771278197646944 Sections
 706738825911447684914007640296981064089931339542556395293888 Sections
 1413477651822895369828015280593962128179862679085112790587776 Sections
 2826955303645790739656030561187924256359725358170225581175552 Sections
 5653910607291581479312061122375848512719450716340451162351104 Sections
 11307821214583162958624122446751697025438901432680902324702208 Sections
 22615642429166325917248244893503394050877802865361804649404416 Sections
 45231284858332651834496489787006788101755605730723609298808832 Sections
 90462569716665303668992979574013576203511211461447218597617664 Sections
 180925139433330607337985959148027152407022422922894437195235328 Sections
 361850278866661214675971918296054304814044845845788874390470656 Sections
 723700557733322429351943836592108609628089691691577748780941312 Sections
 1447401115466644458703887673184217219256179383383155497561882624 Sections
 2894802230933288917407775346368434438512358766766310995123765248 Sections
 5789604461866577834815550692736868877024717533532621900247530496 Sections
 11579208923733155697631101385473737754049435067065243800495060992 Sections
 23158417847466311395262202770947475508098870134130487600990121984 Sections
 46316835694932622790524405541894951016197740268260975201980243968 Sections
 92633671389865245581048811083789902032395480536521510403960487936 Sections
 185267342779730491162097622167579804064790961073043020807920975872 Sections
 370534685559460982324195244335159608129581922146086041615841951744 Sections
 741069371118921964648390488670319216259163844292172083231683903488 Sections
 1482138742237843929296780977340638432518327688584344166463367806976 Sections
 2964277484475687858593561954681276865036655377168688332926735613952 Sections
 5928554968951375717187123909362553730073310754337376665853471227904 Sections
 11857109937902751434374247818725107460146621508674753331706942455808 Sections
 23714219875805502868748495637450214920293243017349506663413889111616 Sections
 47428439751611005737496991274900429840586486034699013326827778223232 Sections
 94856879503222011474993982549800859681173272069398026653655556446464 Sections
 189713759006444022949987

COMMUNITY PROFILE NO. 10 (CP-10)

This area is slightly over half developed in a variety of urban, suburban and rural uses, with 48.1% of the land areas still vacant. It is designated for suburban and rural development.

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

(A) The vacant land is generally scattered throughout the area, with every quarter section evidencing some vacant parcels. The westerly portion of CP-10, generally between the Gragson Highway and Torrey Pines Drive, differs from this pattern in that it is almost totally vacant: less than 15% is developed.

(B) A portion in the northwest of this profile area is in federal ownership.

(C) The central portion of CP-10, generally between Decatur and Torrey Pines is influenced in the short run mainly by existing uses.

(D) The periphery of the profile area is influenced mainly by the Rancho Drive and Gragson Highway transportation corridors extending to the north.

Hence, the short-range land use pattern is aimed at preserving as much as possible the residential enclaves in the central portion of the community, intensifying land uses along the dominant transportation routes and shaping commercial uses to reduce strip commercial potential along the thoroughfares.

(E) A special condition affecting this area is the overflight zone related to the North Las Vegas air terminal. The thrust of land use proposals in CP-10 is to reduce as much as possible the number of residential inhabitants regularly exposed to aircraft noise and hazard by designating employment and very low density uses.

(F) There is a long, narrow area subject to flooding along Rancho Drive. This condition must be mitigated by general flood control improvements outside the property involved as well as site improvements as the land develops or redevelops.

The most significant feature of this area is its transitional role in both north/south and east/west directions. In the north/south axis it represents a less intense mixed use character than the more completely suburban development to the south. Yet it is generally more intensive in use than the area along

Rancho Drive to the north. At the same time, it serves as a transition area between a predominantly industrial sector of the City of North Las Vegas to the east and the relatively low density pattern anticipated to the west in CP-9.

- (G) There is potential for a sub-regional shopping center in the vicinity of Gragson Highway and Lake Mead Boulevard.

A development factor that is a particular complication in this community profile is the very irregular pattern of the City/County boundary line. This makes continuity of development policy very difficult. The situation would be considerably eased if county islands and peninsulas could become part of the City.

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

COMMUNITY PROFILE NO. 10

DATA SUMMARY

A. Description

1. Boundaries: North - Cheyenne Avenue
: East - Rancho Drive
: South - Vegas Drive
: West - Oran K. Gragson Highway

2. Size : 3,337.8 net acres

3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - gentle slope from west to east.
2. Drainage - Surface streets primarily; flooding along entire west side of Rancho Drive.

C. Existing Development/Improved Areas

1. 1731.6 acres - 51.9%
2. Residential: 1071.2 acres - 5652 dwelling units
5.3 DU/Acre - gross average
3. Non-residential: 124.4 acres

D. Vacant Land

1. Total - 1606.2 ac.
2. Subdivided - 124.4

E. Potential Development

1. Zoned for suburban and rural uses and densities:
1319.0 acres - 5,460 dwelling units
See Land Use Summary for details.

-79-

2. Subdivided for suburban uses and densities:

124.4 acres - 753 dwelling units

3. 1048.3 acres of R-E zoning is designated. That density is inappropriate for the long term character of much of this area.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See Population, Housing and Employment Summary.

H. Land Use - See attached Land Use Table.

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for area along Rancho Drive.

2. Proceed with annexation areas to eliminate islands and irregular boundaries.

3. Pursue state legislative changes to permit annexing of County islands and to eliminate irregular boundaries which make it difficult to develop the area in a logical fashion.

