DRAFT

Land Use & Rural Neighborhoods Preservation Element

City of Las Vegas
Planning & Development Department

CITY OF LAS VEGAS
LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

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EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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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 2020 Master Plan with goals, objectives and policies designed to guide growth through 2020. Since its adoption, many Elements of the Master Plan have been updated. This Land Use and Rural Neighborhoods Preservation Element is one in a series of required Elements to be updated and added to the 2020 plan.

PURPOSE

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

ENABLING LEGISLATION

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

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

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

In addition, Subsection 3 of NRS 278.170 also states:

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

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

[1] NRS 278.150 as amended by AB 182 (2001).

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

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

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

(1) Must address, if applicable:

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

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

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

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

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

PLANNING CONTEXT

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

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[2] NRS 278.160 (f)(1)(I) as amended by AB 425 (2005); NRS 278.160 (f)(1)(II) as amended by SB 269 (2007).

[3] NRS 278.160 (k) as amended by SB 391 (1999).

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

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

Conservation Element

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

Housing Element

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

Parks and Recreation Element

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

Population Element

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

Public Buildings Element

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Revitalization

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

> OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.
>
> > POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.
>
> OBJECTIVE 2.2: To ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.
>
> > POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

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

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

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

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

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

Newly Developing Areas

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

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

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

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

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

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

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

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

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

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

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

Regional Coordination

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

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

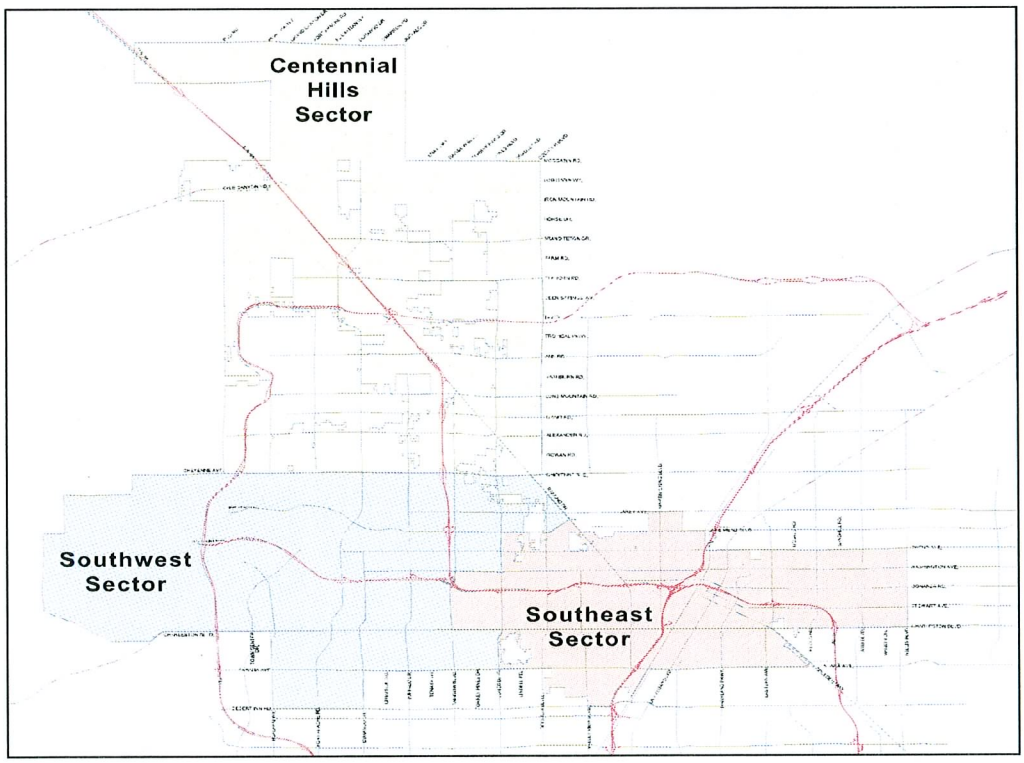
POLICY 7.1.7: That land within such rural preservation neighborhoods located within portions of Clark County located north of Cheyenne Avenue and west of

Decatur Boulevard be annexed to the City of Las Vegas in order to provide them with urban municipal services. Any additional tax costs that would be borne by these property owners as a result of such annexation would be phased into effect over several years.

EXISTING LAND USE

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

Exhibit 1
City Map



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Southeast Sector Southwest Sector Centennial Hills Sector

LAND USE DISTRIBUTION

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

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

Table 1
Centennial Hills Sector Land Use Distribution

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

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

The Centennial Hills Sector is located in the northwest portion of the city and has been experiencing rapid commercial and residential growth in recent years. The Centennial Hills Sector contains a diverse mix of residential and nonresidential land uses providing opportunities for employment and retail services. It is the largest sector in the city with 36,079 acres of land; 8,603 acres are designated for residential uses and 954 acres are designated for commercial land uses, which rank first and last, respectively, among city sectors. There are currently 1,253 acres (15%) of residentially designated land and 261 acres (27%) of commercially designated land vacant and available for development. All 688 acres designated as industrial are undeveloped. In addition, 2,826 acres (52%) of parcels designated as Planned Community Development~~,~~ and 951 acres (52%) of parcels designated as Town Center are undeveloped and can be utilized for a variety of uses. The Traditional Neighborhood Development category was added in 2006 and contains 7,137 acres of land, all of which remains to be developed. Approximately 18% of land has been reserved for public facilities and rights-of-way. The Centennial Hills Sector area has approximately 4,800 acres (13%) of open space.

