

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

Electronically Filed  
Sep 29 2022 11:43 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 78, PART 2**

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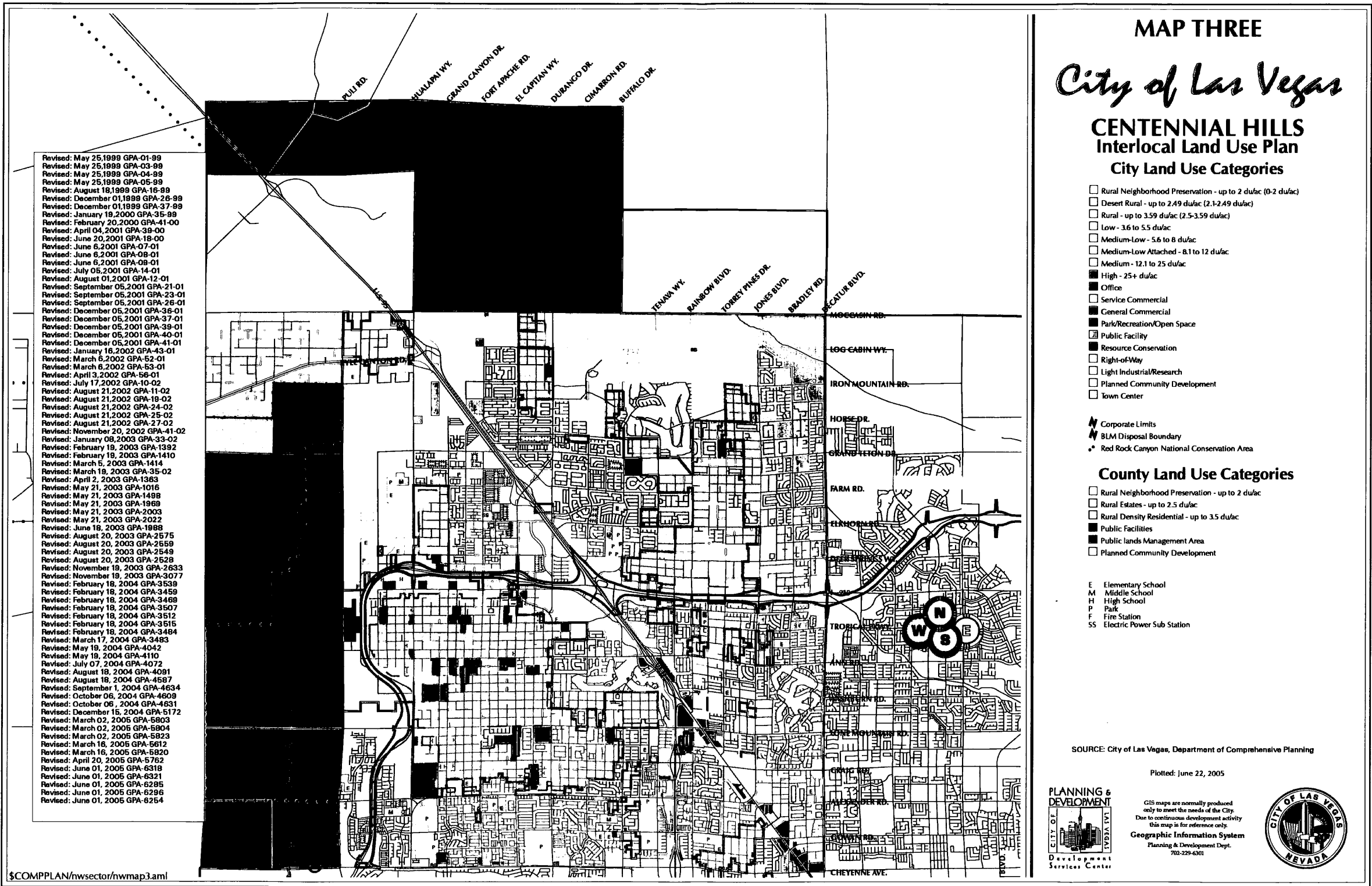
(admitted pro hac vice)

396 Hayes Street

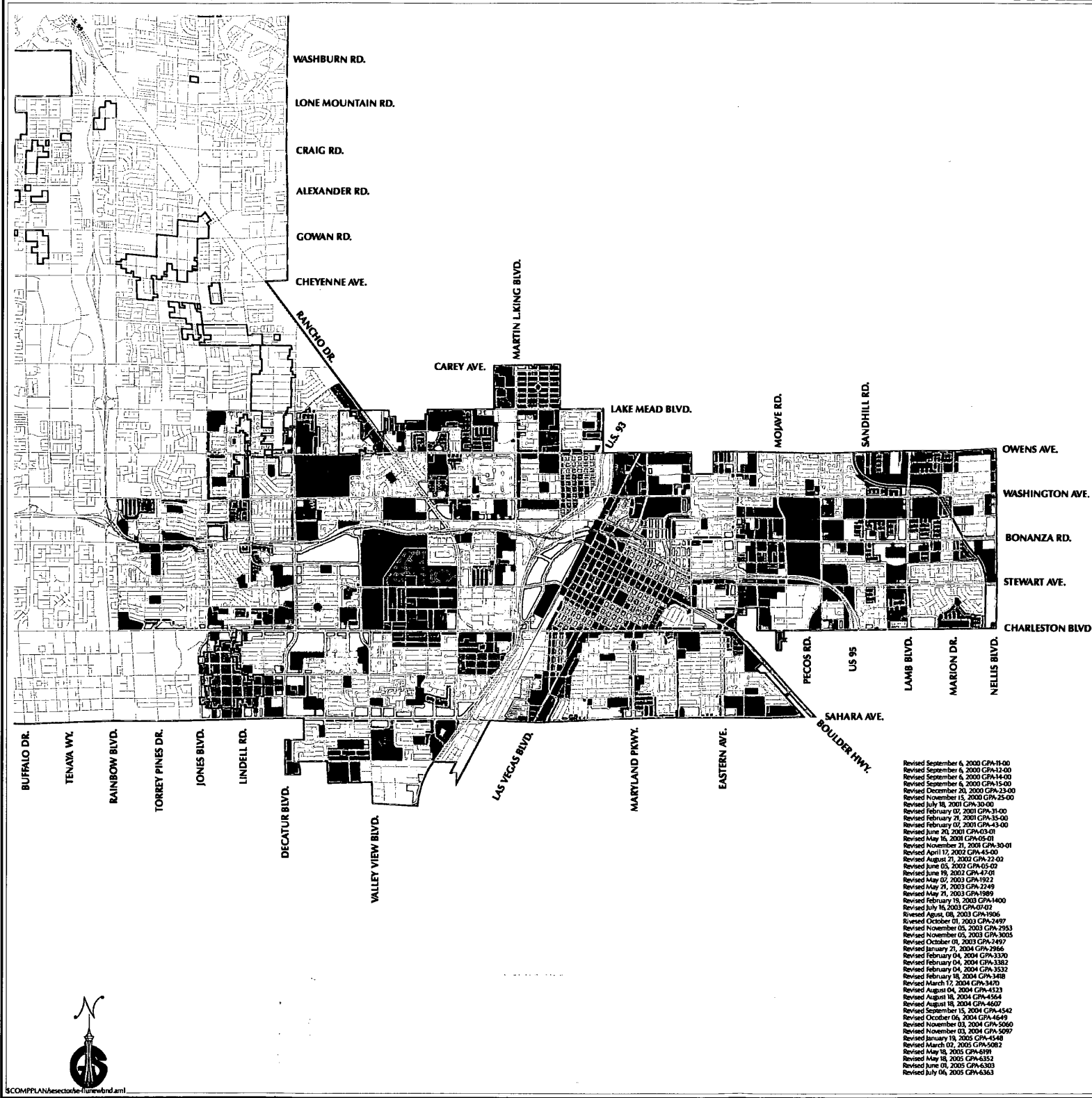
San Francisco, California 94102

Telephone: (415) 552-7272

*Attorneys for City of Las Vegas*








City of Las Vegas  
SOUTHEAST SECTOR  
Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - Up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium-Low - up to 8.49 du/ac
- Medium-Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Commercial (O, SC, GC)
- Park/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research
- MASTER PLANNED AREAS
- University Medical Center