4. Evaluate the neighborhood in the vicinity of Vegas Drive and Rancho Drive to reconcile mixed use conflicts.

5. Document resolutions of intent and add to map and text.

6. Determine where special permits have been approved and record accordingly.

7. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

DATE: 12/83

10

COMMUNITY PROFILE AREA

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1071.2	32.1
Civic Uses	73.0	2.2
Commercial Uses	50.7	1.5
Industrial Uses	0.7	---
Misc.	536.0	16.1
Rights-of-Way	1606.2	48.1
Vacant Land		
TOTAL:	3337.8	100.0

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	4131	73.1	974.5	91.0	4.2
Townhouse/Condo	383	10.3	57.4	0.8	4.5
Mobile Home	38	0.7	5.9	0.2	17.7
Multi-Family	900	15.9	50.9	4.2	
TOTAL:	5652	100.0	1071.2	100.0	5.3

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET PERCENT OF AREA
"R" Zones	1443.4A	89.9	"C-1" Zones	54.8A
"C" Zones	162.5A	10.1	"C-2" Zones	108.7A
"M" Zones	---	---	"P-R" Zones	---
TOTAL:	1606.2A	100.0	Other	---
			TOTAL:	162.8A

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS/ ACRE
R-E 1048.3A	2	2096	R-E 22.1	A	52
R-1 53.0A	5	265	R-1 27.3	A	158
R-2 0.7A	10	7	R-3 3.3	A	72
R-3 104.6A	19	1987	R-PD2 32.1	A	80
R-4 2.9A	37	107	R-PD10 0.7	A	5
R-PD2 4.0A	2	8	R-CL 10.2	A	78
R-PD8 1.4A	8	11	R-MHP	A	308
R-PD11 1.3A	11	14	R	A	10.7
R-PD14 30.4A	14	425			
R-D 46.9A	3	140			
R-PD9 1.6A	10	14			
R-PD10 10.3A	10	105			
R-PD21 13.4A	21	281			
TOT. 1319.0A		5460	TOT. 124.4	A	753

VACANT "R" LAND:	1319.0	A.
VACANT SUBDIVIDED "R" LAND:	124.4	A.
TOTAL	1443.4	A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 10 DATE JANUARY 1984

POPULATION CHARACTERISTICS

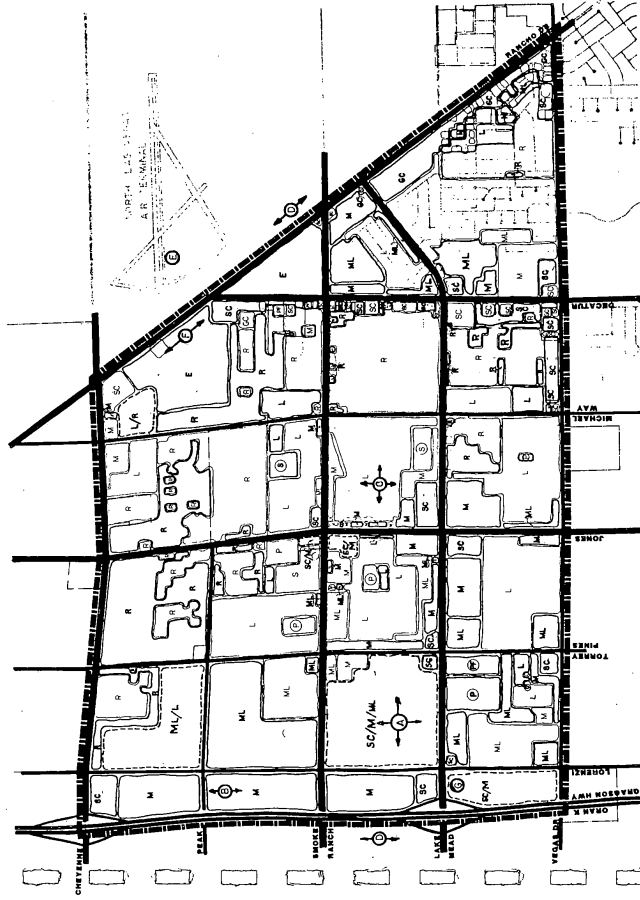
1. TOTAL POPULATION	15,374	No.	
2. RACE			
A. White	14,323	No.	93.4 %
B. Black	524	No.	3.4 %
C. Spanish Origin	818	No.	5.3 %
3. SEX			
A. Male	7,593	No.	49.4 %
B. Female	7,781	No.	50.6 %
4. AGE			
a. Under 5	1,191	No.	7.7 %
b. 5-14	2,519	No.	16.4 %
c. 15-59	10,460	No.	68.0 %
d. 60-64	458	No.	3.0 %
e. 65 or over	746	No.	4.9 %
5. PERSONS PER HOUSEHOLD	2.81	No.	
6. PERSONS PER FAMILY	3.22	No.	
7. PERSONS IN GROUP QUARTERS	27	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	1,013	No.	18.0 %
b. 2-4	3,946	No.	70.1 %
c. 5 or more	670	No.	11.9 %
9. MARITAL STATUS			
a. Married	7,704	No.	50.1 %
b. Single	3,960	No.	25.8 %
10. NUMBER OF WORKERS IN FAM			
a. 0	4,044	No.	
11. TRIP TO WORK			
a. Private Vehicle	7,510	No.	94.7 %
b. Public Transit	123	No.	1.6 %
12. SCHOOL ENROLLMENT			
a. K-8	2,186	No.	0.40 NO/DU
b. 9-12	990	No.	0.18 NO/DU
c. 12 and over	692	No.	0.15 NO/DU
13. RESIDENCE IN 1975			
a. Same House	4,247	No.	27.6 %
b. Different House	9,813	No.	63.8 %
c. Same County	2,606	No.	16.8 %
d. Out of County	4,147	No.	27.0 %

