

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

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Aug 25 2022 02:41 p.m.  
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**JOINT APPENDIX,  
VOLUME NO. 79**

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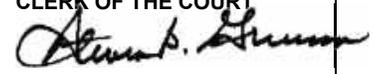
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10 **DISTRICT COURT**  
11 **CLARK COUNTY, NEVADA**

12 180 LAND CO LLC, a Nevada limited liability  
company, FORE STARS, LTD., a Nevada  
13 limited liability company and SEVENTY  
ACRES, LLC, a Nevada limited liability  
14 company, DOE INDIVIDUALS I-X, DOE  
CORPORATIONS I-X, and DOE LIMITED  
LIABILITY COMPANIES I-X,

15 Plaintiffs,

16 v.

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

20 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 18**

22 The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's  
23 Opposition to Plaintiff's Motion to Determine Take and For Summary Judgment on the First, Third,  
24 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

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<b>Exhibit</b>	<b>Exhibit Description</b>	<b>Vol.</b>	<b>Bates No.</b>
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

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<b>Exhibit</b>	<b>Exhibit Description</b>	<b>Vol.</b>	<b>Bates No.</b>
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

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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 NRCF 16.1 in 65-Acre case	6	1128-1137
LLL	Bill No. 2019-48: Ordinance No. 6720	7	1138-1142

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<b>Exhibit</b>	<b>Exhibit Description</b>	<b>Vol.</b>	<b>Bates No.</b>
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

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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

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<b>Exhibit</b>	<b>Exhibit Description</b>	<b>Vol.</b>	<b>Bates No.</b>
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

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

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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

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

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

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 25<sup>th</sup> day of August, 2020, I caused a true and correct copy of the foregoing **APPENDIX OF EXHIBITS IN SUPPORT OF CITY’S OPPOSITION TO PLAINTIFF’S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT – VOLUME 18** 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-16”**

# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

LV VEGAS 2020  
MASTER PLAN

executive summary

introduction

existing land use

future land use

description of master plan  
land use categories

overview of general plan  
amendment /major modification  
process

gaming enterprise districts

rural neighborhoods  
preservation

conclusion

appendix



Adopted by  
City Council 9-02-09

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



Land Use & Rural Neighborhoods Preservation Element



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

EXECUTIVE SUMMARY..... 1

INTRODUCTION..... 3

    Purpose ..... 3

    Enabling Legislation..... 3

    Planning Context..... 5

    Relationship To The Las Vegas 2020 Master Plan..... 5

    Goals, Objectives And Policies ..... 8

EXISTING LAND USE..... 11

    Land Use Distribution..... 12

    Mixed Use Development..... 16

    Federally Managed Lands..... 17

LAND USE HIERARCHY..... 19

    Las Vegas 2020 Master Plan..... 19

    Land Use Element ..... 19

    Master Plan Designation..... 20

    Master Development Plan Areas And Special Land Use  
    Designation..... 20

    Zoning ..... 20

FUTURE LAND USE..... 21

    Centennial Hills Sector ..... 21

    Town Center ..... 21

    Montecito Town Center ..... 21

    Interlocal Agreement..... 22

    Master Development Plan Areas ..... 22

    Downtown Area..... 24

    Southwest Sector ..... 26

    Southeast Sector ..... 28

    Land Use Tables ..... 30

DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES..... 37

    Residential..... 37

    Commercial/Industrial..... 38

    Other ..... 39

    Downtown Land Use Plan ..... 40

    Town Center ..... 41

    Cliff’s Edge (Providence)..... 44

    Grand Canyon Village ..... 45

    Grand Teton Village ..... 45

Table of Contents



DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES CONTINUED

Iron Mountain Ranch..... 46  
 Las Vegas Medical District ..... 47  
 Lone Mountain..... 47  
 Lone Mountain West ..... 48  
 Montecito Town Center ..... 49  
 Summerlin North/Summerlin West..... 49

OVERVIEW OF GENERAL PLAN AMENDMENT/MAJOR MODIFICATION  
 PROCESS..... 52

GAMING ENTERPRISE DISTRICTS..... 54

RURAL NEIGHBORHOODS PRESERVATION..... 55  
     Purpose ..... 55  
     Enabling Legislation ..... 55  
     Interlocal Agreement..... 55  
     Rural Preservation Overlay District ..... 56

CONCLUSION..... 57

APPENDIX: PUBLIC PARTICIPATION..... 59

TABLES, EXHIBITS AND MAPS

TABLES

1 Centennial Hills Sector Land Use Distribution ..... 12  
 2 Southwest Sector Land Use Distribution ..... 13  
 3 Southeast Sector Land Use Distribution ..... 14  
 4 City of Las Vegas Citywide Land Use Distribution ..... 15  
 5 Master Plan Land Use Designations..... 31  
 6 Town Center Special Land Use Designations ..... 31  
 7 Cliff’s Edge Special Land Use Designations ..... 32  
 8 Grand Canyon Village Special Land Use Designations ..... 32  
 9 Grand Teton Village Special Land Use Designations ..... 33  
 10 Iron Mountain Ranch Land Use Designations..... 33  
 11 Lone Mountain Special Land Use Designations..... 34  
 12 Lone Mountain West Special Land Use Designations ..... 34  
 13 Las Vegas Medical District Plan Special Land  
     Use Designations..... 35  
 14 Downtown Area Special Land Use Designations ..... 35  
 15 Summerlin North Land Use Designations..... 36  
 16 Summerlin West Land Use Designations ..... 36



EXHIBITS

1	City Sectors Map.....	11
2	Centennial Hills Sector Map .....	23
3	Downtown Area Map .....	25
4	Southwest Sector Map.....	27
5	Southeast Sector Map .....	29

MAPS

1	Gaming Enterprise Districts and Locations Approved for Nonrestricted Gaming.....	61
2A	Rural Preservation Overlay District .....	63
2B	Rural Preservation Overlay District with Parcels Added or Removed.....	65
3	Southwest Sector Land Use.....	67
4	Southeast Sector Land Use.....	69
5	Centennial Hills Sector Interlocal Land Use .....	71
6	Centennial Hills Town Center Land Use.....	73
7	Downtown Centennial Plan Land Use .....	75
8	Cliff's Edge (Providence) Land Use .....	77
9	Grand Canyon Village Land Use.....	79
10	Grand Teton Village Land Use.....	81
11	Iron Mountain Ranch Land Use.....	83
12	Las Vegas Medical District Future Land Use.....	85
13	Lone Mountain Future Land Use.....	87
14	Lone Mountain West Future Land Use.....	89
15	Summerlin North Land Use.....	91
16	Summerlin West Land Use .....	93



**Table of Contents**



page iv

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# EXECUTIVE SUMMARY

The intent of the Land Use and Rural Neighborhoods Preservation Element is to inventory and classify the types of land uses in the city and serve as a comprehensive plan for the most desirable utilization of land. It also addresses the acquisition and use of land that is under federal management, and it shows general plans to preserve the character and density of rural neighborhoods.

The Land Use and Rural Neighborhoods Preservation Element is framed by goals, objectives and policies that are intended to guide the growth and development of the city of Las Vegas. These policies reflect a vision for redevelopment of existing areas, preservation of rural areas and planned growth for new areas that takes into account the needs of area citizens. The policies will be implemented through existing land use plans, master development plans and design standards, as well as the Municipal Code.

In recent years the city has increased efforts to foster the development of walkable urban communities. In contrast to the predominant suburban, auto-oriented development pattern, these areas typically feature a mix of denser residential products with convenient services nearby or in the same development. Streets are designed to accommodate pedestrians and bicyclists in addition to automobiles. The establishment of a mixed use district and a transit oriented land use category have provided the opportunity for development of these types of projects.

Land use categories used in the city's general land use plans and various special area plans and master planned community plans are presented in table format. Descriptions of each category follow the tables. About 35 percent of the city's land area is planned for residential purposes, approximately six percent is planned for commercial purposes and about two percent is planned for industrial uses. These figures do not include the master planned areas of Town Center and Summerlin. Although the area planned for industrial uses is relatively small, approximately 46 percent of this land is still undeveloped.

General Plan Amendments and Major Modifications are the mechanisms used to modify the Master Plan and special area plans. A brief overview of the application and approval process is given.

Operation of new establishments with nonrestricted gaming licenses in the city requires the creation of Gaming



Enterprise Districts. This element details the criteria for establishment of Gaming Enterprise Districts as required by the Nevada Revised Statutes and shows the locations of nonrestricted gaming licenses in the city.

Preservation of rural residential areas is an objective of the Master Plan Policy Document. This document provides the basis for establishment of a land use overlay district, the intent of which is to protect rural residential communities from encroachment by more dense development. A map of this overlay and analysis of the changes in the overlay since the last update of this element is provided.



# INTRODUCTION

Land Use is the central element of the Master Plan. It serves as the long-range planning tool used in conjunction with other elements of the Master Plan to guide the city's future growth, revitalization, and preservation efforts. In 2000, the City Council adopted the City of Las Vegas 2020 Master Plan with goals, objectives and policies designed to guide growth through 2020. Since its adoption, many Elements of the Master Plan have been updated. This Land Use and Rural Neighborhoods Preservation Element is one in a series of required Elements to be updated and added to the 2020 plan.

## PURPOSE

This update to the 2005 Land Use Element is designed to provide updated information regarding existing land use and to be a quick reference for future land use definitions, allowable densities and corresponding zoning categories. In addition, the existing section on the Rural Preservation Overlay District is expanding to meet the intent of the Nevada Revised Statutes, which requires a Rural Neighborhoods Preservation Plan. There are a number of plan documents that have been adopted by the City Council that dictate allowable land use throughout the city. By including maps and summarizing the land use categories and contents of the various plans, it is hoped that this document will serve to simplify the land development process and clarify allowable land use and densities throughout the city.

## ENABLING LEGISLATION

Under Nevada Revised Statutes (NRS), land use has long been a recommended component of a city's Master Plan. In 2001, during the 71st session of the Nevada State Legislature, a land use plan became a required part of a city or county's master plan in counties of at least 400,000 population.<sup>1</sup>

The Nevada Revised Statutes, Sections 278.150 through 278.230, contain legislation enabling the development and adoption of a master plan. Subsection 4 of NRS Section 278.150 states:

*In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

<sup>1</sup> NRS 278.150 as amended by AB 182 (2001).





In addition, Subsection 3 of NRS 278.170 also states:

*In counties whose population is 400,000 or more, the Commission shall prepare and adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

The appropriate subject matter of master plans is stated in NRS 278.160:

*Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:*

NRS 278.160, Subsections (f) and (k) state that the master plan must include the following elements:

*(f) Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan:*

*(1) Must address, if applicable:*

*(I) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and*

*(II) The coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.<sup>2</sup>*

*(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.*

*(k) Rural neighborhoods preservation plan. In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.<sup>3</sup>*

A Land Use Element has provided guidance to policymakers in the city of Las Vegas for nearly half a century. The city first adopted a Land Use Element as part of its Master Plan

<sup>2</sup> NRS 278.160 (f)(1)(I) as amended by AB 425 (2005);

NRS 278.160 (f)(1)(II) as amended by SB 269 (2007).

<sup>3</sup> NRS 278.160 (k) as amended by SB 391 (1999).

in 1959. Since then the City Council has adopted a new or updated Land Use Element in 1975, 1985, 1992 and 2005. The 2005 Land Use Element shall remain in effect until the adoption of this document.

## **PLANNING CONTEXT**

The Master Plan Policy Document, adopted in September 2000, represents Phase I of the Master Plan project and forms the framework for the contents of Phase II: a series of elements, special area plans, and long-term land use designations, including a revised future land use map. The Land Use and Rural Neighborhoods Preservation Element is among the elements identified for completion during Phase II of the Master Plan project.

## **RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN**

The intent of this Land Use and Rural Neighborhoods Preservation Element is to provide a framework for the orderly planning of land uses within the city of Las Vegas. This element may be the most visible element in the planning process, and it is related to the other elements found within the 2020 Master Plan. The following is a brief description of the various roles played by other elements and their influence on land use planning.

### **Conservation Element**

The Conservation Element addresses many issues ranging from improving air quality to protecting endangered species to soil management, solid waste recycling and energy conservation. Sound land use planning is essential to ensure the success of all aspects of this element.

### **Housing Element**

The Housing Element is a major component of the Master Plan and is highly related to land use. While the Land Use and Rural Neighborhoods Preservation Element provides a general overview of the city's residential areas, the Housing Element provides a detailed analysis of all aspects of residential development. Examples of data within the Housing Element include state and federal housing policies, analysis of current and future housing trends, affordable housing needs, neighborhood revitalization, downtown reurbanization and demographics. The Housing Element is an important component of the Las Vegas 2020 Master Plan and is essential to ensure sound land use planning for all aspects of future residential development.





### **Parks and Recreation Element**

When considering land use, it is important to allocate land for parks and other recreational facilities in convenient and accessible locations that best serve the needs of the community. The Parks and Recreation Element evaluates existing parks and recreational facilities, and the future park needs for the Centennial Hills, Southeast, and Southwest Sectors of the Master Plan.

### **Population Element**

The intent of the Population Element is two-fold. First, it tracks various categories of the general population, such as income and education level, which provide a greater understanding of the people that inhabit the city. Second, it forecasts future population growth and demographics and predicts how these changes will affect the city in the years to come.

### **Public Buildings Element**

With an ever increasing population, it is imperative that public buildings are well planned in order to meet the city's future service goals. The purpose of the Public Buildings Element is to inventory and assess the present and future needs of public buildings given various population trends, level of service goals, land uses and administrative space needs. Future facilities are identified as well as those that are required given the current conditions pertaining to the various city departments. All aspects of city government and its buildings are analyzed and recommendations are provided based on the future needs and service requirements of particular city functions.

### **Public Safety Element**

As the city of Las Vegas continues to grow, it is imperative that there are adequate facilities to ensure the public's health, safety, and general welfare. The Public Safety Element influences land planning by addressing the number and location of facilities such as police services, fire protection services, and drainage and flood control. In addition, adequate land use planning can mitigate the severity of hazards such as flooding, subsidence and earthquakes, and keep noise, traffic and other safety concerns at tolerable levels.

### **Public Services and Facilities Element**

The direction and extent of development in the city is influenced by the availability of systems to support expansion. This element describes the public services and facilities available within the city, including stormwater and wastewater systems, flood control facilities and public utilities, recommending ways to maximize their efficiency.

### **Recreation Trails Element**

The Recreation Trails Element establishes standards for the location, development and maintenance of recreation trails in Las Vegas. The recreation trails are intended to contribute to the preservation of natural resources, provide a community recreation resource, promote health and fitness, and provide aesthetic relief from urban forms.

### **School Facilities Element**

The provision of adequate schools is a public service of critical importance to the citizens of the city of Las Vegas. Land use maps are used by the Clark County School District to assist in strategically locating school facilities on a regional level. The School Facilities Element addresses existing conditions and projections for schools in the city of Las Vegas and criteria used for site selection for schools in both the city and Clark County. In addition, service standards are provided which are used for planning and to determine site suitability and selection for providing public school services.

### **Transit Element**

Land use typologies and development patterns directly influence the attractiveness, efficiency, and effectiveness of mass transit systems. The Transit Element recognizes that regional solutions are required for the development and integration of a seamless Valley-wide transit system, including provisions for a high-volume, high-speed fixed guideway to connect the Downtown and major urban hubs across the Valley. The need for efficient, effective mass transit is a continuous thread throughout various master plan elements that is tightly woven into the central theme of the Master Plan 2020 vision.

### **Transportation & Streets and Highways Element**

Transportation and land use planning are interrelated and have direct and indirect effects upon each other within the community. The Transportation and Streets and Highways Element establishes policies that treat these two areas complementarily, describing the transportation system within the context of increased mobility and access to the built environment. Although future growth is anticipated, responsible land use planning can curtail sprawling development patterns and minimize the effects of anticipated increases in traffic volumes.

### **Transportation Trails Element**

The Transportation Trails Element establishes standards for the location, development, and maintenance of transportation trails in Las Vegas. These trails are intended to provide a multi-modal transportation system for pedestrians, bicyclists and persons with other modes of non-motorized vehicular travel. Establishment of this system of trails will help reduce vehicular congestion and other problems due to the recent growth of the Las Vegas Valley.



## Water Element

Water is essential for the development of land. This natural resource must be managed so that quality of life is maintained for the residents of the city. The Water Element outlines existing efforts and policies of the city of Las Vegas pertaining to water conservation, flood control, erosion control and wetlands management. It stresses the importance of coordination between regional governments, water utilities and other organizations to maintain high standards for water availability, quality and safety and to encourage sustainable use.

## GOALS, OBJECTIVES AND POLICIES

The city of Las Vegas 2020 Master Plan consists of a series of elements that are intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The Master Plan outlines broad policies, and each individual element builds on those policies and provides specific direction as to how the city should accommodate particular land use issues.

The following goals, objectives and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element:

### Neighborhood Revitalization

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.

OBJECTIVE 2.2: To ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.

POLICY 2.3.1: That the Downtown Centennial Plan, in conjunction with appropriate neighborhood plans, such as the Downtown Neighborhood 2000 Plan, provide such direction for Downtown.

POLICY 2.3.2: That a West Las Vegas Plan provide such direction for West Las Vegas and adjacent areas.

POLICY 2.3.3: That a Medical District Plan provide such direction for medical facilities and support services for area hospitals and their adjacent residential neighborhoods.

POLICY 2.3.5: That special area plans be prepared for other areas of the city where appropriate.

### **Newly Developing Areas**

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.2: To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes.

POLICY 3.2.1: That "rural preservation neighborhoods," as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant.

POLICY 3.2.2: That land within such rural preservation neighborhoods located within portions of Clark County located north of Cheyenne Avenue and west of Decatur Boulevard be annexed to the City of Las Vegas in order to provide them with urban municipal services. Any additional tax costs that would be borne by these property owners as a result of such annexation would be phased into effect over several years.

POLICY 3.2.4: That the City revisit its policies regarding rural preservation legislation at such time as the applicable state statute expires.

POLICY 3.2.5: That the Northwest Sector Plan be amended to reflect the outcome of a more detailed review of rural preservation issues and to offer a set of recommendations regarding the City's mandated role to protect rural preservation neighborhoods.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations that will benefit the city.



POLICY 3.4.1: That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the northwest sector of the city, in the general vicinity of the intersection of Kyle Canyon Road and US 95.

POLICY 3.4.2: That detailed plans for recreation, parks and other uses be set forth in a special area plan for the Kyle Canyon area. Any future Kyle Canyon special area plan shall include policies to ensure that an acceptable percentage of the residential and commercial portions of Town Center is developed before residential, commercial and industrial development is allowed in Kyle Canyon. The growth planned for the Kyle Canyon area should not be in direct competition with any undeveloped portions of Town Center, and direct competition with Downtown growth should also be considered.

POLICY 3.4.3: That a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city.

POLICY 3.4.4: That, only after the other policies of this section have been achieved, and the City has communicated its lands requirements to the Bureau of Land Management, that the City make available the remaining surplus BLM lands in the northwest sector of the city for master planned communities, which includes affordable housing.

### **Regional Coordination**

GOAL 7: Issues of regional significance, requiring the City of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support an enhanced quality of life for its residents, are protected.

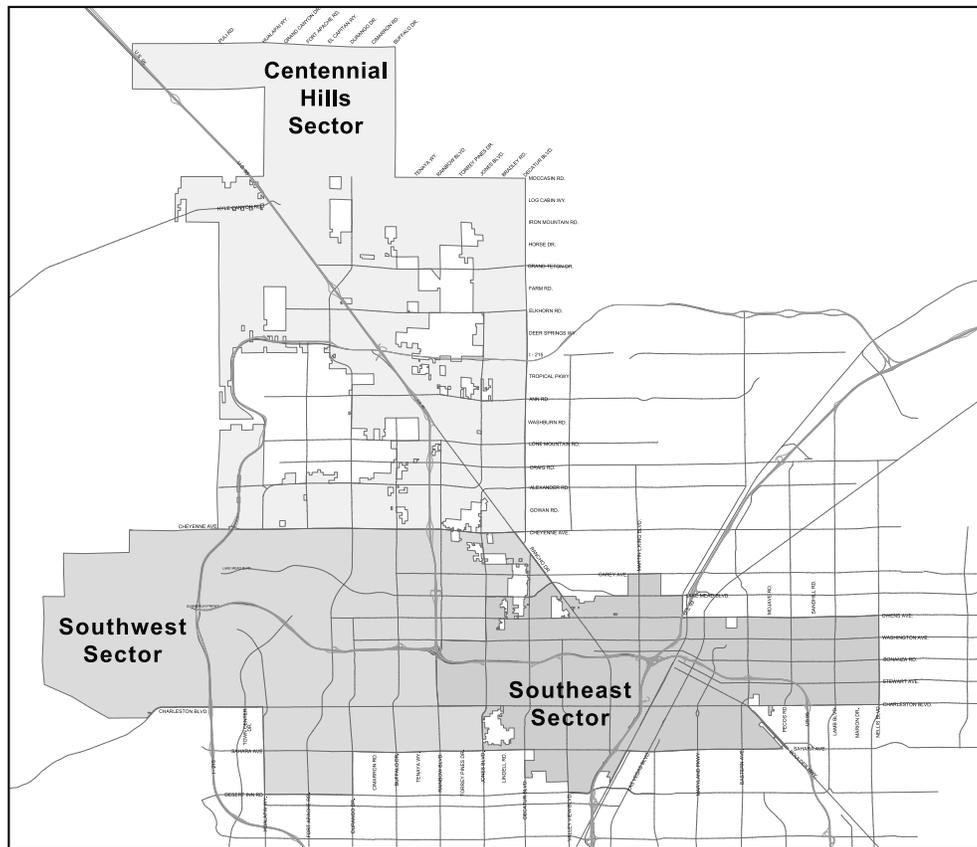
POLICY 7.1.7: That land within such rural preservation neighborhoods located within portions of Clark County located north of Cheyenne Avenue and west of Decatur Boulevard be annexed to the City of Las Vegas in order to provide them with urban municipal services. Any additional tax costs that would be borne by these property owners as a result of such annexation would be phased into effect over several years.



# EXISTING LAND USE

The city of Las Vegas encompasses approximately 133 square miles and is home to 599,087 people.<sup>4</sup> The city is divided into three areas known as “sectors.” Each sector represents a geographical area of the city, and each has its own unique characteristics. The three sectors are identified as the Centennial Hills Sector, the Southwest Sector and the Southeast Sector.

**Exhibit: I  
City Sectors Map**



Printed: November 18, 2008

Southeast Sector
  Southwest Sector
  Centennial Hills Sector

<sup>4</sup> Southern Nevada Consensus Population Estimate – July 1, 2008 as approved by the Southern Nevada Regional Planning Coalition Board on November 20, 2008 and reported to the city of Las Vegas City Manager on December 20, 2008.

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page | I |

Existing Land Uses

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## LAND USE DISTRIBUTION

The following tables depict the distribution of existing land use by generalized categories for each sector and for the city as a whole. For simplicity, residential Master Plan categories allowing less than 5.5 developed units per acre were classified as Low Density Residential, between 5.5 and 12.49 developed units per acre were classified as Medium Density Residential, and greater than 12.49 developed units per acre were classified as High Density Residential.

**Table 1: Centennial Hills Sector Land Use Distribution**

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	5,442	15%	69%	31%
Medium Density Residential (5.5-12.49 DUA)	2,823	8%	93%	7%
High Density Residential (> 12.49 DUA)	338	1%	90%	10%
<b>Total Residential</b>	<b>8,603</b>	<b>24%</b>	<b>78%</b>	<b>22%</b>
Commercial	954	3%	73%	27%
Industrial	688	2%	0%	100%
Town Center	1,828	5%	48%	52%
Planned Community Development	5,441	15%	48%	52%
Traditional Neighborhood Development	7,137	20%	0%	100%
Open Space	4,792	13%	N/A	N/A
Public Facilities	1,437	4%	N/A	N/A
Right of Way	5,199	14%	N/A	N/A
<b>Total</b>	<b>36,079</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Centennial Hills Sector is located in the northwest portion of the city and has been experiencing rapid commercial and residential growth in recent years. The Centennial Hills Sector contains a diverse mix of residential and nonresidential land uses providing opportunities for employment and retail services. It is the largest sector in the city with 36,079 acres of land; 8,603 acres are designated for residential uses and 954 acres are designated for commercial land uses, which rank first and last, respectively, among city sectors. There are currently 1,253 acres (15%) of residentially designated land and 261 acres (27%) of commercially designated land vacant and available for development. All 688 acres designated as industrial

are undeveloped. In addition, 2,826 acres (52%) of parcels designated as Planned Community Development, and 951 acres (52%) of parcels designated as Town Center are undeveloped and can be utilized for a variety of uses. The Traditional Neighborhood Development category was added in 2006 and contains 7,137 acres of land, all of which remains to be developed. Approximately 18% of land has been reserved for public facilities and rights-of-way. The Centennial Hills Sector area has approximately 4,800 acres (13%) of open space.

**Table 2: Southwest Sector Land Use Distribution**

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	2,449	8%	95%	5%
Medium Density Residential (5.5-12.49 DUA)	4,008	13%	99%	1%
High Density Residential (> 12.49 DUA)	1,669	6%	96%	4%
<b>Total Residential</b>	<b>8,126</b>	<b>27%</b>	<b>97%</b>	<b>3%</b>
Commercial	1,487	5%	86%	14%
Industrial	330	1%	83%	17%
Summerlin West	8,420	28%	10%	90%
Summerlin North	4,839	16%	99%	1%
Open Space	1,979	7%	N/A	N/A
Public Facilities	798	3%	N/A	N/A
Right of Way	3,885	13%	N/A	N/A
<b>Total</b>	<b>29,864</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Southwest Sector is a slightly more mature area than the Centennial Hills Sector, but there is still a fair amount of vacant land available for development. There are currently 231 acres (3%) of residentially designated land and 213 acres (14%) of commercially designated land available for development. In addition, the Southwest Sector also contains the master planned communities of Summerlin North and Summerlin West, which make up 44% of the total acreage in the sector. These communities contain a balanced mix of homes, commercial services, and amenities such as multi-use playing fields, sidewalks, clubhouses, transit, parks, trails, and open spaces that were incorporated into the design. While the Summerlin North area is nearly built out, the Summerlin West area contains 7,614 acres (90%) of undeveloped land that can be designated for a variety of uses. There are 57 acres (17%) of industrial land available for development, and there are 798 acres

of land designated for public facilities. There are 1,979 acres of open space located within the Southwest Sector. Due to a calculation error in the 2005 Land Use Element distribution tables, the total acreage in the Southwest Sector had been shown in that document to be greater than the actual total. The figure in Table 2 reflects the corrected total.