Table 2
Southwest Sector Land Use Distribution

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

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

The Southwest Sector is a slightly more mature area than the Centennial Hills Sector, but there is still a fair amount of vacant land available for development. There are currently 231 acres (3%) of residentially designated land and 213 acres (14%) of commercially designated land available for development. In addition, the Southwest Sector also contains the master planned communities of Summerlin North and Summerlin West, which make up 44% of the total acreage in the sector. These communities contain a balanced mix of homes, commercial services, and amenities such as multi-use playing fields, sidewalks, clubhouses, transit, parks, trails, and open spaces that were incorporated into the design. While the Summerlin North area is nearly built out, the Summerlin West area contains 7,614 acres (90%) of undeveloped land that can be designated for a variety of uses. There are 57 acres (17%) of industrial land available for development, and there are 798 acres of land designated for public facilities. There are 1,979 acres of open space located within the Southwest Sector. Due to a calculation error in the 2005 Land Use Element distribution tables, the total acreage in the Southwest Sector had been shown in that document to be greater than the actual total. The figure in Table 2 reflects the corrected total.

Table 3
Southeast Sector Land Use Distribution

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

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

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

Table 4
City of Las Vegas Citywide Land Use Distribution

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

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

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

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

MIXED USE DEVELOPMENT

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

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

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

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

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

FEDERALLY MANAGED LANDS

Several areas of the city are under management of the United States government. The Paiute Indian Colony, located between Main Street and the Union Pacific Railroad north of Washington

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[5] City of Las Vegas Ordinance 5301 (March 7, 2001).
[6] City of Las Vegas Ordinance 5565 (February 3, 2003).
[7] City of Las Vegas Ordinance 5662 (January 21, 2004).
[8] City of Las Vegas Ordinance 5738 (December 15, 2004).
[9] City of Las Vegas City Council Agenda Item 137 (GPA-2497), October 1, 2003; City of Las Vegas Ordinance 5652 (December 17, 2003).

Avenue, was established in 1912 after landowner Helen Stewart deeded 10 acres of her ranch property to the U.S. Bureau of Indian Affairs. Since then, nearly 10 additional acres have been added to the original tract. The U.S. government holds the reservation in trust; however, the Paiute tribe has autonomy and has the power to develop on these parcels without interference.[10] The colony includes residential, commercial, and civic uses, including burial grounds.

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

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

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

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[10] City of Las Vegas, *Downtown North Land Use Plan* (Revised November 19, 2008), p. 19.

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

[12] Clark County Conservation of Public Land and Natural Resources Act of 2002 (HR 5200) (October 1, 2002).

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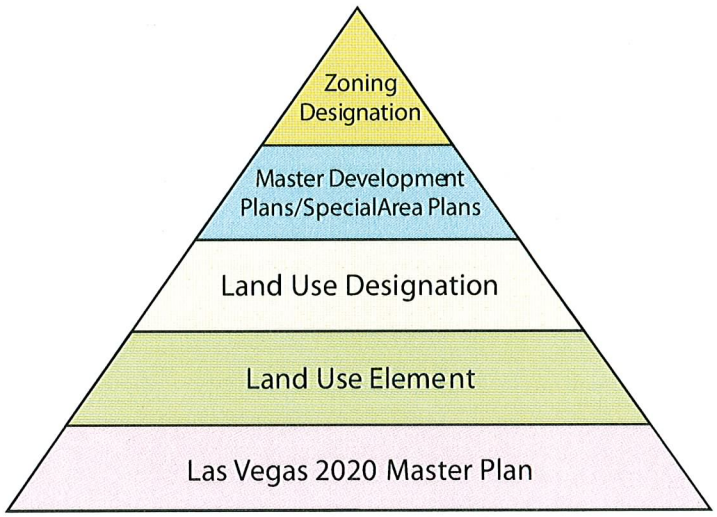
LAND USE HIERARCHY

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



LAS VEGAS 2020 MASTER PLAN

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

LAND USE ELEMENT

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

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

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

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

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

MASTER PLAN DESIGNATION

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

MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

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

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

ZONING

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

[14] Certain infill developments may receive a waiver from the eighty-acre requirement.

FUTURE LAND USE

CENTENNIAL HILLS SECTOR

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

TOWN CENTER

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

MONTECITO TOWN CENTER

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

INTERLOCAL AGREEMENT

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

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

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

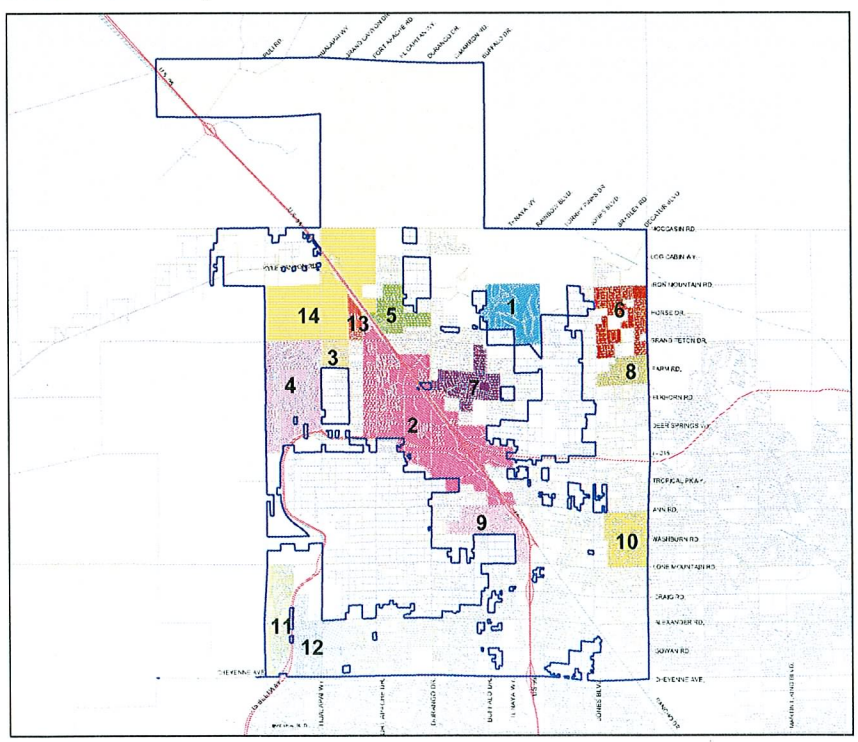
restated agreement expires five years after the Effective Date unless one of the parties wishes to cancel.