14. OCCUPATION			
a. Managerial/Professional	1,856	No.	23.1 %
b. Technical/Sales/	2,560	No.	31.8 %
c. Administrative	1,229	No.	24.0 %
d. Precision Production/	1,143	No.	14.2 %
e. Crafts/Repair/	545	No.	6.8 %
f. Operators/Fabricators/	15	No.	0.2 %
g. Laborers			
15. EMPLOYMENT FIELD			
a. Construction	703	No.	8.7 %
b. Manufacturing	338	No.	4.6 %
c. Transportation	333	No.	4.2 %
d. Communications/Utilities	257	No.	4.1 %
e. Wholesale Trade	257	No.	3.2 %
f. Retail Trade	1,328	No.	16.5 %
g. Health Services	530	No.	6.6 %
h. Finance & Repair			
i. Business	412	No.	5.1 %
j. Entertainment & Related	2,127	No.	26.4 %
k. Professional	1,064	No.	13.2 %
l. Government	535	No.	6.6 %
16. INCOME			
a. Household	862	No.	15.8 %
1) Less than \$10,000	299	No.	5.5 %
2) More than \$50,000	20,136	No.	
3) Median	23,275	No.	
4) Mean			
b. Unrelated Individuals	738	No.	3.7 %
1) Less than \$8,000	196	No.	10.0 %
2) More than \$25,000	10,366	No.	
3) Median	11,331	No.	
4) Mean			
17. Household Income Type			
a. With earnings	5,171	No.	94.5 %
b. With Social Security Pmts.	758	No.	13.3 %
c. With Public Asst. Pmts.	134	No.	2.3 %
18. Poverty Status (Persons)			
	850	No.	5.5 %

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,907	No.	71.4 %
b. Renter Occupied	1,563	No.	28.6 %
2. BATHROOMS			
a. 0 or 1/2	11	No.	0.2 %
b. 1 or more	5,439	No.	99.8 %
3. KITCHEN FACILITIES			
a. Complete	5,809	No.	99.7 %
b. Not complete	15	No.	0.3 %
4. SEWAGE DISPOSAL			
a. Public	5,020	No.	86.2 %
b. All others	804	No.	13.8 %
5. AIR CONDITIONING			
a. None	86	No.	1.5 %
b. System installed	5,738	No.	98.5 %
6. HEATING			
a. None	5	No.	0.1 %
b. System installed	5,819	No.	99.9 %
7. VEHICLES AVAILABLE			
a. None	168	No.	3.1 %
b. 1	1,539	No.	28.1 %
c. 2	2,227	No.	40.7 %
d. 3 or more	1,536	No.	28.1 %
8. UNITS IN STRUCTURE			
a. 1	4,081	No.	74.6 %
b. 2	80	No.	1.5 %
c. 3 and 4	704	No.	12.9 %
d. 5 or more	579	No.	10.6 %
e. Mobile Home	26	No.	0.5 %
9. YEAR BUILT			
a. 170-179	3,260	No.	59.6 %
b. 180-189	2,117	No.	38.7 %
c. 149 or before	31	No.	1.7 %
10. BEDROOMS			
a. 0	73	No.	1.3 %
b. 1	385	No.	7.0 %
c. 2	1,462	No.	26.7 %
d. 3 or more	3,550	No.	64.9 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	39	No.	1.0 %
b. \$200-\$349	602	No.	15.2 %
c. \$350-\$599	1,756	No.	44.4 %
d. \$600 or more	976	No.	25.0 %
e. Median	508	No.	
12. RENTAL/MONTH			
a. Less than \$200	39	No.	1.0 %
b. \$200-\$349	602	No.	15.2 %
c. \$350-\$599	1,736	No.	44.4 %
d. \$600 or more	976	No.	25.0 %
e. Median	508	No.	

City of Las Vegas general plan



Legend

R	Rural Density Residential 0.3 du/ac	P	Parks/Recreation	Freeway/Expressway
L	Low Density Residential 3.6 du/ac	S	School	Primary Thoroughfare
ML	Medium Low Density Residential 5-12 du/ac	PF	Public Facility (as noted)	Secondary Thoroughfare
M	Medium Density Residential 12-20 du/ac	Q	Special Condition (refer to text)	Interchange
H	High Density Residential 20+ du/ac			
GC	General Commercial			
SC	Service Commercial/Office			
TC	Tourist Commercial			
E	Employment			

NOTE: All Density Ranges Are In Gross Acres.
See text for definition.
NOV. 1984

COMMUNITY PROFILE NO. 11 (CP-11)

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

This area is 66% undeveloped with those uses presently developed characterized by scattered rural and suburban residential neighborhoods. It is designated for partially rural and partially suburban development.

(A) The dominant physical feature of this profile is the convergence within it of two major access routes: Gragson Highway and Rancho Drive. The future method of connecting these two routes will have significant impacts on land use potential in their vicinity.

(B) There are several existing developed and partially developed rural enclaves throughout the community and the plan attempts to preserve those living environments while still achieving a variety of development densities and intensities related to the excellent circulation access.

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

COMMUNITY PROFILE NO. 11

DATA SUMMARY

A. Description

1. Boundaries: North - Ann Road
East - Rancho Drive
South - Cheyenne Avenue
West - Buffalo Drive
2. Size : 2,896.7 net acres
3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.
2. Drainage - Extensive areas subject to flooding along entire west side of Oran K. Gragson Highway and Rancho Drive, as well as in an east/west direction generally along Gowan Road.

C. Existing Development/Improved Areas

1. 985.5 acres - 34%
2. Residential: 483.0 acres - 1,855 dwelling units
3.8 DU/Acre - gross average
3. Non-residential: 40.0 acres

D. Vacant Land

1. Total - 1,911.2 ac.
2. Subdivided - 86.1 ac.

E. Potential Development

1. Zoned for suburban and rural uses and densities:
1645.3 acres - 6,129 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities:

86.1 acres - 581 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the entire area.

2. Work with the State Department of Transportation to develop a Gragson Highway/Rancho Drive interchange design which will provide direct local thoroughfare access for traffic in both directions (thus facilitating intensified development between Craig Road and Ann Road.