Revised September 6, 2000 CPA-11-00  
Revised September 6, 2000 CPA-12-00  
Revised September 6, 2000 CPA-14-00  
Revised September 6, 2000 CPA-15-00  
Revised December 20, 2000 CPA-23-00  
Revised November 15, 2000 CPA-25-00  
Revised July 18, 2001 CPA-30-00  
Revised February 07, 2001 CPA-31-00  
Revised February 21, 2001 CPA-35-00  
Revised February 02, 2001 CPA-43-00  
Revised June 20, 2001 CPA-43-01  
Revised May 16, 2001 CPA-45-01  
Revised November 21, 2001 CPA-30-01  
Revised April 17, 2002 CPA-45-00  
Revised August 27, 2002 CPA-32-02  
Revised June 05, 2003 CPA-05-00  
Revised June 19, 2003 CPA-47-01  
Revised May 07, 2003 CPA-19-02  
Revised May 21, 2003 CPA-22-09  
Revised May 21, 2003 CPA-19-09  
Revised February 18, 2003 CPA-14-00  
Revised July 16, 2003 CPA-07-02  
Revised August 08, 2003 CPA-19-06  
Revised October 01, 2003 CPA-24-97  
Revised November 05, 2003 CPA-29-53  
Revised November 05, 2003 CPA-30-03  
Revised October 01, 2003 CPA-24-97  
Revised January 21, 2004 CPA-29-66  
Revised February 04, 2004 CPA-33-70  
Revised February 04, 2004 CPA-33-82  
Revised February 04, 2004 CPA-33-32  
Revised February 18, 2004 CPA-34-88  
Revised March 12, 2004 CPA-34-70  
Revised August 04, 2004 CPA-43-23  
Revised August 18, 2004 CPA-45-44  
Revised August 18, 2004 CPA-46-02  
Revised September 15, 2004 CPA-45-42  
Revised October 06, 2004 CPA-46-49  
Revised November 03, 2004 CPA-50-60  
Revised November 03, 2004 CPA-50-97  
Revised January 19, 2005 CPA-45-48  
Revised March 02, 2005 CPA-50-82  
Revised May 18, 2005 CPA-61-91  
Revised May 18, 2005 CPA-63-52  
Revised June 01, 2005 CPA-63-03  
Revised July 06, 2005 CPA-63-63



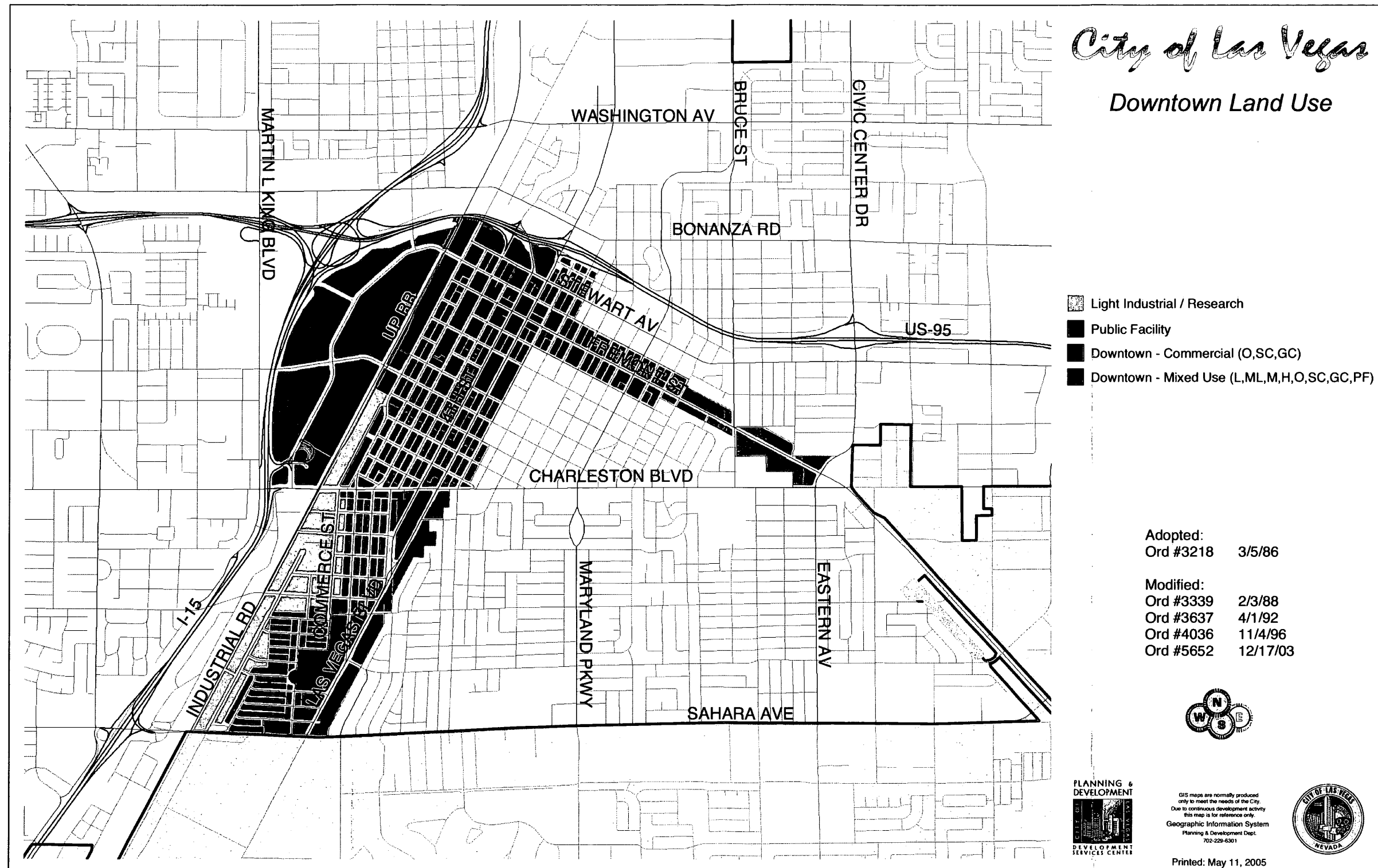
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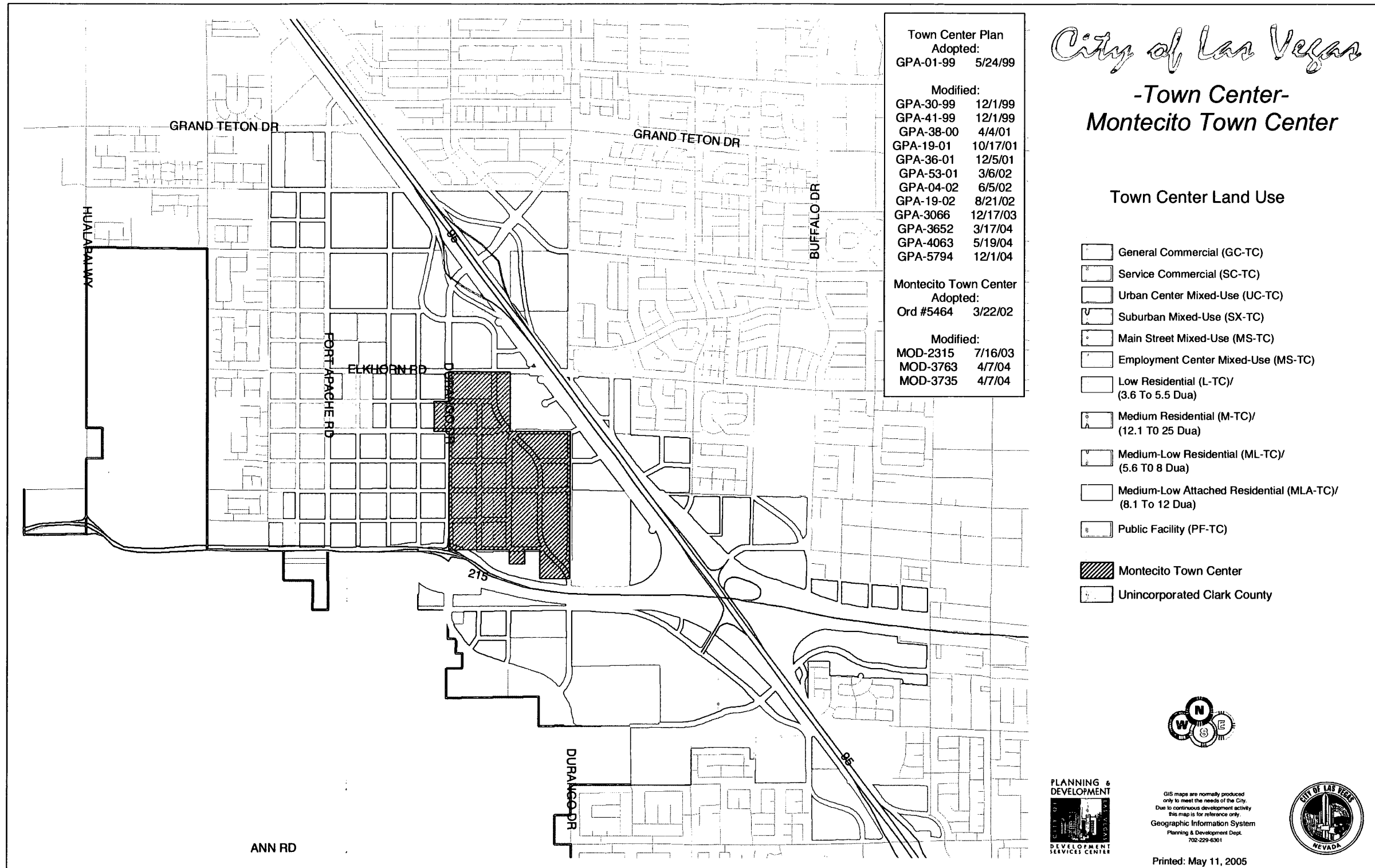
CIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