MASTER DEVELOPMENT PLAN AREAS

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

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

Exhibit 2
Centennial Hills Map



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

DOWNTOWN AREA

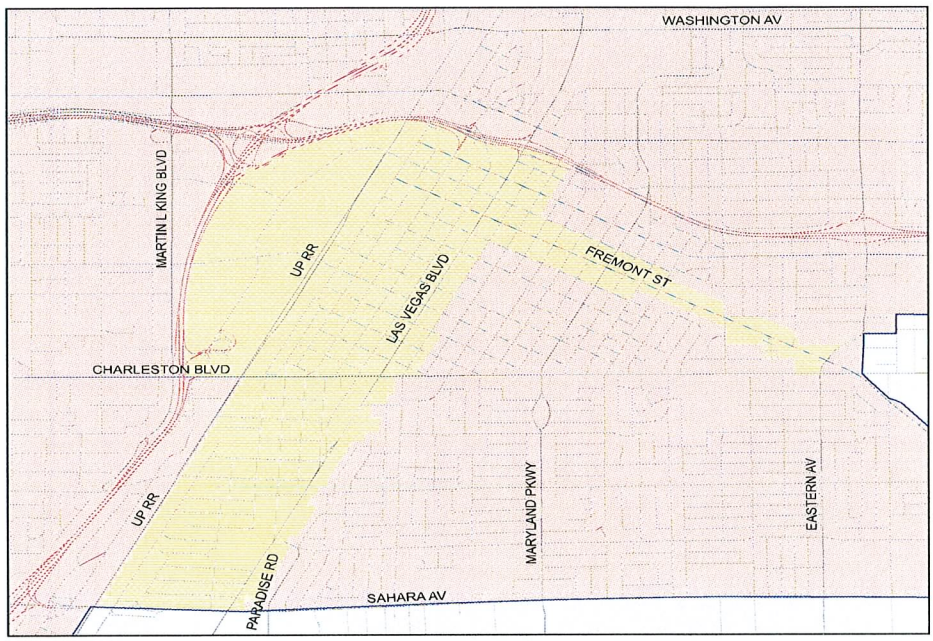
The auction of land owned by the Union-Pacific Railroad Company on May 5, 1905 is considered the birthday of Las Vegas. Downtown Las Vegas has long served as the hub of the entire Las Vegas region. In the 1990's, office and commercial development began to disperse to new suburban centers such as Summerlin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

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

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

[17] Adopted by City of Las Vegas Ord. 3218 (March 5, 1986) and amended by General Plan Amendment.

Exhibit 3
Downtown Area Map



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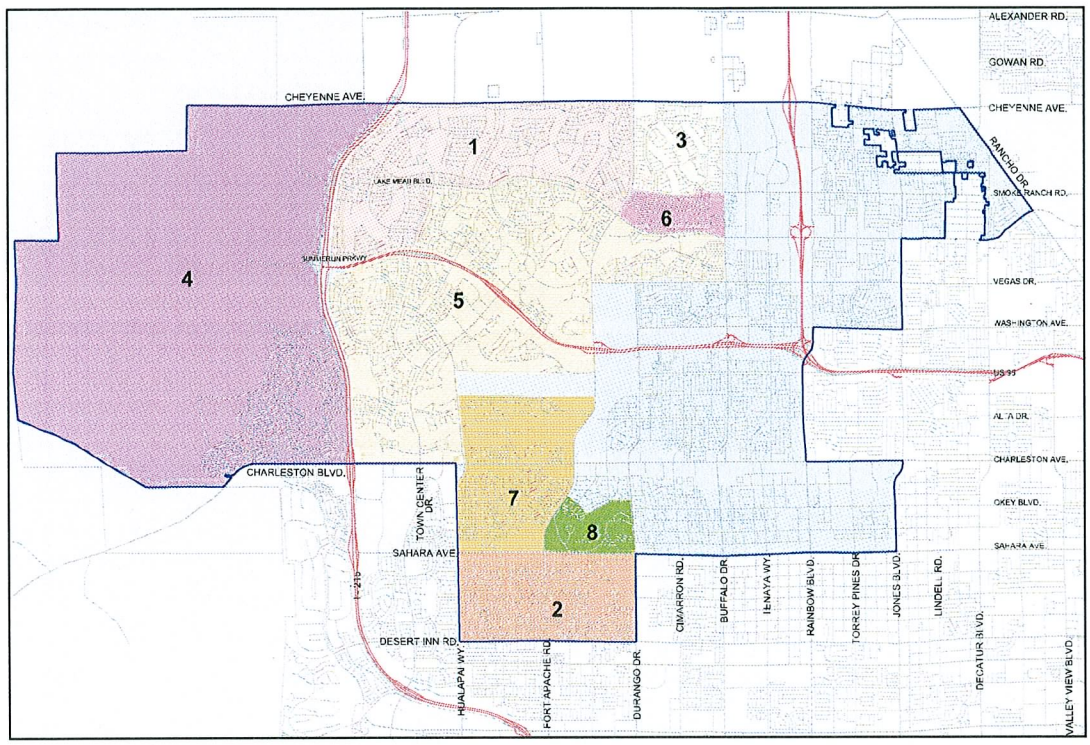
City Boundary Downtown Area Southeast Sector