3. Continue the process of obtaining designated Bureau of Land Management parcels.

4. Document resolutions of intent and add to map and text.

5. Determine where special permits have been approved and record accordingly.

6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 11 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	483.0	16.6%
Civic Uses	23.0	0.8%
Commercial Uses	16.9	0.6%
Industrial Uses	-----	-----
Misc.	-----	-----
Rights-of-Way	482.5	16.0%
Vacant Land	1911.2	66.0%
TOTAL:	2896.7	100%

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	1300	70.1%	384.3	79.6%	3.4
Townhouse/Condo	---	---	---	---	---
Mobile Home	399	21.5%	91.3	18.9%	4.4
Multi-Family	156	8.4%	7.4	1.5%	21.1
TOTAL:	1855	100%	483.0	100%	3.8

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET PERCENT OF AREA
"R" Zones	1731.4A	90.6%	"C-1" Zones	28.3A
"CV" Zones	-----	---	"C-2" Zones	151.5A
"M" Zones	179.8A	9.4%	"P-R" Zones	-----
TOTAL:	1911.2A	100.0%	Other	-----
			TOTAL:	179.8A

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS/ ACRE
R-3 1321.1A	2	2642	R-E 2.8	5	1.8
R-1 81.3A	5	407	R-1 39.3	219	5.6
R-2 3.6A	10	36	R-3 1.1	24	21.8
R-3 38.2A	19	725	R-PD6 12.4	97	7.8
R-4 2.9A	37	82	R-PD 26.4	224	8.5
R-PD5 13.7A	9	141	R-MHP	12	2.9
R-CL 89.5A	8	716	R-D 4.1	---	---
R-PD20 34.9A	20	698	R	---	---
R-D 2.6A	3	7	---	---	---
R-PD14 17.2A	14	240	---	---	---
R-PD18 24.6A	18	442	TOT. 86.1	581	6.7
TOT. 1645.3A		6129			

VACANT "R" LAND:	1645.3
VACANT SUBDIVIDED "R" LAND:	86.1
TOTAL	1731.4

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 11 & 15 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	3,584	No.	
2. RACE			
A. White	3,377	No.	94.2 %
B. Black	177	No.	5.0 %
C. Spanish Origin	153	No.	4.3 %
3. SEX			
A. Male	1,811	No.	50.5 %
B. Female	1,773	No.	49.5 %
4. AGE			
a. Under 5	285	No.	8.0 %
b. 5-14	525	No.	15.0 %
c. 15-39	2,370	No.	66.1 %
d. 40-64	286	No.	8.0 %
e. 65 or over	286	No.	8.0 %
5. PERSONS PER HOUSEHOLD	3.29	No.	
6. PERSONS PER FAMILY	3.36	No.	
7. PERSONS IN GROUP QUARTERS	201	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	77	No.	7.0 %
b. 2-4	841	No.	76.9 %
c. 5 or more	175	No.	16.0 %
9. MARITAL STATUS			
a. Married	1,808	No.	53.2 %
b. Single	815	No.	22.7 %
10. NUMBER OF WORKERS IN FAM	907	No.	
11. TRIP TO WORK			
a. Private Vehicle	1,604	No.	93.9 %
b. Public Transit	16	No.	0.5 %
12. SCHOOL ENROLLMENT			
a. K-8	492	No.	0.48 NO/DU
b. 9-12	172	No.	0.17 NO/DU
c. 12 and over	143	No.	0.14 NO/DU
13. RESIDENCE IN 1975			
a. Same House	851	No.	23.7 %
b. Different House	2,475	No.	69.1 %
c. Same County	1,563	No.	43.6 %
d. Out of County	912	No.	25.4 %

14. OCCUPATION

a. Managerial/Professional	323	No.	18.5	%
b. Technical/Sales/	499	No.	28.6	%
c. Administrative	382	No.	20.8	%
d. Precision Production/ Crafts/Repair	328	No.	18.8	%
e. Operations/Fabricators/ Laborers	224	No.	12.9	%
f. All others	6	No.	0.3	%

15. EMPLOYMENT FIELD

a. Construction	250	No.	14.4	%
b. Manufacturing	145	No.	8.2	%
c. Transportation	81	No.	4.6	%
d. Communications/Utilities	63	No.	3.6	%
e. Wholesale Trade	31	No.	1.8	%
f. Retail Trade	255	No.	14.6	%
g. Finance Related	84	No.	4.8	%
h. Business & Repair Services	108	No.	6.2	%
i. Entertainment & Related	387	No.	22.2	%
j. Professional	245	No.	14.1	%
k. Government	125	No.	7.2	%

16. INCOME

a. Household	101	No.	9.8	%
1) Less than \$10,000	113	No.	11.0	%
2) More than \$50,000	23,547	No.		
3) Median	24,701	No.		
4) Mean				

b. Unrelated individuals

1) Less than \$8,000	92	No.	34.3	%
2) More than \$25,000	36	No.	2.1	%
3) Median	12,320	No.		
4) Mean	13,208	No.		