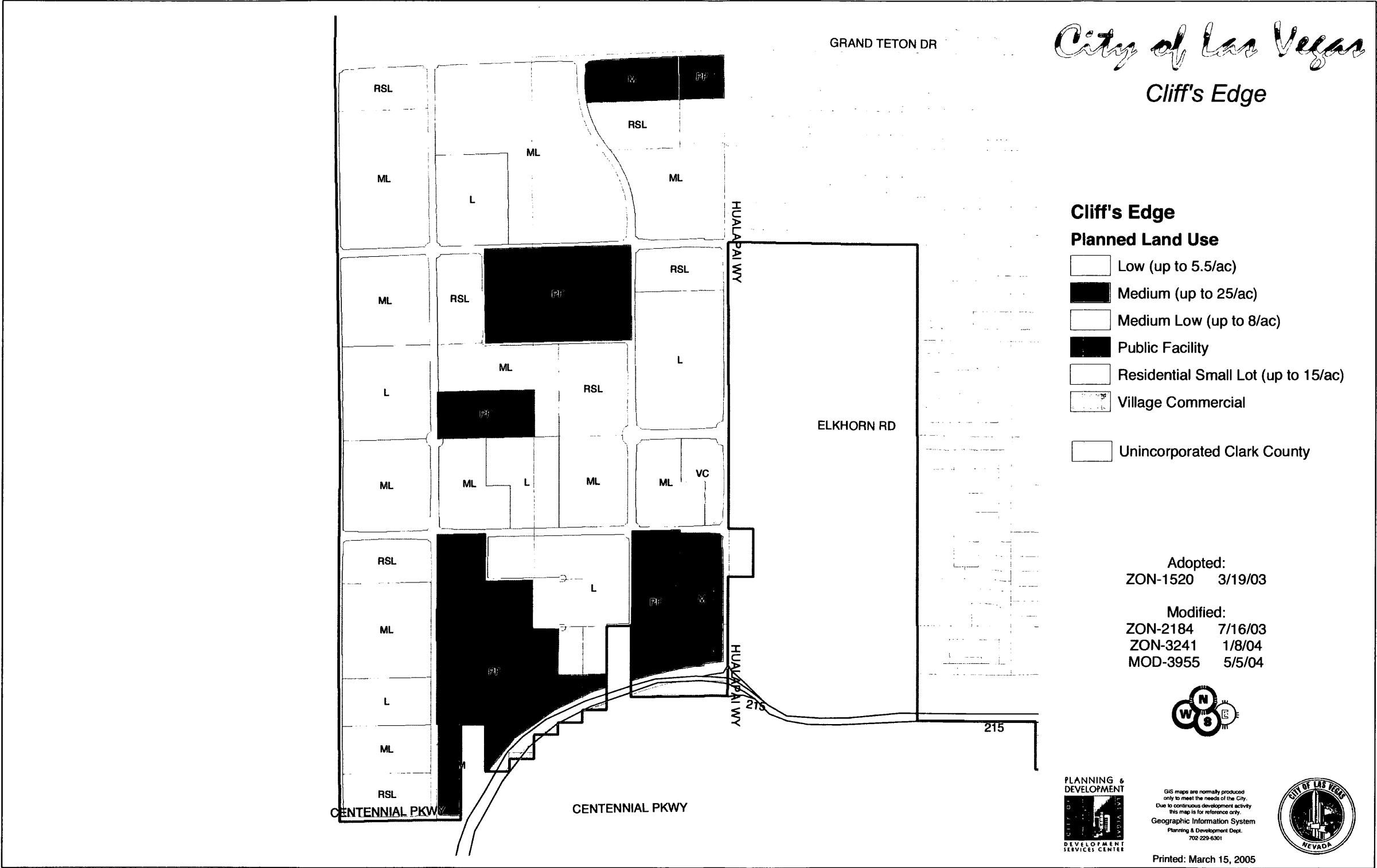
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Planning & Development Dept.  
702-229-6301



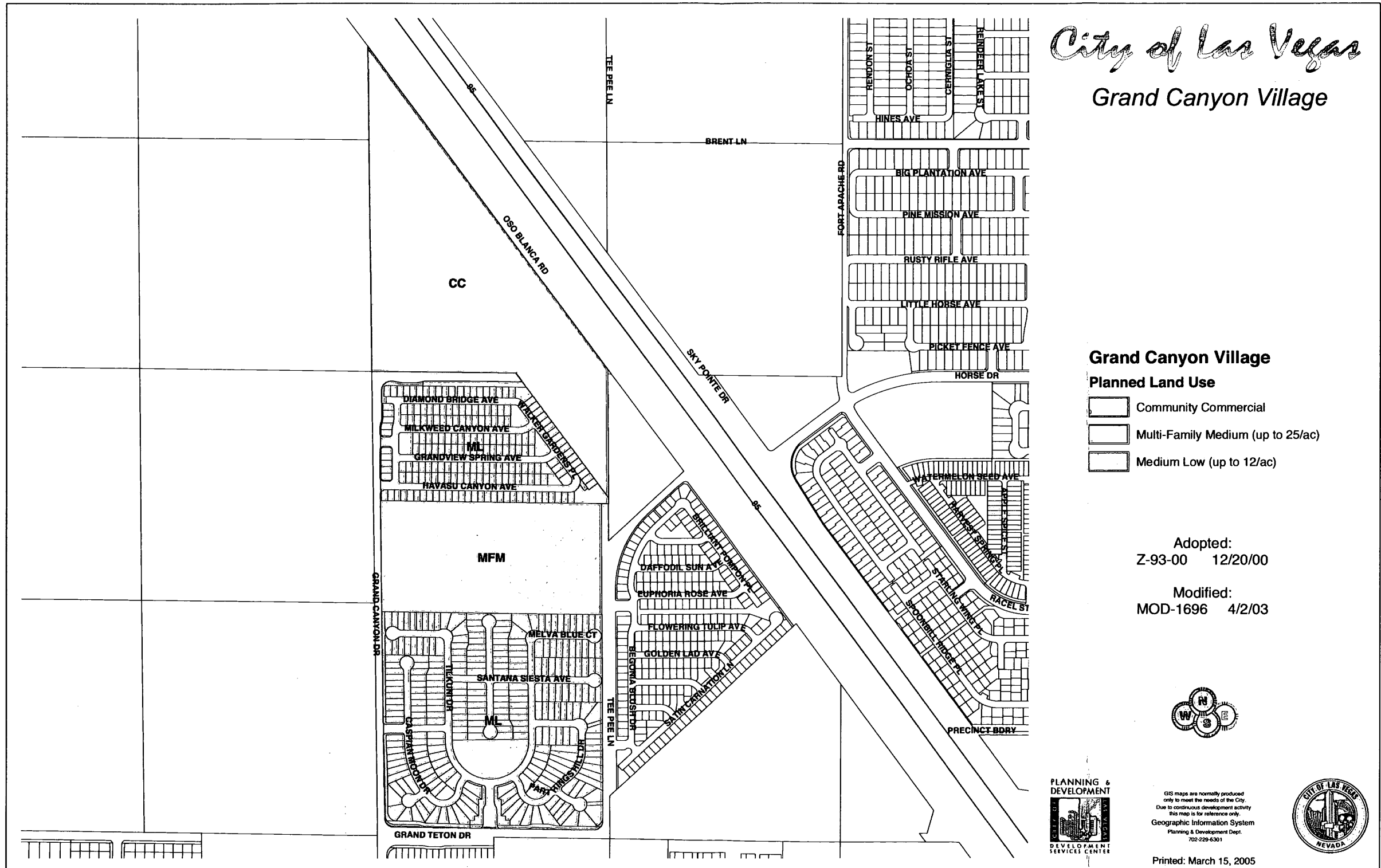
**PLANNING & DEVELOPMENT**  
CITY OF LAS VEGAS  
Development Services Center