**Table 3: Southeast Sector Land Use Distribution**

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	5,543	29%	98%	2%
Medium Density Residential (5.5-12.49 DUA)	1,415	7%	95%	5%
High Density Residential (> 12.49 DUA)	1,331	7%	96%	4%
<b>Total Residential</b>	<b>8,289</b>	<b>43%</b>	<b>97%</b>	<b>3%</b>
Commercial	2,559	13%	88%	12%
Industrial	706	4%	94%	6%
Medical District	176	1%	94%	6%
Mixed Use	950	5%	78%	22%
Open Space	365	2%	N/A	N/A
Public Facilities	1,688	9%	N/A	N/A
Right of Way	4,534	23%	N/A	N/A
<b>Total</b>	<b>19,267</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Southeast Sector is the most mature and built-out sector within the city. As the city begins to reach its limits on available land, mixed-use projects as well as infill and redevelopment will be emphasized in future developments. The city will encourage new infill development while remaining sensitive to the character of existing stable neighborhoods. There are 210 acres (3%) of residentially designated land and 313 acres (12%) of commercially designated land available for development. There are 209 acres designated Mixed Use (22%) and 11 acres (6%) of the Las Vegas Medical District available for development. The Southeast Sector contains 44 acres (6%) of undeveloped industrial land, and 1,688 acres are designated for public facilities. Of all the sectors, the Southeast Sector contains the least amount of open space, with only 365 acres (2%) of available land designated for it.



**Table 4: City of Las Vegas Citywide Land Use Distribution**

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	13,434	16%	86%	14%
Medium Density Residential (5.5-12.49 DUA)	8,246	10%	96%	4%
High Density Residential (> 12.49 DUA)	3,338	4%	95%	5%
<b>Total Residential</b>	<b>25,018</b>	<b>29%</b>	<b>91%</b>	<b>9%</b>
Commercial	5,000	6%	84%	16%
Industrial	1,724	2%	54%	46%
Town Center	1,828	2%	48%	52%
Planned Community Development	5,441	6%	48%	52%
Traditional Neighborhood Development	7,137	8%	0%	100%
Summerlin North	4,839	6%	99%	1%
Summerlin West	8,420	10%	10%	90%
Medical District	176	0.2%	94%	6%
Mixed Use	950	1%	78%	22%
Open Space	7,136	8%	N/A	N/A
Public Facilities	3,923	5%	N/A	N/A
Right-of-Way	13,618	16%	N/A	N/A
<b>Total</b>	<b>85,210</b>	<b>100.0%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The city as a whole has 2,338 acres (9%) of residentially designated parcels, 787 acres (16%) of commercially designated parcels, 789 acres (46%) of industrially designated parcels and 18,595 acres (67%) within planned development areas (Town Center, Traditional Neighborhood Development, Planned Community Development and Summerlin) available for development. The Traditional Neighborhood Development and Summerlin West categories contain the most vacant land and provide the best opportunities for future development. One hundred percent of the land in the Traditional Neighborhood Development category and approximately 90 percent of Summerlin West is undeveloped.

Most of the changes in the distribution of land uses in recent years have occurred in the Centennial Hills Sector (Newly Developing Area) and Southwest Sector (Recently Developed Area) as a result of annexations and new developments requiring changes in land use designation.

## MIXED USE DEVELOPMENT

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

The Mixed Use (MXU) District was created in 2003 as part of a revision to the Las Vegas Redevelopment Area.<sup>9</sup> Both residential and nonresidential land use categories could be allowed on redevelopment parcels designated as MXU.

The Centennial Hills Town Center area was envisioned as a mixed-use employment center that would create an economic hub in the northwest part of the city. The Town Center (TC) land use category, T-C (Town Center) zoning district and the Town Center Development Standards Manual were created to designate and regulate development in this area.

The Planned Development (PD) zoning district is intended to be flexible in the distribution of land uses, the density of development and in other matters typically regulated in zoning districts, thereby allowing the possibility of mixed-use development. Symphony Park is an example of a mixed-use planned development within the city.

Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most fully realized by the city's TND designation, which allows the T-D (Traditional Neighborhood) zoning district. The encouraged development pattern is for an interconnected street grid and buildings that relate to the street. This permits shorter walking times practical for access to all points in the neighborhood, whether for leisure or transportation.

5 *City of Las Vegas Ordinance 5301 (March 7, 2001).*

6 *City of Las Vegas Ordinance 5565 (February 3, 2003).*

7 *City of Las Vegas Ordinance 5662 (January 21, 2004).*

8 *City of Las Vegas Ordinance 5738 (December 15, 2004).*

9 *City of Las Vegas City Council Agenda Item 137 (GPA-2497), October 1, 2003; City of Las Vegas Ordinance 5652 (December 17, 2003).*



Complete streets that accommodate vehicles, transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks. Commercial service uses are near residential dwellings. Kyle Canyon is a development area designated for Traditional Neighborhood Development.

## FEDERALLY MANAGED LANDS

Several areas of the city are under management of the United States government. The Paiute Indian Colony, located between Main Street and the Union Pacific Railroad north of Washington Avenue, was established in 1912 after landowner Helen Stewart deeded 10 acres of her ranch property to the U.S. Bureau of Indian Affairs. Since then, nearly 10 additional acres have been added to the original tract. The U.S. government holds the reservation in trust; however, the Paiute tribe has autonomy and has the power to develop on these parcels without interference.<sup>10</sup> The colony includes residential, commercial, and civic uses, including burial grounds.

Analysis of land use and land ownership reveals that approximately 11,300 acres (17.66 square miles) within city limits are managed by the Bureau of Land Management (BLM), an agency of the Department of the Interior. Approximately 74 percent of this land area includes the upper Las Vegas Wash and its environs, and about nine percent is located in steeply sloped areas in undeveloped portions of Summerlin west of the Bruce Woodbury Beltway. The federal government owns other properties within the city that are managed by the city, county, and the Las Vegas Valley Water District, including parks and public facilities.

The BLM has a Resource Management Plan in place for all of the area it manages in the Las Vegas District. The plan addresses land tenure, desert tortoise protection, availability of minerals, minerals management, off-road vehicle use, special management areas/areas of critical environmental concern, and utility corridors.<sup>11</sup> Special emphasis was placed on protection of the desert tortoise (listed as an endangered species under the Endangered Species Act) and other sensitive natural resources; however, the plan also recognizes the need not only to protect federal lands, but also to provide opportunities for recreation and mineral exploration and to provide for growth of the Las Vegas area by making public lands available for development.

<sup>10</sup> *City of Las Vegas, Downtown North Land Use Plan (Revised November 19, 2008), p. 19.*

<sup>11</sup> *U.S. Department of Interior, Bureau of Land Management, Las Vegas Resource Management Plan and Final Environmental Impact Statement, Volume I (May 1998), p. 1-1.*

Recognizing that local governments could better manage parcels located within their own jurisdictions, Congress passed the Southern Nevada Public Lands Management Act of 1998 (SNPLMA), which established a boundary within which federally owned lands in the Las Vegas Valley area could be auctioned, sold, exchanged or otherwise disposed to local governments or private entities. SNPLMA authorized the disposal of approximately 52,000 acres, with large areas located north and south of the urbanized area. In 2002, SNPLMA was amended<sup>12</sup> to expand the disposal boundary so that an additional 22,000 acres could be transferred. Within the disposal boundary, approximately 5,000 acres in the vicinity of the Upper Las Vegas Wash received special consideration for protection of rare plant species, Pleistocene Era animal fossils and other cultural resources. Lands in this "Conservation Transfer Area" may only be disposed after the BLM and the recipients sign a Conservation Agreement stating the manner in which these lands are to be managed in the long term. A Final Environmental Impact Statement for the disposal area was released in December 2004; however, transfer of title to any of the lands in the Conservation Transfer Area is pending the outcome of a Supplemental Environmental Impact Statement (SEIS) that will determine the final boundary of the Conservation Transfer Area and summarize the impacts of various uses to the special resources of the area. Approximately 3,000 acres of the Conservation Transfer Area are located within the city limits, subject to the final SEIS. The city has designated this area as PR-OS (Parks/Recreation/Open Space) in its General Land Use Plan.



<sup>12</sup> Clark County Conservation of Public Land and Natural Resources Act of 2002 (HR 5200) (October 1, 2002).

# LAND USE HIERARCHY

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



## LAS VEGAS 2020 MASTER PLAN

In 2001, the city of Las Vegas adopted the 2020 Master Plan, which provided a broad and comprehensive policy direction for future land use planning. Within this document, the city was divided into four strategy areas whose boundaries were roughly adopted from the 1992 General Plan Sector Plans. The areas are defined as the Downtown Reurbanization Area, Neighborhood Revitalization Area, Newly Developing Area, and Recently Developed Area.<sup>13</sup> Within these areas, broad goals, objectives, and policies were developed in order to direct planning efforts until the year 2020.

## LAND USE ELEMENT

Within the Land Use and Rural Neighborhoods Preservation Element, the city is divided into the Centennial Hills Sector, Southeast Sector, Southwest Sector, and the Downtown Area. The sector plans have the same geographical boundaries as the four strategy areas (Downtown Reurbanization, Neighborhood Revitalization, Newly Developing, and Recently Developed) identified in the 2020 Master Plan.

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

<sup>13</sup> Recently Developed Area was added through a revision of the 2020 Master Plan dated July 6, 2005 (GPA-6363).

The following list depicts the 2020 Master Plan Strategy Areas and their Land Use and Rural Neighborhoods Preservation Element equivalents.

<b>2020 Plan Strategy Area</b>	<b>Land Use &amp; Rural Neighborhoods Preservation Element</b>
Downtown Reurbanization Area	Downtown Area
Neighborhood Revitalization Area	Southeast Sector Plan
Newly Developing Area	Centennial Hills Sector Plan
Recently Developed Area	Southwest Sector Plan

## **MASTER PLAN DESIGNATION**

The Master Plan designation determines its future land use. There are 17 land use designations within the Master Plan that allow for various residential, commercial, industrial, and public facility uses. Within each designation, a specific set of zoning districts are allowed.

## **MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION**

Master planned areas are comprehensively planned developments with a site area of more than eighty acres.<sup>14</sup> Other special area plans are intended for neighborhood and other smaller areas where it is determined that a more detailed planning direction is needed. These areas are located throughout the city and are listed by Sector Plan in the Future Land Use section of this element.

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

## **ZONING**

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

<sup>14</sup> Certain infill developments may receive a waiver from the eighty-acre requirement.



# **FUTURE LAND USE**

## **CENTENNIAL HILLS SECTOR**

The Centennial Hills Sector Plan was adopted in 1999<sup>15</sup> in order to provide for orderly development in the northwest portion of the city and was intended to replace the Northwest Sector map of the 1992 General Plan. The Centennial Hills Sector area is bounded by the city limits to the north, Cheyenne Avenue to the south, Decatur Boulevard to the east and Red Rock Canyon National Conservation Area to the west. The Centennial Hills plan defines land use, addresses circulation, open space, public facilities and includes the Centennial Hills Town Center land use plan.

## **TOWN CENTER**

The Centennial Hills Town Center land use plan is intended to be a high intensity, high density, mixed use development located on all four quadrants of the Beltway and US 95 interchange. The intent of the Town Center plan is to prevent the sprawl of commercial and office development into the residential neighborhoods that exist within the Centennial Hills Sector Plan area.

## **MONTECITO TOWN CENTER**

Partially located within the Town Center Land Use Plan, the area known as Montecito Town Center was established by a 2002 development agreement. Montecito Town Center is a 217.5 acre area generally bounded by Elkhorn Road to the north, I-215 to the south, El Capitan Way to the west and Durango Drive to the east. It is intended to be a multi-use activity center, and is the most appropriate area within Centennial Hills for larger scale mixed-use and multi-use developments. The Montecito Town Center Land Use and Design Standards appendix to the development agreement introduces the Mixed-Use Commercial land use designation, which governs all development in the Montecito area. Within this category, there are six "Activity Centers" that encompass various commercial and residential uses, as well as a buffer area for the Timberlake residential community. Descriptions of Montecito activity centers, buffer area, permitted uses, and design standards can be viewed in their entirety within the Montecito Town Center Land Use and Design Standards appendix to the development agreement.

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*15 City of Las Vegas Ord. 5152, June 28, 1999.*



## INTERLOCAL AGREEMENT

On January 2, 2002, an Interlocal Agreement between Clark County and the city of Las Vegas was approved to establish joint policies on corporate boundaries, annexations, land use planning (including zoning and development review), transportation planning, parks and trails planning, and urban services (including sewer, water and flood control facilities planning). This agreement resulted in a joint planning effort that created a seamless land use plan illustrating the anticipated development patterns for the city of Las Vegas and Clark County in the Centennial Hills/Lone Mountain Planning Areas. On December 3, 2008, a restated interlocal agreement<sup>16</sup> was approved to further clarify the rights, roles and obligations of the city and the county. The restated agreement expires five years after the Effective Date unless one of the parties wishes to cancel.

## MASTER DEVELOPMENT PLAN AREAS

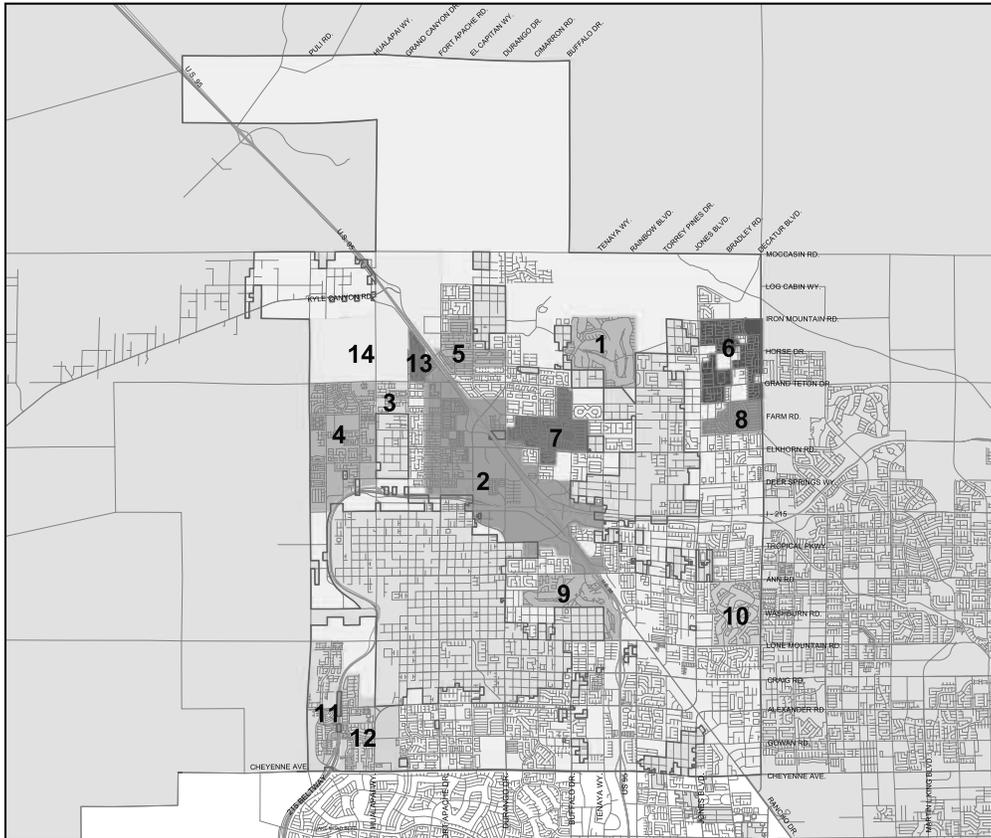
The following Master Development Plan Areas are located within the Centennial Hills Sector:

Cliffs Edge (Providence)	Los Prados
Elkhorn Ranch	Lynbrook
Grand Canyon Village	Montecito Town Center
Grand Teton Village	Painted Desert
Iron Mountain Ranch	Silverstone Ranch
Kyle Canyon	Spring Mountain Ranch
Lone Mountain	Town Center
Lone Mountain West	



<sup>16</sup> City of Las Vegas City Council Agenda Item 48. The Interlocal Agreement was approved by the Board of County Commissioners on December 2, 2008.

**Exhibit 2:  
Centennial Hills Sector Map**



Printed: November 18, 2008

- |                         |                         |                  |
|-------------------------|-------------------------|------------------|
| 1 Silverstone Ranch     | 8 Lynbrook              | Northwest Sector |
| 2 Town Center           | 9 Painted Desert        | Freeway          |
| 3 Grand Teton Village   | 10 Los Prados           |                  |
| 4 Cliff's Edge          | 11 Lone Mountain West   |                  |
| 5 Spring Mountain Ranch | 12 Lone Mountain        |                  |
| 6 Iron Mountain Ranch   | 13 Grand Canyon Village |                  |
| 7 Elkhorn Ranch         | 14 Kyle Canyon Gateway  |                  |

Future Land Use



## DOWNTOWN AREA

The auction of land owned by the Union-Pacific Railroad Company on May 5, 1905 is considered the birthday of Las Vegas. Downtown Las Vegas has long served as the hub of the entire Las Vegas region. In the 1990s, office and commercial development began to disperse to new suburban centers such as Summerlin and Green Valley. New housing developments spread out across the valley, and commercial development within the downtown core was passed over for new suburban areas.

In the past few years, however, the Downtown area has experienced an urban renaissance illustrated by a number of diverse residential, commercial, and mixed-use projects that have been built, are under construction, or are currently in the planning stages. Development towards the city's vision of a vibrant 24-hour downtown where people can live, work, and play has gained momentum in recent years. The Regional Justice Center, Clark County Government Complex, Federal Courthouse, and Premium Outlet Center are examples of employment centers that are located within the city's core. The city, through its consultant Newland Communities, is developing 61 acres of the downtown area known as Symphony Park. Related Companies, LP continues to co-develop the adjacent 57-acre home furnishings complex known as World Market Center. Several mixed-use, high-rise condominium towers have been recently approved and may soon add additional residential units to the downtown area. Six of these projects that have recently been completed (Allure, L'Octaine, Newport Lofts, Soho Lofts, Streamline Towers and Juhl) have collectively added 1,383 residential units to the Downtown area.

Land use in the downtown area is governed by the Downtown Land Use map of the Las Vegas Redevelopment Area Plan.<sup>17</sup> The plan has been implemented to encourage desirable and orderly development within the downtown area. The plan establishes land uses for the Downtown Area, and encourages the continuing development of downtown Las Vegas as the regional center for finance, businesses, governmental services, entertainment and recreation, while retaining the gaming and tourism vital to economic prosperity.



<sup>17</sup> Adopted by City of Las Vegas Ord. 3218 (March 5, 1986) and amended by General Plan Amendment.

**Exhibit 3:  
Downtown Area Map**



Printed: November 18, 2008

City Boundary    
  Downtown Area    
  Southeast Sector

Future Land Use



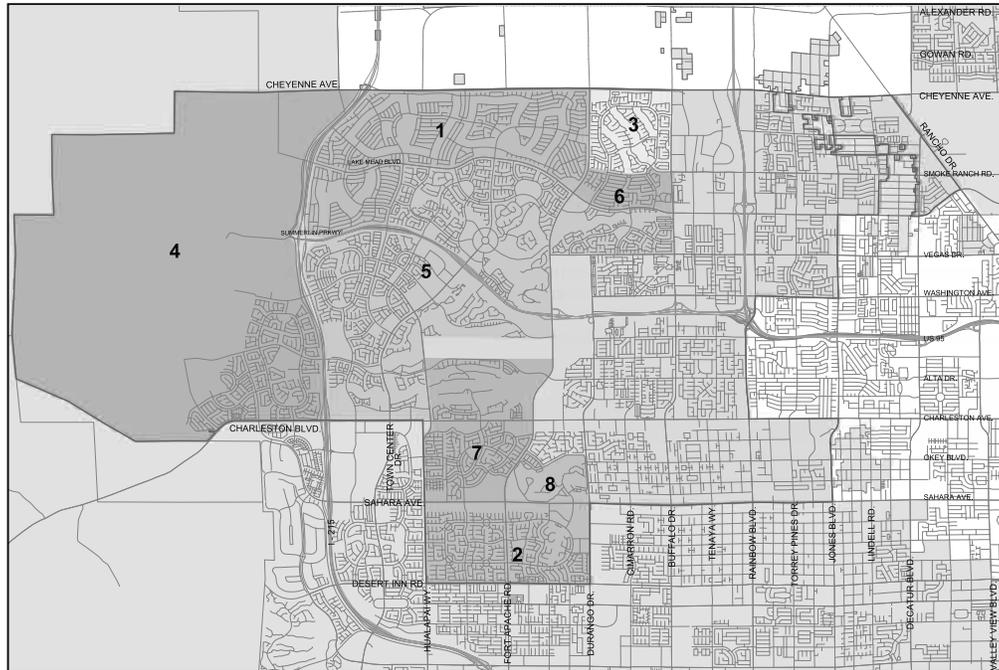
## SOUTHWEST SECTOR

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

Canyon Gate	Desert Shores
The Lakes	Peccole Ranch
South Shores	Summerlin North
Summerlin West	Sun City



**Exhibit 4:  
Southwest Sector Map**



Printed: November 18, 2008

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

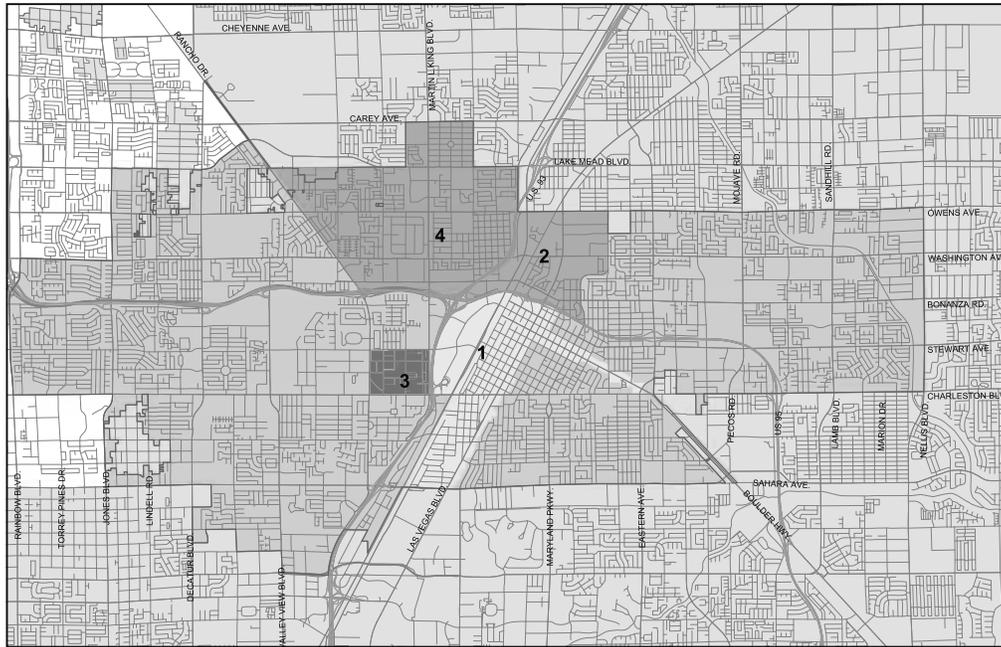


## SOUTHEAST SECTOR

The Southeast Sector of the Master Plan is located along portions of Jones and Rainbow Boulevards to the west, and the city limit boundaries to the northeast of Rancho Drive, south, and east. The Southeast Sector is comprised of many of the city's more mature areas. Much of the Southeast Sector is built out, and future growth in the area will most likely consist of infill development and neighborhood revitalization. The Southeast Sector includes Downtown and Downtown North, West Las Vegas, and the Las Vegas Medical District. The historic John S. Park and Las Vegas High School neighborhoods are also located here.



**Exhibit 5:  
Southeast Sector Map**



Printed: November 18, 2008

-  Freeway
-  1 Downtown Area
-  2 Downtown North Plan Area
-  3 Las Vegas Medical District
-  4 West Las Vegas Plan Area
-  Southeast Sector



## LAND USE TABLES

The following matrices display the allowable land use categories, residential densities, and zoning districts within the various planning areas of the city of Las Vegas. While some planning areas have unique land uses, development standards, and design guidelines, the individual attributes of each area are beyond the scope of these matrices. The master plan for each development area may be viewed in its entirety at the city of Las Vegas Development Services Center.



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

Master Plan Land Use Designations	RESIDENTIAL										COMMERCIAL/ INDUSTRIAL					OTHER				
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	L/R	TC	PR-OS	PF	TND	LVM/D		
Master Plan Designation																				
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variablet	See Las Vegas Medical District Chart		
Allowable Zoning Categories	U*, R-A, R-E	U, R-PD, R-A, R-E	R-D, U, R-PD, R-A, R-E	R-1, R-MH, R-D, U, R-PD, R-A, R-E	R-2, R-CL, R-MHP, R-1, R-MH, R-D, U, R-PD, R-A, R-E	R-2	R-3, R-2	R-5, R-4, R-3, R-2	PD	O, P-R	C-1, N-S, C-D, O, P-R	C-2, C-1, N-S, C-D, O, P-R	M, C-M, C-PB, C-2, C-1, N-S, C-D, O, P-R	See Town Center Chart	C-V	C-V	T-D	See Las Vegas Medical District Chart		

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

† The density of a development within the TND category is limited by the approved Development Standards and Design Guidelines document for each master planned development.