SOUTHWEST SECTOR

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

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

Exhibit 4
Southwest Sector Map



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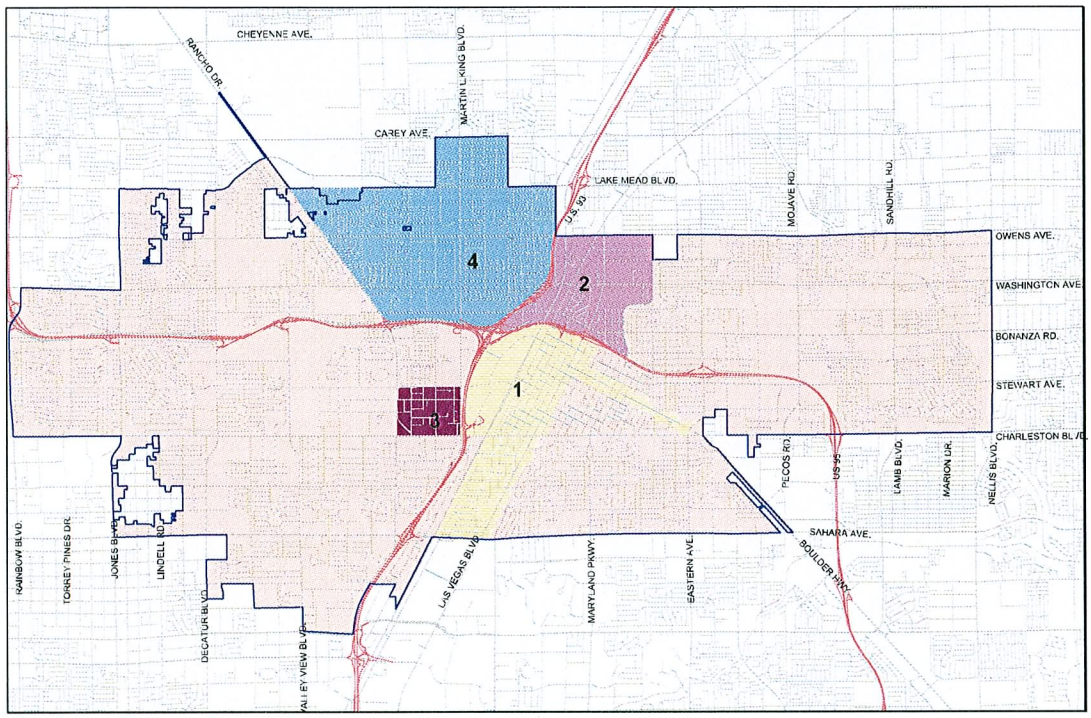
1 Sun City
2 The Lakes
3 Desert Shores
4 West Summerlin
5 Summerlin
6 South Shores
7 Peccole Ranch
8 Canyon Gate
Southwest Sector
Freeway

SOUTHEAST SECTOR

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

Exhibit 5
Southeast Sector Map



Printed: November 18, 2008

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

LAND USE TABLES

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

Table 5: Master Plan Land Use Designations

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

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

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

Table 6: Town Center Special Land Use Designations

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

*Per Town Center Development Standards Manual (Revised April 15, 2009), pp. 6 and 9.

Centennial Hills Sector Plan last amended March 1, 2006 (GPA-10835).

Table 7: Cliff's Edge Special Land Use Designations

Cliff's Edge Master Plan Area	RESIDENTIAL				COMMERCIAL	OTHER
Special Land Use Designation	L	ML	RSL	M	VC	PF
Allowable Gross Density (Units Per Acre)*	Up to 5.5	Up to 8	Up to 15	Up to 25	N/A	N/A
Allowable Zoning Categories	PD	PD	PD	PD	PD	PD

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

Plan last amended September 19, 2007 (MOD-22968).

Table 8: Grand Canyon Village Special Land Use Designations

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

Plan last amended April 2, 2003 (MOD-1696).

Table 9: Grand Teton Village Special Land Use Designations

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

*Per Grand Teton Village Master Development Plan and Design Guidelines (Revised November 3, 2004), p. 12.
Note: For Maximum allowable number of units, refer to the Grand Teton Village Master Development Plan.

* A 330-foot wide portion of the (L) category along the north side of Farm Road is limited to 3.0 gross dwelling units per acre, per Z-0014-02.

Plan last amended November 3, 2004 (MOD-5125).

Table 10: Iron Mountain Ranch Land Use Designations

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

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

Table 11: Lone Mountain Special Land Use Designations

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

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

Plan last amended December 3, 2008 (Ord. #6015).

Table 12: Lone Mountain West Special Land Use Designations

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

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

Plan last amended January 7, 2009 (Ord. #6020).

Table 13: Las Vegas Medical District Special Land Use Designations

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

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

Table 14: Downtown Area Land Use Designations

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

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

Table 15: Summerlin North Special Land Use Designations

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

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

Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

Table 16: Summerlin West Special Land Use Designations

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

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

Summerlin Development Standards last updated September 15, 2004 (DIR-3934).