17. Household Income Type

a. With earnings	1,028	No.	100.0	%
b. With Social Security Pmts.	146	No.	14.2	%
c. With Public Asst. Pmts.	31	No.	3.0	%

18. Poverty Status (Persons)

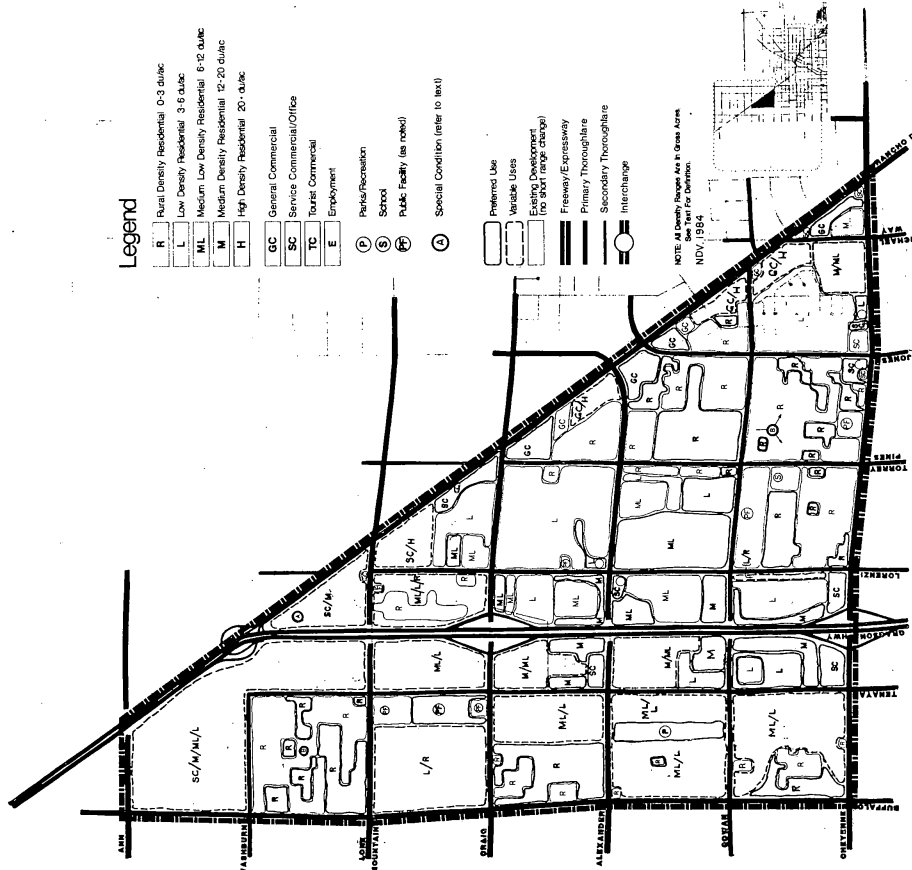
	186	No.	5.2	%
--	-----	-----	-----	---

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	943 No.	91.7 %	
b. Renter Occupied	85 No.	8.3 %	
2. BATHROOMS			
a. 0 or 1/2	4 No.	0.4 %	
b. 1 or more	1,024 No.	99.6 %	
3. KITCHEN FACILITIES			
a. Complete	1,145 No.	100.0 %	
b. Not complete	-0-	-0-	
4. SEWAGE DISPOSAL			
a. Public	796 No.	69.5 %	
b. All others	349 No.	30.5 %	
5. AIR CONDITIONING			
a. None	29 No.	2.5 %	
b. System installed	1,116 No.	97.5 %	
6. HEATING			
a. None	-0-	-0-	
b. System installed	1,145 No.	100.0 %	
7. VEHICLES AVAILABLE			
a. None	11 No.	1.1 %	
b. 1	178 No.	17.2 %	
c. 2	345 No.	33.2 %	
d. 3 or more	494 No.	46.1 %	
8. UNITS IN STRUCTURE			
a. 1	684 No.	66.5 %	
b. 2	-0-	-0-	
c. 3 and 4	11 No.	1.1 %	
d. 5 or more	9 No.	0.9 %	
e. Mobile Home	324 No.	31.5 %	
9. YEAR BUILT			
a. 170-179	852 No.	82.9 %	
b. 180-189	167 No.	16.2 %	
c. 149 or before	9 No.	0.9 %	
10. BEDROOMS			
a. 0	4 No.	0.4 %	
b. 1	9 No.	0.9 %	
c. 2	246 No.	23.8 %	
d. 3 or more	769 No.	74.8 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	-0-	-0-	
b. \$200-\$299	34 No.	3.6 %	
c. \$300-\$399	223 No.	23.6 %	
d. \$400-\$499	316 No.	33.5 %	
e. \$500 or more	594 No.	59.4 %	
f. Median			
12. RENTAL/MONTH			
a. Less than \$200	4 No.	4.7 %	
b. \$200-\$299	13 No.	15.5 %	
c. \$300-\$399	30 No.	35.3 %	
d. \$400 or more	17 No.	20.0 %	
e. Median	436 No.		

-92-

City of Las Vegas general plan



COMMUNITY PROFILE NO. 12

A major portion of this Community Profile is located in the long-range planning area in the General Plan. This profile is virtually all rural or vacant. It is established in the Community Profile system now as a placeholder for later detailing and refinement as development occurs. In the meantime, rural residential uses are recommended except in the south central portion of the profile in the vicinity of Rancho Drive.

As a basis for planning of thoroughfares and downlope utility systems, particularly sewer lines and drainage facilities, it is recommended that an average of 3 dwelling units per acre be used as the planning factor for this profile except for those areas designated for suburban uses. That will allow for the predominantly rural character to prevail, but provide for some eventual intensification near major transportation routes.

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

- (A) Commercial zoning exits on both sides of Rancho Drive. As development plans occur it is recommended that the pattern of uses be adjusted to conform more appropriately to property line configurations.
- (B) Adequate transition areas should be provided between the suburban and rural areas.

COMMUNITY PROFILE NO. 12

DATA SUMMARY

A. Description

1. Boundaries: North - Moccasin Road
: East - Decatur Boulevard
: South - Cheyenne Avenue
: West - Hualpai Way
2. Size : 25,294.4 net acres
3. RPD : Rural and Suburban

B. Natural Features or Constraints

1. Topography - Gentle to moderate sloping to the southeast.
2. Drainage - Flooding problems in the eastern half of the area.