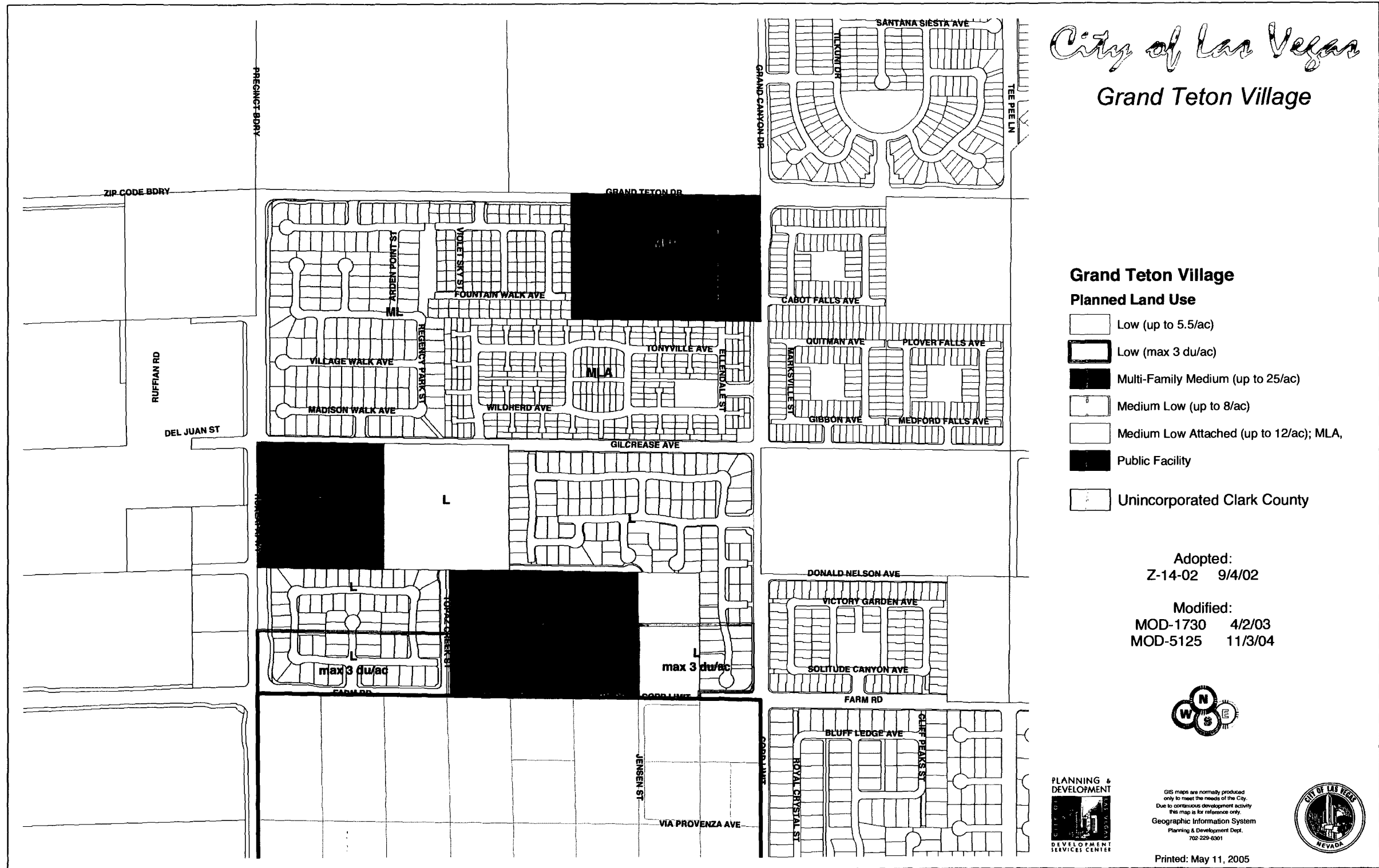


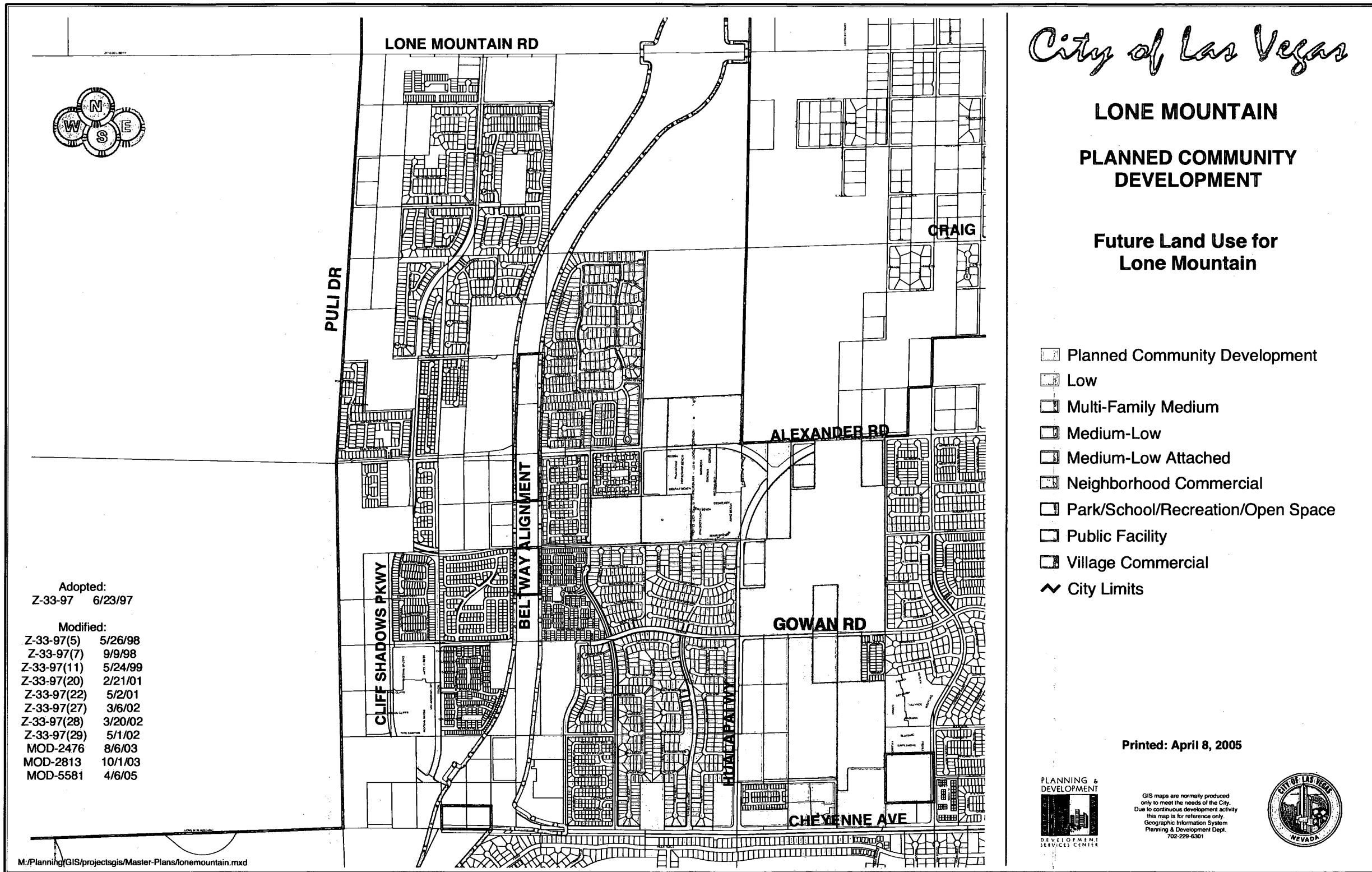


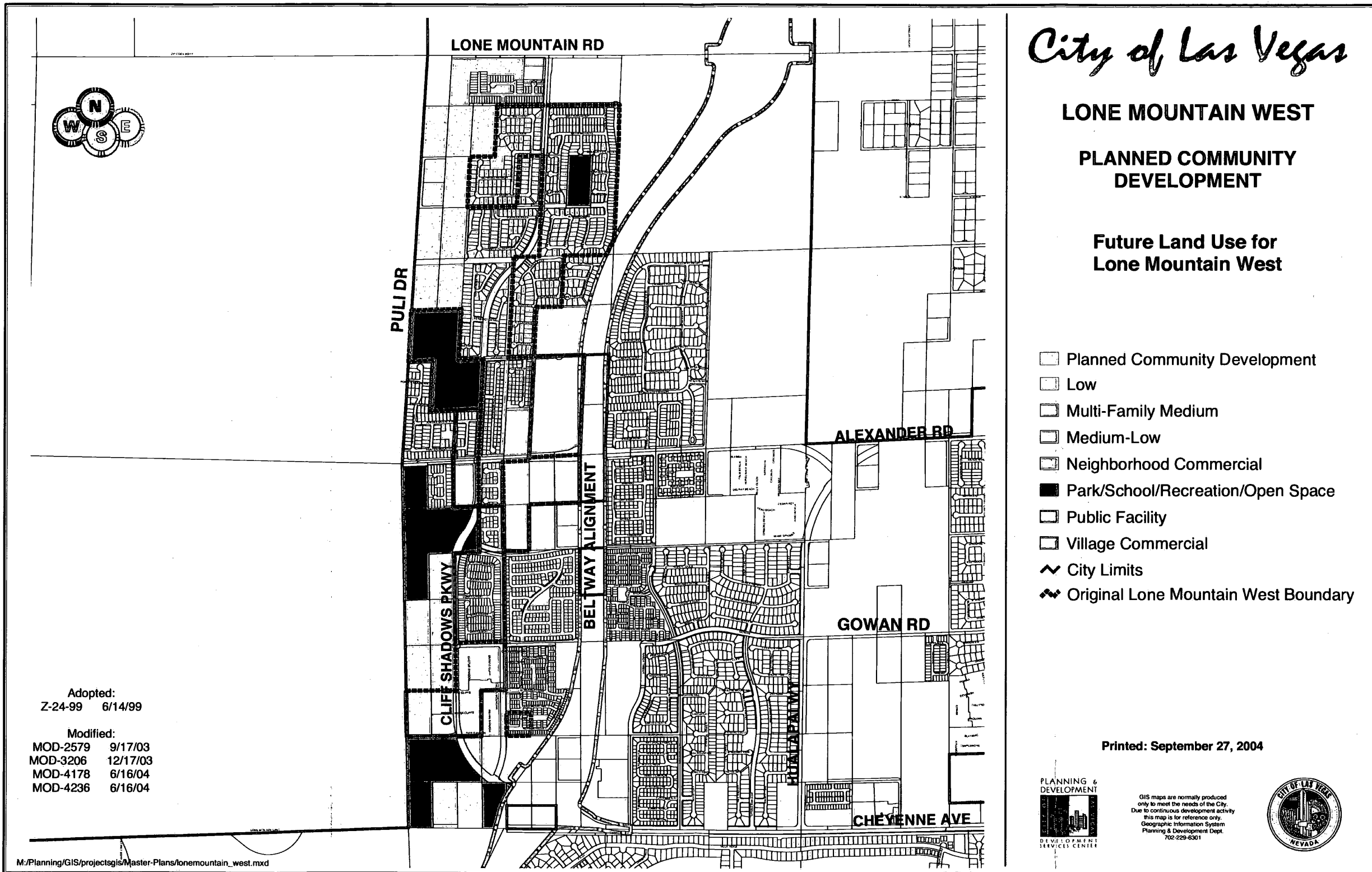














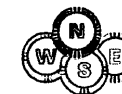
- ☐ Rural Neighborhood Preservation - up to 2 du/ac (0 - 2 du/ac)
- ☐ Desert Rural - up to 2.49 du/ac (2.1 - 2.49 du/ac)
- ☐ Rural - up to 3.59 du/ac (2.5 - 3.59 du/ac)
- ☐ Low - 3.6 to 5.5 du/ac
- ☐ Medium - Low - 5.6 - 8 du/ac
- ☐ Medium - Low Attached - 8.1 - 12 du/ac
- ☐ Medium - 12.1 - 25 du/ac
- ☐ High 25+ du/ac
- ☐ Mixed Use (L,ML,M,H,O,SC,GC,PF)
- ☐ Office
- ☐ Service Commercial
- ☐ General Commercial
- ☐ General Tourist Commercial
- ☐ Commercial (O,SC,GC)
- ☐ Park/Recreation/Open Space
- ☐ Public Facility
- ☐ Public Facility School
- ☐ Resource Conservation
- ☐ Light Industrial / Research