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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

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

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

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

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

TOWN CENTER

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

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

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

MLA-TC (Medium-Low Attached Density Residential – Town Center) – The Medium Low Attached Density Residential District has a density range from 8.1 to 12.0 dwelling units per gross

acre. This district includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

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

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

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

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

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Site plans in this district shall be designed to discourage

access from Suburban Mixed Use (SX-TC) uses onto eighty foot (80') or less streets that are clearly recognized as residential streets (streets with residences having direct access and are addressed to said street). Development in this land use designation shall be consistent with the Mixed Use section of the Centennial Hills Sector Plan.

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

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

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

CLIFF'S EDGE (PROVIDENCE)

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

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

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

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

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

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

GRAND CANYON VILLAGE

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

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

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

GRAND TETON VILLAGE

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

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

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

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

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

IRON MOUNTAIN RANCH

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

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

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

LAS VEGAS MEDICAL DISTRICT

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

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

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

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

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

LONE MOUNTAIN

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

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

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

MFM (Multi-Family Medium Density Residential) – The Multi-Family Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses,

condominiums, and low-density apartments. This category has a density range from 12.1 to 18 dwelling units per gross acre.

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

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

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

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

LONE MOUNTAIN WEST

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

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

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

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

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

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

MONTECITO TOWN CENTER

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

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

SUMMERLIN NORTH/SUMMERLIN WEST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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OVERVIEW OF GENERAL PLAN AMENDMENT/MAJOR MODIFICATION PROCESS

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

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

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

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

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

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

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

1. The proposal should conform to the General Plan;
2. The uses which would be allowed on the subject property by approving the modification should be compatible with the surrounding land uses and zoning districts;

[18] NRS 278.210, Subsection 5.

3. Growth and development factors in the community should indicate the need for or appropriateness of the modification; and
4. Street or highway facilities providing access to the property should be adequate in size to meet the requirements of the proposed modification.

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

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

GAMING ENTERPRISE DISTRICTS

A Gaming Enterprise District is an area that has been deemed by a city, county, or town as a suitable location for the operation of an establishment with a nonrestricted gaming license as allowed by the Nevada Revised Statutes. A nonrestricted gaming license allows for gaming operations that consist of sixteen or more slot machines or "any number of slot machines together with any other game, gaming device, race book or sports pool at one establishment."[19] 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.[20] To ensure compatibility with surrounding areas, Nevada Revised Statues 463.308 prohibits the approval of a new non-restricted gaming license for establishments outside of a gaming enterprise district. In order to petition a city, county, or town for the establishment of a new Gaming Enterprise District, the following criteria must be met:

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

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

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[19] NRS 463.0177
[20] NRS 463.3072

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RURAL NEIGHBORHOODS PRESERVATION

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

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

PURPOSE

The Rural Neighborhoods Preservation Element serves two purposes:

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

ENABLING LEGISLATION

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

INTERLOCAL AGREEMENT

An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels having characteristics of rural living in the Centennial Hills Sector and the unincorporated area of the Northwest as "rural neighborhood preservation" areas.[24] A Restated Interlocal Agreement between the parties approved December 3, 2008

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[21] NRS 278.250 Subsection 2(m).
[22] City of Las Vegas Ordinance 5791 (October 5, 2005).
[23] City of Las Vegas Ordinance 5827 (May 3, 2006).
[24] Interlocal Agreement between City of Las Vegas and County of Clark for Establishing a Joint Position on Corporate Boundaries, Planning, Public Facilities/Service Provision and Future Annexations (January 2, 2002), Paragraph F.

reestablishes the location of these parcels and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. These areas are reflected in the RNP (Rural Neighborhood Preservation) land use category.

RURAL PRESERVATION OVERLAY DISTRICT

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

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

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

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

CONCLUSION

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

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

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

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

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

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

The scope of this element is to provide a conceptual overview of land use at a citywide level. It is intended to provide direction for the location of future land uses and the regulation of existing

ones. More detailed information about the requirements of each planning area is available in the master development plans and development standards for each particular special area plan.
Future updates to this plan will reflect changes in policy that aim to meet the needs of a city that is expanding toward the limits of its physical growth but also is developing anew in its older sections.