C. Existing Development/Improved Areas

1. 3297.4 acres - 13.0%
2. Residential: 1382.1 - 1006 dwelling units.
0.7 DU/Acre - gross average
3. Non-residential: 958.3 acres

D. Vacant Land

1. Total - 21,997.0 ac.
2. Subdivided - none

E. Potential Development

1. Zoned for rural uses and densities:
21,345.0 acres - 42,690 dwelling units
See Land Use Summary for details.
2. Subdivided for rural uses and densities:
None

-95-

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations in phases geared to anticipated development or as necessary to protect downslope properties.
2. Continue the process of obtaining designated Bureau of Land Management parcels.
3. Document resolutions of intent as they may occur and add to map or text.
4. Determine where special permits have been approved and record accordingly.
5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

LAND USE SUMMARY

COMMUNITY PROFILE AREA 12 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1382.1	5.4 %
Civic Uses	625.3	A.
Commercial Uses	58.0	A.
Industrial Uses	275.0	A.
Misc.	577.0	A.
Right-of-Way	21,997.0	A.
Vacant Land	25,294.4	100 %
TOTAL:		

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF AREA	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	823	81.8%	1215.2	87.9%	0.7
Townhouse/Condo	183	18.2%	166.9	12.1%	1.1
Mobile Homes	---	---	---	---	---
Multi-Family	---	---	---	---	---
TOTAL:	1006	100%	1382.1	100%	0.7

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET PERCENT OF AREA
"R" Zones	21,345.0A.	97.0%	"C-1" Zones	---
"CV" Zones	---	---	"C-2" Zones	552.0A.
"CH" Zones	652.0A.	3.0%	"P-R" Zones	---
"M" Zones	---	---	Other	---
TOTAL:	21,997.0 A.	100.0%	TOTAL:	552.0A. 100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS
R-E	2	42,690	R-E	A.
R-1	---	---	R-1	A.
R-2	---	---	R-3	A.
R-3	---	---	R-PD	A.
R-4	---	---	R-PD	A.
R-PD	---	---	R-CL	A.
R-CL	---	---	R-MHP	A.
R-MHP	---	---	R	A.
R	---	---	R	A.
TOT. 21,345.0A.		42,690	TOT.	A.

VACANT "R" LAND:	21,345.0 A.
VACANT SUBDIVIDED "R" LAND:	---
TOTAL	21,345.0 A.

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 12 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	2,852	No.	
2. RACE			
A. White	2,777	No.	97.4 %
B. Black	49	No.	1.7 %
C. Spanish Origin	159	No.	5.6 %
3. SEX			
A. Male	1,424	No.	49.9 %
B. Female	1,428	No.	50.1 %
4. AGE			
a. Under 5	271	No.	9.5 %
b. 5-14	519	No.	18.2 %
c. 15-24	1,970	No.	69.3 %
d. 25-64	1,653	No.	58.3 %
e. 65 or over	129	No.	4.5 %
5. PERSONS PER HOUSEHOLD	3.24	No.	
6. PERSONS PER FAMILY	3.54	No.	
7. PERSONS IN GROUP QUARTERS	50	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	96	No.	11.2 %
b. 2-4	547	No.	63.7 %
c. 5 or more	219	No.	25.6 %
9. MARITAL STATUS			
a. Married	1,331	No.	46.7 %
b. Single	751	No.	25.6 %
10. NUMBER OF WORKERS IN FAMILY	705	No.	
11. TRIP TO WORK			
a. Private Vehicle	1,181	No.	91.3 %
b. Public Transit	16	No.	1.2 %
12. SCHOOL ENROLLMENT			
a. K-8	463	No.	0.54 NO/DU
b. 9-12	331	No.	0.40 NO/DU
c. 12 and over	64	No.	0.07 NO/DU
13. RESIDENCE IN 1975			
a. Same House	623	No.	21.8 %
b. Different House	7,082	No.	247.3 %
c. Same County	1,668	No.	58.5 %
d. Out of County	1,470	No.	16.7 %

14. OCCUPATION

a. Managerial/Professional	304	No.	23.6 %
b. Technical/Sales/	281	No.	21.8 %
Administrative	206	No.	16.0 %
c. Service	290	No.	22.5 %
d. Precision Production/ Crafts/Repair	179	No.	13.9 %
e. Operations/Fabricators/ Laborers	30	No.	2.3 %
f. All others			

15. EMPLOYMENT FIELD

a. Construction	208	No.	16.1 %
b. Manufacturing	71	No.	5.5 %
c. Transportation	51	No.	4.0 %
d. Communications/Utilities	52	No.	4.0 %
e. Wholesale Trade	136	No.	10.5 %
f. Retail Trade	135	No.	10.4 %
g. Finance Related	78	No.	6.1 %
h. Business & Repair	41	No.	3.2 %
i. Services	250	No.	19.4 %
j. Entertainment & Related	178	No.	13.8 %
k. Professional	104	No.	8.1 %
l. Government			

16. INCOME

a. Household	89	No.	10.3 %
1) Less than \$10,000	56	No.	6.5 %
2) More than \$50,000	26	No.	3.0 %
3) Median	21,976	No.	
4) Mean			

b. Unrelated Individuals

1) Less than \$8,000	105	No.	46.3 %
2) More than \$25,000	25	No.	11.0 %
3) Median	8,784	No.	
4) Mean	11,706	No.	