- ☐ University Medical Center
- ☐ Downtown Redevelopment

- ☐ Iron Mountain Ranch  
☐ City of Las Vegas

Adopted:  
Z-19-98 10/12/98

Modified:

Z-19-98(2)	7/18/01
Z-19-98(5)	8/1/01
Z-19-98(7)	9/5/01
Z-19-98(17)	10/3/01
Z-16-98(22)	3/6/02
MOD-1271	4/2/03
MOD-2425	8/6/03

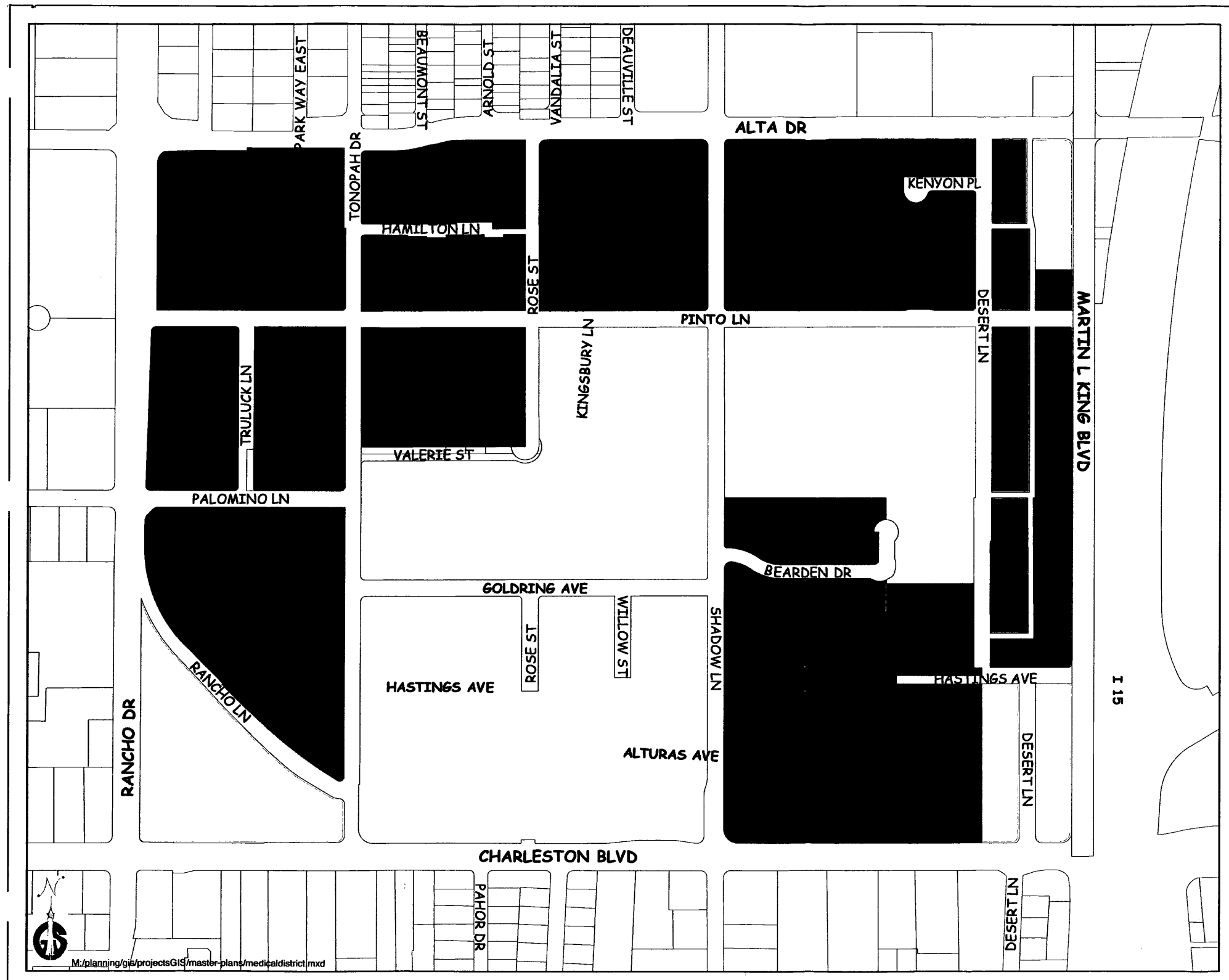


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

**Geographic Information System**  
Planning & Development Dept.  
702-229-6301



Printed: May 11, 2005



*City of Las Vegas*

## LAS VEGAS MEDICAL DISTRICT

Land Use Plan

- HD (High Density Residential)
- MD-1 (Medical Support)
- MD-2 (Major Medical)
- P-O (Professional Office)
- SC (Service Commercial)

Adopted:  
Z-20-97 5/27/97

Modified:  
Z-20-97(14) 11/9/98  
Z-20-97(33) 6/19/02  
MOD-5267 11/17/04  
MOD-5212 12/15/04