APPENDIX: PUBLIC PARTICIPATION

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

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

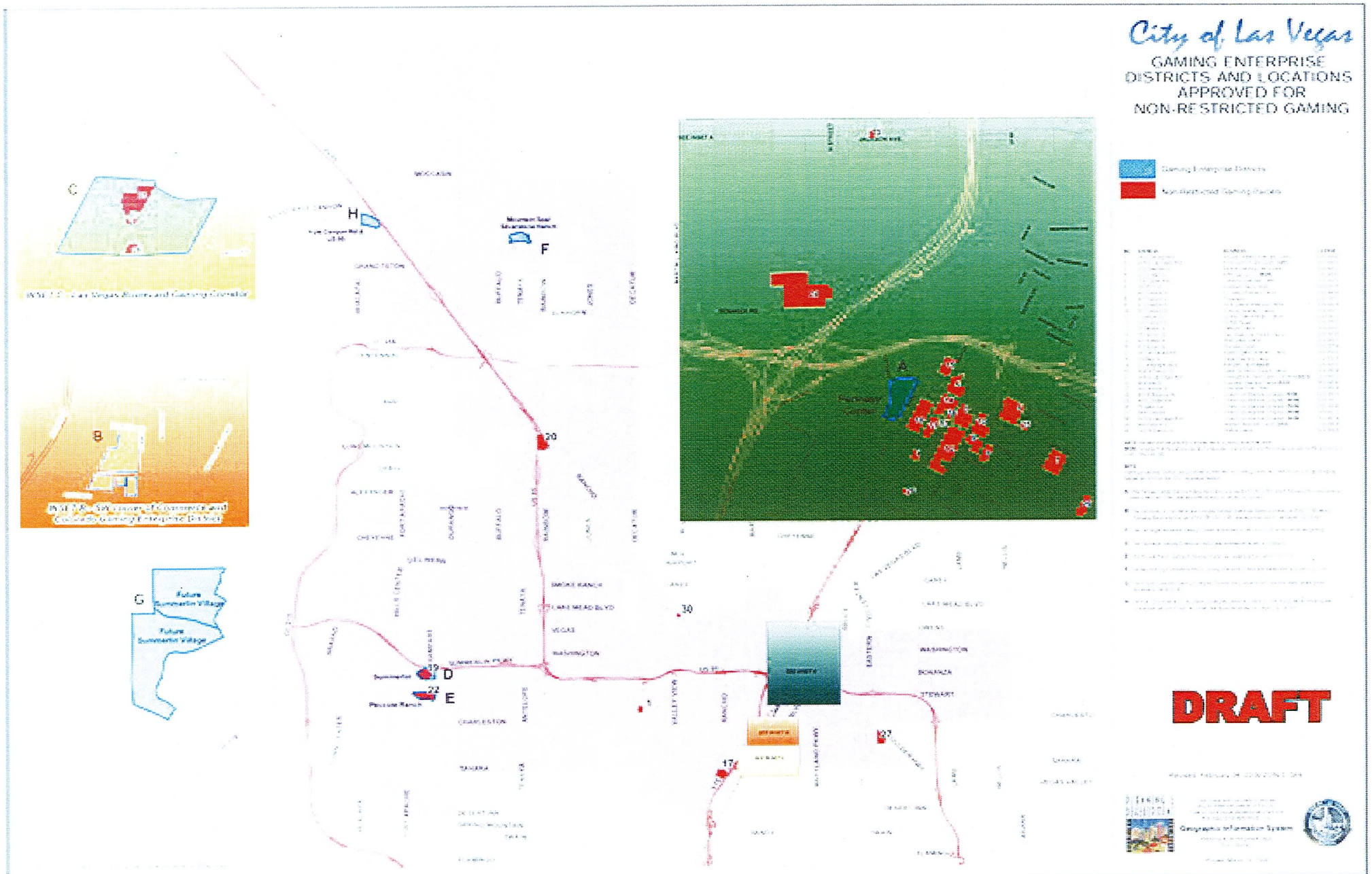
Tuesday, June 16, 2009
6:30 p.m.
Centennial Hills Community Center
6601 North Buffalo Drive
Las Vegas, NV 89131

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

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element to the Planning Commission was made on XXXXX.

Presentation of the draft Land Use & Rural Neighborhoods Preservation Element was made to the City Council on XXXXX.

The City Council adopted the element on XXXXX.


City of Las Vegas
GAMING ENTERPRISE DISTRICTS AND LOCATIONS APPROVED FOR NON-RESTRICTED GAMING
Gaming Enterprise Districts
Non-Restricted Gaming Districts
DRAFT
Geographic Information System
C
B
G
Future Summerlin Village
Future Summerlin Village
H
F
D
E
A
20
30
19
22
17
27
MOCCASIN
GRAND TETON
BUFFALO
DECATUR
BANNON
SMOKE RANCH
LAKE MEAD BLVD
VEGAS
WASHINGTON
CHARLESTON
TANANA
STEWART
BONANZA
WASHINGTON
CAREY
LAKE MEAD BLVD
ORENS
EASTERN
VALLEY VIEW
BANDERA
BUFFALO
DURANGO
CHEYENNE
FORT APACHE
ALEXANDER
CHEYENNE
SUMMERLIN PKWY
Summerlin
Pecos Ranch
Mountain Seal Sovereign Ranch
Fort Cooper Field
Pathway Center

