

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

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**AMENDED
JOINT APPENDIX
VOLUME 58, PART 1**

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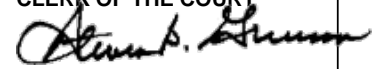
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DISTRICT COURT
CLARK COUNTY, NEVADA

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

Plaintiffs,

v.

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

Defendants.

CASE NO.: A-17-758528-J

DEPT. NO.: XVI

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

VOLUME 2

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

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

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

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

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

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

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

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

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

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

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

DATED this 25th day of August 2021.

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Attorneys for City of Las Vegas

CERTIFICATE OF SERVICE

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

/s/ Jelena Jovanovic
An employee of McDonald Carano LLP

EXHIBIT “I”

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

CALL TO ORDER:

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

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

ROLL CALL:

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

STAFF PRESENT:

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

ANNOUNCEMENT

Satisfaction of Open Meeting Law Requirements.

GENERAL PLAN CITIZENS ADVISORY COMMITTEE MEMBER PRESENT:

NOTICE:

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

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

Abe Mayhan, Co-Chairman

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

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

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

CLV65-000195
0195

10200

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

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

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

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

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

MR. REYNOLDS stated traffic on

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0196

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

major thoroughfares has increased. Staff recognizes certain areas need more study. In some cases zoning might have to be applied for on a case-by-case basis at a later date.

GUY SAWDERS said he has his house for sale, but is unable to sell it because of all the traffic on Valley View.

COMMISSIONER SEGERBLOM felt there would be the same amount of traffic if this area was developed professional office.

GUY SAWDERS said there would be enough parking on his property for an office use as well as on the other properties along Valley View.

CHAIRMAN HUDGENS suggested he appear before the Planning Commission for a zone change and not a change on the General Plan.

MR. STANDERFER said this is a subdivision that was permitted 20 years ago but now lots on major street frontages back up to those streets. All 12 lots should get together and apply for a zone change.

COMMISSIONER SOLOMON felt this property should be considered in a zone change.

MR. STANDERFER said that once this General Plan is adopted, when requests come in for rezoning, there is a section in the Land Use Element that says if this request for rezoning is not consistent with the Plan, then it be published as a request to amend the Plan.

RILEY CANNON, 1908 Valley View, said due to the heavy traffic none of the property owners can sell their houses so some have rented them out and moved into another area. This is no longer a residential area.

COMMISSIONER SOLOMON felt the houses facing Valley View have a concern, but not those on side

CLV65-000197
0197

10202

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

streets.

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

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

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

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

COMMISSIONER SEGERBLOM asked what a Special Design Road is.

CLV65-000198

0198

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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

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

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

CHAIRMAN HUGGENS read the General Plan Resolution.

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

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

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

CLV65-000199
0199

10204

NORTHWEST SECTOR
 LAND USE PLAN PORTION
 GENERAL PLAN PUBLIC HEARING
 October 22, 1991

1985 PLAN	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RESPONSE	PLANNING COMMISSION RECOMMENDATION
No public comments on NW sector.				

CLV65-000200
 0200

SOUTHWEST SECTOR

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

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

CP = Community Profile Map

CLV65-000201
0201

10206

SOUTHEAST SECTOR

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

1985 COMMUNITY PROFILE MAP	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
CP5 R - NE corner Charleston and Campbell Drive.	SC - P-R R01 expired 1989 (Z-72-89)	L or ML - entire area that is north of C-D zoned lots.	Agree	
CP5 R - second lot north of Charleston on westside of Shetland	Same as 1985 Plan	R - Same as 1985 Plan.	Agree	

CP = Community Profile Map

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

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

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

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

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

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

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

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

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

CLV65-000203
0203

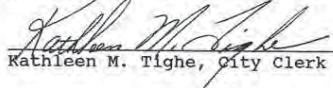
10208

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

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


SANDRA HUDGENS, CHAIRMAN

ATTEST:


Kathleen M. Tighe, City Clerk

CLV65-000204
0204

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AGENDA & MINUTES

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

VIII. NEW BILLS TO BE REFERRED
TO A STUDY COMMITTEE OR
RECOMMENDING COMMITTEEA. Bill No. 92-2 -- Adopts a
New General Plan for the
City of Las Vegas, Nevada

Sponsored by:

Councilman Scott Higginson

First Reading and Referred - FULL COUNCIL

2/18/92 Recommending Committee

2/19/92 Agenda

B. Bill No. 92-3 -- Adopts the
City of Las Vegas Water
Distribution Authorization
Program

Sponsored by:

Councilman Scott Higginson

First Reading and Referred - COUNCILMAN
HIGGINSON AND MAYOR JONES

2/18/92 Recommending Committee

2/19/92 Agenda

(11:35-11:42)

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

FEBRUARY 18, 1992

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

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

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

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

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

Committee: Full Council

JOHN SCHLEGEL advised the Council what the General Plan contained.