**Table 6: Town Center Special Land Use Designations**

Centennial Hills Town Center	RESIDENTIAL								COMMERCIAL							OTHER		
	L-TC	ML-TC	MLA-TC	M-TC	EC-TC	MS-TC	SX-TC	UC-TC	SC-TC	GC-TC	PF-TC							
Special Land Use Designation																		
Allowable Gross Density (Units Per Acre)*	Up to 5.5	5.6 - 8	8.1 - 12	12.1 - 25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C

\*Per Town Center Development Standards Manual (Revised April 15, 2009), pp. 6 and 9. Centennial Hills Sector Plan last amended March 1, 2006 (GPA-10835).





**Table 7: Cliff's Edge Special Land Use Designations**

Cliff's Edge Master Plan Area	RESIDENTIAL			COMMERCIAL	OTHER
	L	ML	RSL		
Special Land Use Designation			M	VC	PF
Allowable Gross Density (Units Per Acre)*	Up to 5.5	Up to 8	Up to 15	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD

\*Per Cliff's Edge Master Development Plan and Design Guidelines (Revised September 19, 2007), pp. 12-13.  
 Note: For maximum allowable number of units, refer to the Cliff's Edge Master Development Plan.  
 Plan last amended September 19, 2007 (MOD-22968).

**Table 8: Grand Canyon Village Special Land Use Designations**

Grand Canyon Village Master Plan Area	RESIDENTIAL			COMMERCIAL
	ML	MFM	CC	
Special Land Use Designation				
Allowable Gross Density (Units Per Acre)*	Up to 12	Up to 25	N/A	
Allowable Zoning Categories	PD	PD	PD	PD

\*Per Grand Canyon Village Master Development Plan and Design Standards, p.11.  
 Note: For maximum allowable number of units, refer to the Grand Canyon Village Master Development Plan.  
 Plan last amended April 2, 2003 (MOD-1696).

**Table 9: Grand Teton Village Special Land Use Designations**

Grand Teton Village Master Plan Area	RESIDENTIAL			COMMERCIAL	OTHER
	L	ML	MLA		
Special Land Use Designation			MFM	N/A	PF
Allowable Gross Density (Units Per Acre)*	Up to 5.5**	Up to 8	Up to 12	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	N/A	PD

\*Per Grand Teton Village Master Development Plan and Design Guidelines (Revised November 3, 2004), p. 12.

Note: For Maximum allowable number of units, refer to the Grand Teton Village Master Development Plan.

\*\* A 330-foot wide portion of the (LJ) category along the north side of Farm Road is limited to 3.0 gross dwelling units per acre, per Z-0014-02. Plan last amended November 3, 2004 (MOD-5125).

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

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

Plan last amended October 12, 1998 (GPA-0006-98).





**Table I: Lone Mountain Special Land Use Designations**

Lone Mountain Master Plan Area	RESIDENTIAL				COMMERCIAL		OTHER	
	L	ML	MLA	M	NC	VC	PR-OS	PF
Special Land Use Designation	Up to 5.5	5.6 to 8	8.1 to 12	12.1 to 18	N/A	N/A	N/A	N/A
Allowable Gross Density (Units Per Acre)*	PD	PD	PD	PD	PD	PD	PD	PD

\*Per Lone Mountain Master Development Plan and Design Guidelines (Revised December 3, 2008), pp. 7, 9.  
 Note: For Maximum allowable number of units, refer to the Lone Mountain Master Development Plan.  
 Plan last amended December 3, 2008 (Ord. #6015).

**Table I2: Lone Mountain West Special Land Use Designations**

Lone Mountain West Master Plan Area	RESIDENTIAL				COMMERCIAL		OTHER	
	L	ML	MFM	Up to 25	NC	VC	PR-OS	PF
Special Land Use Designation	Up to 6	Up to 12	Up to 25	N/A	N/A	N/A	N/A	N/A
Allowable Gross Density (Units Per Acre)*	PD	PD	PD	PD	PD	PD	PD, C-V	PD, C-V

\*Per Lone Mountain West Master Development Plan and Design Guidelines (Revised January 7, 2009), pp. 11-12.  
 Note: For Maximum allowable number of units and maximum overall density, refer to the Lone Mountain West Master Development Plan.  
 Plan last amended January 7, 2009 (Ord. #6020).

**Table 13: Las Vegas Medical District Special Land Use Designations**

Las Vegas Medical District Plan Area	RESIDENTIAL	COMMERCIAL			OTHER
		P-O	SC	MD-1	
Special Land Use Designation	HD				N/A
Allowable Density	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	N/A

*Plan last amended August 1, 2007 (R-57-07).*

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

Downtown Land Use Plan Area	RESIDENTIAL	COMMERCIAL			OTHER
		MXU	C	L/I/R	
Master Plan Land Use Designation	MXU				PF
Corresponding General Plan Categories	L, ML, M, H, O, SC, GC	L, ML, M, H, O, SC, GC	O, SC, GC	L/I/R	PF
Allowable Zoning Categories	R-A, R-E, R-D, R-MH, R-PD, R-1, R-2, R-3, R-4, R-5, O, P-R, N-S, C-D, C-1, C-2	R-A, R-E, R-D, R-MH, R-PD, R-1, R-2, R-3, R-4, R-5, O, P-R, N-S, C-D, C-1, C-2	O, P-R, N-S, C-D, C-1, C-2	C-M, M, C-PB	C-V

*Plan last amended May 17, 2006 (Ord. #5830).*





**Table 15: Summerlin North Special Land Use Designations**

Summerlin North	RESIDENTIAL											COMMERCIAL				OTHER		
	EQR	ER	SF1	SF2	SF3	SFZL	SFA	SFSD	MF1	MF2	MF3	RR	NF	VC	TC		EC	COS
Special Land Use Designation	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Allowable Gross Density (Units Per Acre)*	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C

\*Per Summerlin Development Standards (Revised September 15, 2004), pp. 2-24; 2-26; 2-27.  
Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

**Table 16: Summerlin West Special Land Use Designations**

Summerlin West	RESIDENTIAL											COMMERCIAL				OTHER		
	EQR	ER	SF1	SF2	SF3	SFZL	SFA	SFSD	MF1	MF2	MF3	RR	NF	VC	TC		EC	COS
Special Land Use Designation	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Allowable Gross Density (Units Per Acre)*	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C

\*Per Summerlin Development Standards (Revised September 15, 2004), pp. 2-24; 2-26; 2-27.  
Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

## RESIDENTIAL

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

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

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

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

LU\_RNP Ele:Plans-MPlan;ind:rs09/02/09



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

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

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

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

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

## COMMERCIAL/INDUSTRIAL

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

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

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

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

## **OTHER**

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

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



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

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

The TND category differs from the PCD category as follows:

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

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

## **DOWNTOWN LAND USE PLAN**

**MXU (Mixed Use)** – The Mixed-Use category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.



**C (Commercial)** – The Commercial category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

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

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

## **TOWN CENTER**

**L-TC (Low Density Residential – Town Center)** – The Low Density Residential District allows up to 5.5 units per gross acre. This district permits single-family detached homes as well as other more imaginative low density residential development that puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

**M-TC (Medium Density Residential – Town Center)** – The Medium Density Residential District has a density range from twelve (12) units to twenty-five (25) units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

**ML-TC (Medium Low Density Residential – Town Center)** – The Medium Low Density Residential District has a density range from 5.6 to 8.0 dwelling units per gross acre. This district permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.





**MLA-TC (Medium-Low Attached Density Residential – Town Center)** – The Medium Low Attached Density Residential District has a density range from 8.1 to 12.0 dwelling units per gross acre. This district includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

**SC-TC (Service Commercial – Town Center)** – The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to primarily serve the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public/quasi-public uses. This district also includes office centers offering professional and business services. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

**GC-TC (General Commercial – Town Center)** – The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities. When adjacent to the beltway or US 95, buildings may be higher than otherwise allowed. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

**MS-TC (Main Street Mixed Use – Town Center)** – The purpose of the Main Street Mixed Use District is to create a neighborhood which generates a sense of place, a feeling of being in a unique small town business district. Because of the intensive pedestrian orientation of the Main Street Mixed Use designation, structures must be a minimum of two stories in height. Uses such as automobile services, outdoor sales yards, drive-in businesses and other similar uses are prohibited from locating within this district. This designation is intended to encourage a cohesive mix of interdependent uses, including leisure shopping, and offices on the main floor and similar uses and/or medium to high density residential on the upper floor(s). The object of this district is to provide amenities which

are conducive to attracting pedestrian activity, rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

**SX-TC (Suburban Mixed Use – Town Center)** – The Suburban Mixed Use District can be characterized as being similar to the previously described Service Commercial District with the addition of medium density residential being a permitted use. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district is also more reflective of suburban development than the Urban Center Mixed Use category.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Site plans in this district shall be designed to discourage access from Suburban Mixed Use (SX-TC) uses onto eighty foot (80') or less streets that are clearly recognized as residential streets (streets with residences having direct access and are addressed to said street). Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

**UC-TC (Urban Center Mixed Use)** – The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the city. Development within this land use designation will typically be multi-storied, having ground floor offices and/or retail, with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). There are no density limitations in the UC-TC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

**EC-TC (Employment Center Mixed Use–Town Center)**– The Employment Center Mixed Use District is intended to accommodate needed non-polluting and non-nuisance services, which under normal circumstances, would not otherwise be found in a Central Business District. Given the land use con-



straints of the Centennial Hills Sector Plan, few opportunities for light manufacturing uses exist within the Centennial Hills sector of the city. Given the propensity for visual pollution, all uses within the district are required to be completely self-contained within a structure giving a business park appearance. The Employment Center Mixed Use District permits the broadest spectrum of uses within the Town Center; however, residential development opportunities are minimal. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

**PF-TC (Public Facilities – Town Center)** – The Public Facilities district is intended to accommodate any property which is used for a Public and/or Quasi-Public purpose. Any project which is owned and operated by a governmental agency (e.g., schools) or is used solely by a non-profit organization (e.g., religious facility) qualifies for this land use designation. Utility projects can also qualify for this designation and must adhere to the design regulations of Town Center.

## CLIFF'S EDGE (PROVIDENCE)

**L (Low Density Residential)** – The Low Density category allows for lower density single-family product types. This category allows up to 5.5 dwelling units per gross acre. However, within the Low Density Land Use Category, seven acres have been designated as a buffer area around unincorporated parcels that are not a part of the Cliff's Edge Master Plan Area. Property within these seven acres has a maximum allowable density of 2.0 units per gross acre.

**ML (Medium-Low Density Residential)** – The Medium Low Density Residential category allows for medium density detached or attached single-family product types including, but not limited to, duplexes, compact lots, cluster and zero lot line developments. This category allows up to 8.0 dwelling units per gross acre.

**RSL (Residential Small Lot)** – This land category allows for higher density detached and attached single-family product types, including, but not limited to, senior housing, duplexes, compact lots, townhomes, condominiums, apartments, cluster and zero lot line developments. The Residential Small Lot category provides for the development of up to 15.0 dwelling units per gross acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of higher density multi-family units such as condominiums, townhomes and apartment developments. This category allows up to 25.0 dwelling units per gross acre.



**VC (Village Commercial)** – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that are intended to serve patrons from the local area and surrounding neighborhoods, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

**PF (Public Facility/Open Space and Recreation)** – The Public Facility/Open Space and Recreation category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This category also designates areas where the primary land uses are public or private outdoor recreation facilities that do not generate substantial noise as part of their everyday operations. Examples include parks, designated recreation or wilderness areas, golf courses, tennis courts and ball fields.

## GRAND CANYON VILLAGE

**ML (Medium-Low Density Residential)** – The Medium Low Density Residential category generally permits higher density detached, single-family product types including, but not limited to, compact lot and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.

**MFM (Multi-Family Medium Residential)** – Product types include a higher density variety of multi-family units such as condominiums, low-density multi-family, and residential buildings. The Multi-Family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

**CC (Community Commercial)** – The Community Commercial category allows low to medium intensity retail, office or other commercial uses and serves as an employment center. Community Commercial areas are meant to provide services for a larger portion of the city's population. The market for Community Commercial uses is generally between two and seven miles.

## GRAND TETON VILLAGE

**L (Low Density Residential)** – The Low Density category allows for single-family product types including, but not limited to, duplexes, cluster and zero lot line developments. This category allows up to 5.5 dwelling units per gross acre.



**ML (Medium-Low Density Residential)** – The Medium-Low Density Residential category allows for higher density detached or attached single-family product types including, but not limited to, compact lot and zero lot line developments. This category allows up to 8.0 dwelling units per gross acre.

**MLA (Medium-Low Attached Density Residential)** – The Medium Low Attached Density Residential category allows for a variety of higher density attached, single-family product types, including, but not limited to, townhomes, condominiums, compact lot and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.

**MFM (Multi-Family Medium Density Residential)** – This category allows for product types that include a higher density variety of multi-family units such as condominiums, medium-density multi-family, and residential buildings. The Multi-Family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

**PF (Public Facility/Open Space and Recreation)** – The Public Facility category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This category also allows public or private outdoor recreation facilities.

## **IRON MOUNTAIN RANCH**

**DR (Desert Rural Density Residential)** – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.0 dwelling units per gross acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.49 dwelling units per gross acre.

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



## LAS VEGAS MEDICAL DISTRICT

**HD (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density and high-rise residential.

**P-O (Professional Office)** – The Professional Office category is intended to allow the conversion of existing single-family residential structures to low intensity commercial uses and administrative and professional offices. The assemblage of more than one lot and the demolition of the existing structures to construct a new structure is also encouraged.

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

**MD-1 (Medical Support)** – The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical and medically related uses, office and professional uses.

**MD-2 (Major Medical)** – The Major Medical category is intended to allow the most intense development within the Las Vegas Medical District. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

## LONE MOUNTAIN

**L (Low Density Residential)** – The Low Density category generally permits detached, single-family product types including compact lots and zero lot line units. This category allows up to 5.59 dwelling units per gross acre.

**ML (Medium-Low Density Residential)** – The Medium-Low Density Residential category allows for higher density detached, single-family product types including but not limited to compact lots and zero lot line developments. This category has a density range from 5.6 to 8.09 dwelling units per gross acre.

**MLA (Medium-Low Attached Density Residential)** – The Medium-Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density multi-family and detached single-family residential buildings. This category has a density range from 8.1 to 12.09 dwelling units per gross acre.





**MFM (Multi-Family Medium Density Residential)** – The Multi-Family Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category has a density range from 12.1 to 18 dwelling units per gross acre.

**NC (Neighborhood Commercial)** – The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

**VC (Village Commercial)** – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

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

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

## LONE MOUNTAIN WEST

**L (Low Density Residential)** – The Low Density category generally permits detached, single-family product types, including compact lots and zero lot line units. This category allows up to 6.0 dwelling units per gross acre.

**ML (Medium-Low Density Residential)** – The Medium Low Density Residential category generally permits higher density detached, single-family product types including, but not limited to, compact lots and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.

**MFM (Multi-Family Medium Residential)** – Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family buildings. The Multi-family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

**NC (Neighborhood Commercial)** – The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

**VC (Village Commercial)** – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

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

## MONTECITO TOWN CENTER

**Mixed-Use Commercial** – Development within the Montecito Town Center area is governed by one land use category. Within the Mixed-Use Commercial category, there are six distinct activity centers that encompass commercial and residential uses within Montecito Town Center. The activity centers do not have fixed boundaries, and their locations are intended to be flexible within the overall context of the Mixed-Use Commercial designation. The six activity centers are as follows: Timberlake Buffer Area; Main Street; Regional Center; Suburban Center; Office Center; and High Density Residential. Descriptions of Montecito activity centers, buffer areas, permitted uses and design standards can be viewed in their entirety within the Montecito Town Center Land Use and Design Standards appendix to the development agreement.

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

## SUMMERLIN NORTH/SUMMERLIN WEST

**EQR (Equestrian Residential)** – Allows for single-family residential with up to 2.0 units per gross acre.



**ER (Estate Residential)** – Allows for single-family residential with up to 2.0 units per gross acre.

**SF-1 (Single Family Detached)** – Allows for detached single-family residential with up to 3.5 units per gross acre.

**SF-2 (Single Family Detached)** – Allows for detached single-family residential with up to 6.0 units per gross acre.

**SF-3 (Single Family Detached)** – Allows for detached single-family residential with up to 10.0 units per gross acre.

**SFA (Single Family Attached)** – Allows for single-family attached residential with up to 18.0 units per gross acre.

**SFSD (Single Family Special Lot Development)** – Allows for single-family residential with up to 18.0 units per gross acre.

**SFZL (Single Family Zero Lot Line)** – Allows for zero lot line attached and detached single family residential with up to 12.0 units per gross acre.

**MF-1 (Low Density Multi-Family)** – Allows for low-density multi-family development with up to 14.0 units per gross acre.

**MF-2 (Medium Density Multi-Family)** – Allows for medium-density multi-family development with up to 21.0 units per gross acre.

**MF-3 (High Density Multi-Family)** – Allows for high-density multi-family development with no maximum density limit.

**VC (Village Center)** – The Village Center will allow a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center area may include a grocery store, a drugstore, and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

**NF (Neighborhood Focus)** – The Neighborhood Focus Land Use District is intended to provide limited commercial facilities designed for use primarily by neighborhood residents. A typical Neighborhood Focus area provides a point of orientation for residents, and in a typical residential setting might contain retail convenience shopping as a primary use. Secondary uses might include a professional office complex, a day care facility, an elementary school, a worship site, tot

lots, playgrounds, playfields, and other recreational facilities. A Neighborhood Focus area within a golf or resort neighborhood might include a combination of uses already mentioned with a clubhouse facility.

**TC (Town Center)** – The Town Center Land Use District is designed to accommodate large commercial, community, and cultural complexes and will ultimately become the main or “downtown” business center for the Summerlin Planned Community. Located at the heart of the community, the Town Center typically may include regional shopping facilities, high and mid-rise office structures, high-density residential, cultural, community and recreational facilities to serve the entire Summerlin population.

**EC (Employment Center)** – The Employment Center Land Use District provides employment opportunities for Summerlin residents. These areas may accommodate office, light industry, business, professional, and support commercial services and may include higher density multi-family residential areas.

**COS (Community Open Space)** – Facilities defined as Community Open Space include all public, semi-public, and private recreational facilities; golf courses; pathways; landscape zones in and adjacent to major roadways; civic, cultural, community, religious, educational, library and quasi-public facilities; as well as parks, playfields and natural open spaces. Facilities owned by the Summerlin Community Association will be permitted in Community Open Space.



# OVERVIEW OF GENERAL PLAN AMENDMENT/ MAJOR MODIFICATION PROCESS

A General Plan Amendment is a requested change of land use designation or text within the Master Plan. Periodically, the Planning Commission and City Council will review and evaluate the Master Plan to ensure that it remains an accurate statement of the city's land-use goals and policies. In other instances, the owner of a property may wish to change a particular parcel's land use designation in order to allow for a rezoning on the site.

A property owner must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission, and approval by City Council. Prior to holding a public hearing to amend the land use plan, a neighborhood meeting to explain the request must be held by the applicant. As mandated by NRS, the city's land use sector plans may not be amended more than four times per calendar year.<sup>18</sup>

The City Council should consider the following when making a determination for approval of a proposed amendment to the city's general land use plans:

1. The density and intensity of the proposed General Plan Amendment should be compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment should be compatible with the existing adjacent land uses or zoning districts;
3. Transportation, recreation, utility and other facilities should be adequate to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment should conform to other applicable adopted plans and policies.

When a land use change is requested within a special area plan, a Major Modification is required. A Major Modification is similar to a General Plan Amendment, but instead of amending a land use designation within a sector plan, the special land use designation of a parcel within a special area plan (Town Center, Lone Mountain, Grand Teton Village, etc.) is amended.

---

<sup>18</sup> NRS 278.210, Subsection 5.



A property owner must submit a Major Modification (MOD) application for review by city staff, Planning Commission, and approval by City Council. A Major Modification application is not bound by the same statutory requirements as General Plan Amendments. The procedure for application, review and approval of modifications to special areas plans should be similar to that for Rezoning applications.

The City Council should consider the following when making a determination for approval of a proposed modification of a special area plan with regard to land use:

1. The proposal should conform to the General Plan;
2. The uses which would be allowed on the subject property by approving the modification should be compatible with the surrounding land uses and zoning districts;
3. Growth and development factors in the community should indicate the need for or appropriateness of the modification; and
4. Street or highway facilities providing access to the property should be adequate in size to meet the requirements of the proposed modification.

Special area plans in which a Major Modification is required to change a land use designation include the following:

Grand Canyon Village	Lone Mountain West
Grand Teton Village	Las Vegas Medical District
Cliff's Edge (Providence)	Kyle Canyon Gateway
Lone Mountain	Summerlin
Town Center	



# GAMING ENTERPRISE DISTRICTS

A Gaming Enterprise District is an area that has been deemed by a city, county, or town as a suitable location for the operation of an establishment with a nonrestricted gaming license as allowed by the Nevada Revised Statutes. A nonrestricted gaming license allows for gaming operations that consist of sixteen or more slot machines or “any number of slot machines together with any other game, gaming device, race book or sports pool at one establishment.”<sup>19</sup> The state legislature has found that while the gaming industry is vital to the economy of the State and Clark County, it is necessary to manage its growth in a planned and predictable manner.<sup>20</sup> To ensure compatibility with surrounding areas, Nevada Revised Statutes 463.308 prohibits the approval of a new non-restricted gaming license for establishments outside of a gaming enterprise district. In order to petition a city, county, or town for the establishment of a new Gaming Enterprise District, the following criteria must be met:

- The roads, water, sanitation, utilities and related services for the location must be adequate.
- The proposed establishment will not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by residents of the surrounding neighborhoods.
- The proposed establishment will enhance, expand and stabilize employment and the local economy.
- The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive.
- The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

Establishments with a valid nonrestricted license that are outside a designated gaming enterprise district may not increase the number of games or slot machines operated at the establishment beyond the number of games or slot machines authorized by local ordinance on December 31, 1996. In addition, in counties whose population is 100,000 or more, a nonrestricted gaming license cannot be approved unless the establishment is a resort hotel or meets certain conditions for redevelopment. Please see Map 1 (Gaming Enterprise Districts and Locations Approved for Nonrestricted Gaming) for locations and details of nonrestricted gaming establishments within the city of Las Vegas.

<sup>19</sup> NRS 463.0177  
<sup>20</sup> NRS 463.3072



# RURAL NEIGHBORHOODS PRESERVATION

Rural communities exemplify a character and quality of life that should be protected. Many people who live in rural areas expect to continue the rural lifestyle enjoyed by previous generations. Still others want to live in rural areas to enjoy their beauty while retaining the conveniences of urban life. Reconciling these expectations with the need to manage the impacts of growth is an issue for cities within the Valley.

Preservation of rural residential areas is an objective of the Master Plan Policy Document. This element provides the basis by which these areas are preserved.

## PURPOSE

The Rural Neighborhoods Preservation Element serves two purposes:

- To conform to NRS requirements for master plan content, specifically for a Rural Neighborhoods Preservation Plan.
- To update the Rural Preservation Overlay District Map and analyze changes in the Overlay District boundaries since the previous amendment.

## ENABLING LEGISLATION

Nevada Revised Statutes 278.150 and 278.160 state that in any county whose population is 400,000 or more, the governing body shall establish provisions to preserve the rural character and density of rural neighborhoods. In addition, state law directs the governing body to adopt zoning regulations that are designed to ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.<sup>21</sup> In 1999 the Nevada State Legislature adopted SB 391, which allowed for the creation and protection of rural preservation neighborhoods. Because this state legislation expired on May 31, 2004, the city of Las Vegas adopted a Rural Preservation Overlay District<sup>22</sup> to continue to protect the character of rural neighborhoods within the city. The Rural Preservation Overlay District is reflected on a map that may be amended administratively from time to time or, if requested by the Planning & Development Department, amended by the City Council.<sup>23</sup>

## INTERLOCAL AGREEMENT

An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels having characteristics of rural living in the Centennial Hills Sector and the unincorporated

<sup>21</sup> NRS 278.250 Subsection 2(m).  
<sup>22</sup> City of Las Vegas Ordinance 5791 (October 5, 2005).  
<sup>23</sup> City of Las Vegas Ordinance 5827 (May 3, 2006).



rated area of the Northwest as “rural neighborhood preservation” areas.<sup>24</sup> A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes the location of these parcels and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. These areas are reflected in the RNP (Rural Neighborhood Preservation) land use category.

## **RURAL PRESERVATION OVERLAY DISTRICT**

The Rural Preservation Overlay District is intended to preserve the rural nature of designated neighborhoods located in the Southeast, Southwest and Centennial Hills Sectors by attaching special importance to their rural character and low density. Some characteristics of a rural preservation neighborhood include single-family homes on large lots, non-commercial raising of domestic animals, and a density limit of two units per acre. The existing character of rural neighborhoods and communities is protected by establishing boundaries to limit encroachment of higher density development into protected areas. The Rural Preservation Overlay District Map (Map 2A) reflects the properties that, at a particular point in time, are deemed consistent with the definition and intent of a rural preservation neighborhood. The definition of a rural preservation neighborhood and the specifics of the Rural Preservation Overlay District can be found in Title 19.06 of the Las Vegas Municipal Code.

Currently, approximately 2,520 acres make up the Rural Preservation Overlay District. Rural preservation neighborhoods are located in every sector of the city, but primarily in the Centennial Hills Sector, which contains many small subdivisions featuring large lot zoning.