Plotted: December 20, 2004



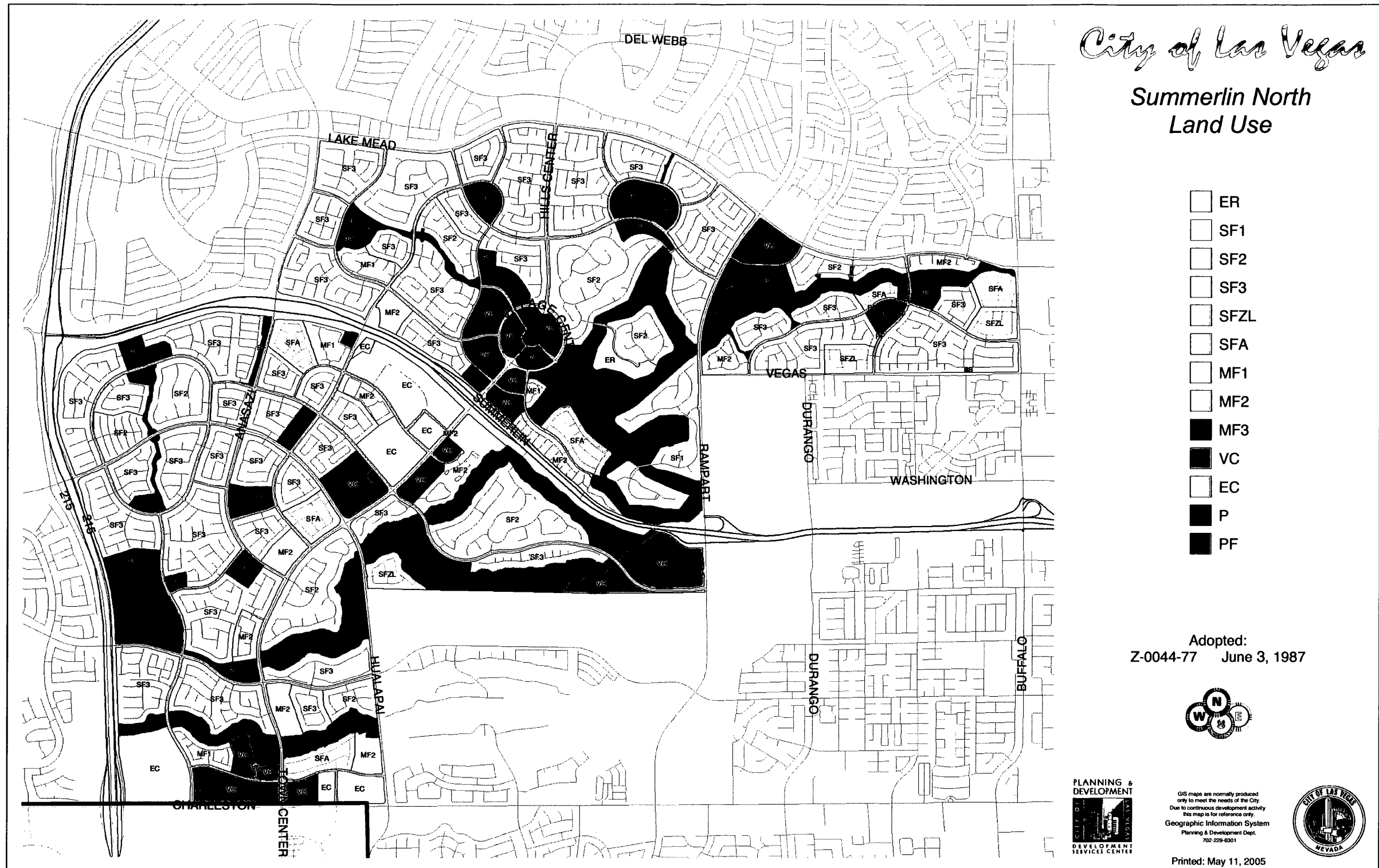
GIS maps are prepared  
only to assist the needs of the City.  
They are not to be used for  
any other purpose.  
Geographic Information System  
Planning & Development Center  
702-259-6001

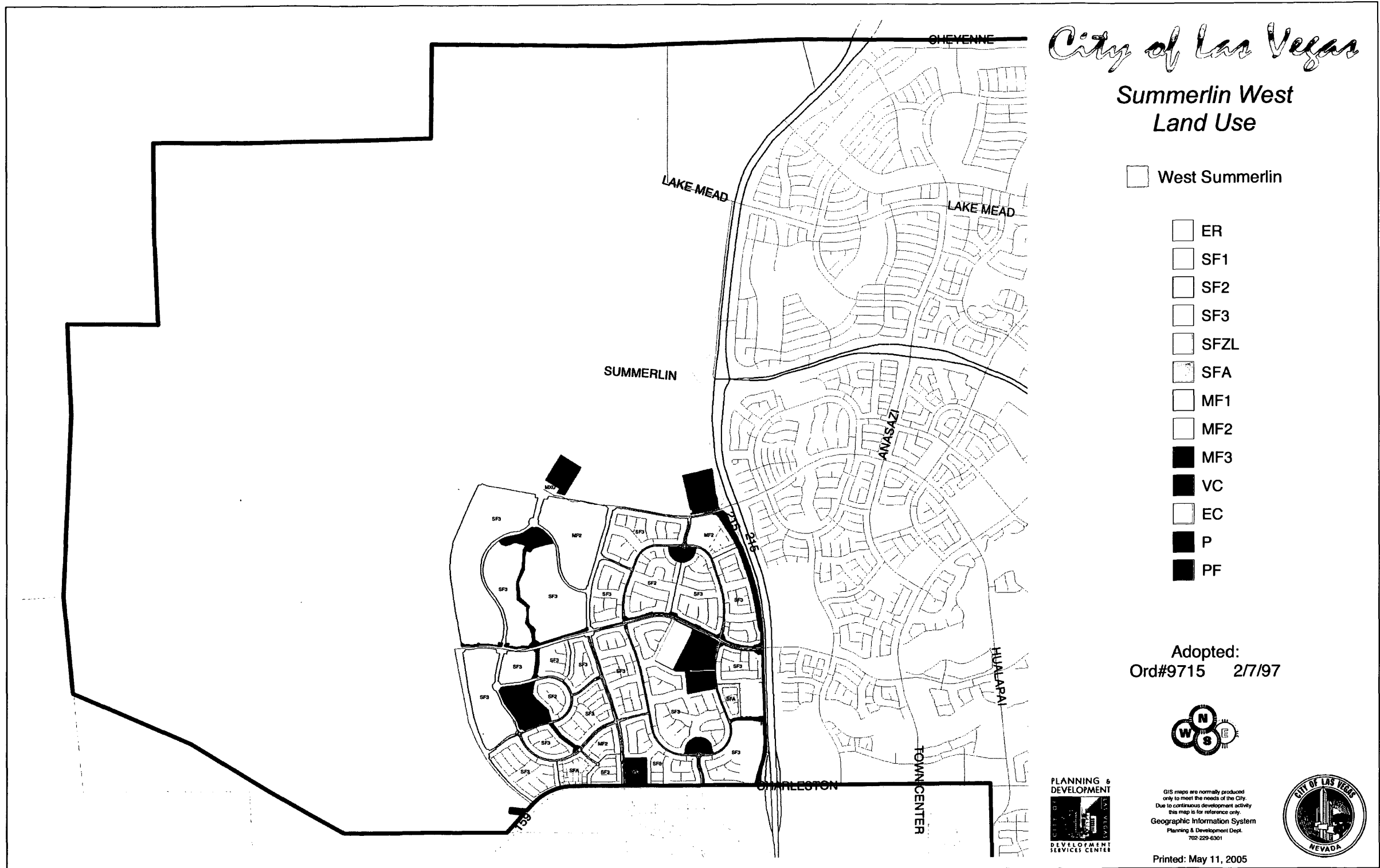


page 59

CLV208865  
3408

13678







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

A General Plan Amendment is a requested change of land use 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. This becomes necessary because any zoning request must be in substantial agreement with the Master Plan designation in order to be approved by the City Council. In order to facilitate this process, the property owner must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission, and City Council.

When a land use change is requested within a master plan area, 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 of a parcel within a Master Plan area (Town Center, Lone Mountain, Grand Teton Village, etc.) is amended. In order to facilitate this process, the property owner must submit a Major Modification (MOD) application for review by city staff, Planning Commission, and City Council.

## 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 non-restricted gaming license as allowed by the Nevada Revised Statutes. A non-restricted 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 that establishment. 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. 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 <sup>4</sup>. 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 non-restricted 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. Nevada Revised Statutes requires the city to provide a map that depicts the location of each Gaming Enterprise District established after July 16, 1997.

<sup>4</sup> In counties with a population of over 400,000 people.

City of Las Vegas  
GAMING ENTERPRISE DISTRICTS  
AND LOCATIONS APPROVED FOR  
NON-RESTRICTED GAMING

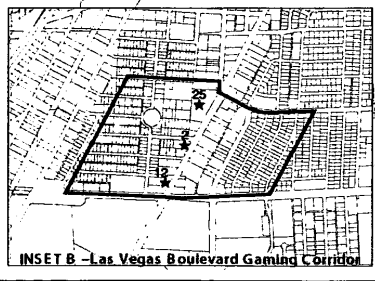
NO.	BUSINESS	ADDRESS	LICENSE
1	Arizona Charlie's Hotel and Casino	740 S Decatur Blvd	008-00001
2	Admiral's Hotel and Casino (GED)	2200 S Las Vegas Blvd	008-00002
3	California Hotel and Casino	12 E Ogden Ave	008-00003
4	Castaways Hotel and Casino (MON)	2800 Fremont St	008-00004
5	El Cortez Hotel and Casino	600 Fremont St	008-00005
6	Flamingo's Casino and Hotel	3011 Fremont St	008-00006
7	Four Queens Hotel and Casino	202 Fremont St	008-00007
8	Fremont Hotel and Casino	200 Fremont St	008-00008
9	Gold Spinn Hotel and Casino	400 E Ogden Ave	008-00009
10	Golden Gate	1 Fremont St	008-00010
11	Golden Nugget	129 Fremont St	008-00011
12	Harvest John's Inn Back Casino Bar (GED)	2430 S Las Vegas Blvd	008-00012
13	Horseshoe Club	129 Fremont St	008-00013
14	La Bayou	15 Fremont St	008-00014
15	Lady Luck Casino	205 N Third St	008-00015
16	Las Vegas Club	15 Fremont St	008-00016
17	Main Street Station	200 N Main St	008-00017
18	Marmata	32 Fremont St	008-00018
19	Las Vegas Gaming Company, dba Moulin Rouge (MON)	900 W Bonanza Rd	008-00019
20	Capitol Gaming Corp., dba Nevada Hotel and Casino	225 S Main St	008-00020
21	Palace Station Hotel and Casino	2411 W Sahara Ave	008-00021
22	Queen of Hearts Hotel and Casino	19 Lewis Ave	008-00022
23	Rampart Casino (GED)	221 N Rampart Blvd	008-00023
24	Santa Fe Station	4949 N Rancho Dr	008-00024
25	Stratosphere Tower Casino and Hotel (GED)	2000 S Las Vegas Blvd	008-00025
26	Suncoast Hotel and Casino (GED)	9000 Alta Dr	008-00026
27	Ultra New Town Tavern	600 Jackson St	008-00027
28	Union Plaza Hotel and Casino	1 S Main St	008-00028
29	Western Hotel and Casino	608 Fremont St	008-00029
30	Wildfire Casino	1801 N Rancho Dr	008-00030

(GED) indicates that the property is located within a gaming enterprise district.  
(MON) indicates that the property is non-operational and is subject to the provisions of LVMC Title 8.40.155.

