

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.

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Land Use & Rural Neighborhoods Preservation Element

City of Las Vegas
Planning & Development Department



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

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

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	5
INTRODUCTION.....	7
PURPOSE.....	7
ENABLING LEGISLATION.....	7
PLANNING CONTEXT.....	8
RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN.....	9
GOALS, OBJECTIVES AND POLICIES.....	11
EXISTING LAND USE.....	15
LAND USE DISTRIBUTION.....	15
MIXED USE DEVELOPMENT.....	20
FEDERALLY MANAGED LANDS.....	20
LAND USE HIERARCHY.....	23
LAS VEGAS 2020 MASTER PLAN.....	23
LAND USE ELEMENT.....	23
MASTER PLAN DESIGNATION.....	24
MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION.....	24
ZONING.....	24
FUTURE LAND USE.....	25
LAND USE TABLES.....	30
DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES.....	37
OVERVIEW OF GENERAL PLAN AMENDMENT/MAJOR MODIFICATION PROCESS.....	51
GAMING ENTERPRISE DISTRICTS.....	53
RURAL NEIGHBORHOODS PRESERVATION.....	55
CONCLUSION.....	57
APPENDIX: PUBLIC PARTICIPATION.....	59

TABLES, EXHIBITS AND MAPS

TABLES

Table 1: Centennial Hills Sector Land Use Distribution.....	16
Table 2: Southwest Sector Land Use Distribution.....	17
Table 3: Southeast Sector Land Use Distribution.....	18
Table 4: City of Las Vegas Citywide Land Use Distribution.....	19
Table 5: Master Plan Land Use Designations.....	31
Table 6: Town Center Special Land Use Designations.....	31
Table 7: Cliff's Edge Special Land Use Designations.....	32
Table 8: Grand Canyon Village Special Land Use Designations.....	32
Table 9: Grand Teton Village Special Land Use Designations.....	32
Table 10: Iron Mountain Ranch Land Use Designations.....	33
Table 11: Lone Mountain Special Land Use Designations.....	33
Table 12: Lone Mountain West Special Land Use Designations.....	33
Table 13: Las Vegas Medical District Plan Special Land Use Designations.....	34
Table 14: Downtown Area Special Land Use Designations.....	34
Table 15: Summerlin North Land Use Designations.....	34
Table 16: Summerlin West Land Use Designations.....	35

EXHIBITS

Exhibit 1: City Sectors Map.....	15
Exhibit 2: Centennial Hills Sector Map.....	26
Exhibit 3: Downtown Area Map.....	28
Exhibit 4: Southwest Sector Map.....	29
Exhibit 5: Southeast Sector Map.....	30

MAPS

Map 1: Gaming Enterprise Districts and Locations Approved for Nonrestricted Gaming
Map 2A: Rural Preservation Overlay District
Map 2B: Rural Preservation Overlay District with Parcels Added or Removed
Map 3: Southwest Sector Land Use
Map 4: Southeast Sector Land Use
Map 5: Centennial Hills Sector Interlocal Land Use
Map 6: Centennial Hills Town Center Land Use
Map 7: Downtown Centennial Plan Land Use
Map 8: Cliff's Edge (Providence) Land Use
Map 9: Grand Canyon Village Land Use
Map 10: Grand Teton Village Land Use
Map 11: Iron Mountain Ranch Land Use
Map 12: Las Vegas Medical District Future Land Use
Map 13: Lone Mountain Future Land Use
Map 14: Lone Mountain West Future Land Use
Map 15: Summerlin North Land Use
Map 16: Summerlin West Land Use

DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

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