Approximately 73 acres of new parcels that now qualify for inclusion in a rural preservation neighborhood are proposed to be added to the Overlay District. Approximately 110 acres of existing parcels are proposed to be removed from the Overlay District. These parcels do not qualify for inclusion in rural preservation neighborhoods because of their proximity to new development or because their density exceeds two dwelling units per acre. Map 2B indicates the parcels that are proposed to be added or removed from the Rural Preservation Overlay District.

Since planning is an ongoing process, development must be monitored to determine if rural character outside urban growth areas is being maintained. Therefore, updates and evaluation of rural preservation areas must be timely and frequent to ensure that rural character is preserved.

<sup>24</sup> *Interlocal Agreement between City of Las Vegas and County of Clark for Establishing a Joint Position on Corporate Boundaries, Planning, Public Facilities/Service Provision and Future Annexations (January 2, 2002), Paragraph F.*

# CONCLUSION

The city has traditionally relied on a system based on density and intensity to classify the use of land. Land use regulation is implemented through a Euclidean system of zoning whereby uses of a particular category are grouped together and segregated from uses of other types. While this system is straightforward and easy to implement, it tends to create and maintain areas with similar characteristics that lack unique features and discourages non-motorized modes of transportation. It ignores the possibility that commercial and residential uses can coexist in the same neighborhood or even in the same buildings.

The city has already begun to transition from this traditional approach to a more flexible form of regulation by allowing for the development of master planned communities, planned development zoning, mixed use developments and the introduction of traditional neighborhood planning in limited areas. Parallel with the shift in thinking about how land uses interact, development codes must also change to implement a vision that is based more on building types and locations for uses rather than the uses themselves.

In residential areas, the demand for walkable urban neighborhoods is growing due to shifts in demographics, concern for the environment, and a desire for aesthetics and uniqueness that will maintain property values. The housing market will change to meet this demand by providing higher density single family and a variety of multi-family products that will be built in proximity to planned transit stations.

The city's current General Plan depicts a snapshot of future land use based on physical characteristics of the land, proximity to other types of uses, and the needs of particular areas. Where more detailed planning is needed, special area plans should continue to be developed. The Downtown Centennial Plan, Medical District Plan and West Las Vegas Plan still require further implementation to reach their goals for revitalization of the core area of the city, while the Centennial Hills Sector Plan continues to guide the development of raw land in the Northwest.

Particular attention should be paid to development of open space within developing areas so that they will be within walking distance or a short drive for residents of these areas. Additionally, the Master Plan has identified that more park facilities need to be developed to meet the needs of the growing population. Master planned communities in the Northwest have integrated adequate recreational facilities into their plans,

and the city has designated BLM-managed areas of the west and northwest for future public use.

The Centennial Hills Sector Plan provides recommendations for further protection of rural neighborhoods. These include specific design standards for neighborhoods and buffering from denser development. In time, the definitional characteristics that compose such neighborhoods may need to be altered to simplify the process by which parcels are added or subtracted from the Rural Preservation Overlay District.

The scope of this element is to provide a conceptual overview of land use at a citywide level. It is intended to provide direction for the location of future land uses and the regulation of existing ones. More detailed information about the requirements of each planning area is available in the master development plans and development standards for each particular special area plan.

Future updates to this plan will reflect changes in policy that aim to meet the needs of a city that is expanding toward the limits of its physical growth but also is developing anew in its older sections.



# APPENDIX: PUBLIC PARTICIPATION

The Planning & Development Department facilitated the following neighborhood meetings to present the Land Use & Rural Neighborhoods Preservation Element and to receive public input:

**Monday, June 15, 2009**

6:30 p.m.  
Mirabelli Community Center  
6200 Hargrove Avenue  
Las Vegas, Nevada 89107

**Tuesday, June 16, 2009**

6:30 p.m.  
Centennial Hills Community Center  
6601 North Buffalo Drive  
Las Vegas, NV 89131

**Wednesday, June 17, 2009**

6:30 p.m.  
Rafael Rivera Community Center  
2900 Stewart Avenue  
Las Vegas, NV 89101

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element was made to the Planning Commission on July 9, 2009.

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element was made to the City Council on August 5, 2009.

The City Council adopted the element on September 2, 2009.

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**Appendix**



page 60

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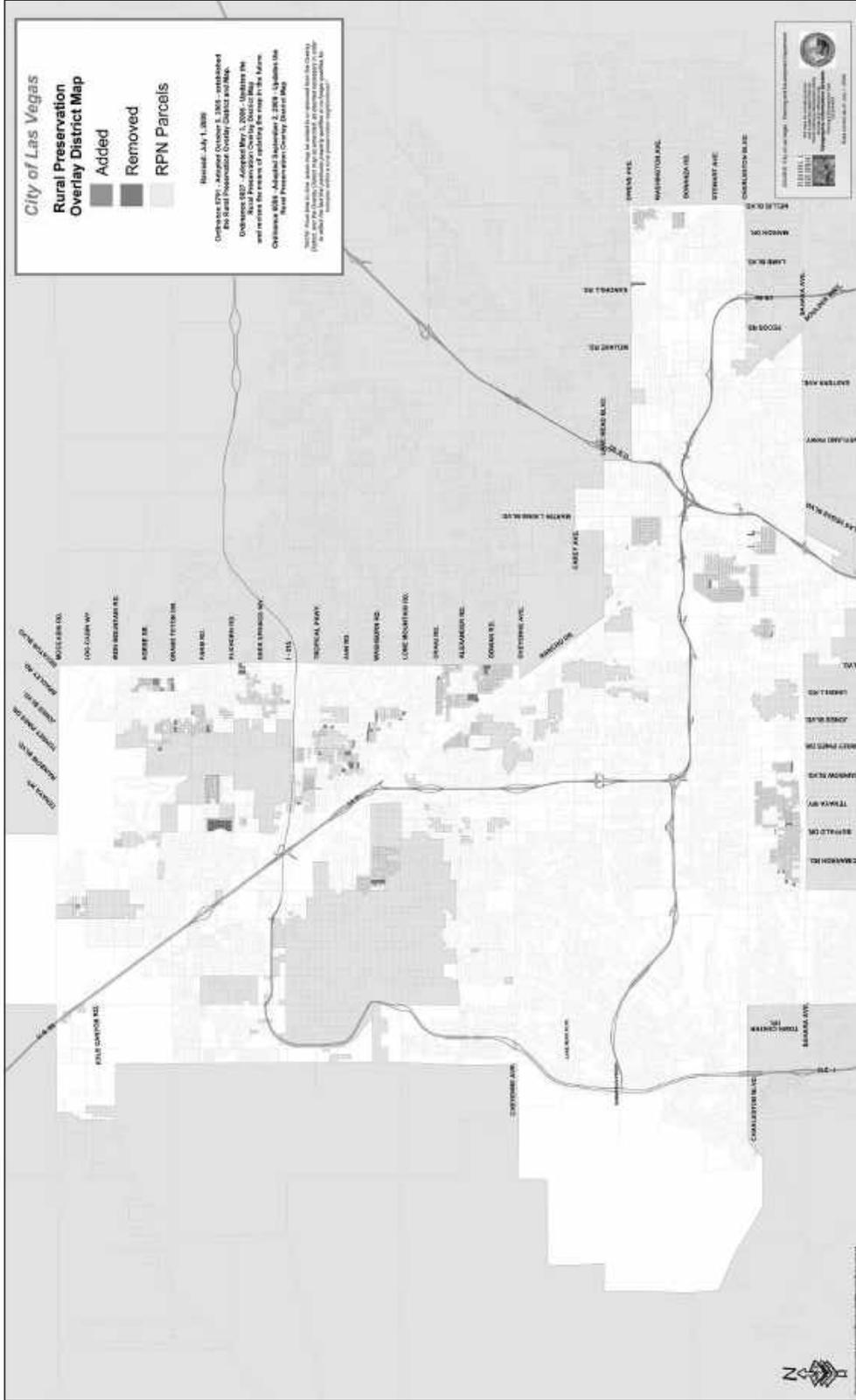
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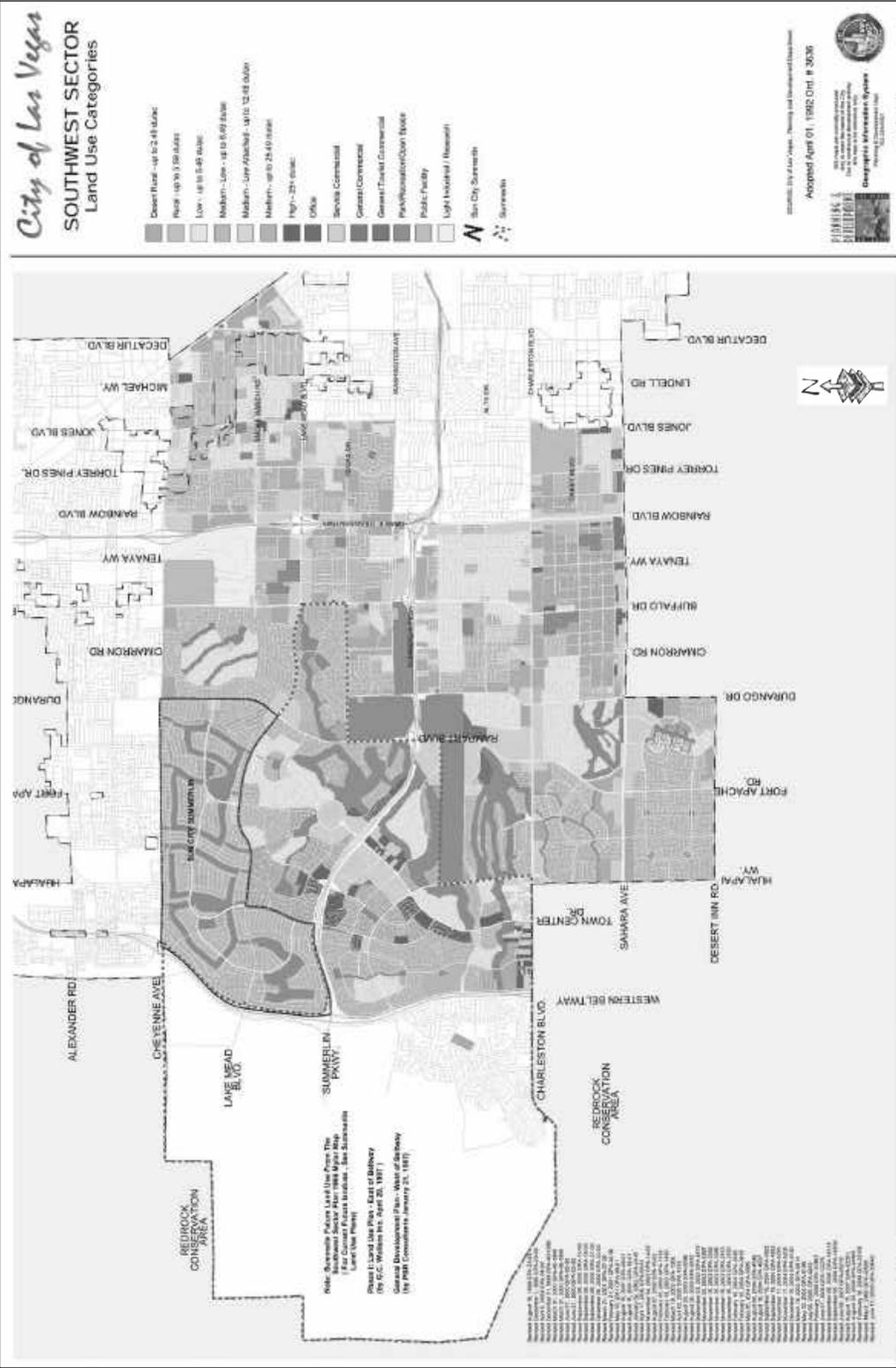
Map 2B: Rural Preservation Overlay District with Parcels Added or Removed

# RURAL PRESERVATION NEIGHBORHOODS



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Map 3: Southwest Sector Land Use



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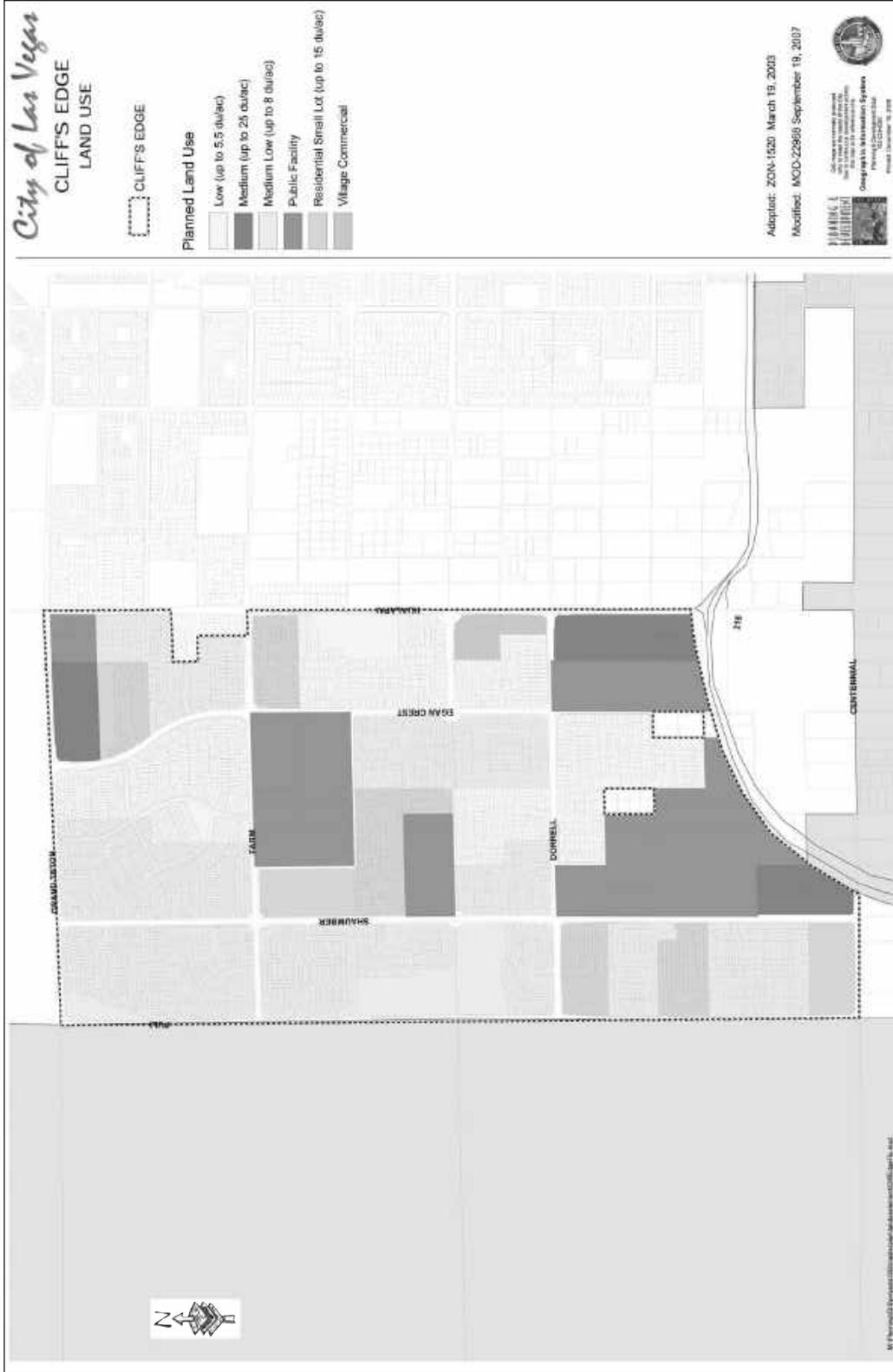
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Map 7: Downtown Centennial Plan Land Use



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Map 8: Cliffs Edge (Providence) Land Use



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Map 9: Grand Canyon Village Land Use



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Map 10: Grand Teton Village Land Use



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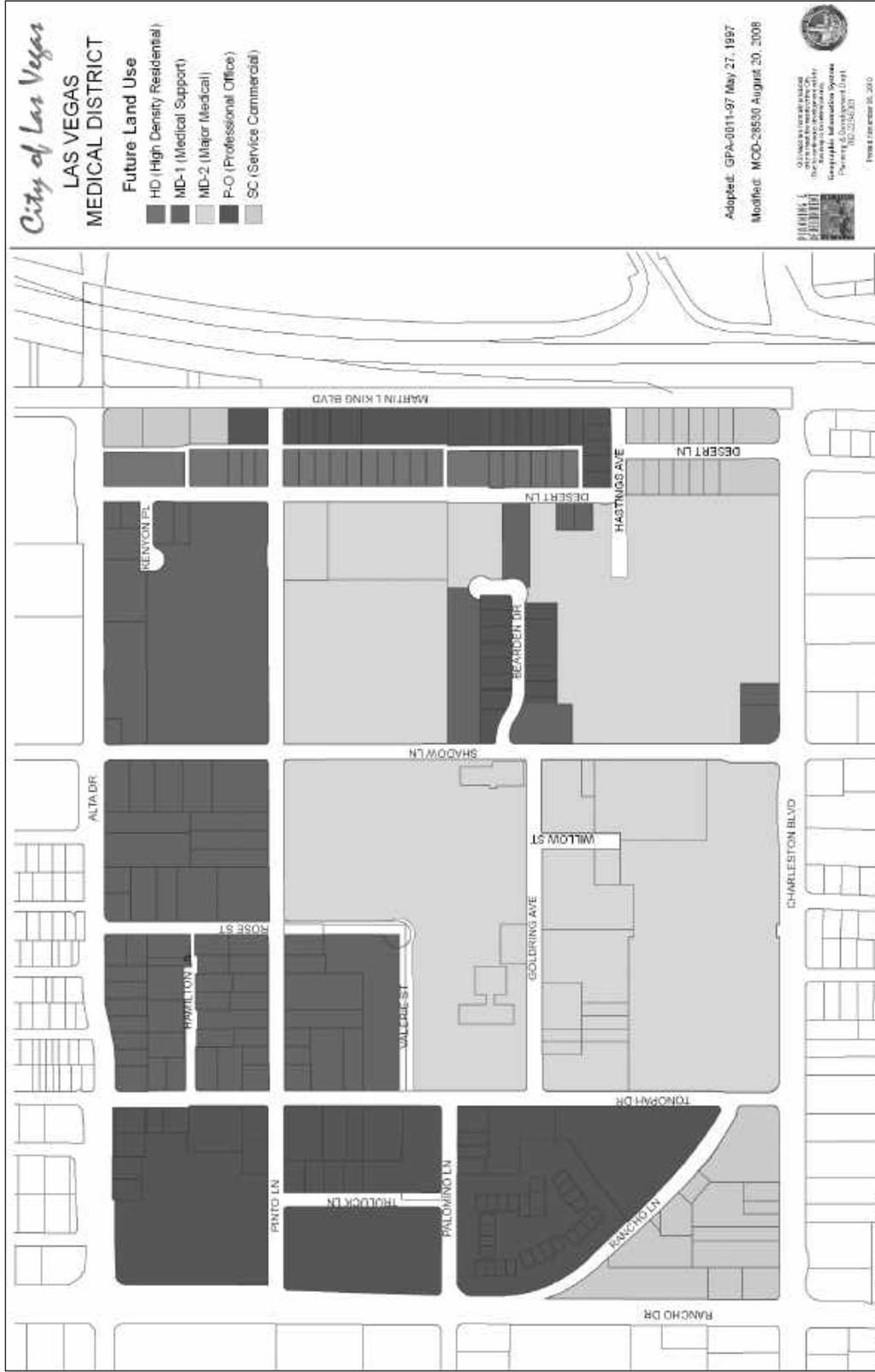
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Map 12: Las Vegas Medical District Future Land Use



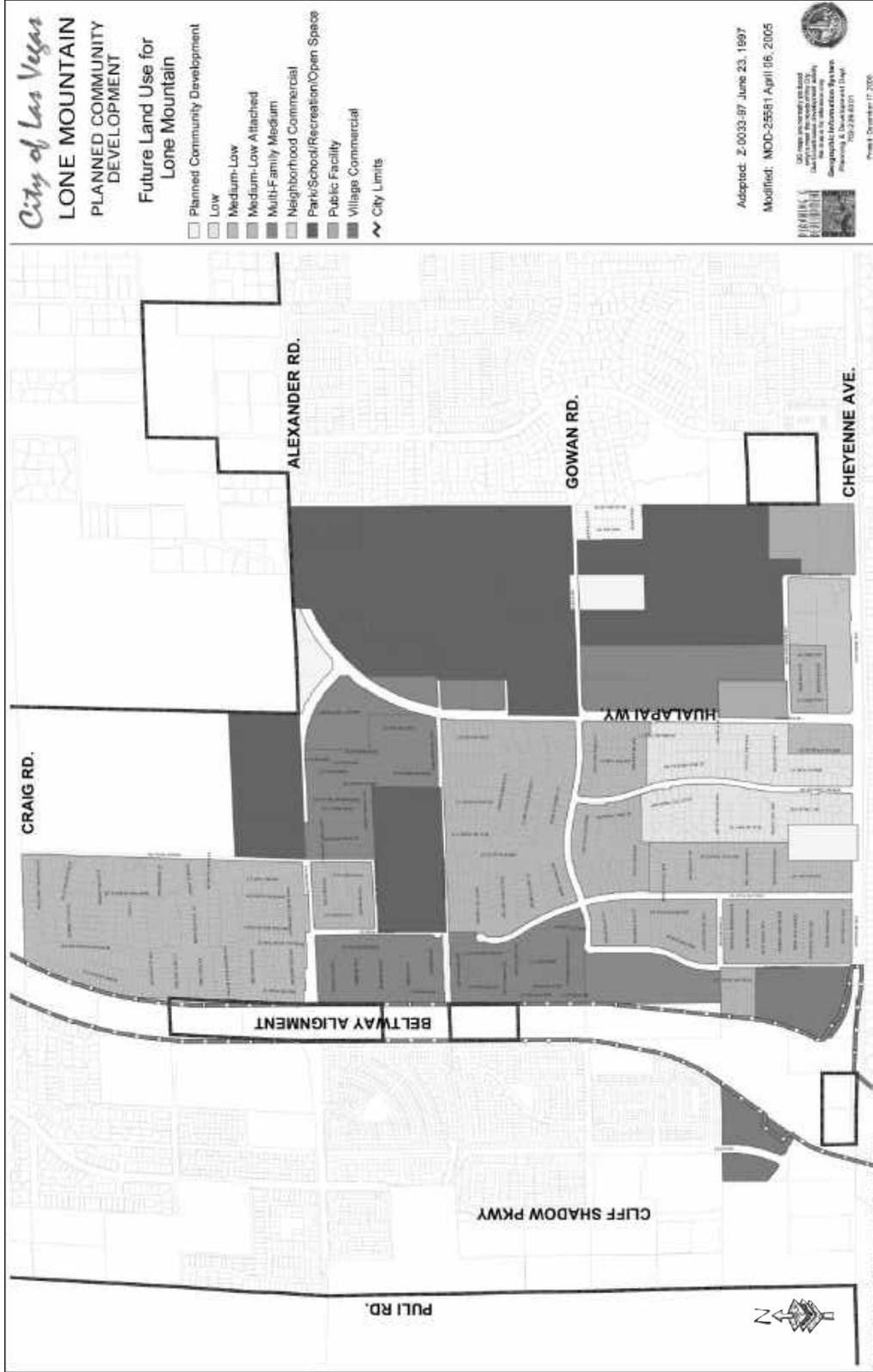
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Map 13: Lone Mountain Future Land Use



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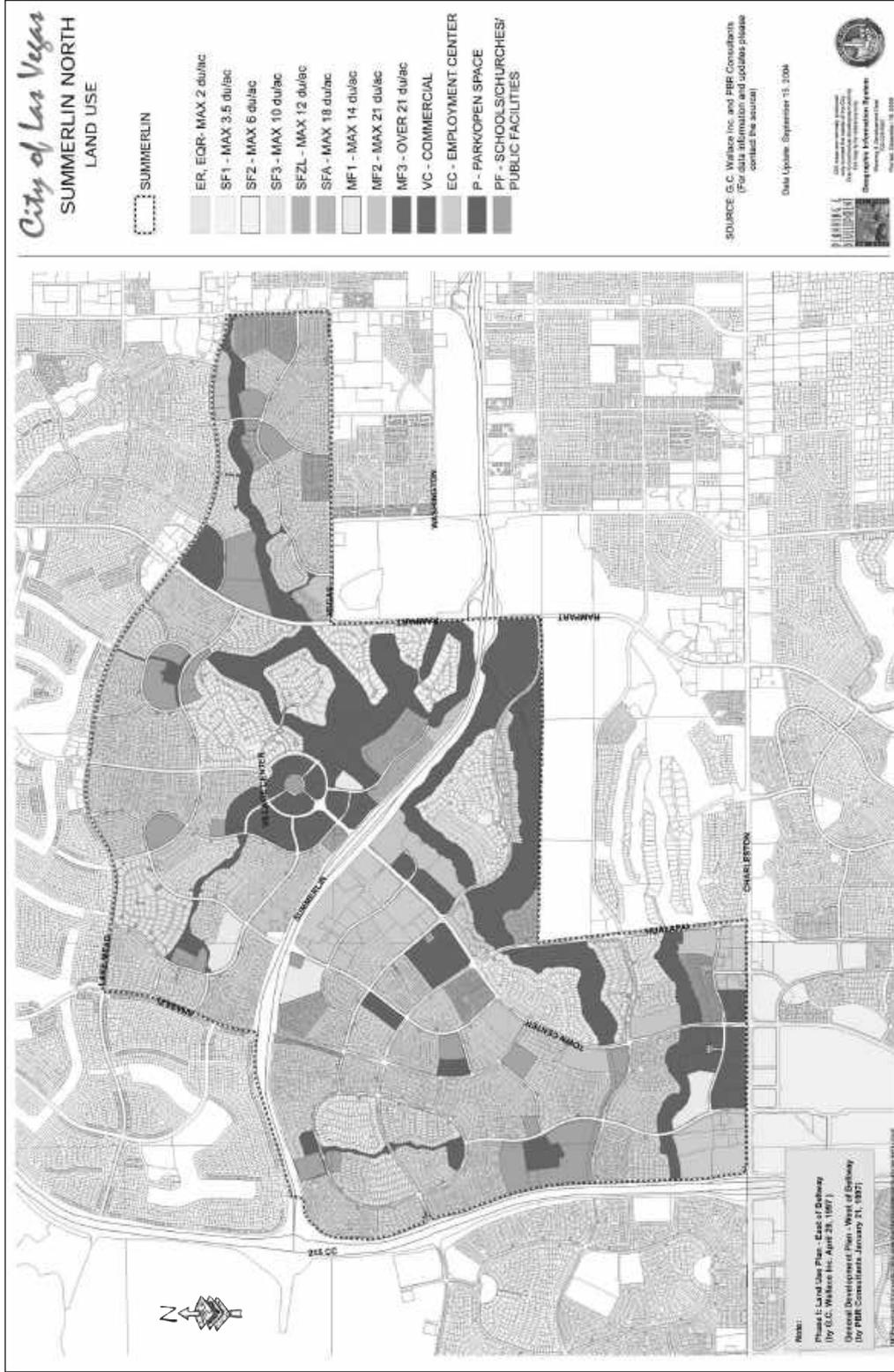
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Map 14: Lone Mountain West Future Land Use