COUNCILMAN HIGGINSON made several recommended changes to the General Plan.

COUNCILMAN ADAMSEN also recommended some changes to the General Plan.

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

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

114 ✓

CLV65-000206
0206

10211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

JOHN SCHLEGEL:

That seems reasonable.

COUNCILMAN ADAMSEN:

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

ABE MAYHAN:

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

COUNCILMAN ADAMSEN:

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

ABE MAYHAN:

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

COUNCILMAN ADAMSEN:

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

JOHN SCHLEGEL:

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

COUNCILMAN ADAMSEN:

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

JOHN SCHLEGEL:

Perhaps the land owner ought to step forward and

CLV65-000208
0208

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

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

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

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

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

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

COUNCILMAN ADAMSEN: Okay.

JOHN SCHLEGEL: To incorporate that change into this map.

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

JAMES McCALL: When may I interject some comment here?

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

JAMES McCALL: At the end when all these --

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

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

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

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

CLV65-000209
0209

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AGENDA & MINUTES

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ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

VI. REPORTS FROM COMMITTEES

A. RECOMMENDING COMMITTEES

BILL ELIGIBLE FOR ADOPTION AT THIS MEETING

1. BILL NO. 92-1 - CREATES SPECIAL IMPROVEMENT DISTRICT NO.1431 (CRESCENT DRIVE).

Committee: Councilmen Higginson and Adamsen

First Reading - 1/22/92

First Publication: 2/5/92

Recommending Committee - 2/3/92
ADOPTION at the 2/19/92 City Council meeting.

City Council - 2/5/92
No Action Taken

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING (SEE "RECOMMENDATION" FOR SPECIFIC BILL)

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

Committee: Full Council

First Reading - 2/5/92

First Publication: NONE

Recommending Committee - 2/18/92
REFERRED BACK TO PLANNING COMMISSION

HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS

Clerk to proceed with second publication

No discussion was held.

(10:47)

BILL REFERRED back to Planning Commission

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
FEB 19 1992

AGENDA DOCUMENTATION

Date: 0355
February 5, 1992

TO:
The City Council

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

SUBJECT:

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

PURPOSE/BACKGROUND

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

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

FISCAL IMPACT

NONE

RECOMMENDATIONS

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

Agenda Item

VI.A.2

CLV65-000211
0211

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AGENDA

MARCH 12, 1992

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

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. CONSIDERATION OF CHANGES TO GENERAL PLAN
 PROPOSED BY CITY COUNCIL

Solomon -
 APPROVED CHANGES TO GENERAL PLAN
 AS PRESENTED.
 Unanimous
 (Segeberblom and Pippin excused)

FRANK REYNOLDS stated the City
 Council Recommending Committee, on
 2/18/92, reviewed the comments and
 recommendations from the Planning
 Commission's public hearings.
 There were several items they
 would like to revise:

Map 5 - Northwest Sector Future
 Land Use:

1. A portion of the parcel at
 Rainbow and Centennial was revised
 back from General Commercial to D-
 R. This area was non-conforming
 commercial and excessive.

2. Parcel at northeast corner of
 U.S. 95 and Elkhorn, which is
 Elkhorn Ranch, was R-PD6. That
 density needs to be reduced from
 ML to L.

3. Lone Mountain east of U.S. 95
 has been reduced from L-ML to L.
 It was not felt the buffer of ML
 needed to be brought around the
 corner.

4. Parcel at southeast corner of
 Lone Mountain and Torrey Pines has
 been reduced from L-ML to L.

5. Parcels north and south of
 Craig, west of Gragson, reduce
 from Service Commercial to ML to
 more properly reflect that area.

6. Parcel at northwest corner of
 Ann and Buffalo was shown as ML/L.
 The eastern two-thirds of the
 development is L and the western
 one-third is R.