17. Household Income Type

a. With earnings	797	No.	92.1 %
b. With Social Security Pmts.	126	No.	14.6 %
c. With Public Asst. Pmts.	24	No.	2.8 %

18. Poverty Status (Persons)

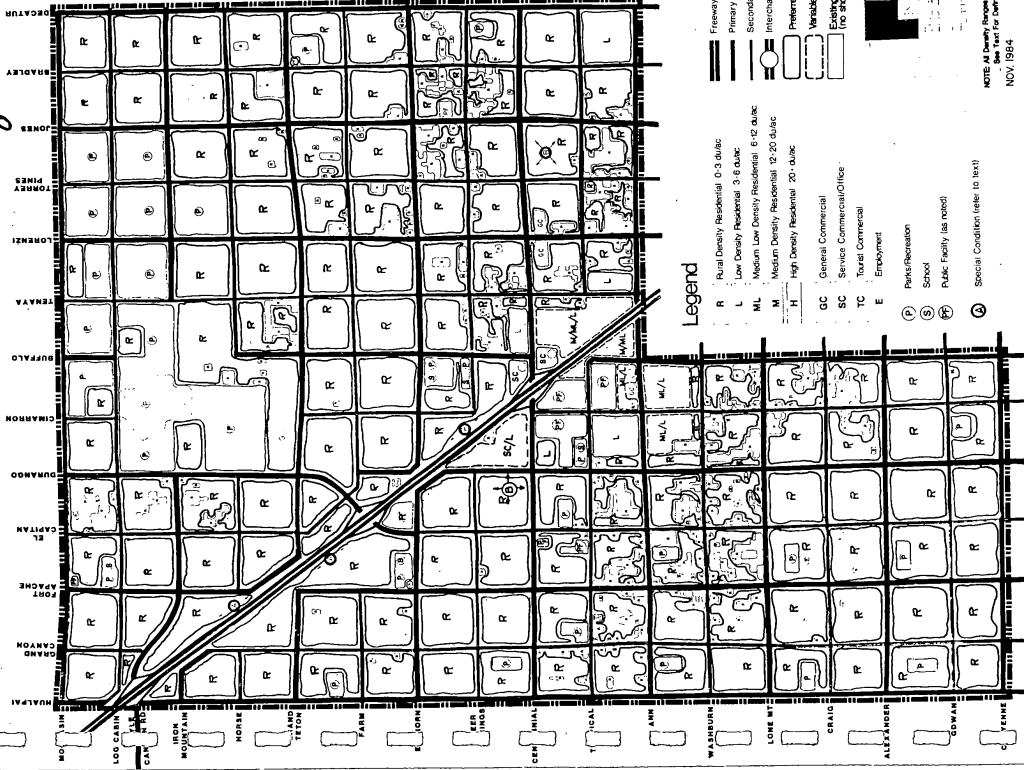
	94	No.	3.3 %
--	----	-----	-------

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	791 No.	91.4 %	
b. Renter Occupied	74 No.	8.6 %	
2. BATHROOMS			
a. 0 or 1/2	6 No.	0.7 %	
b. 1 or more	839 No.	99.3 %	
3. KITCHEN FACILITIES			
a. Complete	885 No.	100.0 %	
b. Not complete	-0- No.	-0- %	
4. SEWAGE DISPOSAL			
a. Public	135 No.	15.3 %	
b. All others	750 No.	84.7 %	
5. AIR CONDITIONING			
a. None	64 No.	7.2 %	
b. System installed	821 No.	92.8 %	
6. HEATING			
a. None	-0- No.	-0- %	
b. System installed	885 No.	100.0 %	
7. VEHICLES AVAILABLE			
a. None	-0- No.	-0- %	
b. 1	167 No.	19.3 %	
c. 2	262 No.	30.3 %	
d. 3 or more	436 No.	50.4 %	
8. UNITS IN STRUCTURE			
a. 1	720 No.	83.2 %	
b. 2	-0- No.	-0- %	
c. 3 and 4	7 No.	0.8 %	
d. 5 or more	48 No.	5.5 %	
e. Mobile Home	90 No.	10.4 %	
9. YEAR BUILT			
a. 170-179	661 No.	76.4 %	
b. 150-169	192 No.	22.2 %	
c. 149 or before	12 No.	1.4 %	
10. BEDROOMS			
a. 0	8 No.	0.9 %	
b. 1	69 No.	8.0 %	
c. 2	183 No.	21.2 %	
d. 3 or more	605 No.	69.9 %	
11. MORTGAGE PAYMENT/MONTH			
a. Less than \$200	18 No.	2.3 %	
b. \$200-\$299	15 No.	1.7 %	
c. \$300-\$399	259 No.	30.1 %	
d. \$400 or more	196 No.	24.6 %	
e. Median	314 No.		
12. RENTAL/MONTH			
a. Less than \$200	-0- No.	-0- %	
b. \$200-\$299	18 No.	2.4 %	
c. \$300-\$499	23 No.	3.1 %	
d. \$500 or more	-0- No.	-0- %	
e. Median	275 No.		

-100-

City of Las Vegas general plan



88
CLV033290
2672
-101-
Community Profile 12

CLV033290
2672

12900

COMMUNITY PROFILE NO. 13 (CP-13)

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

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

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

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

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

COMMUNITY PROFILE NO. 13

DATA SUMMARY

A. Description

1. Boundaries: North - Westcliff Drive
: East - Durango Drive
: South - Desert Inn Road
: West - Hualapai Way

2. Size : 3,913.9 net acres

3. RPD : Suburban

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.

2. Drainage - Most all drainage and flood waters will be directed to the Angel
Park detention basin.

C. Existing Development/Improved Areas

1. 60.9 acres - 1.6%

2. Residential: 22.2 acres - 133 dwelling units
6.0 DU/Acre - gross average

3. Non-residential: .2 acres

D. Vacant Land

1. Total - 3,853.0 ac.

2. Subdivided - 17.3 ac.

E. Potential Development

1. Zoned for suburban uses and densities:

3,115.0 acres - 17,894 dwelling units
See Land Use Summary for details.