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Map 15: Summerlin North Land Use



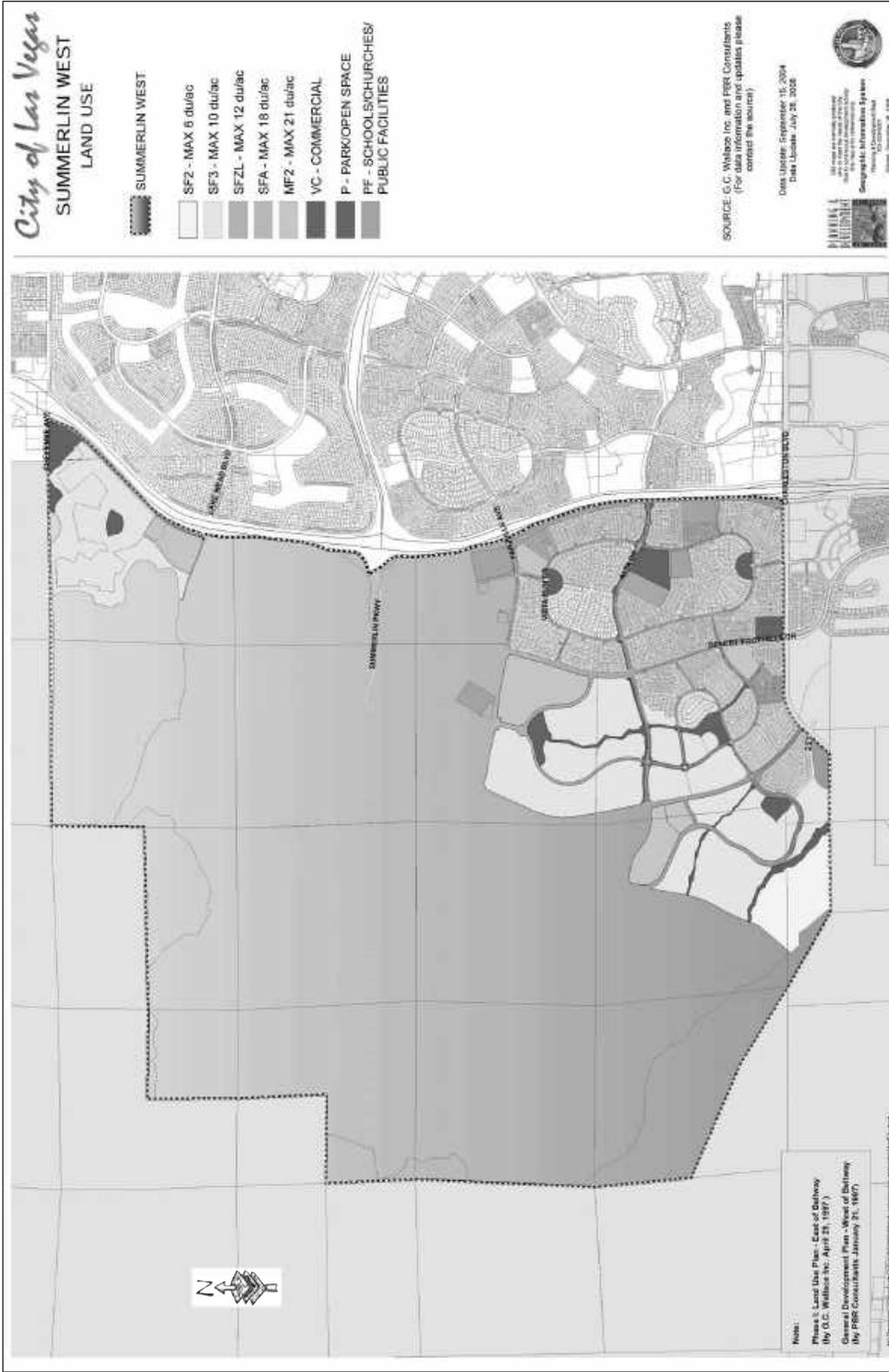
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Map 16: Summerlin West Land Use



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# **EXHIBIT “QQQQ-17”**



Ordinance & Resolutions Transmittal Scanning & Separator Page

RECORD TYPE: ORDINANCE

Date of Transfer: 5/31/2011

Page Count: 8-9

Retention: Permanent

Meeting Type: City Council<=>

File By: Meeting Date

Bill No: 2011-23

Ordinance No: 6152<=>

Date Read: 4/20/2011

Date Adopted: 5/18/2011

Ordinance Title: AN ORDINANCE TO UPDATE THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO BE CONSISTENT WITH THE CITY'S NEW UNIFIED DEVELOPMENT CODE, AND TO PROVIDE FOR OTHER RELATED MATTERS. <=>

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

Ordinance Sponsor: Flinn Fagg, Acting Director of Planning<=>



Prepared By: tdresser

Scanned By:

SCANNED

QC By:

MAY 31 2011

CLV072504

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1 **BILL NO. 2011-23**

2 **ORDINANCE NO. 6152**

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

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

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

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

10 AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

APPROVED:

By   
OSCAR B. GOODMAN, Mayor

ATTEST:

  
BEVERLY K. BRIDGES, MMC  
City Clerk

APPROVED AS TO FORM:

Val Steed 4-6-11  
Date

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

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

12 APPROVED:

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

15 ATTEST:

16   
17 BEVERLY K. BRIDGES, MMC City Clerk

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designation	RESIDENTIAL										COMMERCIAL/INDUSTRIAL					OTHER				
	RNP	DR	R	L	ML	M/LA	M	H	PCD	O	SC	GC	LIR	TC	PR-OS	PF	TND	LVMC		
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.09	3.49	6.48	12.48	25.48	25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable	See Las Vegas Medical District Chart		
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-1	R-1, R-MH, U, R-E	R-2, R-CL, R-1, R-MH, U, R-E	R-2, R-TH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD †	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart		

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

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

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

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

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

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

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

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

AFFP DISTRICT COURT  
Clark County, Nevada

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CITY CLERK

AFFIDAVIT OF PUBLICATION

2011 MAY 18 A 11:00

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV 7169541

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/05/2011 to 05/05/2011, on the following days:

05/05/2011

BILL NO. 2011-23

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

Proposed by: Finn Fabb, Acting Director of Planning

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

At the City Council meeting of APRIL 20, 2011

BILL NO. 2011-23 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 15TH FLOOR, 4001 STEWART AVENUE, LAS VEGAS, NEVADA

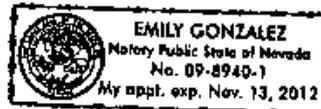
PUB: May 5, 2011  
LV Review-Journal

Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

5th day of May 2011.

Emily Gonzalez  
Notary Public



CLV072512  
3588

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AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV 7201531

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 addition(s) of said newspaper issued from 05/21/2011 to 05/21/2011, on the following days:

05/21/2011

BILL NO. 2011-23  
ORDINANCE NO. 6152

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

Proposed by: Ellen Fagg, Acting Director of Planning

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

The above and foregoing ordinance was first introduced and read by title to the City Council on the 20th day of April 2011 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 19th day of May 2011, which was a regular meeting of said City Council and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Wolfson, Terkanian, Ross, Barlow and Anthony  
VOTING "NAY": NONE  
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA

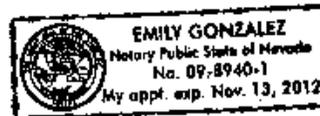
PUB: May 21, 2011  
LV Review-Journal

Signed: *Eileen Gallagher*

SUBSCRIBED AND SWORN BEFORE ME THIS THE

24<sup>th</sup> day of May, 2011.

*Emily Gonzalez*  
Notary Public



CLV072513  
3589

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# **EXHIBIT “QQQQ-18”**

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FIRST AMENDMENT

BILL NO. 2018-13

ORDINANCE NO. 6622

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

Proposed by: Robert Sommerfield, Director of Planning

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

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

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

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

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

11 ✓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6 **FBC – Form-Based Code**

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

12 The focus of the FBC is on:

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

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

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

1 Form-Based Code (FBC) Provisions

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

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

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

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

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

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

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

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

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

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

17 APPROVED:

18 By Carol Goodman  
19 CAROLYN G. GOODMAN, Mayor

20 ATTEST:

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

23 APPROVED AS TO FORM:

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

26

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

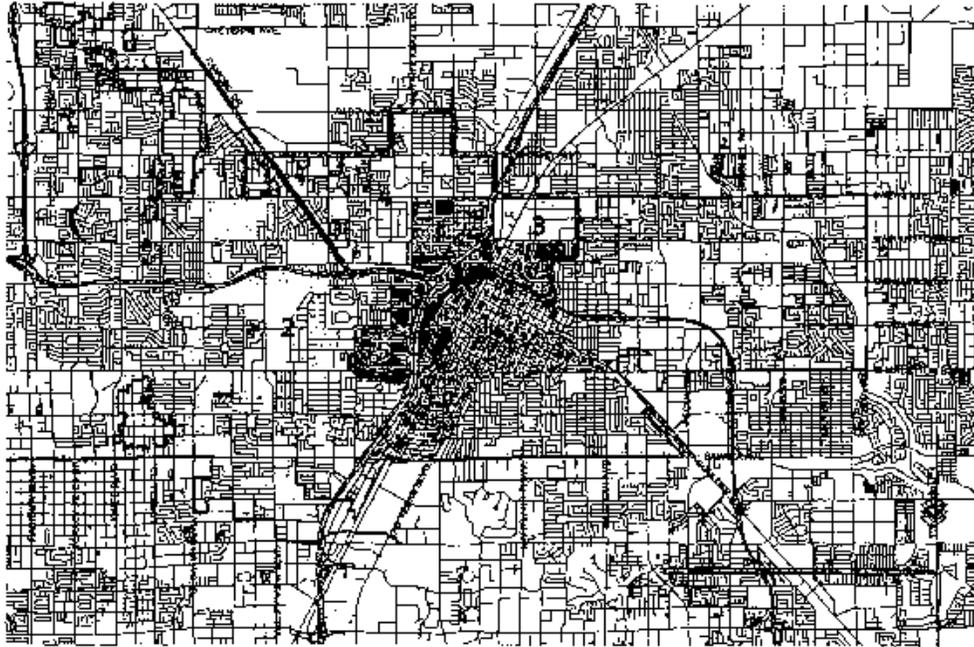
7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin  
Seroka, Fiore and Crear  
8 VOTING "NAY": None  
9 EXCUSED: None  
10 ABSTAINED: None

11  
12 APPROVED:  
13   
14 CAROLYN G. GOODMAN, Mayor

14 ATTEST:  
15   
16 EUANN D. HOLMES/MMC City Clerk



Exhibit 5:  
Southeast Sector Map



printed: June 14, 2018

- |   |                    |   |                              |
|---|--------------------|---|------------------------------|
|    | Freeway            |    | 3 Downtown North Plan Area   |
|   | 1 Downtown Area    |   | 4 West Las Vegas Plan Area   |
|  | 2 Southeast Sector |  | 5 Las Vegas Medical District |

**DRAFT**

**EXHIBIT B**

PD-0006-05-2012 R5 LU\_RMP



page 23

Future Land Use

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**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

RECEIVED  
CITY CLERK

2018 JUN 12 A 11:54

LV CITY CLERK  
495 S MAIN ST  
LAS VEGAS NV 89101

Account # 22515  
Ad Number 0000988705

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 06/07/2018 to 06/07/2018, on the following days:  
06/07/18

BILL NO. 2018-13  
AN ORDINANCE TO AMEND THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO ESTABLISH THE FORM-BASED CODE LAND USE DESIGNATION AND ADD TRANSECT ZONES AS ALLOWABLE ZONING CATEGORIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.  
Proposed by:  
Robert Summerfield,  
Director of Planning  
Summary: Updates the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to establish the Form-Based Code land use designation and add transect zones as allowable zoning categories.  
At the City Council meeting of  
June 6, 2018  
BILL NO. 2018-13 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 S. SOUTH MAIN STREET, LAS VEGAS, NEVADA  
PUB: June 7, 2018  
LV Review-Journal

  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 7th day of June, 2018

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

RECEIVED  
CITY CLERK

LV CITY CLERK  
495 S MAIN ST  
LAS VEGAS NV 89101

Account # 22515  
Ad Number 0000991430

2018 JUN 28 A 11:54

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 06/23/2018 to 06/23/2018, on the following days:

06 / 23 / 18

FIRST AMENDMENT

BILL NO. 2018-13  
ORDINANCE NO. 6622

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

Proposed by:  
Robert Summerfield,  
Director of Planning

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

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

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

VOTING "NAY": NONE  
EXCUSED: NONE

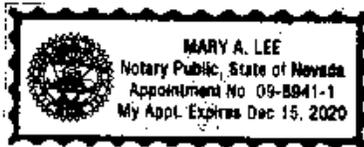
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA.

PUB: June 23, 2018  
LV Review-Journal

  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 25th day of June, 2018

Notary 



# **EXHIBIT “QQQQ-19”**

# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

LAS VEGAS 2020  
MASTER PLAN

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



Adopted by  
City Council 9-02-09

Revised 06-20-18

CLV072652  
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# CITY OF LAS VEGAS LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
INTRODUCTION.....	3
Purpose .....	3
Enabling Legislation .....	3
Planning Context.....	5
Relationship To The Las Vegas 2020 Master Plan .....	5
Goals, Objectives And Policies .....	8
EXISTING LAND USE.....	11
Land Use Distribution .....	12
Mixed Use Development .....	16
Federally Managed Lands.....	17
LAND USE HIERARCHY.....	19
Las Vegas 2020 Master Plan .....	19
Land Use Element.....	19
Master Plan Designation .....	20
Master Development Plan Areas And Special Land Use Designation .....	20
Zoning .....	21
FUTURE LAND USE.....	21
Centennial Hills Sector.....	21
Town Center.....	21
Montecito Town Center .....	21
Interlocal Agreement .....	22
Master Development Plan Areas.....	22
Downtown Area .....	24
Southwest Sector.....	26
Southeast Sector.....	28
Land Use Tables.....	30
DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES.....	37
Residential.....	37
Commercial/Industrial .....	38
Other .....	39
Downtown Land Use Plan .....	40
Town Center.....	41
Cliff's Edge (Providence).....	44
Grand Canyon Village.....	45
Grand Teton Village .....	46

Table of Contents



DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES CONTINUED

Iron Mountain Ranch.....46  
 Las Vegas Medical District .....47  
 Lone Mountain .....48  
 Lone Mountain West.....49  
 Montecito Town Center .....49  
 Summerlin North/Summerlin West.....50

OVERVIEW OF GENERAL PLAN AMENDMENT/MAJOR MODIFICATION  
 PROCESS.....52  
     Form-Based Code (FBC) Provisions .....53

GAMING ENTERPRISE DISTRICTS.....54

RURAL NEIGHBORHOODS PRESERVATION.....55  
     Purpose .....55  
     Enabling Legislation .....56  
     Interlocal Agreement .....56  
     Rural Preservation Overlay District.....56

CONCLUSION.....57

APPENDIX: PUBLIC PARTICIPATION.....59

TABLES, EXHIBITS AND MAPS

TABLES

1 Centennial Hills Sector Land Use Distribution .....12  
 2 Southwest Sector Land Use Distribution .....13  
 3 Southeast Sector Land Use Distribution .....14  
 4 City of Las Vegas Citywide Land Use Distribution.....15  
 5 Master Plan Land Use Designations.....31  
 6 Town Center Special Land Use Designations.....31  
 7 Cliff’s Edge Special Land Use Designations .....32  
 8 Grand Canyon Village Special Land Use Designations.....32  
 9 Grand Teton Village Special Land Use Designations .....33  
 10 Iron Mountain Ranch Land Use Designations .....33  
 11 Lone Mountain Special Land Use Designations .....34  
 12 Lone Mountain West Special Land Use Designations.....34  
 13 Las Vegas Medical District Plan Special Land  
     Use Designations .....35  
 14 Downtown Area Special Land Use Designations .....35  
 15 Summerlin North Land Use Designations .....36  
 16 Summerlin West Land Use Designations .....36

Table of Contents



EXHIBITS

1	City Sectors Map .....	11
2	Centennial Hills Sector Map .....	23
3	Downtown Area Map .....	25
4	Southwest Sector Map .....	27
5	Southeast Sector Map .....	29

MAPS

1	Gaming Enterprise Districts and Locations Approved for Nonrestricted Gaming .....	61
2A	Rural Preservation Overlay District .....	63
2B	Rural Preservation Overlay District with Parcels Added or Removed.....	65
3	Southwest Sector Land Use .....	67
4	Southeast Sector Land Use .....	69
5	Centennial Hills Sector Interlocal Land Use.....	71
6	Centennial Hills Town Center Land Use .....	73
7	Downtown Centennial Plan Land Use.....	75
8	Cliff's Edge (Providence) Land Use .....	77
9	Grand Canyon Village Land Use.....	79
10	Grand Teton Village Land Use.....	81
11	Iron Mountain Ranch Land Use .....	83
12	Las Vegas Medical District Future Land Use .....	85
13	Lone Mountain Future Land Use .....	87
14	Lone Mountain West Future Land Use .....	89
15	Summerlin North Land Use.....	91
16	Summerlin West Land Use .....	93

Table of Contents



Table of Contents



PD-0006-05-2012 RS LU\_RNP

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# EXECUTIVE SUMMARY

The intent of the Land Use and Rural Neighborhoods Preservation Element is to inventory and classify the types of land uses in the city and serve as a comprehensive plan for the most desirable utilization of land. It also addresses the acquisition and use of land that is under federal management, and it shows general plans to preserve the character and density of rural neighborhoods.

The Land Use and Rural Neighborhoods Preservation Element is framed by goals, objectives and policies that are intended to guide the growth and development of the city of Las Vegas. These policies reflect a vision for redevelopment of existing areas, preservation of rural areas and planned growth for new areas that takes into account the needs of area citizens. The policies will be implemented through existing land use plans, master development plans and design standards, as well as the Municipal Code.

In recent years the city has increased efforts to foster the development of walkable urban communities. In contrast to the predominant suburban, auto-oriented development pattern, these areas typically feature a mix of denser residential products with convenient services nearby or in the same development. Streets are designed to accommodate pedestrians and bicyclists in addition to automobiles. The establishment of a mixed use district and a transit oriented land use category have provided the opportunity for development of these types of projects.

Land use categories used in the city's general land use plans and various special area plans and master planned community plans are presented in table format. Descriptions of each category follow the tables. About 35 percent of the city's land area is planned for residential purposes, approximately six percent is planned for commercial purposes and about two percent is planned for industrial uses. These figures do not include the master planned areas of Town Center and Summerlin. Although the area planned for industrial uses is relatively small, approximately 46 percent of this land is still undeveloped.

General Plan Amendments and Major Modifications are the mechanisms used to modify the Master Plan and special area plans. A brief overview of the application and approval process is given.

Operation of new establishments with nonrestricted gaming licenses in the city requires the creation of Gaming



Enterprise Districts. This element details the criteria for establishment of Gaming Enterprise Districts as required by the Nevada Revised Statutes and shows the locations of nonrestricted gaming licenses in the city.

Preservation of rural residential areas is an objective of the Master Plan Policy Document. This document provides the basis for establishment of a land use overlay district, the intent of which is to protect rural residential communities from encroachment by more dense development. A map of this overlay and analysis of the changes in the overlay since the last update of this element is provided.



# INTRODUCTION

Land Use is the central element of the Master Plan. It serves as the long-range planning tool used in conjunction with other elements of the Master Plan to guide the city's future growth, revitalization, and preservation efforts. In 2000, the City Council adopted the City of Las Vegas 2020 Master Plan with goals, objectives and policies designed to guide growth through 2020. Since its adoption, many Elements of the Master Plan have been updated. This Land Use and Rural Neighborhoods Preservation Element is one in a series of required Elements to be updated and added to the 2020 plan.

## PURPOSE

This update to the 2005 Land Use Element is designed to provide updated information regarding existing land use and to be a quick reference for future land use definitions, allowable densities and corresponding zoning categories. In addition, the existing section on the Rural Preservation Overlay District is expanding to meet the intent of the Nevada Revised Statutes, which requires a Rural Neighborhoods Preservation Plan. There are a number of plan documents that have been adopted by the City Council that dictate allowable land use throughout the city. By including maps and summarizing the land use categories and contents of the various plans, it is hoped that this document will serve to simplify the land development process and clarify allowable land use and densities throughout the city.

## ENABLING LEGISLATION

Under Nevada Revised Statutes (NRS), land use has long been a recommended component of a city's Master Plan. In 2001, during the 71st session of the Nevada State Legislature, a land use plan became a required part of a city or county's master plan in counties of at least 400,000 population.<sup>1</sup>

The Nevada Revised Statutes, Sections 278.150 through 278.230, contain legislation enabling the development and adoption of a master plan. Subsection 4 of NRS Section 278.150 states:

*In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

<sup>1</sup> NRS 278.150 as amended by AB 182 (2001).



In addition, Subsection 3 of NRS 278.170 also states:

*In counties whose population is 400,000 or more, the Commission shall prepare and adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

The appropriate subject matter of master plans is stated in NRS 278.160:

*Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:*

NRS 278.160, Subsections (f) and (k) state that the master plan must include the following elements:

(f) *Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan:*

(1) *Must address, if applicable:*

(I) *Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and*

(II) *The coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.<sup>2</sup>*

(2) *May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.*

(k) *Rural neighborhoods preservation plan. In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.<sup>3</sup>*

A Land Use Element has provided guidance to policymakers in the city of Las Vegas for nearly half a century. The city first adopted a Land Use Element as part of its Master Plan

<sup>2</sup> NRS 278.160 (f)(1)(I) as amended by AB 425 (2005);

NRS 278.160 (f)(1)(II) as amended by SB 269 (2007).

<sup>3</sup> NRS 278.160 (k) as amended by SB 391 (1999).



in 1959. Since then the City Council has adopted a new or updated Land Use Element in 1975, 1985, 1992 and 2005. The 2005 Land Use Element shall remain in effect until the adoption of this document.

## PLANNING CONTEXT

The Master Plan Policy Document, adopted in September 2000, represents Phase I of the Master Plan project and forms the framework for the contents of Phase II: a series of elements, special area plans, and long-term land use designations, including a revised future land use map. The Land Use and Rural Neighborhoods Preservation Element is among the elements identified for completion during Phase II of the Master Plan project.

## RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The intent of this Land Use and Rural Neighborhoods Preservation Element is to provide a framework for the orderly planning of land uses within the city of Las Vegas. This element may be the most visible element in the planning process, and it is related to the other elements found within the 2020 Master Plan. The following is a brief description of the various roles played by other elements and their influence on land use planning.

### Conservation Element

The Conservation Element addresses many issues ranging from improving air quality to protecting endangered species to soil management, solid waste recycling and energy conservation. Sound land use planning is essential to ensure the success of all aspects of this element.

### Housing Element

The Housing Element is a major component of the Master Plan and is highly related to land use. While the Land Use and Rural Neighborhoods Preservation Element provides a general overview of the city's residential areas, the Housing Element provides a detailed analysis of all aspects of residential development. Examples of data within the Housing Element include state and federal housing policies, analysis of current and future housing trends, affordable housing needs, neighborhood revitalization, downtown reurbanization and demographics. The Housing Element is an important component of the Las Vegas 2020 Master Plan and is essential to ensure sound land use planning for all aspects of future residential development.





### Parks and Recreation Element

When considering land use, it is important to allocate land for parks and other recreational facilities in convenient and accessible locations that best serve the needs of the community. The Parks and Recreation Element evaluates existing parks and recreational facilities, and the future park needs for the Centennial Hills, Southeast, and Southwest Sectors of the Master Plan.

### Population Element

The intent of the Population Element is two-fold. First, it tracks various categories of the general population, such as income and education level, which provide a greater understanding of the people that inhabit the city. Second, it forecasts future population growth and demographics and predicts how these changes will affect the city in the years to come.

### Public Buildings Element

With an ever increasing population, it is imperative that public buildings are well planned in order to meet the city's future service goals. The purpose of the Public Buildings Element is to inventory and assess the present and future needs of public buildings given various population trends, level of service goals, land uses and administrative space needs. Future facilities are identified as well as those that are required given the current conditions pertaining to the various city departments. All aspects of city government and its buildings are analyzed and recommendations are provided based on the future needs and service requirements of particular city functions.