On all three maps on the
 Residential Land Use
 classification under the
 Development Intensity Level the
 single family use equivalents,
 they decided to remove the
 Optional Mobile Home designation
 from both the Low and Medium Low
 categories and to delete the
 Congregate Care Bed Facility as an
 option under the Single Family
 Equivalency. Gaming Enterprise
 Districts have been shown on Map

CLV65-000212

0212

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AGENDA

MARCH 12, 1992

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

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. CONSIDERATION OF CHANGES TO GENERAL PLAN
PROPOSED BY CITY COUNCIL (CONTINUED)

11.

Map 6 - Southwest Sector Future
Land Use Map:

1. The parcel at the northeast
corner of Buffalo and Washington,
was revised from Medium Low to
Medium Low/Service Commercial.

2. Parcel at the northwest corner
of Cimarron and Westcliff was
revised from Low/Medium Low to
Low.

3. Parcel in vicinity of
Rampart/Durango and
Charleston/Alta; revise to conform
to revised Peccole Ranch Master
Plan (SC and L).

4. The County island between
Jones and Lindell, between Sahara
and Charleston, the actual land
uses in there were field checked
and instead of the Low they are
D-R. The General Plan also shows
the gaming activities approved for
Summerlin and one for Peccole
Ranch. This will go back to the
Recommending Committee and be
approved by the City Council on
4/1/92.

There was no one present to speak
in opposition.

To be heard by the Recommending
Committee on 3/16/92 and City
Council on 4/1/92.

(8:58-9:11)

CLV65-000213

0213

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AGENDA & MINUTES

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ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

VI. REPORTS FROM COMMITTEES

A. RECOMMENDING COMMITTEESBILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

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

Committee: Full Council

First Reading - 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92
REFERRED BACK TO PLANNING COMMISSIONCity Council - 2/19/92
NO ACTION TAKENRecommending Committee - 3/16/92
ADOPTION at the 4/1/92 City Council meeting.

HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS (Jones excused)

Clerk to proceed with second publication

No discussion was held.

(9:52 to 9:54)

2. BILL NO. 92-6 - AMENDS THE REDEVELOPMENT PLAN IN EFFECT FOR THE REDEVELOPMENT AREA BY DELETING THEREFROM AND ADDING THERETO VARIOUS DEFINITIONS OF DESIGNATED LAND USE PERMITTED IN THE REDEVELOPMENT AREA AND CHANGING SOME OF THE DESIGNATED LAND USES.

Committee: Councilmen Nolen and Hawkins

First Reading: 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92
To be adopted at the same time as Bill No. 92-2 which has been referred back to the Planning Commission.City Council - 2/19/92
NO ACTION TAKEN

NOTE: BILL TO BE ADOPTED AT THE SAME TIME AS BILL NO. 92-2.

NOLEN - Second Reading and BILL ADOPTED - UNANIMOUS

Clerk to proceed with second publication

NOTE: Previous motion by Nolen to amend BILL FAILED with Higginson, Adamsen and Jones voting "NO".

NOTE: VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

(9:54 to 9:58)


APPROVED AGENDA ITEMCLV65-000214
0214

10219

CITY COUNCIL MINUTES

APR 01 1992

332

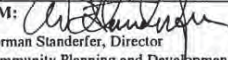
CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 13, 1992

TO: Mayor Jan Lavery Jones
Councilman Bob Nolen
Councilman Arnie Adamsen
Councilman Scott Higginson
Councilman Frank Hawkins, Jr.

FROM: 
Norman Standerfer, Director
Community Planning and Development

SUBJECT:

BACK-UP FOR RECOMMENDING COMMITTEE
MEETING OF MARCH 16, 1992 ITEM NO. 4:
BILL NO. 92-2: ADOPT A NEW GENERAL PLAN
FOR THE CITY OF LAS VEGAS

COPIES TO:

William Noonan, City Manager Kathy Tighe, City Clerk
Larry Barton, Deputy City Mgr. Val Steed, Chief Dep. City Atty
Tom Mc Pherson, Dep. City Mgr. Bob Sylvain, Deputy City Atty.
Jan Bruner, Assistant City Mgr. Frank Reynolds, Deputy Dir.
Richard Welch, Director, DEUD Larry Bender, Chf. Urban. Dev.