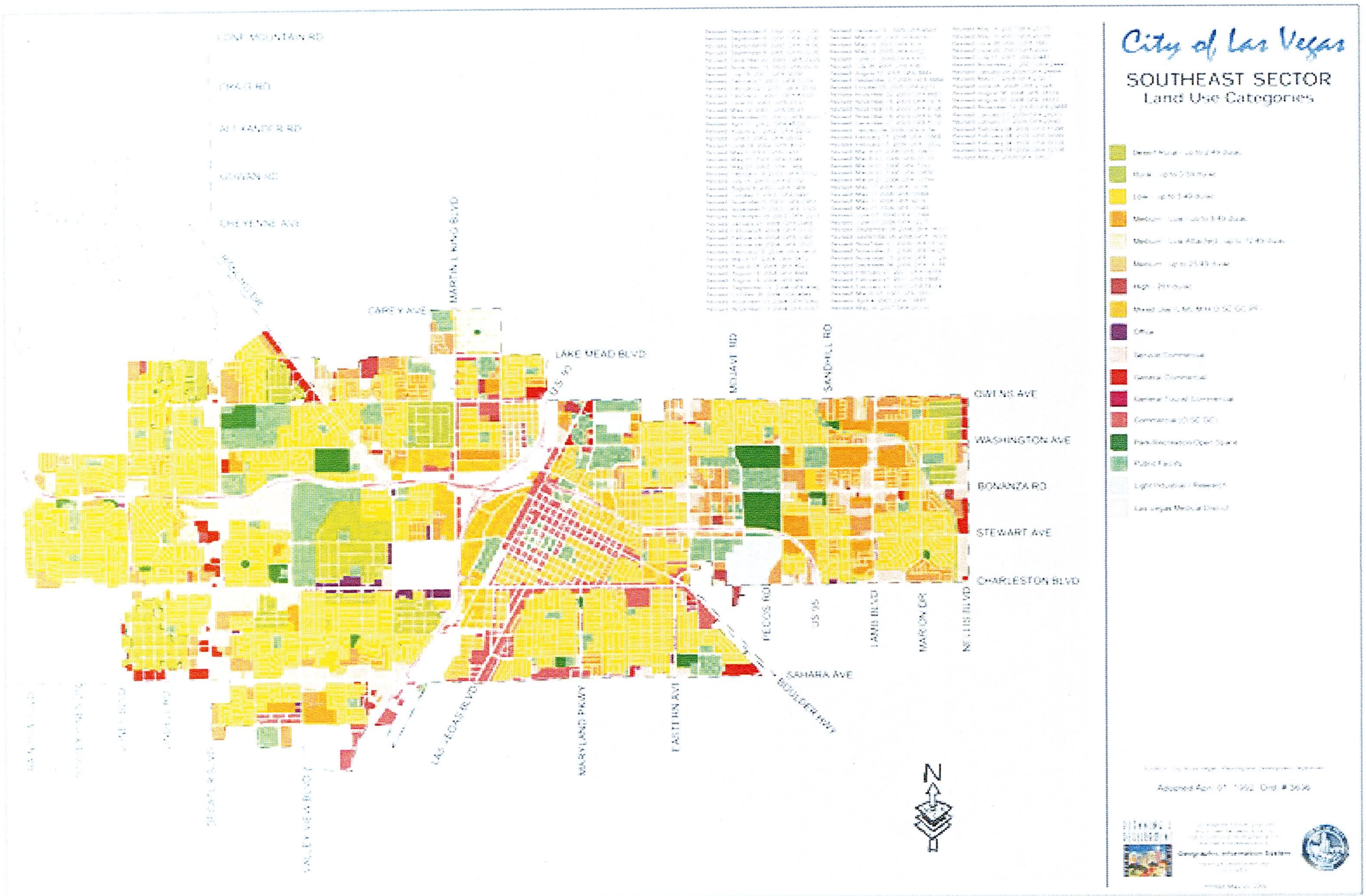
RURAL PRESERVATION NEIGHBORHOODS

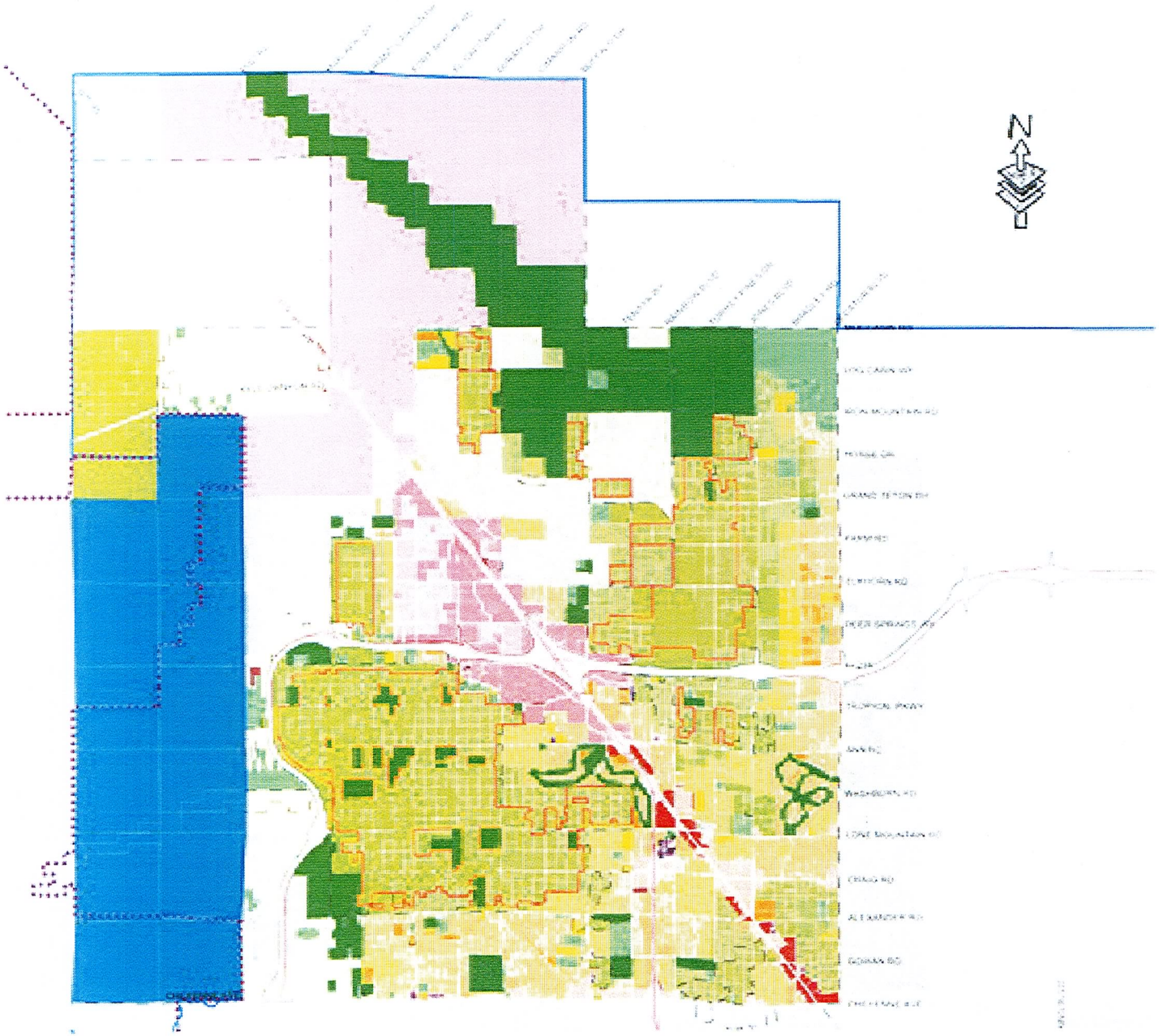
RURAL PRESERVATION NEIGHBORHOODS

City of Las Vegas

SOUTHWEST SECTOR

Land Use Categories


City of Las Vegas
SOUTHEAST SECTOR
Land Use Categories
LONE MOUNTAIN RD
CHAUTAUQUA RD
ALEXANDER RD
GOWAN RD
CHEYENNE AVE
MARTIN L KING BLVD
CAREY AVE
LAKE MEAD BLVD
US 95
MOJAVE RD
SANDHILL RD
OWENS AVE
WASHINGTON AVE
BONANZA RD
STEWART AVE
CHARLESTON BLVD