### Public Safety Element

As the city of Las Vegas continues to grow, it is imperative that there are adequate facilities to ensure the public's health, safety, and general welfare. The Public Safety Element influences land planning by addressing the number and location of facilities such as police services, fire protection services, and drainage and flood control. In addition, adequate land use planning can mitigate the severity of hazards such as flooding, subsidence and earthquakes, and keep noise, traffic and other safety concerns at tolerable levels.

### Public Services and Facilities Element

The direction and extent of development in the city is influenced by the availability of systems to support expansion. This element describes the public services and facilities available within the city, including stormwater and wastewater systems, flood control facilities and public utilities, recommending ways to maximize their efficiency.

### Recreation Trails Element

The Recreation Trails Element establishes standards for the location, development and maintenance of recreation trails in Las Vegas. The recreation trails are intended to contribute to the preservation of natural resources, provide a community recreation resource, promote health and fitness, and provide aesthetic relief from urban forms.

### School Facilities Element

The provision of adequate schools is a public service of critical importance to the citizens of the city of Las Vegas. Land use maps are used by the Clark County School District to assist in strategically locating school facilities on a regional level. The School Facilities Element addresses existing conditions and projections for schools in the city of Las Vegas and criteria used for site selection for schools in both the city and Clark County. In addition, service standards are provided which are used for planning and to determine site suitability and selection for providing public school services.

### Transit Element

Land use typologies and development patterns directly influence the attractiveness, efficiency, and effectiveness of mass transit systems. The Transit Element recognizes that regional solutions are required for the development and integration of a seamless Valley-wide transit system, including provisions for a high-volume, high-speed fixed guideway to connect the Downtown and major urban hubs across the Valley. The need for efficient, effective mass transit is a continuous thread throughout various master plan elements that is tightly woven into the central theme of the Master Plan 2020 vision.

### Transportation & Streets and Highways Element

Transportation and land use planning are interrelated and have direct and indirect effects upon each other within the community. The Transportation and Streets and Highways Element establishes policies that treat these two areas complementarily, describing the transportation system within the context of increased mobility and access to the built environment. Although future growth is anticipated, responsible land use planning can curtail sprawling development patterns and minimize the effects of anticipated increases in traffic volumes.

### Transportation Trails Element

The Transportation Trails Element establishes standards for the location, development, and maintenance of transportation trails in Las Vegas. These trails are intended to provide a multi-modal transportation system for pedestrians, bicyclists and persons with other modes of non-motorized vehicular travel. Establishment of this system of trails will help reduce vehicular congestion and other problems due to the recent growth of the Las Vegas Valley.



## Water Element

Water is essential for the development of land. This natural resource must be managed so that quality of life is maintained for the residents of the city. The Water Element outlines existing efforts and policies of the city of Las Vegas pertaining to water conservation, flood control, erosion control and wetlands management. It stresses the importance of coordination between regional governments, water utilities and other organizations to maintain high standards for water availability, quality and safety and to encourage sustainable use.

## GOALS, OBJECTIVES AND POLICIES

The city of Las Vegas 2020 Master Plan consists of a series of elements that are intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The Master Plan outlines broad policies, and each individual element builds on those policies and provides specific direction as to how the city should accommodate particular land use issues.

The following goals, objectives and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element:

### Neighborhood Revitalization

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.

OBJECTIVE 2.2: To ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.



POLICY 2.3.1: That the Downtown Centennial Plan, in conjunction with appropriate neighborhood plans, such as the Downtown Neighborhood 2000 Plan, provide such direction for Downtown.

POLICY 2.3.2: That a West Las Vegas Plan provide such direction for West Las Vegas and adjacent areas.

POLICY 2.3.3: That a Medical District Plan provide such direction for medical facilities and support services for area hospitals and their adjacent residential neighborhoods.

POLICY 2.3.5: That special area plans be prepared for other areas of the city where appropriate.

### Newly Developing Areas

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.2: To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes.

POLICY 3.2.1: That "rural preservation neighborhoods," as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant.

POLICY 3.2.2: That land within such rural preservation neighborhoods located within portions of Clark County located north of Cheyenne Avenue and west of Decatur Boulevard be annexed to the City of Las Vegas in order to provide them with urban municipal services. Any additional tax costs that would be borne by these property owners as a result of such annexation would be phased into effect over several years.

POLICY 3.2.4: That the City revisit its policies regarding rural preservation legislation at such time as the applicable state statute expires.

POLICY 3.2.5: That the Northwest Sector Plan be amended to reflect the outcome of a more detailed review of rural preservation issues and to offer a set of recommendations regarding the City's mandated role to protect rural preservation neighborhoods.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations that will benefit the city.



POLICY 3.4.1: That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the northwest sector of the city, in the general vicinity of the intersection of Kyle Canyon Road and US 95.

POLICY 3.4.2: That detailed plans for recreation, parks and other uses be set forth in a special area plan for the Kyle Canyon area. Any future Kyle Canyon special area plan shall include policies to ensure that an acceptable percentage of the residential and commercial portions of Town Center is developed before residential, commercial and industrial development is allowed in Kyle Canyon. The growth planned for the Kyle Canyon area should not be in direct competition with any undeveloped portions of Town Center, and direct competition with Downtown growth should also be considered.

POLICY 3.4.3: That a minimum of 20 percent of available BLM lands within the Kyle Canyon area be made available for the development of a high technology business park, research and higher education, within the northwest sector of the city.

POLICY 3.4.4: That, only after the other policies of this section have been achieved, and the City has communicated its lands requirements to the Bureau of Land Management, that the City make available the remaining surplus BLM lands in the northwest sector of the city for master planned communities, which includes affordable housing.

#### Regional Coordination

GOAL 7: Issues of regional significance, requiring the City of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

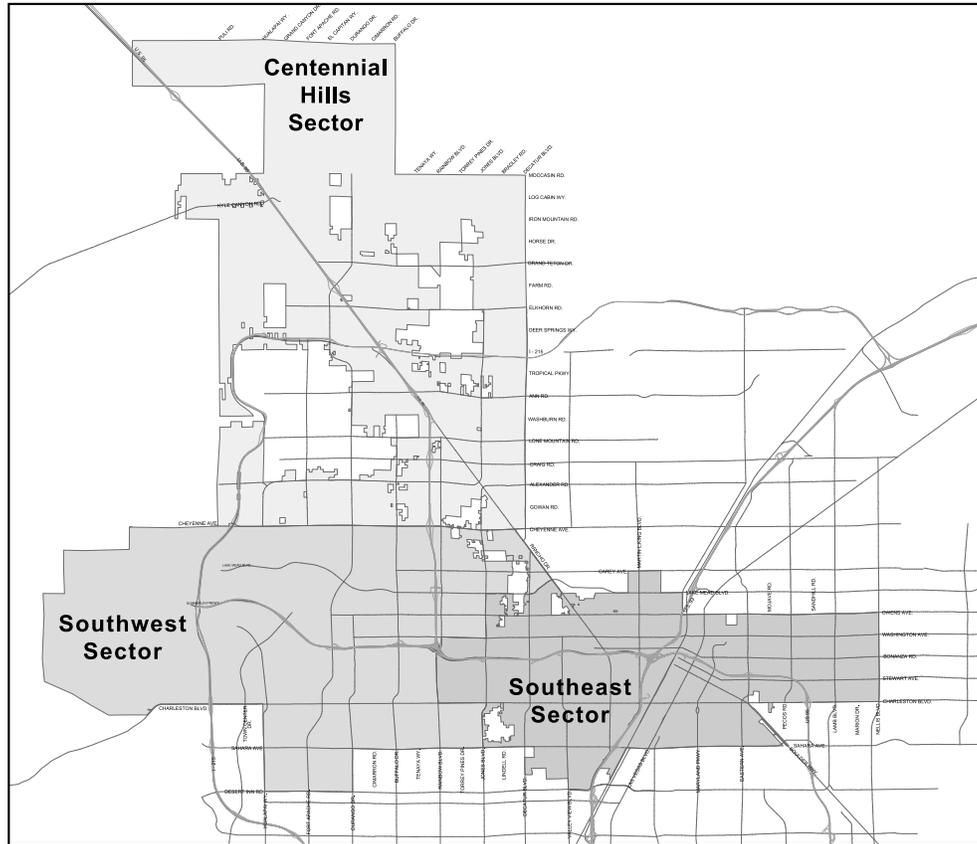
OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support an enhanced quality of life for its residents, are protected.

POLICY 7.1.7: That land within such rural preservation neighborhoods located within portions of Clark County located north of Cheyenne Avenue and west of Decatur Boulevard be annexed to the City of Las Vegas in order to provide them with urban municipal services. Any additional tax costs that would be borne by these property owners as a result of such annexation would be phased into effect over several years.

# EXISTING LAND USE

The city of Las Vegas encompasses approximately 133 square miles and is home to 599,087 people.<sup>4</sup> The city is divided into three areas known as “sectors.” Each sector represents a geographical area of the city, and each has its own unique characteristics. The three sectors are identified as the Centennial Hills Sector, the Southwest Sector and the Southeast Sector.

Exhibit: 1  
City Sectors Map



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Southeast Sector
  Southwest Sector
  Centennial Hills Sector

<sup>4</sup> Southern Nevada Consensus Population Estimate – July 1, 2008 as approved by the Southern Nevada Regional Planning Coalition Board on November 20, 2008 and reported to the city of Las Vegas City Manager on December 20, 2008.

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## LAND USE DISTRIBUTION

The following tables depict the distribution of existing land use by generalized categories for each sector and for the city as a whole. For simplicity, residential Master Plan categories allowing less than 5.5 developed units per acre were classified as Low Density Residential, between 5.5 and 12.49 developed units per acre were classified as Medium Density Residential, and greater than 12.49 developed units per acre were classified as High Density Residential.

Table 1: Centennial Hills Sector Land Use Distribution

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	5,442	15%	69%	31%
Medium Density Residential (5.5-12.49 DUA)	2,823	8%	93%	7%
High Density Residential (> 12.49 DUA)	338	1%	90%	10%
<b>Total Residential</b>	<b>8,603</b>	<b>24%</b>	<b>78%</b>	<b>22%</b>
Commercial	954	3%	73%	27%
Industrial	688	2%	0%	100%
Town Center	1,828	5%	48%	52%
Planned Community Development	5,441	15%	48%	52%
Traditional Neighborhood Development	7,137	20%	0%	100%
Open Space	4,792	13%	N/A	N/A
Public Facilities	1,437	4%	N/A	N/A
Right of Way	5,199	14%	N/A	N/A
<b>Total</b>	<b>36,079</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Centennial Hills Sector is located in the northwest portion of the city and has been experiencing rapid commercial and residential growth in recent years. The Centennial Hills Sector contains a diverse mix of residential and nonresidential land uses providing opportunities for employment and retail services. It is the largest sector in the city with 36,079 acres of land; 8,603 acres are designated for residential uses and 954 acres are designated for commercial land uses, which rank first and last, respectively, among city sectors. There are currently 1,253 acres (15%) of residentially designated land and 261 acres (27%) of commercially designated land vacant and available for development. All 688 acres designated as industrial



are undeveloped. In addition, 2,826 acres (52%) of parcels designated as Planned Community Development, and 951 acres (52%) of parcels designated as Town Center are undeveloped and can be utilized for a variety of uses. The Traditional Neighborhood Development category was added in 2006 and contains 7,137 acres of land, all of which remains to be developed. Approximately 18% of land has been reserved for public facilities and rights-of-way. The Centennial Hills Sector area has approximately 4,800 acres (13%) of open space.

Table 2: Southwest Sector Land Use Distribution

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	2,449	8%	95%	5%
Medium Density Residential (5.5-12.49 DUA)	4,008	13%	99%	1%
High Density Residential (> 12.49 DUA)	1,669	6%	96%	4%
<b>Total Residential</b>	<b>8,126</b>	<b>27%</b>	<b>97%</b>	<b>3%</b>
Commercial	1,487	5%	86%	14%
Industrial	330	1%	83%	17%
Summerlin West	8,420	28%	10%	90%
Summerlin North	4,839	16%	99%	1%
Open Space	1,979	7%	N/A	N/A
Public Facilities	798	3%	N/A	N/A
Right of Way	3,885	13%	N/A	N/A
<b>Total</b>	<b>29,864</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Southwest Sector is a slightly more mature area than the Centennial Hills Sector, but there is still a fair amount of vacant land available for development. There are currently 231 acres (3%) of residentially designated land and 213 acres (14%) of commercially designated land available for development. In addition, the Southwest Sector also contains the master planned communities of Summerlin North and Summerlin West, which make up 44% of the total acreage in the sector. These communities contain a balanced mix of homes, commercial services, and amenities such as multi-use playing fields, sidewalks, clubhouses, transit, parks, trails, and open spaces that were incorporated into the design. While the Summerlin North area is nearly built out, the Summerlin West area contains 7,614 acres (90%) of undeveloped land that can be designated for a variety of uses. There are 57 acres (17%) of industrial land available for development, and there are 798 acres

Existing Land Uses



of land designated for public facilities. There are 1,979 acres of open space located within the Southwest Sector. Due to a calculation error in the 2005 Land Use Element distribution tables, the total acreage in the Southwest Sector had been shown in that document to be greater than the actual total. The figure in Table 2 reflects the corrected total.

Table 3: Southeast Sector Land Use Distribution

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	5,543	29%	98%	2%
Medium Density Residential (5.5-12.49 DUA)	1,415	7%	95%	5%
High Density Residential (> 12.49 DUA)	1,331	7%	96%	4%
<b>Total Residential</b>	<b>8,289</b>	<b>43%</b>	<b>97%</b>	<b>3%</b>
Commercial	2,559	13%	88%	12%
Industrial	706	4%	94%	6%
Medical District	176	1%	94%	6%
Mixed Use	950	5%	78%	22%
Open Space	365	2%	N/A	N/A
Public Facilities	1,688	9%	N/A	N/A
Right of Way	4,534	23%	N/A	N/A
<b>Total</b>	<b>19,267</b>	<b>100%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The Southeast Sector is the most mature and built-out sector within the city. As the city begins to reach its limits on available land, mixed-use projects as well as infill and redevelopment will be emphasized in future developments. The city will encourage new infill development while remaining sensitive to the character of existing stable neighborhoods. There are 210 acres (3%) of residentially designated land and 313 acres (12%) of commercially designated land available for development. There are 209 acres designated Mixed Use (22%) and 11 acres (6%) of the Las Vegas Medical District available for development. The Southeast Sector contains 44 acres (6%) of undeveloped industrial land, and 1,688 acres are designated for public facilities. Of all the sectors, the Southeast Sector contains the least amount of open space, with only 365 acres (2%) of available land designated for it.



Table 4: City of Las Vegas Citywide Land Use Distribution

Classification	Acreage	Percent of Total Acreage	Percent Developed	Percent Undeveloped
Low Density Residential (< 5.5 DUA)	13,434	16%	86%	14%
Medium Density Residential (5.5-12.49 DUA)	8,246	10%	96%	4%
High Density Residential (> 12.49 DUA)	3,338	4%	95%	5%
<b>Total Residential</b>	<b>25,018</b>	<b>29%</b>	<b>91%</b>	<b>9%</b>
Commercial	5,000	6%	84%	16%
Industrial	1,724	2%	54%	46%
Town Center	1,828	2%	48%	52%
Planned Community Development	5,441	6%	48%	52%
Traditional Neighborhood Development	7,137	8%	0%	100%
Summerlin North	4,839	6%	99%	1%
Summerlin West	8,420	10%	10%	90%
Medical District	176	0.2%	94%	6%
Mixed Use	950	1%	78%	22%
Open Space	7,136	8%	N/A	N/A
Public Facilities	3,923	5%	N/A	N/A
Right-of-Way	13,618	16%	N/A	N/A
<b>Total</b>	<b>85,210</b>	<b>100.0%</b>		

Source: City of Las Vegas, Planning & Development Department, November 2008. Percentages rounded to nearest whole percent.

The city as a whole has 2,338 acres (9%) of residentially designated parcels, 787 acres (16%) of commercially designated parcels, 789 acres (46%) of industrially designated parcels and 18,595 acres (67%) within planned development areas (Town Center, Traditional Neighborhood Development, Planned Community Development and Summerlin) available for development. The Traditional Neighborhood Development and Summerlin West categories contain the most vacant land and provide the best opportunities for future development. One hundred percent of the land in the Traditional Neighborhood Development category and approximately 90 percent of Summerlin West is undeveloped.

Most of the changes in the distribution of land uses in recent years have occurred in the Centennial Hills Sector (Newly Developing Area) and Southwest Sector (Recently Developed Area) as a result of annexations and new developments requiring changes in land use designation.

## MIXED USE DEVELOPMENT

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

The Mixed Use (MXU) District was created in 2003 as part of a revision to the Las Vegas Redevelopment Area.<sup>9</sup> Both residential and nonresidential land use categories could be allowed on redevelopment parcels designated as MXU.

The Centennial Hills Town Center area was envisioned as a mixed-use employment center that would create an economic hub in the northwest part of the city. The Town Center (TC) land use category, T-C (Town Center) zoning district and the Town Center Development Standards Manual were created to designate and regulate development in this area.

The Planned Development (PD) zoning district is intended to be flexible in the distribution of land uses, the density of development and in other matters typically regulated in zoning districts, thereby allowing the possibility of mixed-use development. Symphony Park is an example of a mixed-use planned development within the city.

Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most fully realized by the city's TND designation. The encouraged development pattern is for an interconnected street grid and buildings that relate to the street. This permits shorter walking times practical for access to all points in the neighborhood, whether for leisure or transportation. Complete streets that ac-

<sup>5</sup> *City of Las Vegas Ordinance 5301 (March 7, 2001).*

<sup>6</sup> *City of Las Vegas Ordinance 5565 (February 3, 2003).*

<sup>7</sup> *City of Las Vegas Ordinance 5662 (January 21, 2004).*

<sup>8</sup> *City of Las Vegas Ordinance 5738 (December 15, 2004).*

<sup>9</sup> *City of Las Vegas City Council Agenda Item 137 (GPA-2497), October 1, 2003; City of Las Vegas Ordinance 5652 (December 17, 2003).*



commodate vehicles, transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks. Commercial service uses are near residential dwellings. Kyle Canyon is a development area designated for Traditional Neighborhood Development.

Form Base Code (FBC) is a land use regulating system that focuses on the physical form of the built environment, and its relationship to the public realm, instead of the segregation of land uses. As such, the FBC land use designation encourages mixed-use and fosters human scale, a walkable environment, and access to employment, services and amenities for the community. Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 the Department of Planning began drafting a Form-Based Code for downtown Las Vegas, as this had been identified as a critical step towards the implementation of the plan. The FBC land use designation was created in 2018 to provide a designation that allows for the utilization of Form-Based zoning districts, also known as Transect Zones or T-Zones, within the Downtown Area (see Exhibit 3)

### FEDERALLY MANAGED LANDS

Several areas of the city are under management of the United States government. The Paiute Indian Colony, located between Main Street and the Union Pacific Railroad north of Washington Avenue, was established in 1912 after landowner Helen Stewart deeded 10 acres of her ranch property to the U.S. Bureau of Indian Affairs. Since then, nearly 10 additional acres have been added to the original tract. The U.S. government holds the reservation in trust; however, the Paiute tribe has autonomy and has the power to develop on these parcels without interference.<sup>10</sup> The colony includes residential, commercial, and civic uses, including burial grounds.

Analysis of land use and land ownership reveals that approximately 11,300 acres (17.66 square miles) within city limits are managed by the Bureau of Land Management (BLM), an agency of the Department of the Interior. Approximately 74 percent of this land area includes the upper Las Vegas Wash and its environs, and about nine percent is located in steeply sloped areas in undeveloped portions of Summerlin west of the Bruce Woodbury Beltway. The federal government owns other properties within the city that are managed by the city, county, and the Las Vegas Valley Water District, including parks and public facilities.

<sup>10</sup> *City of Las Vegas, Downtown North Land Use Plan (Revised November 19, 2008), p. 19.*  
<sup>11</sup> *U.S. Department of Interior, Bureau of Land Management, Las Vegas Resource Management Plan and Final Environmental Impact Statement, Volume I (May 1998), p. 1-1.*



The BLM has a Resource Management Plan in place for all of the area it manages in the Las Vegas District. The plan addresses land tenure, desert tortoise protection, availability of minerals, minerals management, off-road vehicle use, special management areas/areas of critical environmental concern, and utility corridors.<sup>11</sup> Special emphasis was placed on protection of the desert tortoise (listed as an endangered species under the Endangered Species Act) and other sensitive natural resources; however, the plan also recognizes the need not only to protect federal lands, but also to provide opportunities for recreation and mineral exploration and to provide for growth of the Las Vegas area by making public lands available for development.

Recognizing that local governments could better manage parcels located within their own jurisdictions, Congress passed the Southern Nevada Public Lands Management Act of 1998 (SNPLMA), which established a boundary within which federally owned lands in the Las Vegas Valley area could be auctioned, sold, exchanged or otherwise disposed to local governments or private entities. SNPLMA authorized the disposal of approximately 52,000 acres, with large areas located north and south of the urbanized area. In 2002, SNPLMA was amended<sup>12</sup> to expand the disposal boundary so that an additional 22,000 acres could be transferred. Within the disposal boundary, approximately 5,000 acres in the vicinity of the Upper Las Vegas Wash received special consideration for protection of rare plant species, Pleistocene Era animal fossils and other cultural resources. Lands in this "Conservation Transfer Area" may only be disposed after the BLM and the recipients sign a Conservation Agreement stating the manner in which these lands are to be managed in the long term.



<sup>11</sup> U.S. Department of Interior, Bureau of Land Management, *Las Vegas Resource Management Plan and Final Environmental Impact Statement, Volume I (May 1998)*, p. 1-1.

<sup>12</sup> *Clark County Conservation of Public Land and Natural Resources Act of 2002 (HR 5200) (October 1, 2002)*.

A Final Environmental Impact Statement for the disposal area was released in December 2004; however, transfer of title to any of the lands in the Conservation Transfer Area is pending the outcome of a Supplemental Environmental Impact Statement (SEIS) that will determine the final boundary of the Conservation Transfer Area and summarize the impacts of various uses to the special resources of the area. Approximately 3,000 acres of the Conservation Transfer Area are located within the city limits, subject to the final SEIS. The city has designated this area as PR-OS (Parks/Recreation/Open Space) in its General Land Use Plan.



## LAND USE HIERARCHY

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

### LAS VEGAS 2020 MASTER PLAN

In 2001, the city of Las Vegas adopted the 2020 Master Plan, which provided a broad and comprehensive policy direction for future land use planning. Within this document, the city was divided into four strategy areas whose boundaries were roughly adopted from the 1992 General Plan Sector Plans. The areas are defined as the Downtown Reurbanization Area, Neighborhood Revitalization Area, Newly Developing Area, and Recently Developed Area.<sup>13</sup> Within these areas, broad goals, objectives, and policies were developed in order to direct planning efforts until the year 2020.

### LAND USE ELEMENT

<sup>13</sup> Recently Developed Area was added through a revision of the 2020 Master Plan dated July 6, 2005 (GPA-6363).



Within the Land Use and Rural Neighborhoods Preservation Element, the city is divided into the Centennial Hills Sector, Southeast Sector, Southwest Sector, and the Downtown Area. The sector plans have the same geographical boundaries as the four strategy areas (Downtown Reurbanization, Neighborhood Revitalization, Newly Developing, and Recently Developed) identified in the 2020 Master Plan.

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

The following list depicts the 2020 Master Plan Strategy Areas and their Land Use and Rural Neighborhoods Preservation Element equivalents.

2020 Plan Strategy Area	Land Use & Rural Neighborhoods Preservation Element
Downtown Reurbanization Area	Downtown Area
Neighborhood Revitalization Area	Southeast Sector Plan
Newly Developing Area	Centennial Hills Sector Plan
Recently Developed Area	Southwest Sector Plan

## MASTER PLAN DESIGNATION

The Master Plan designation determines its future land use. There are 17 land use designations within the Master Plan that allow for various residential, commercial, industrial, and public facility uses. Within each designation, a specific set of zoning districts are allowed.

## MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

Master planned areas are comprehensively planned developments with a site area of more than eighty acres.<sup>14</sup> Other special area plans are intended for neighborhood and other smaller areas where it is determined that a more detailed planning direction is needed. These areas are located throughout the city and are listed by Sector Plan in the Future Land Use section of this element.

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

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<sup>14</sup> Certain infill developments may receive a waiver from the eighty-acre requirement.



## ZONING

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

## FUTURE LAND USE

### CENTENNIAL HILLS SECTOR

The Centennial Hills Sector Plan was adopted in 1999<sup>15</sup> in order to provide for orderly development in the northwest portion of the city and was intended to replace the Northwest Sector map of the 1992 General Plan. The Centennial Hills Sector area is bounded by the city limits to the north, Cheyenne Avenue to the south, Decatur Boulevard to the east and Red Rock Canyon National Conservation Area to the west. The Centennial Hills plan defines land use, addresses circulation, open space, public facilities and includes the Centennial Hills Town Center land use plan.

### TOWN CENTER

The Centennial Hills Town Center land use plan is intended to be a high intensity, high density, mixed use development located on all four quadrants of the Beltway and US 95 interchange. The intent of the Town Center plan is to prevent the sprawl of commercial and office development into the residential neighborhoods that exist within the Centennial Hills Sector Plan area.

### MONTECITO TOWN CENTER

Partially located within the Town Center Land Use Plan, the area known as Montecito Town Center was established by a 2002 development agreement. Montecito Town Center is a 217.5 acre area generally bounded by Elkhorn Road to the north, I-215 to the south, El Capitan Way to the west and Durango Drive to the east. It is intended to be a multi-use ac-

<sup>15</sup> City of Las Vegas Ord. 5152, June 28, 1999.

tivity center, and is the most appropriate area within Centennial Hills for larger scale mixed-use and multi-use developments. The Montecito Town Center Land Use and Design Standards appendix to the development agreement introduces the Mixed-Use Commercial land use designation, which governs all development in the Montecito area. Within this category, there are six "Activity Centers" that encompass various commercial and residential uses, as well as a buffer area for the Timberlake residential community. Descriptions of Montecito activity centers, buffer area, permitted uses, and design standards can be viewed in their entirety within the Montecito Town Center Land Use and Design Standards appendix to the development agreement.