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

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

CLV 7007

CLV65-000215
0215

10220

1 BILL NO. 92-2

2 ORDINANCE No. 3636

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

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

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

15 SECTION 1: The General Plan of the City of Las
16 Vegas, Nevada, adopted by the Planning Commission on December 12,
17 1991, and approved for adoption by the City Council on the 1st
18 day of April, 1992, is hereby adopted as the master plan
19 for the City as required by Chapter 278 of Nevada Revised Stat-
20 utes (NRS). The General Plan includes mandatory and optional
21 elements described in NRS Chapter 278 and includes text, future
22 land use maps, the Downtown Development Plan, and the Master Plan
23 of Streets and Highways. The General Plan shall be on file in
24 the office of the Department of Community Planning and Develop-
25 ment.

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

29 19.02.020: (A) This Title is adopted in order to conserve and
30 promote the public health, safety, morals and general welfare of
31 the City and the present and future inhabitants of the City.

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

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

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

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

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

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

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

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

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

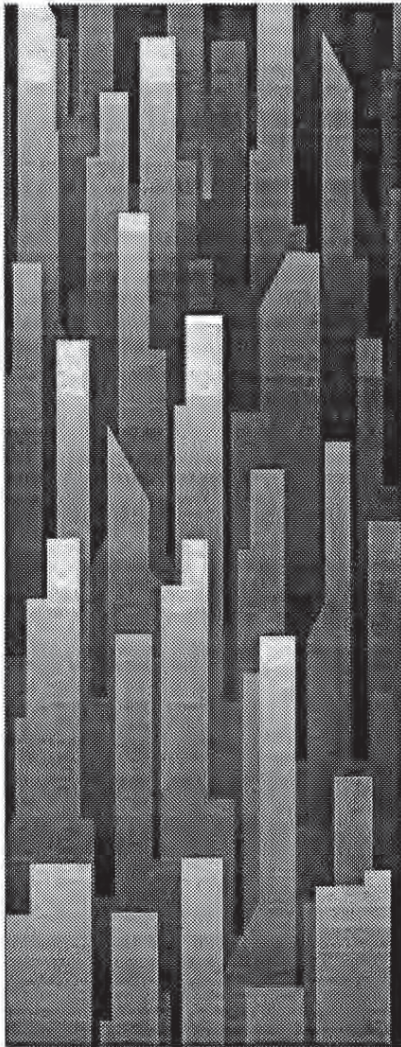
16 APPROVED:

17
18 BY 
JAN LAVERTY JONES, MAYOR

19 ATTEST:

20
21 
22 KATHLEEN M. TIGHE, CITY CLERK
23
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GENERAL PLAN



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

City of Las Vegas



400 E. Stewart
Las Vegas, NV 89101

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

CLV65-000219
0219

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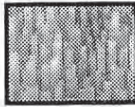


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2.1 Background

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

2.1.1 Relationship to Other Elements

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

Community Facilities Element

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

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

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

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

Circulation Element

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

Infrastructure Element

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

these are:

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

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

Public Finance Element

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

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

Economic Development Element

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

Housing Element

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

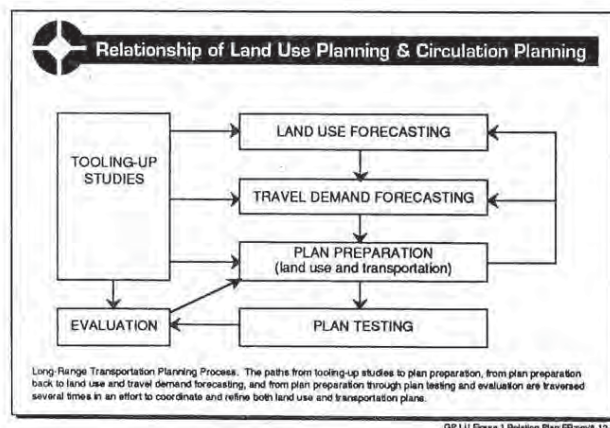
Urban Design Element

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

Environmental Quality and Natural Resource Conservation Element

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

Figure 1



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

Historic Preservation Element

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

2.1.2 Existing Land Use Conditions

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

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

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

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

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

2.1.3 Relationship of Zoning to Land Use Planning

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

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

2.1.4 Development Intensity Level Land Use Classification

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

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

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

Table 1

City of Las Vegas Existing Land Use

By Sector, By Acres

C.P.*	Residential SFam	MFam	Public Fac	Commercial	Light Industry/ Research	R of W	Vacant	Totals
Northwest Las Vegas								
11	-	-	127	101	0	612	1,030	3,064
12	-	-	233	40	0	4,795	19,159	26,639
15	-	-	72	78	0	563	1,410	2,813
Total	4188	108	432	219	0	5,970	21,599	32,516
	12.88%	0.33%	1.33%	0.67%	0.00%	18.36%	66.43%	100.00%