NOTE:  
Gaming Enterprise Districts are governed by NRS 463.3072 through NRS 463.3094 inclusive, as amended by Senate Bill 205 from the 1997 Legislative Session.  
The Future Summerlin Village Gaming Enterprise Districts are a result of the Summerlin West Development Agreement (DA-0001-80).  
The Parkway Center Gaming Enterprise District is a result of GPA-0029-01, which, following the procedures set forth in NRS 463.3086, was approved by the Las Vegas City Council.

**Legend**

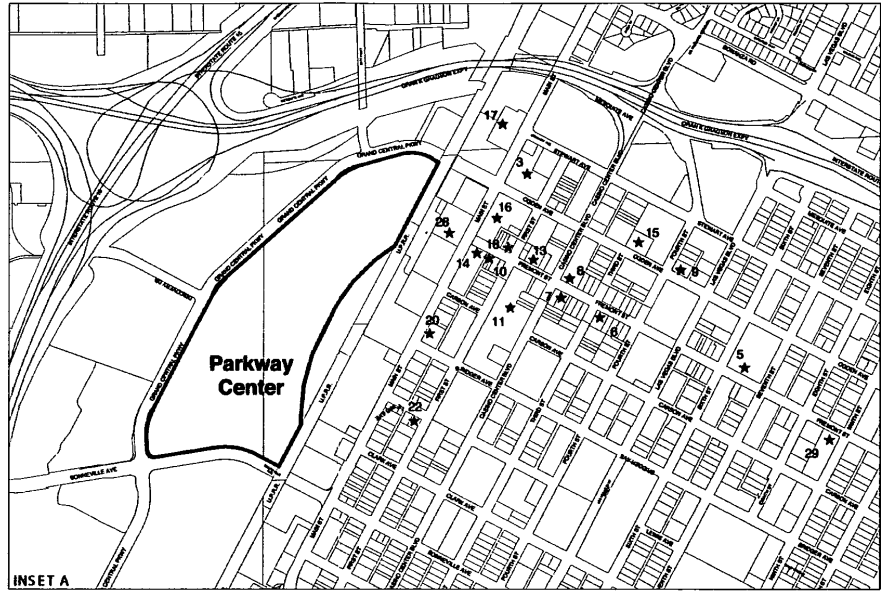
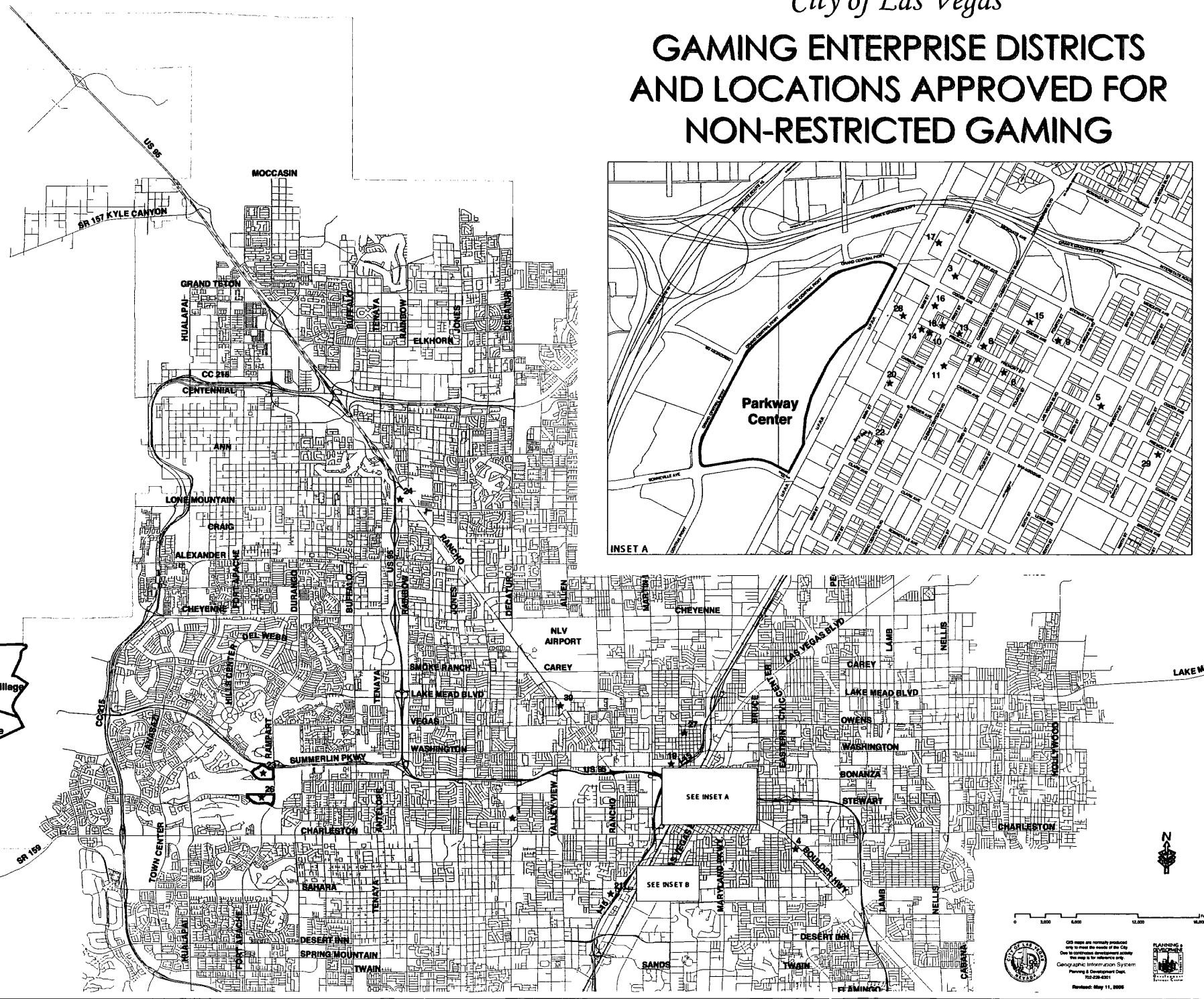
-  Gaming Enterprise Districts
-  Non-Restricted Gaming Locations
-  Non-Restricted Gaming Locations



INSET B - Las Vegas Boulevard Gaming Corridor



Future Summerlin Village



INSET A

0 3,000 6,000 12,000 18,000

City of Las Vegas  
Planning & Development Dept.  
702-438-4301  
Revised: May 11, 2005

RECEIVED  
CITY CLERK

2005 SEP 14 A 11:35

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, 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  
4203024

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 08/26/2005 to 08/26/2005, on the following days: AUG. 26, 2005

Signed: \_\_\_\_\_

*Donna Stark*

SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

*31*

day of \_\_\_\_\_ 2005

*August*

Notary Public

*Mary B. Sheffield*



**BILL NO. 2005-46**

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

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

At the City Council meeting of AUGUST 17, 2005 BILL NO. 2005-46 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, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: August 26, 2005  
LV Review-Journal

CLV208871

3414

13684

RECEIVED  
CITY CLERK

2005 SEP 16 A 10:40

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, 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  
4238315

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 09/10/2005 to 09/10/2005, on the following days: SEPT. 10, 2005

FIRST AMENDMENT  
BILL NO. 2005-46  
Ordinance No. 5787

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

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

The above and foregoing ordinance was first proposed and read by title to the City Council on the 17th day of August 2005 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7th day of September 2005, 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 amended and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly, Mack, and Wolfson  
VOTING "NAY": NONE  
EXCUSED: Councilwoman Tarkanian

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.

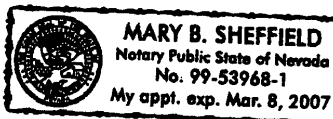
PUB: Sept. 10, 2005  
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 13

day of September 2005

Mary B. Sheffield  
Notary Public



CLV208872

3415

13685

RECEIVED  
CITY CLERK

2005 OCT -3 A 10:32

AFFP DISTRICT COURT  
Clark County, Nevada  
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, 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  
4264824

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 09/24/2005 to 09/24/2005, on the following days: SEPT. 24, 2005

FIRST AMENDMENT  
CORRECTED  
BILL NO. 2005-46  
Ordinance No. 5787

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

Proposed by: M. Margo  
Wheeler, Director of Plan-  
ning and Development  
Summary: Adopts the  
Land Use Element of the  
Las Vegas 2020 Master  
Plan.