## INTERLOCAL AGREEMENT

On January 2, 2002, an Interlocal Agreement between Clark County and the city of Las Vegas was approved to establish joint policies on corporate boundaries, annexations, land use planning (including zoning and development review), transportation planning, parks and trails planning, and urban services (including sewer, water and flood control facilities planning). This agreement resulted in a joint planning effort that created a seamless land use plan illustrating the anticipated development patterns for the city of Las Vegas and Clark County in the Centennial Hills/Lone Mountain Planning Areas. On December 3, 2008, a restated interlocal agreement<sup>16</sup> was approved to further clarify the rights, roles and obligations of the city and the county. The restated agreement expires five years after the Effective Date unless one of the parties wishes to cancel.

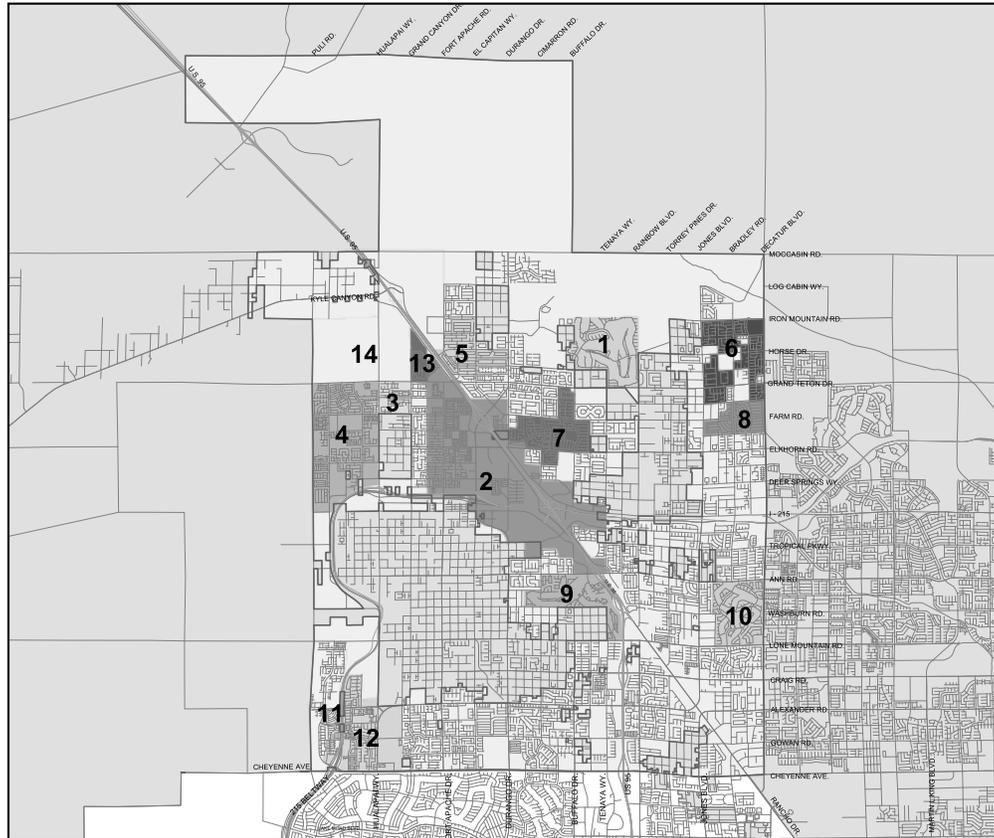
## MASTER DEVELOPMENT PLAN AREAS

The following Master Development Plan Areas are located within the Centennial Hills Sector:

Cliffs Edge (Providence)	Los Prados
Elkhorn Ranch	Lynbrook
Grand Canyon Village	Montecito Town Center
Grand Teton Village	Painted Desert
Iron Mountain Ranch	Silverstone Ranch
Kyle Canyon	Spring Mountain Ranch
Lone Mountain	Town Center
Lone Mountain West	

<sup>16</sup> City of Las Vegas City Council Agenda Item 48. The Interlocal Agreement was approved by the Board of County Commissioners on December 2, 2008.

Exhibit 2:  
Centennial Hills Sector Map



Printed: November 18, 2008

- |                         |                         |                  |
|-------------------------|-------------------------|------------------|
| 1 Silverstone Ranch     | 8 Lynbrook              | Northwest Sector |
| 2 Town Center           | 9 Painted Desert        | Freeway          |
| 3 Grand Teton Village   | 10 Los Prados           |                  |
| 4 Cliff's Edge          | 11 Lone Mountain West   |                  |
| 5 Spring Mountain Ranch | 12 Lone Mountain        |                  |
| 6 Iron Mountain Ranch   | 13 Grand Canyon Village |                  |
| 7 Elkhorn Ranch         | 14 Kyle Canyon Gateway  |                  |

Future Land Use



## DOWNTOWN AREA

The auction of land owned by the Union-Pacific Railroad Company on May 5, 1905 is considered the birthday of Las Vegas. Downtown Las Vegas has long served as the hub of the entire Las Vegas region. In the 1990s, office and commercial development began to disperse to new suburban centers such as Summerlin and Green Valley. New housing developments spread out across the valley, and commercial development within the downtown core was passed over for new suburban areas.

In the past few years, however, the Downtown area has experienced an urban renaissance illustrated by a number of diverse residential, commercial, and mixed-use projects that have been built, are under construction, or are currently in the planning stages. Development towards the city's vision of a vibrant 24-hour downtown where people can live, work, and play has gained momentum in recent years. The Regional Justice Center, Clark County Government Complex, Federal Courthouse, and Premium Outlet Center are examples of employment centers that are located within the city's core. The city, through its consultant Newland Communities, is developing 61 acres of the downtown area known as Symphony Park. Related Companies, LP continues to co-develop the adjacent 57-acre home furnishings complex known as World Market Center. Several mixed-use, high-rise condominium towers have been recently approved and may soon add additional residential units to the downtown area. Six of these projects that have recently been completed (Allure, L'Octaine, Newport Lofts, Soho Lofts, Streamline Towers and Juhl) have collectively added 1,383 residential units to the Downtown area.

Land use in the downtown area is governed by the Downtown Land Use map of the Las Vegas Redevelopment Area Plan.<sup>17</sup> The plan has been implemented to encourage desirable and orderly development within the downtown area. The plan establishes land uses for the Downtown Area, and encourages the continuing development of downtown Las Vegas as the regional center for finance, businesses, governmental services, entertainment and recreation, while retaining the gaming and tourism vital to economic prosperity.

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



<sup>17</sup> Adopted by City of Las Vegas Ord. 3218 (March 5, 1986) and amended by General Plan Amendment.

Exhibit 3:  
Downtown Area Map



printed: June 14, 2018

- Southeast Sector
- City Boundary
- Downtown Area



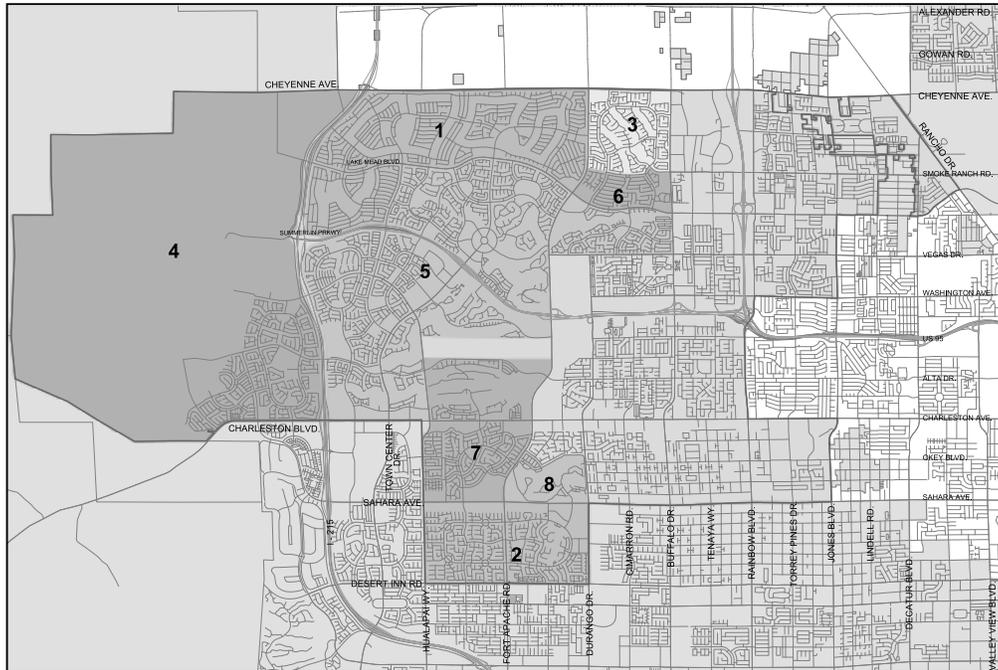
## SOUTHWEST SECTOR

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

Canyon Gate	Desert Shores
The Lakes	Peccole Ranch
South Shores	Summerlin North
Summerlin West	Sun City



Exhibit 4:  
Southwest Sector Map



Printed: November 18, 2008

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



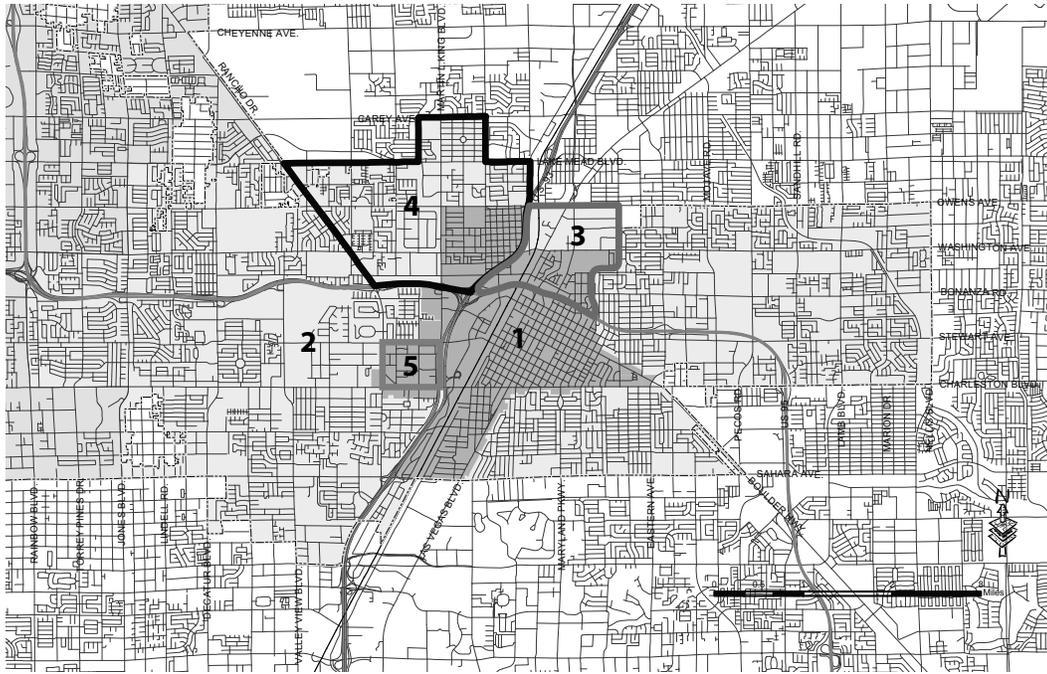
## SOUTHEAST SECTOR

The Southeast Sector of the Master Plan is located along portions of Jones and Rainbow Boulevards to the west, and the city limit boundaries to the northeast of Rancho Drive, south, and east. The Southeast Sector is comprised of many of the city's more mature areas. Much of the Southeast Sector is built out, and future growth in the area will most likely consist of infill development and neighborhood revitalization. The Southeast Sector includes Downtown and Downtown North, West Las Vegas, and the Las Vegas Medical District. The historic John S. Park and Las Vegas High School neighborhoods are also located here.

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



Exhibit 5:  
Southeast Sector Map



printed: June 14, 2018

- |  |                    |  |                              |
|--|--------------------|--|------------------------------|
|   | Freeway            |   | 3 Downtown North Plan Area   |
|   | 1 Downtown Area    |   | 4 West Las Vegas Plan Area   |
|  | 2 Southeast Sector |  | 5 Las Vegas Medical District |



## LAND USE TABLES

The following matrices display the allowable land use categories, residential densities, and zoning districts within the various planning areas of the city of Las Vegas. While some planning areas have unique land uses, development standards, and design guidelines, the individual attributes of each area are beyond the scope of these matrices. The master plan for each development area may be viewed in its entirety at the city of Las Vegas Development Services Center.



Table 5: Master Plan Land Use Designations

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

\* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.  
 † The density of a development within the TND and FBC categories is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.  
 ‡ The PD Zoning District shall require a minimum acreage of 40 acres.

Table 6: Town Center Special Land Use Designations

Centennial Hills Town Center Special Land Use Designation Allowable Gross Density (Units Per Acre)* Allowable Zoning Categories	RESIDENTIAL						COMMERCIAL						OTHER						
	L-TC	ML-TC	MLA-TC	M-TC	EC-TC	MS-TC	SX-TC	UC-TC	SC-TC	GC-TC	PF-TC								
Up to 5.5	5.6 - 8	8.1 - 12	12.1 - 25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C	T-C

\* Per Town Center Development Standards Manual (Revised April 15, 2009), pp. 6 and 9.  
 Centennial Hills Sector Plan last amended March 1, 2006 (GPA-10835).





Table 7: Cliff's Edge Special Land Use Designations

Cliff's Edge Master Plan Area	RESIDENTIAL			COMMERCIAL	OTHER
	L	ML	RSL		
Special Land Use Designation			M	VC	PF
Allowable Gross Density (Units Per Acre)*	Up to 5.5	Up to 8	Up to 15	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD

\*Per Cliff's Edge Master Development Plan and Design Guidelines (Revised September 19, 2007), pp. 12-13.  
 Note: For Maximum allowable number of units, refer to the Cliff's Edge Master Development Plan.  
 Plan last amended September 19, 2007 (MOD-22968).

Table 8: Grand Canyon Village Special Land Use Designations

Grand Canyon Village Master Plan Area	RESIDENTIAL		COMMERCIAL
	ML	MFM	
Special Land Use Designation			CC
Allowable Gross Density (Units Per Acre)*	Up to 12	Up to 25	N/A
Allowable Zoning Categories	PD	PD	PD

\*Per Grand Canyon Village Master Development Plan and Design Standards, p.11.  
 Note: For maximum allowable number of units, refer to the Grand Canyon Village Master Development Plan.  
 Plan last amended April 2, 2003 (MOD-1696).

Table 9: Grand Teton Village Special Land Use Designations

Grand Teton Village Master Plan Area	RESIDENTIAL				COMMERCIAL	OTHER
	L	ML	MLA	MFM		
Special Land Use Designation					N/A	PF
Allowable Gross Density (Units Per Acre)*	Up to 5.5**	Up to 8	Up to 12	Up to 25	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	N/A	PD

\*Per Grand Teton Village Master Development Plan and Design Guidelines (Revised November 3, 2004), p. 12.

Note: For Maximum allowable number of units, refer to the Grand Teton Village Master Development Plan.

\*\* A 330-foot wide portion of the (L) category along the north side of Farm Road is limited to 3.0 gross dwelling units per acre, per Z-0014-02. Plan last amended November 3, 2004 (MOD-5125).

Table 10: Iron Mountain Ranch Land Use Designations

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

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





Table 11: Lone Mountain Special Land Use Designations

Lone Mountain Master Plan Area	RESIDENTIAL				COMMERCIAL		OTHER
	L	ML	MLA	M	NC	VC	
Special Land Use Designation							
Allowable Gross Density (Units Per Acre)*	Up to 5.5	5.6 to 8	8.1 to 12	12.1 to 18	N/A	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD	PD	PD

\*Per Lone Mountain Master Development Plan and Design Guidelines (Revised December 3, 2008), pp. 7, 9.  
 Note: For Maximum allowable number of units, refer to the Lone Mountain Master Development Plan. Plan last amended December 3, 2008 (Ord. #6015).

Table 12: Lone Mountain West Special Land Use Designations

Lone Mountain West Master Plan Area	RESIDENTIAL				COMMERCIAL		OTHER
	L	ML	MFM	NC	VC	PR-OS	
Special Land Use Designation							
Allowable Gross Density (Units Per Acre)*	Up to 6	Up to 12	Up to 25	N/A	N/A	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD	PD, C-V	PD, C-V

\*Per Lone Mountain West Master Development Plan and Design Guidelines (Revised January 7, 2009), pp. 11-12.  
 Note: For Maximum allowable number of units and maximum overall density, refer to the Lone Mountain West Master Development Plan. Plan last amended January 7, 2009 (Ord. #6020).

Table 13: Las Vegas Medical District Special Land Use Designations

Las Vegas Medical District Plan Area	RESIDENTIAL	COMMERCIAL				OTHER
		P-O	SC	MD-1	MD-2	
Special Land Use Designation	HD					N/A
Allowable Density	N/A	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD	N/A

Plan last amended August 1, 2007 (R-57-07).

Table 14: Downtown Area Land Use Designations

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

Plan last amended May 17, 2006 (Ord. #5830).

\*The Allowable Zoning Categories indicated as T1, T2, T3, T4, T5, T6, and SD include all Form-based Code Zoning Districts and Sub-Districts, also referred to as Transect Zones and Sub-Zones, that are indicated as pertaining to the Las Vegas Transect as described in the Unified Development Code.





Table 15: Summerlin North Special Land Use Designations

Summerlin North Special Land Use Designation	RESIDENTIAL											COMMERCIAL				OTHER	
	EQR	ER	SF1	SF2	SF3	SFZL	SFA	SFSD	MF1	MF2	MF3	RR	NF	VC	TC	EC	COS
Maximum Allowable Gross Density (Units Per Acre)*	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C

\*Per Summerlin Development Standards (Revised September 15, 2004), pp. 2-24; 2-26; 2-27  
 Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

Table 16: Summerlin West Special Land Use Designations

Summerlin West Special Land Use Designation	RESIDENTIAL											COMMERCIAL				OTHER	
	EQR	ER	SF1	SF2	SF3	SFZL	SFA	SFSD	MF1	MF2	MF3	RR	NF	VC	TC	EC	COS
Maximum Allowable Gross Density (Units Per Acre)*	2	2	3.5	6	10	12	18	18	14	21	>21	4.5	N/A	N/A	N/A	N/A	N/A
Allowable Zoning Categories	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C	P-C

\*Per Summerlin Development Standards (Revised September 15, 2004), pp. 2-24; 2-26; 2-27.  
 Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

## RESIDENTIAL

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

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

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

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

ML (Medium Low Density Residential) – The Medium Low

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

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

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

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

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

## COMMERCIAL/INDUSTRIAL

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

SC (Service Commercial) – The Service Commercial



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

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

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

## OTHER

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

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

PF (Public Facilities) – The Public Facilities category allows

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

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

The TND category differs from the PCD category as follows:

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

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

## DOWNTOWN LAND USE PLAN

### FBC - Form-Based Code

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



The focus of the FBC is on:

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

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

MXU (Mixed Use) – The Mixed-Use category allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

C (Commercial) – The Commercial category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories.

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

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

## TOWN CENTER

L-TC (Low Density Residential – Town Center) – The Low Density Residential District allows up to 5.5 units per gross

acre. This district permits single-family detached homes as well as other more imaginative low density residential development that puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

M-TC (Medium Density Residential – Town Center) – The Medium Density Residential District has a density range from twelve (12) units to twenty-five (25) units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

ML-TC (Medium Low Density Residential – Town Center) – The Medium Low Density Residential District has a density range from 5.6 to 8.0 dwelling units per gross acre. This district permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

MLA-TC (Medium-Low Attached Density Residential – Town Center) – The Medium Low Attached Density Residential District has a density range from 8.1 to 12.0 dwelling units per gross acre. This district includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

SC-TC (Service Commercial – Town Center) – The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to primarily serve the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public/quasi-public uses. This district also includes office centers offering professional and business services. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

GC-TC (General Commercial – Town Center) – The General Commercial District allows all types of retail, service,

office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities. When adjacent to the beltway or US 95, buildings may be higher than otherwise allowed. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

MS-TC (Main Street Mixed Use – Town Center) – The purpose of the Main Street Mixed Use District is to create a neighborhood which generates a sense of place, a feeling of being in a unique small town business district. Because of the intensive pedestrian orientation of the Main Street Mixed Use designation, structures must be a minimum of two stories in height. Uses such as automobile services, outdoor sales yards, drive-in businesses and other similar uses are prohibited from locating within this district. This designation is intended to encourage a cohesive mix of interdependent uses, including leisure shopping, and offices on the main floor and similar uses and/or medium to high density residential on the upper floor(s). The object of this district is to provide amenities which are conducive to attracting pedestrian activity, rather than automotive access. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

SX-TC (Suburban Mixed Use – Town Center) – The Suburban Mixed Use District can be characterized as being similar to the previously described Service Commercial District with the addition of medium density residential being a permitted use. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district is also more reflective of suburban development than the Urban Center Mixed Use category.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Site plans in this district shall be designed to discourage access from Suburban Mixed Use (SX-TC) uses onto eighty foot (80') or less streets that are clearly recognized as residential streets (streets with residences having direct access and are addressed to said street). Development in this land use designation shall be consistent with the Mixed Use section of the Centennial



## Hills Sector Plan.

UC-TC (Urban Center Mixed Use) – The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the city. Development within this land use designation will typically be multi-storied, having ground floor offices and/or retail, with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). There are no density limitations in the UC-TC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

EC-TC (Employment Center Mixed Use–Town Center)– The Employment Center Mixed Use District is intended to accommodate needed non-polluting and non-nuisance services, which under normal circumstances, would not otherwise be found in a Central Business District. Given the land use constraints of the Centennial Hills Sector Plan, few opportunities for light manufacturing uses exist within the Centennial Hills sector of the city. Given the propensity for visual pollution, all uses within the district are required to be completely self-contained within a structure giving a business park appearance. The Employment Center Mixed Use District permits the broadest spectrum of uses within the Town Center; however, residential development opportunities are minimal. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

PF-TC (Public Facilities – Town Center) – The Public Facilities district is intended to accommodate any property which is used for a Public and/or Quasi-Public purpose. Any project which is owned and operated by a governmental agency (e.g., schools) or is used solely by a non-profit organization (e.g., religious facility) qualifies for this land use designation. Utility projects can also qualify for this designation and must adhere to the design regulations of Town Center.

## CLIFF’S EDGE (PROVIDENCE)

L (Low Density Residential) – The Low Density category allows for lower density single-family product types. This category allows up to 5.5 dwelling units per gross acre. However, within the Low Density Land Use Category, seven acres have been designated as a buffer area around unincorporated parcels that are not a part of the Cliff’s Edge Master Plan Area. Property within these seven acres has a maximum

allowable density of 2.0 units per gross acre.

ML (Medium-Low Density Residential) – The Medium Low Density Residential category allows for medium density detached or attached single-family product types including, but not limited to, duplexes, compact lots, cluster and zero lot line developments. This category allows up to 8.0 dwelling units per gross acre.

RSL (Residential Small Lot) – This land category allows for higher density detached and attached single-family product types, including, but not limited to, senior housing, duplexes, compact lots, townhomes, condominiums, apartments, cluster and zero lot line developments. The Residential Small Lot category provides for the development of up to 15.0 dwelling units per gross acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of higher density multi-family units such as condominiums, townhomes and apartment developments. This category allows up to 25.0 dwelling units per gross acre.

VC (Village Commercial) – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that are intended to serve patrons from the local area and surrounding neighborhoods, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

PF (Public Facility/Open Space and Recreation) – The Public Facility/Open Space and Recreation category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This category also designates areas where the primary land uses are public or private outdoor recreation facilities that do not generate substantial noise as part of their everyday operations. Examples include parks, designated recreation or wilderness areas, golf courses, tennis courts and ball fields.

## GRAND CANYON VILLAGE

ML (Medium-Low Density Residential) – The Medium Low Density Residential category generally permits higher density detached, single-family product types including, but not limited to, compact lot and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.



MFM (Multi-Family Medium Residential) – Product types include a higher density variety of multi-family units such as condominiums, low-density multi-family, and residential buildings. The Multi-Family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

CC (Community Commercial) – The Community Commercial category allows low to medium intensity retail, office or other commercial uses and serves as an employment center. Community Commercial areas are meant to provide services for a larger portion of the city's population. The market for Community Commercial uses is generally between two and seven miles.

## GRAND TETON VILLAGE

L (Low Density Residential) – The Low Density category allows for single-family product types including, but not limited to, duplexes, cluster and zero lot line developments. This category allows up to 5.5 dwelling units per gross acre.

ML (Medium-Low Density Residential) – The Medium-Low Density Residential category allows for higher density detached or attached single-family product types including, but not limited to, compact lot and zero lot line developments. This category allows up to 8.0 dwelling units per gross acre.

MLA (Medium-Low Attached Density Residential) – The Medium Low Attached Density Residential category allows for a variety of higher density attached, single-family product types, including, but not limited to, townhomes, condominiums, compact lot and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.

MFM (Multi-Family Medium Density Residential) – This category allows for product types that include a higher density variety of multi-family units such as condominiums, medium-density multi-family, and residential buildings. The Multi-Family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

PF (Public Facility/Open Space and Recreation) – The Public Facility category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This category also allows public or private outdoor recreation facilities.

## IRON MOUNTAIN RANCH

DR (Desert Rural Density Residential) – The predomi-

nant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.0 dwelling units per gross acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.49 dwelling units per gross acre.