Southwest Las Vegas								
7	-	-	185	202	0	530	1,100	2,647
8	-	-	57	141	0	561	301	2,808
9	-	-	273	53	57	972	2,546	4,858
10A-D	-	-	94	126	0	667	719	3,337
13	-	-	190	68	0	783	1,861	3,913
16	-	-	127	0	0	768	2,458	3,840
Total	4,469	2,095	926	590	57	4,281	8,985	21,403
	20.88%	9.79%	4.33%	2.76%	0.27%	20.00%	41.98%	100.00%

Southeast Las Vegas								
1	-	-	330	252	54	752	659	3,974
2	-	-	175	309	170	647	80	2,051
3	-	-	67	224	17	470	124	1,743
4	-	-	180	159	213	695	648	3,139
5	-	-	361	310	203	444	227	2,630
6	-	-	73	343	434	761	138	3,253
10E	-	-	0	20	0	134	157	504
Total	3,939	3,525	1,186	1,617	1,091	3,903	2,033	17,294
	22.78%	20.39%	7%	9%	6%	23%	12%	100%

City Totals								
	12,596	5,728	2,544	2,426	1,148	14,154	32,617	71,213
	17.69%	8.04%	3.57%	3.4%	1.61%	19.88%	45.8%	100%

* Community Profile Map #

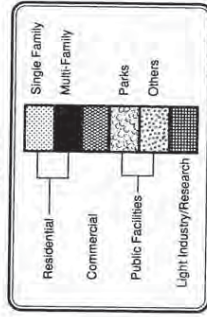
Source: City of Las Vegas Dept. of Community Planning & Development

GP.LU Table 1 CLV existing:FR:pm/4-14-92

Map 1

Northwest Sector Generalized Existing Land Use

LEGEND



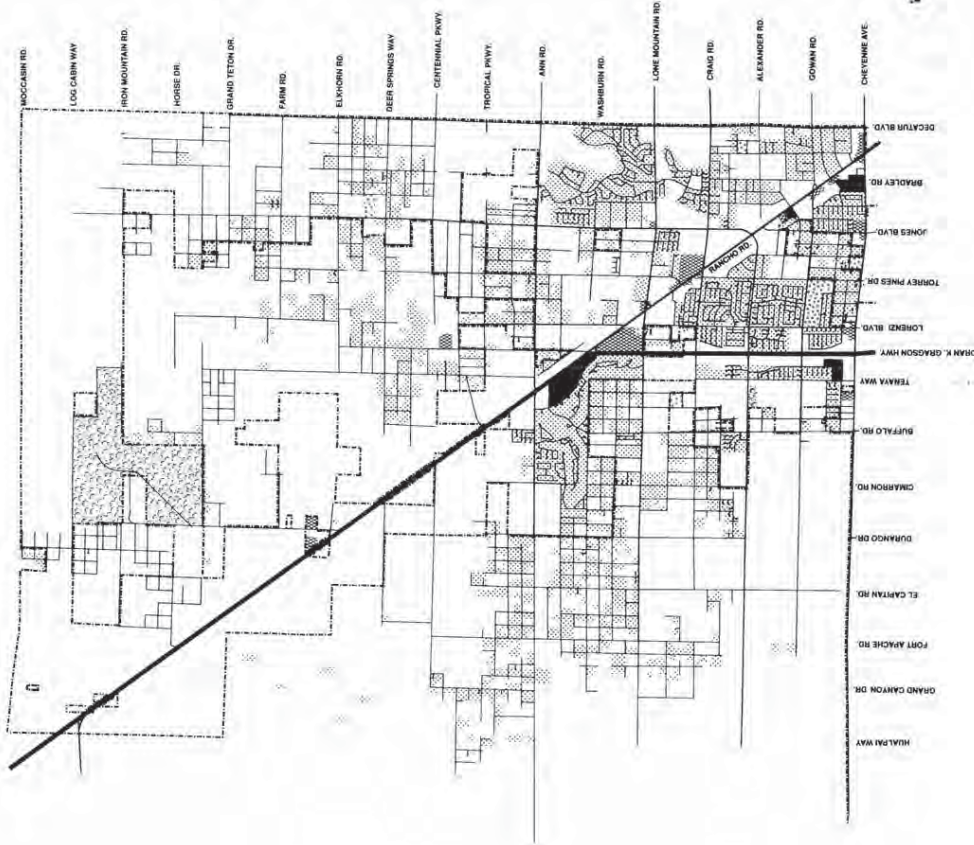
SOURCE: Dept. of Community Planning & Development