The above and foregoing  
ordinance was first pro-  
posed and read by title to  
the City Council on the  
17th day of August 2005  
and referred to a commit-  
tee for recommendation;  
thereafter the committee  
reported favorably on said  
ordinance on the 7th day  
of September 2005, 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 amended  
and adopted by the fol-  
lowing vote:

VOTING "AYE": Mayor  
Goodman and Council-  
members: Reese, Brown,  
Weekly, Wolfson, and  
Ross

VOTING "NAY": NONE  
EXCLUDED: Councilwoman  
Tarkanian

COPIES OF THE COMPLETE  
ORDINANCE ARE AVAILA-  
BLE FOR PUBLIC INFORMA-  
TION IN THE OFFICE OF  
THE CITY CLERK, 1ST  
FLOOR, 400 STEWART AVE-  
NUE, LAS VEGAS, NEVADA.

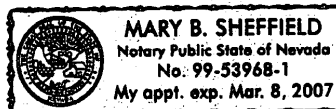
PUB: Sept. 24, 2005  
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 27

day of September 2005

Mary B. Sheffield  
Notary Public



CLV208873

3416

13686

# **EXHIBIT “QQQQ-14”**

# LAND USE ELEMENT

LAS VEGAS 2020  
MASTER PLAN

introduction

relationship to other elements

existing land use

land use hierarchy

future land use

description of area plan  
land use categories

land use maps

overview of general plan  
amendment / major modification  
process

gaming enterprise district



Approved by  
City Council 7-06-05

CLV064163  
3417

13688



The City of Las Vegas Land Use Element  
of the Las Vegas 2020 Master Plan  
was adopted by  
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# CITY OF LAS VEGAS LAND USE ELEMENT

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# 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 Master Plan 2020, 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 Element is one in a series of required Elements to be updated and added to the 2020 plan.

Under Nevada Revised Statutes (NRS), land use has long been a recommended component of a city's Master Plan. That changed in 1999, during the 70th session of the Nevada State Legislature, when the Land Use Element became a required part of a city's Master Plan (NRS 278.150).

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

This update to the 1992 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. 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.

# RELATIONSHIP TO OTHER ELEMENTS

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 intent of this Land Use Element is to provide a framework for the orderly planning of land uses within the city of Las Vegas. The Land Use Element may be the most visible element in the planning process, and it is related with 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.

## PARKS 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 Element evaluates existing parks and recreational facilities, and the future park needs for the Centennial Hills, Southeast, and Southwest Sectors of the Master Plan.

## HOUSING ELEMENT

The Housing Element is a major component of the Master Plan and is highly related to land use. While the Land Use 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.

## **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.

## **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.

## **CONSERVATION ELEMENT**

The Conservation Element addresses many issues ranging from improving air quality to protecting endangered species. Sound land use planning is essential to ensure the success of all aspects of the Conservation Element.

## **TRANSPORTATION TRAILS**

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.

## **RECREATIONAL TRAILS**

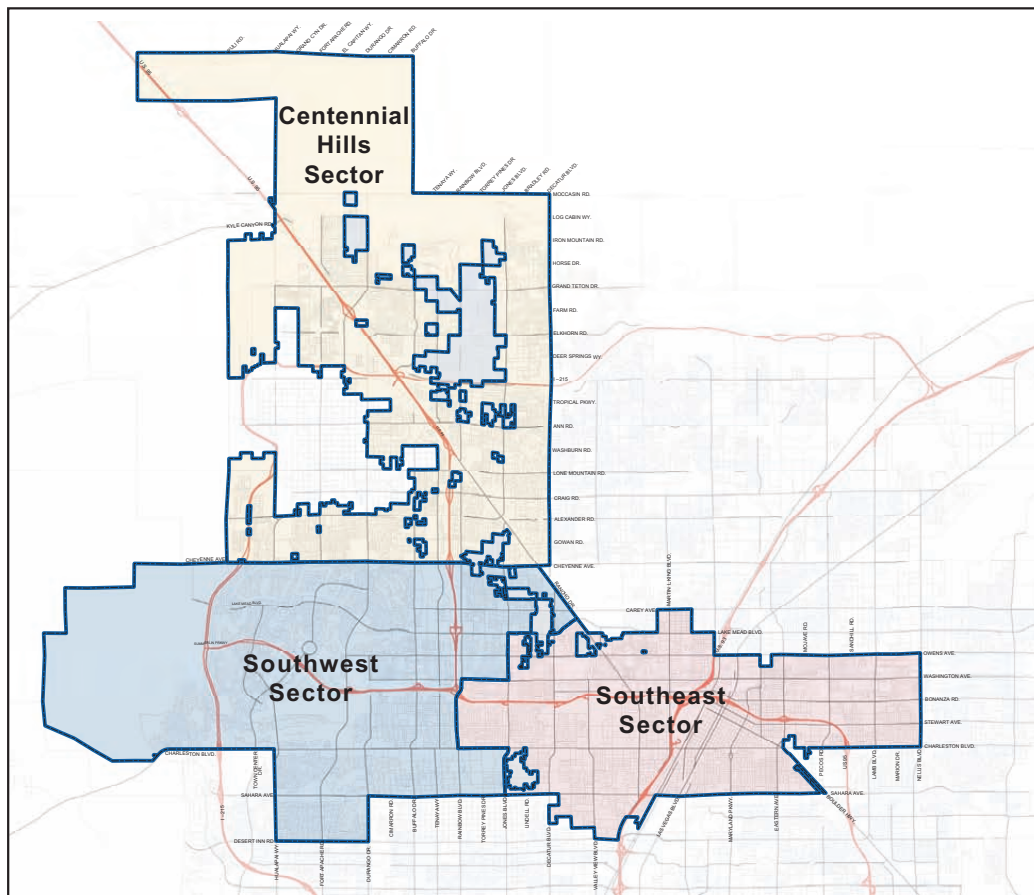
The Recreation Trails Element establishes standards for the location, development, and maintenance of recreation trails in Las Vegas. The recreation trails are intended to contribute to the preservation of natural resources, provide a community recreation resource, promote health and fitness, and provide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

# EXISTING LAND USE

The city of Las Vegas encompasses approximately 130 square miles and is home to over 559,824<sup>1</sup> people. The city is divided into three areas known as "Sectors." Each sector represents a geographical area of the city, and each sector has its own unique characteristics. The three sectors are identified as the Centennial Hills Sector, the Southwest Sector, and the Southeast Sector.

<sup>1</sup> City of Las Vegas Population Estimate - July 1, 2004.

**Map I  
City Map**



Printed: March 15, 2005

 Southeast Sector     Southwest Sector     Centennial Hills Sector

Existing Land Use



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

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The following tables depict 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 5.6 developed units per acre were classified as Low Density Residential, between 5.6 and 12 developed units per acres were classified as Medium Density Residential, and greater than 12.1 developed units per acre were classified as High Density Residential.

**Table I**  
**Centennial Hills Sector**

	Acreage	Percent of Total Acreage	Percent Developed	Percent Vacant
Low Density Residential (< 5.5 DUA)	5,279	15%	72%	28%
Medium Density Residential (5.6 – 12 DUA)	2,800	8%	85%	15%
High Density Residential (12.1 – 25 DUA)	290	1%	68%	32%
<b>Total Residential</b>	<b>8,369</b>	<b>25%</b>	<b>76%</b>	<b>24%</b>
Commercial	1,021	3%	60%	40%
Industrial	0	0%	-	-
Town Center	1,929	6%	22%	78%
Planned Community Development	5,958	17%	80%	20%
Open Space	3,150	9%	N/A	N/A
Recently Annexed Area	7,868	23%	0%	100%
Public Facilities	1,267	4%	N/A	N/A
Right of Way	4,567	13%	N/A	N/A
<b>Total</b>	<b>34,129</b>	<b>100%</b>	<b>-</b>	<b>-</b>

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. There are currently 2,009 acres (24%) of residentially designated land, and 408 acres (40%) of commercially designated land vacant and available for development. In addition, 1,196 acres (20%) of parcels designated as Planned Community Development, and 1,519 acres (78%) of Town Center are undeveloped and can be utilized for a variety of uses. On January 16, 2004, the city of Las Vegas annexed 7,868 acres of land from the Bureau of Land Management located on the north side of Moccasin Road, between Buffalo Drive and Spin Ranch Road. This area is identified on the chart above as "Recently Annexed Area." The land is undeveloped and currently designated Resource Conservation, but it is anticipated that it will be re-designated as Planned Community Development in the near future. There are no industrial areas within the Centennial Hills Sector, and 1,267 acres (4%) of land has been reserved for public facilities. This area has approximately 3,150 acres (9%) of open space.

Existing Land Use