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

## LAS VEGAS MEDICAL DISTRICT

HD (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density and high-rise residential.

P-O (Professional Office) – The Professional Office category is intended to allow the conversion of existing single-family residential structures to low intensity commercial uses and administrative and professional offices. The assemblage of more than one lot and the demolition of the existing structures to construct a new structure is also encouraged.

SC (Service Commercial) – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

MD-1 (Medical Support) – The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical and medically related uses, office and professional uses.

MD-2 (Major Medical) – The Major Medical category is intended to allow the most intense development within the Las Vegas Medical District. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

## LONE MOUNTAIN

L (Low Density Residential) – The Low Density category generally permits detached, single-family product types including compact lots and zero lot line units. This category allows up to 5.59 dwelling units per gross acre.

ML (Medium-Low Density Residential) – The Medium-Low Density Residential category allows for higher density detached, single-family product types including but not limited to compact lots and zero lot line developments. This category has a density range from 5.6 to 8.09 dwelling units per gross acre.

MLA (Medium-Low Attached Density Residential) – The Medium-Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density multi-family and detached single-family residential buildings. This category has a density range from 8.1 to 12.09 dwelling units per gross acre.

MFM (Multi-Family Medium Density Residential) – The Multi-Family Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category has a density range from 12.1 to 18 dwelling units per gross acre.

NC (Neighborhood Commercial) – The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

VC (Village Commercial) – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major free-ways.

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

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage



ways, detention basins, and any other large areas or permanent open land.

## LONE MOUNTAIN WEST

L (Low Density Residential) – The Low Density category generally permits detached, single-family product types, including compact lots and zero lot line units. This category allows up to 6.0 dwelling units per gross acre.

ML (Medium-Low Density Residential) – The Medium Low Density Residential category generally permits higher density detached, single-family product types including, but not limited to, compact lots and zero lot line developments. This category allows up to 12.0 dwelling units per gross acre.

MFM (Multi-Family Medium Residential) – Product types include a higher density variety of multi-family units such as condominiums and low-density multi-family buildings. The Multi-family Medium Residential category provides for the development of up to 25.0 dwelling units per gross acre.

NC (Neighborhood Commercial) – The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

VC (Village Commercial) – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

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

## MONTECITO TOWN CENTER

Mixed-Use Commercial – Development within the Montecito Town Center area is governed by one land use category. Within

the Mixed-Use Commercial category, there are six distinct activity centers that encompass commercial and residential uses within Montecito Town Center. The activity centers do not have fixed boundaries, and their locations are intended to be flexible within the overall context of the Mixed-Use Commercial designation. The six activity centers are as follows: Timberlake Buffer Area; Main Street; Regional Center; Suburban Center; Office Center; and High Density Residential. Descriptions of Montecito activity centers, buffer areas, permitted uses and design standards can be viewed in their entirety within the Montecito Town Center Land Use and Design Standards appendix to the development agreement.

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

## SUMMERLIN NORTH/SUMMERLIN WEST

EQR (Equestrian Residential) – Allows for single-family residential with up to 2.0 units per gross acre.

ER (Estate Residential) – Allows for single-family residential with up to 2.0 units per gross acre.

SF-1 (Single Family Detached) – Allows for detached single-family residential with up to 3.5 units per gross acre.

SF-2 (Single Family Detached) – Allows for detached single-family residential with up to 6.0 units per gross acre.

SF-3 (Single Family Detached) – Allows for detached single-family residential with up to 10.0 units per gross acre.

SFA (Single Family Attached) – Allows for single-family attached residential with up to 18.0 units per gross acre.

SFSD (Single Family Special Lot Development) – Allows for single-family residential with up to 18.0 units per gross acre.

SFZL (Single Family Zero Lot Line) – Allows for zero lot line attached and detached single family residential with up to 12.0 units per gross acre.

MF-1 (Low Density Multi-Family) – Allows for low-density multi-family development with up to 14.0 units per gross acre.

MF-2 (Medium Density Multi-Family) – Allows for medium-density multi-family development with up to 21.0 units per

gross acre.

MF-3 (High Density Multi-Family) – Allows for high-density multi-family development with no maximum density limit.

VC (Village Center) – The Village Center will allow a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center area may include a grocery store, a drugstore, and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

NF (Neighborhood Focus) – The Neighborhood Focus Land Use District is intended to provide limited commercial facilities designed for use primarily by neighborhood residents. A typical Neighborhood Focus area provides a point of orientation for residents, and in a typical residential setting might contain retail convenience shopping as a primary use. Secondary uses might include a professional office complex, a day care facility, an elementary school, a worship site, tot lots, playgrounds, playfields, and other recreational facilities. A Neighborhood Focus area within a golf or resort neighborhood might include a combination of uses already mentioned with a clubhouse facility.

TC (Town Center) – The Town Center Land Use District is designed to accommodate large commercial, community, and cultural complexes and will ultimately become the main or “downtown” business center for the Summerlin Planned Community. Located at the heart of the community, the Town Center typically may include regional shopping facilities, high and mid-rise office structures, high-density residential, cultural, community and recreational facilities to serve the entire Summerlin population.

EC (Employment Center) – The Employment Center Land Use District provides employment opportunities for Summerlin residents. These areas may accommodate office, light industry, business, professional, and support commercial services and may include higher density multi-family residential areas.

COS (Community Open Space) – Facilities defined as Community Open Space include all public, semi-public, and private recreational facilities; golf courses; pathways; landscape zones in and adjacent to major roadways; civic, cultural, community, religious, educational, library and quasi-public facilities; as well as parks, playfields and natural open spaces. Facilities

owned by the Summerlin Community Association will be permitted in Community Open Space.

## **OVERVIEW OF GENERAL PLAN AMENDMENT/ MAJOR MODIFICATION PROCESS**

A General Plan Amendment is a requested change of land use designation or text within the Master Plan. Periodically, the Planning Commission and City Council will review and evaluate the Master Plan to ensure that it remains an accurate statement of the city's land-use goals and policies. In other instances, the owner of a property may wish to change a particular parcel's land use designation in order to allow for a rezoning on the site.

A property owner must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission, and approval by City Council. Prior to holding a public hearing to amend the land use plan, a neighborhood meeting to explain the request must be held by the applicant. As mandated by NRS, the city's land use sector plans may not be amended more than four times per calendar year.<sup>18</sup>

The City Council should consider the following when making a determination for approval of a proposed amendment to the city's general land use plans:

1. The density and intensity of the proposed General Plan Amendment should be compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment should be compatible with the existing adjacent land uses or zoning districts;
3. Transportation, recreation, utility and other facilities should be adequate to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment should conform to other applicable adopted plans and policies.

When a land use change is requested within a special area plan, a Major Modification is required. A Major Modification is similar to a General Plan Amendment, but instead of amending a land use designation within a sector plan,

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<sup>18</sup> NRS 278.210, Subsection 5.



the special land use designation of a parcel within a special area plan (Town Center, Lone Mountain, Grand Teton Village, etc.) is amended.

A property owner must submit a Major Modification (MOD) application for review by city staff, Planning Commission, and approval by City Council. A Major Modification application is not bound by the same statutory requirements as General Plan Amendments. The procedure for application, review and approval of modifications to special areas plans should be similar to that for Rezoning applications.

The City Council should consider the following when making a determination for approval of a proposed modification of a special area plan with regard to land use:

1. The proposal should conform to the General Plan;
2. The uses which would be allowed on the subject property by approving the modification should be compatible with the surrounding land uses and zoning districts;
3. Growth and development factors in the community should indicate the need for or appropriateness of the modification; and
4. Street or highway facilities providing access to the property should be adequate in size to meet the requirements of the proposed modification.

Special area plans in which a Major Modification is required to change a land use designation include the following:

Grand Canyon Village	Lone Mountain West
Grand Teton Village	Las Vegas Medical District
Cliff's Edge (Providence)	Kyle Canyon Gateway
Lone Mountain	Summerlin
Town Center	

### Form-Based Code (FBC) Provisions

A change of land use designation for a property that is designated with the FBC designation is generally considered not in the best interest of the effective and consistent development of the community, as doing so would dramatically alter the contextual character of the entire Downtown District or Special Area previously identified and designated with the FBC designation. Additionally, the FBC land use designation allows for a great variety of Zoning Districts, also referred to as Transect Zones or T-Zones, which allow for a wide array of land uses, densities, and types of development. For these reasons, if a special circumstance, which may



necessitate the modification of the FBC designation, arise, the applicant should first consider to address such special circumstance not by means of General Plan Amendment, but by maintaining the FBC designation and using, instead, the flexibility provided by the Transect Zones allowed under FBC designation.

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

- A Notice of Public Hearing shall be mailed to each owner of real property located within the Downtown District of Special Area identified with the FBC designation in which the property is located. The applicant shall pay the fees associated with the Notice of Public Hearing.
- As part of the application, the applicant shall submit to the Director a study containing clear and convincing evidence that:
  - A viable use of the property cannot be achieved under the FBC designation; and
  - The GPA is necessary to achieve the long-term goals of the specific Downtown District as envisioned in the Vision 2045 Downtown Masterplan or character of the area as described in the Special Area Plan.

## **GAMING ENTERPRISE DISTRICTS**

A Gaming Enterprise District is an area that has been deemed by a city, county, or town as a suitable location for the operation of an establishment with a nonrestricted gaming license as allowed by the Nevada Revised Statutes. A nonrestricted gaming license allows for gaming operations that consist of sixteen or more slot machines or “any number of slot machines together with any other game, gaming device, race book or sports pool at one establishment.”<sup>19</sup> The state legislature has found that while the gaming industry is vital to the economy of the State and Clark County, it is necessary to manage its growth in a planned and predictable manner.<sup>20</sup> To ensure compatibility with surrounding areas, Nevada Revised Statues 463.308 prohibits the approval of a new non-restricted gaming license for establishments outside of

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<sup>19</sup> NRS 463.0177  
<sup>20</sup> NRS 463.3072



a gaming enterprise district. In order to petition a city, county, or town for the establishment of a new Gaming Enterprise District, the following criteria must be met:

- The roads, water, sanitation, utilities and related services for the location must be adequate.
- The proposed establishment will not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by residents of the surrounding neighborhoods.
- The proposed establishment will enhance, expand and stabilize employment and the local economy.
- The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive.
- The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

Establishments with a valid nonrestricted license that are outside a designated gaming enterprise district may not increase the number of games or slot machines operated at the establishment beyond the number of games or slot machines authorized by local ordinance on December 31, 1996. In addition, in counties whose population is 100,000 or more, a nonrestricted gaming license cannot be approved unless the establishment is a resort hotel or meets certain conditions for redevelopment. Please see Map 1 (Gaming Enterprise Districts and Locations Approved for Nonrestricted Gaming) for locations and details of nonrestricted gaming establishments within the city of Las Vegas.

## **RURAL NEIGHBORHOODS PRESERVATION**

Rural communities exemplify a character and quality of life that should be protected. Many people who live in rural areas expect to continue the rural lifestyle enjoyed by previous generations. Still others want to live in rural areas to enjoy their beauty while retaining the conveniences of urban life. Reconciling these expectations with the need to manage the impacts of growth is an issue for cities within the Valley.

Preservation of rural residential areas is an objective of the Master Plan Policy Document. This element provides the basis by which these areas are preserved.

### **PURPOSE**

The Rural Neighborhoods Preservation Element serves two purposes:

- To conform to NRS requirements for master plan content, specifically for a Rural Neighborhoods Preservation Plan.

- To update the Rural Preservation Overlay District Map and analyze changes in the Overlay District boundaries since the previous amendment.

## ENABLING LEGISLATION

Nevada Revised Statutes 278.150 and 278.160 state that in any county whose population is 400,000 or more, the governing body shall establish provisions to preserve the rural character and density of rural neighborhoods. In addition, state law directs the governing body to adopt zoning regulations that are designed to ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.<sup>21</sup> In 1999 the Nevada State Legislature adopted SB 391, which allowed for the creation and protection of rural preservation neighborhoods. Because this state legislation expired on May 31, 2004, the city of Las Vegas adopted a Rural Preservation Overlay District<sup>22</sup> to continue to protect the character of rural neighborhoods within the city. The Rural Preservation Overlay District is reflected on a map that may be amended administratively from time to time or, if requested by the Planning & Development Department, amended by the City Council.<sup>23</sup>

## INTERLOCAL AGREEMENT

An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels having characteristics of rural living in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas.<sup>24</sup> A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes the location of these parcels and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. These areas are reflected in the RNP (Rural Neighborhood Preservation) land use category.

## RURAL PRESERVATION OVERLAY DISTRICT

The Rural Preservation Overlay District is intended to preserve the rural nature of designated neighborhoods located in the Southeast, Southwest and Centennial Hills Sectors by attaching special importance to their rural character and low density. Some characteristics of a rural preservation neighborhood include single-family homes on large lots, non-commercial raising of domestic animals, and a density limit of two units per acre. The existing character of rural neighborhoods and communities is protected by establishing boundaries to limit encroachment of higher density development into protected areas. The Rural Preservation Overlay District Map (Map 2A) reflects the properties that, at a particular point in time, are deemed consistent with the definition and intent of a rural preservation neighborhood. The definition of a rural preservation neighborhood and the specifics of the Rural Preservation Overlay

<sup>21</sup> NRS 278.250 Subsection 2(m).

<sup>22</sup> City of Las Vegas Ordinance 5791 (October 5, 2005).

<sup>23</sup> City of Las Vegas Ordinance 5827 (May 3, 2006).

<sup>24</sup> *Interlocal Agreement between City of Las Vegas and County of Clark for Establishing a Joint Position on Corporate Boundaries, Planning, Public Facilities/Service Provision and Future Annexations (January 2, 2002), Paragraph F.*



District can be found in Title 19.06 of the Las Vegas Municipal Code.

Currently, approximately 2,520 acres make up the Rural Preservation Overlay District. Rural preservation neighborhoods are located in every sector of the city, but primarily in the Centennial Hills Sector, which contains many small subdivisions featuring large lot zoning.

Approximately 73 acres of new parcels that now qualify for inclusion in a rural preservation neighborhood are proposed to be added to the Overlay District. Approximately 110 acres of existing parcels are proposed to be removed from the Overlay District. These parcels do not qualify for inclusion in rural preservation neighborhoods because of their proximity to new development or because their density exceeds two dwelling units per acre. Map 2B indicates the parcels that are proposed to be added or removed from the Rural Preservation Overlay District.

Since planning is an ongoing process, development must be monitored to determine if rural character outside urban growth areas is being maintained. Therefore, updates and evaluation of rural preservation areas must be timely and frequent to ensure that rural character is preserved.

## **CONCLUSION**

The city has traditionally relied on a system based on density and intensity to classify the use of land. Land use regulation is implemented through a Euclidean system of zoning whereby uses of a particular category are grouped together and segregated from uses of other types. While this system is straightforward and easy to implement, it tends to create and maintain areas with similar characteristics that lack unique features and discourages non-motorized modes of transportation. It ignores the possibility that commercial and residential uses can coexist in the same neighborhood or even in the same buildings.

The city has already begun to transition from this traditional approach to a more flexible form of regulation by allowing for the development of master planned communities, planned development zoning, mixed use developments and the introduction of traditional neighborhood planning in limited areas. Parallel with the shift in thinking about how land uses interact, development codes must also change to implement a vision that is based more on building types and locations for uses rather than the uses themselves.

In residential areas, the demand for walkable urban neighborhoods is growing due to shifts in demographics, concern for the environment, and a desire for aesthetics and uniqueness that will maintain property values. The housing market will change to meet this demand by providing higher density single family and a variety of multi-family products that will be built in proximity to planned transit stations.

The city's current General Plan depicts a snapshot of future land use based on physical characteristics of the land, proximity to other types of uses, and the needs of particular areas. Where more detailed planning is needed, special area plans should continue to be developed. The Downtown Centennial Plan, Medical District Plan and West Las Vegas Plan still require further implementation to reach their goals for revitalization of the core area of the city, while the Centennial Hills Sector Plan continues to guide the development of raw land in the Northwest.

Particular attention should be paid to development of open space within developing areas so that they will be within walking distance or a short drive for residents of these areas. Additionally, the Master Plan has identified that more park facilities need to be developed to meet the needs of the growing population. Master planned communities in the Northwest have integrated adequate recreational facilities into their plans, and the city has designated BLM-managed areas of the west and northwest for future public use.

The Centennial Hills Sector Plan provides recommendations for further protection of rural neighborhoods. These include specific design standards for neighborhoods and buffering from denser development. In time, the definitional characteristics that compose such neighborhoods may need to be altered to simplify the process by which parcels are added or subtracted from the Rural Preservation Overlay District.

The scope of this element is to provide a conceptual overview of land use at a citywide level. It is intended to provide direction for the location of future land uses and the regulation of existing ones. More detailed information about the requirements of each planning area is available in the master development plans and development standards for each particular special area plan.

Future updates to this plan will reflect changes in policy that aim to meet the needs of a city that is expanding toward the limits of its physical growth but also is developing anew in its older sections.



# APPENDIX: PUBLIC PARTICIPATION

The Planning & Development Department facilitated the following neighborhood meetings to present the Land Use & Rural Neighborhoods Preservation Element and to receive public input:

Monday, June 15, 2009  
6:30 p.m.  
Mirabelli Community Center  
6200 Hargrove Avenue  
Las Vegas, Nevada 89107

Tuesday, June 16, 2009  
6:30 p.m.  
Centennial Hills Community Center  
6601 North Buffalo Drive  
Las Vegas, NV 89131

Wednesday, June 17, 2009  
6:30 p.m.  
Rafael Rivera Community Center  
2900 Stewart Avenue  
Las Vegas, NV 89101

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element was made to the Planning Commission on July 9, 2009.

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element was made to the City Council on August 5, 2009.

The City Council adopted the element on September 2, 2009.

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Appendix



page 60

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Appendix



page 62

PD-0006-05-2012 RS LU\_RNP

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Map 7: Downtown Centennial Plan Land Use



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Map 9: Grand Canyon Village Land Use



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Map 10: Grand Teton Village Land Use



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Map 11: Iron Mountain Ranch Land Use



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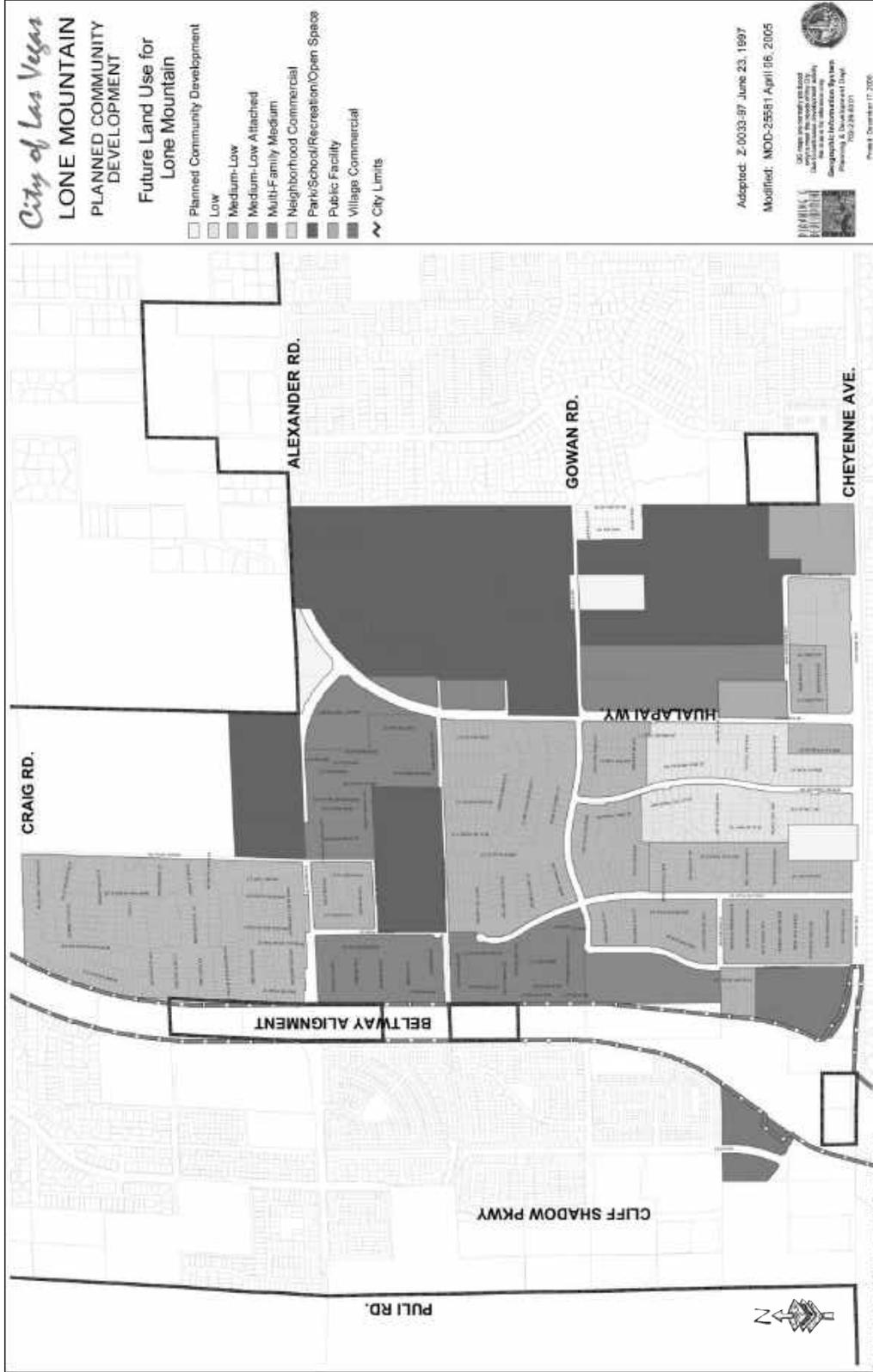
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Map 13: Lone Mountain Future Land Use



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Map 14: Lone Mountain West Future Land Use



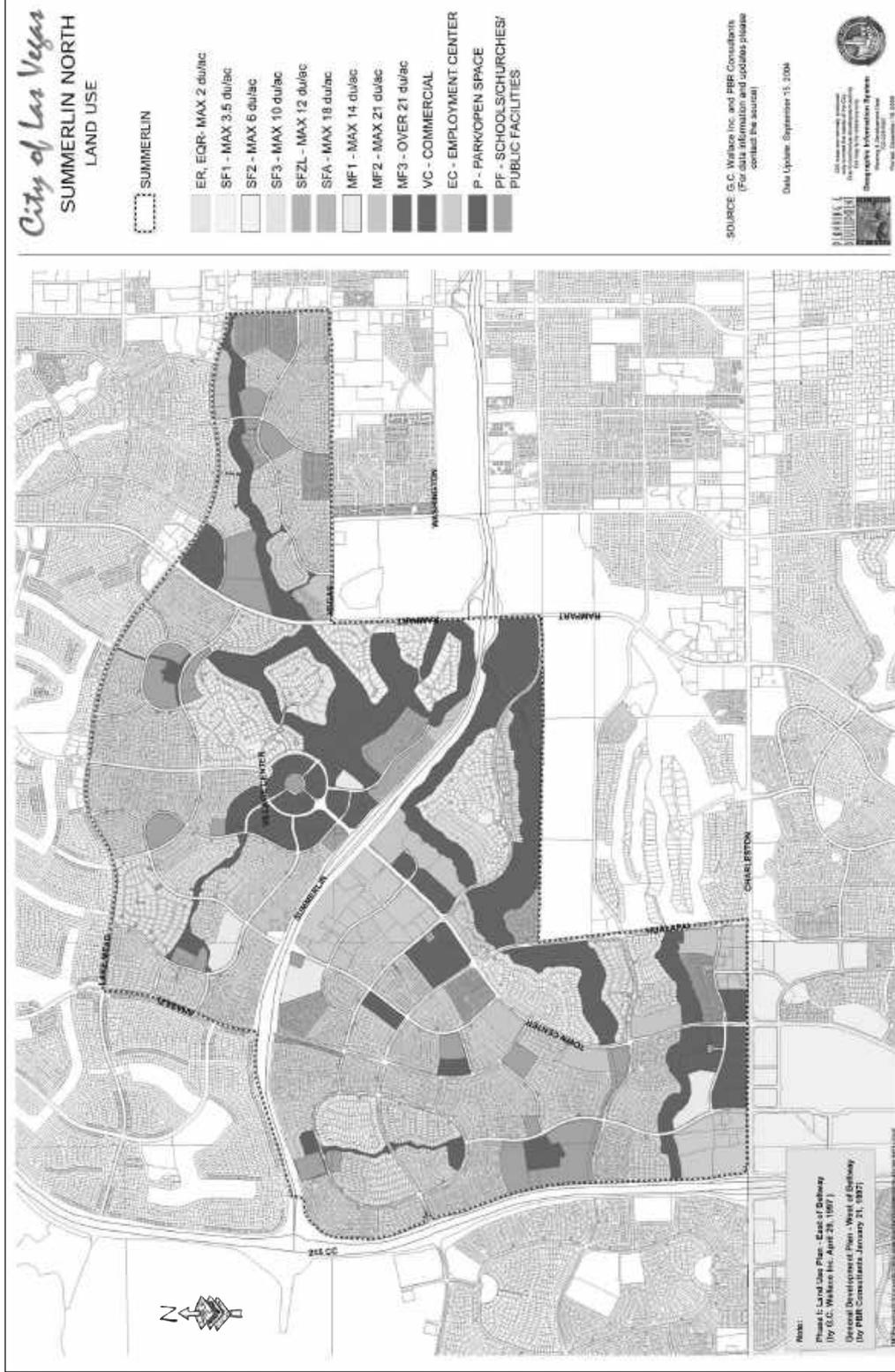
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Map 15: Summerlin North Land Use



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Map 16: Summerlin West Land Use



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