Adopted by the Planning Commission,
December 13, 1991

Sandra Huijgen
Chairman

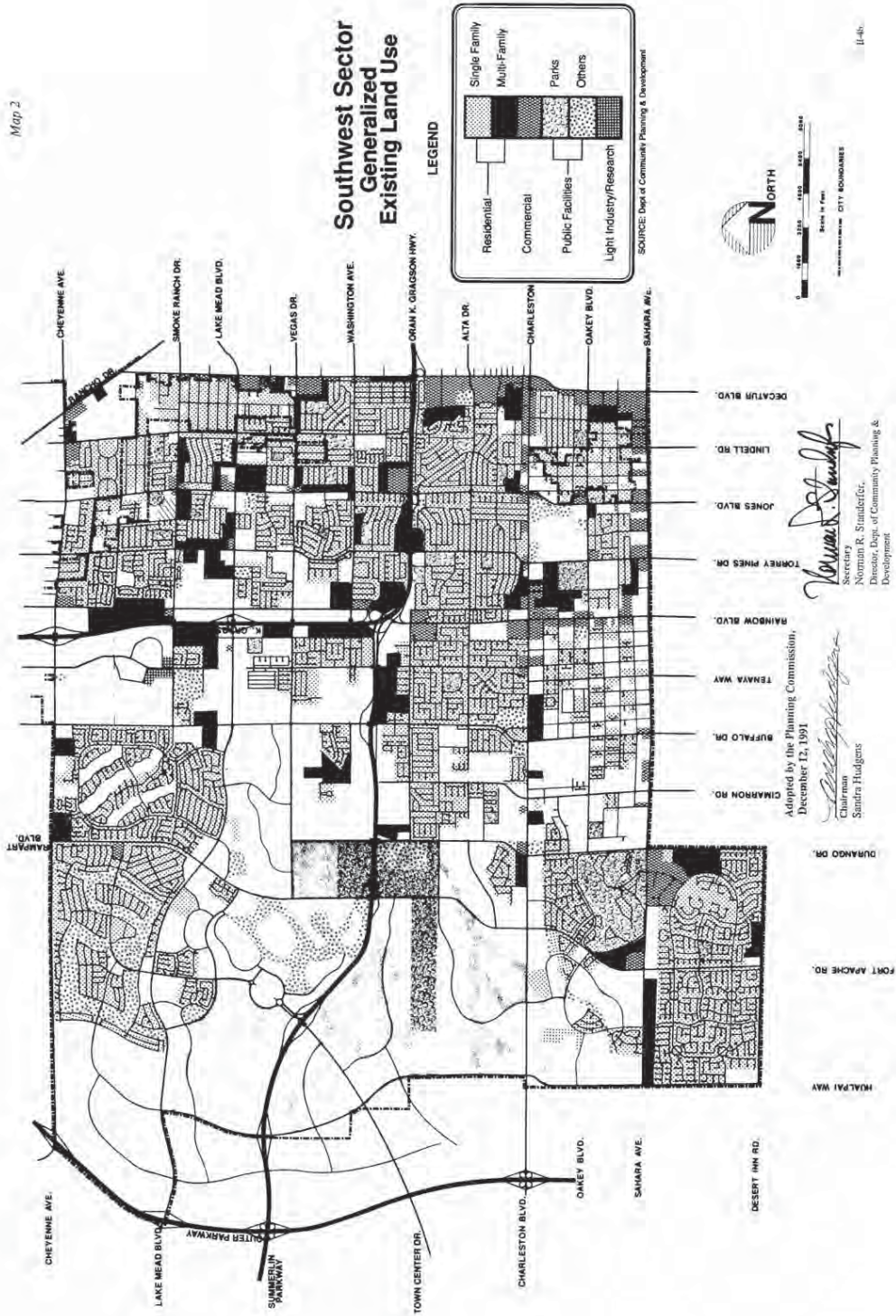
Norman R. Standerfer
Secretary

Norman R. Standerfer,
Director, Dept. of Community Planning &
Development



CLV65-000228
0228

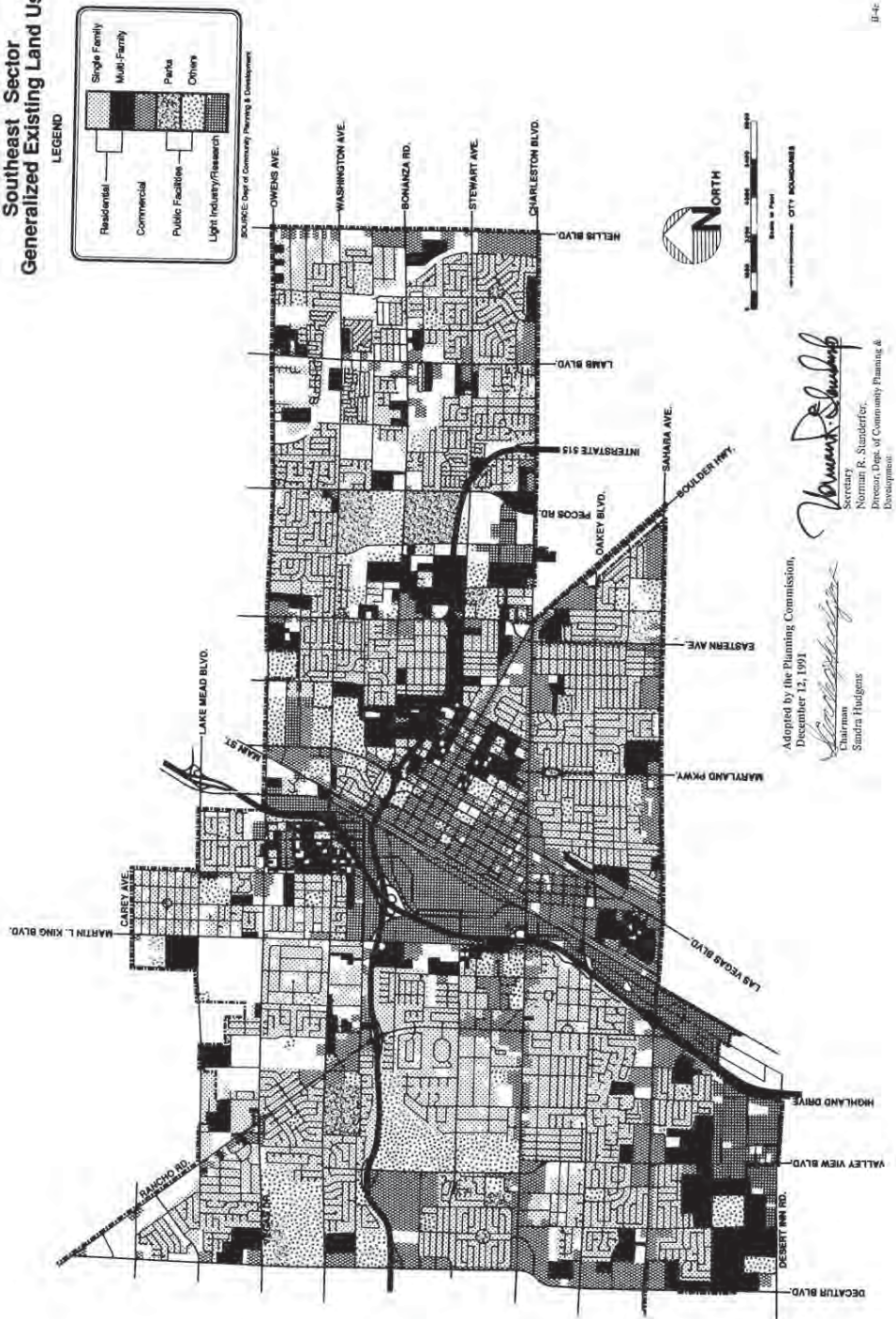