F. Land Use - See attached table

6. Action Priorities

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

LAND USE SUMMARY

COMMUNITY PROFILE AREA 13 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	22.2	0.6
Civic Uses	0.2	---
Commercial Uses	---	---
Industrial Uses	---	---
Misc.	38.5	1.0
Right-of-Way	3653.0	98.4
Vacant Land	---	---
TOTAL:	3913.9	100

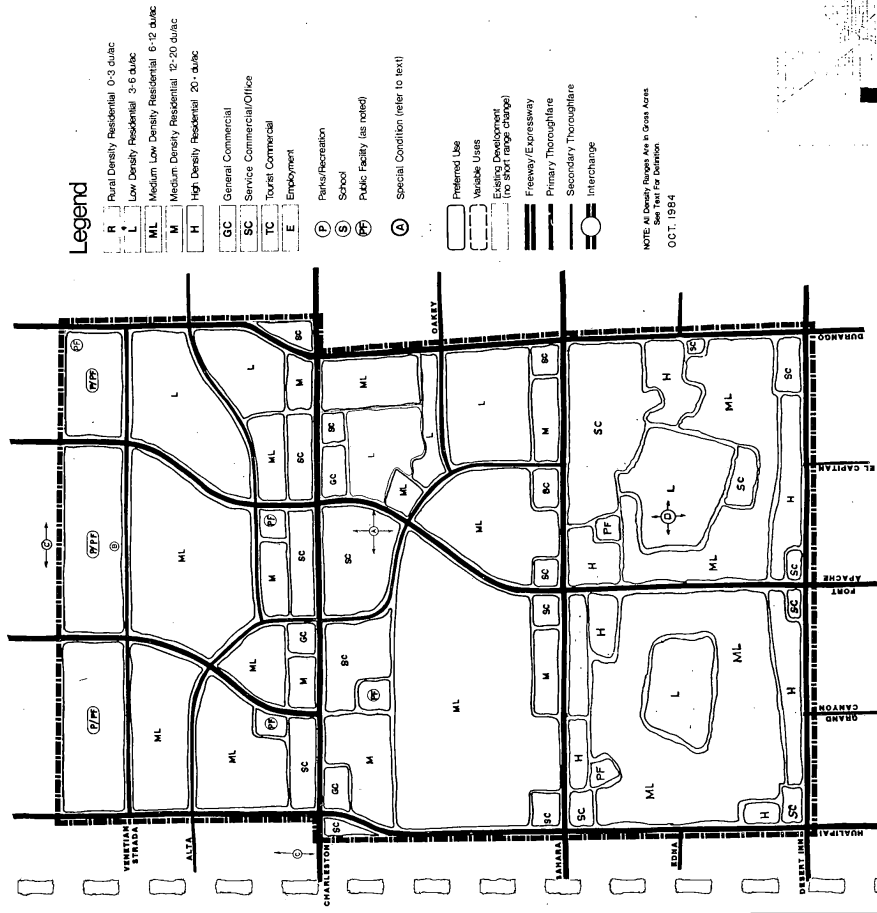
RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ACRE
Single Family	133	100.0%	22.2	100.0%	6.0
Townhouse/Condo	---	---	---	---	---
Mobile Home	---	---	---	---	---
Multi-Family	---	---	---	---	---
TOTAL:	133	100.0%	22.2	100.0%	6.0

VACANT LAND	NET AREA	PERCENT OF AREA	VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"R" Zones	3132.3A.	81.3%	"C-1" Zones	269.5A.	72.7%
"CV" Zones	330.0A.	9.7%	"C-2" Zones	61.9A.	16.7%
"M" Zones	370.7A.	9.6%	"P-R" Zones	39.2A.	10.6%
"W" Zones	---	---	Other	---	---
TOTAL:	3853.0A.	100.0%	TOTAL:	370.7A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	VACANT SUBDIVIDED "R" LAND	LOTS/UNITS	UNITS/ACRE
R-E 1348.3A.	2	2696	R-E	8.8	A.
R-1 398.5A.	5	1992	R-1	---	46
R-2 136.0A.	10	1360	R-3	---	51
R-3 217.4A.	19	4130	R-PD8	8.5	A.
R-4	---	---	R-PD	---	---
R-PD7 400.7A.	7	2804	R-CL	---	---
R-PD8 507.7A.	8	4061	R-MHP	---	---
R-CL 106.4A.	---	---	R	---	---
R	---	851	R	---	---
TOT. 3115.0A.	---	17,894	TOT.	17.3	A.

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

City of Las Vegas general plan



88 PLANNING CENTER
COMMUNITY PROFILE 13

-106-

CLV033295
2677

12905

COMMUNITY PROFILE NO. 14 (CP-14)

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

This area is totally undeveloped except for the extension of Charleston Boulevard through the center of the profile. It is designated for suburban use on the Mid-Range Plan.

- (A) This profile area consists entirely of the east central portion of the Husite property.
- (B) Though no plans have been submitted for consideration to date, development should relate to the adjacent Peccole Development.
- (C) The property is served by Charleston Boulevard, the most westerly extension of any existing thoroughfare in this portion of the Las Vegas Valley.
- (D) At its northeastern corner the profile area adjoins the west end of Angel Park, thus affording both drainage and recreation opportunities.
- (E) The current City sewer improvement program is extending service in the direction of this Community Profile to serve development in CP-13 to the east.

The timing of development on this portion of the Husite property may occur in the near future due to the access and availability of utilities which could be extended from the Peccole Development.

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

COMMUNITY PROFILE NO. 14

DATA SUMMARY

A. Description

1. Boundaries: North - Westcliff Drive
: East - Hualapai Way
: South - Desert Inn Road
: West - Lassen Lane

2. Size : 2,560.0 net acres

B. Natural Features or Constraints

1. Topography - Moderate to heavy slopes to the east. Area is heavily incised.
2. Drainage - In natural state.

C. Existing Development/Improved Areas

1. 24.2 acres - 1.0% (Charleston Boulevard)
2. Residential: None
3. Non-residential: None

D. Vacant Land

1. Total - 2535.8 ac.
2. Subdivided - None

E. Potential Development

1. Not zoned.
2. Not subdivided.

-108-