10233



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0229

10234

Map 3
**Southeast Sector
 Generalized Existing Land Use**



CLV65-000230
 0230

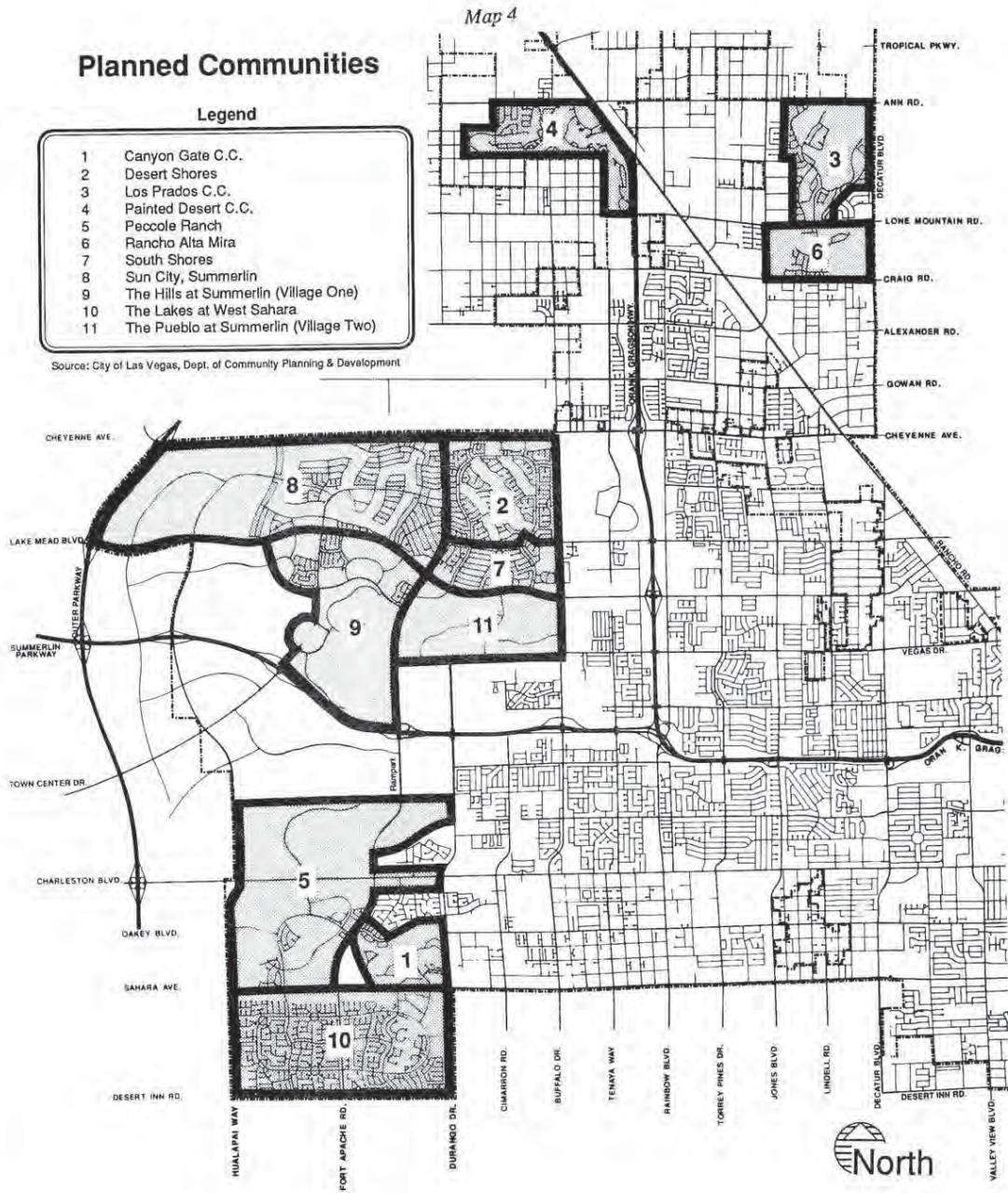
10235

Planned Communities

Legend

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

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




Land Use

II-4d

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Table 2

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

* Single Family Unit Equivalent

G.P.L.U. Table 2 ns' Conversion; NS:pmv/12-30-91