PECOS RD
US 95
LAMB BLVD
MARION DR
NELLIS BLVD
SAHARA AVE
BOULDER HWY
EASTERN AVE
MARYLAND PKWY
LAS VEGAS BLVD
VALLEY VIEW BLVD
N
Office
Service Commercial
General Commercial
General Tourist Commercial
Commercial (O SC GC)
Public Facility
Light Industrial / Research
Las Vegas Medical District
Adopted April 01, 1992 Ord. # 3636
Geographic Information System



City of Las Vegas

CENTENNIAL HILLS

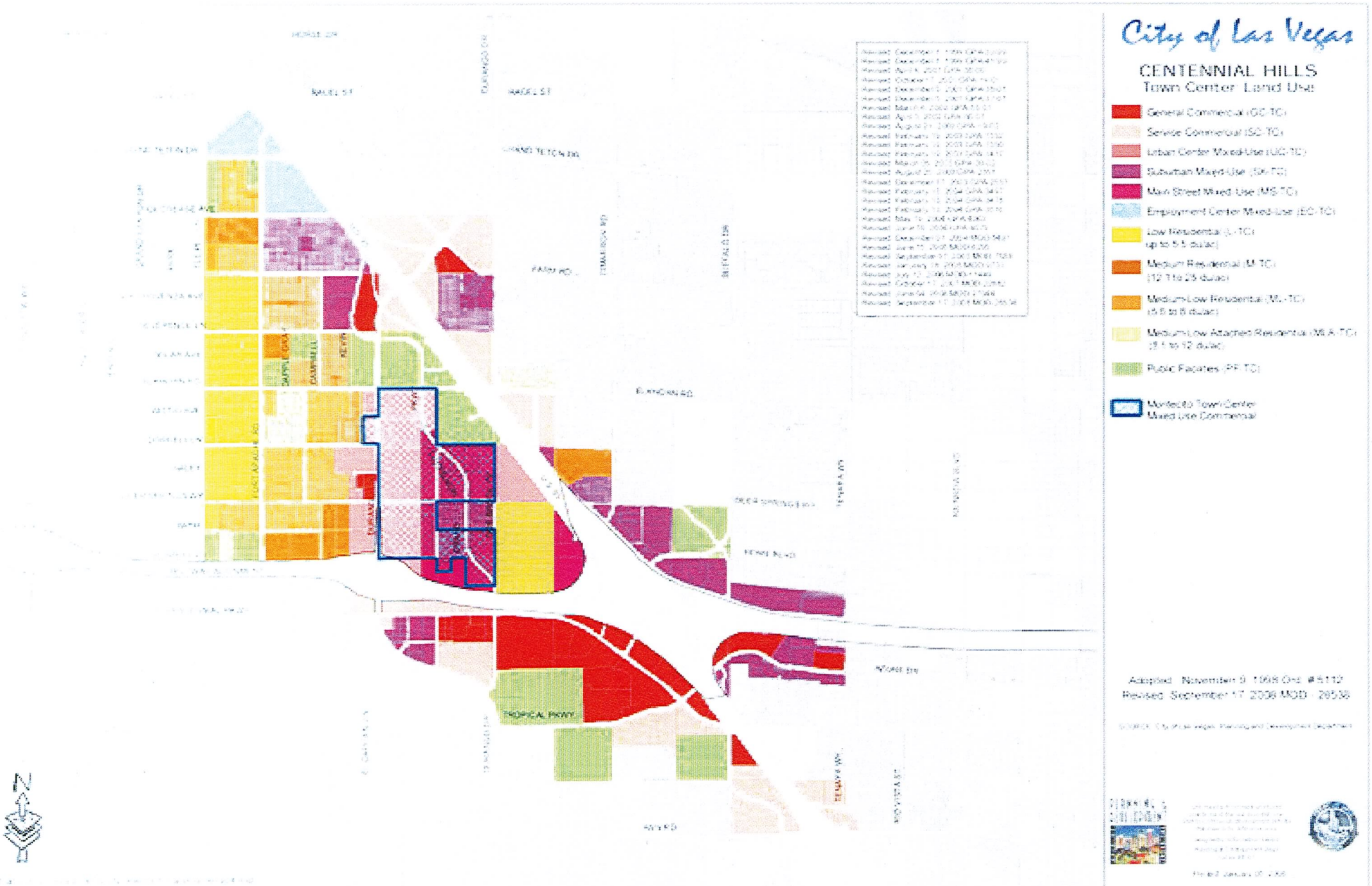
Inter-local Land Use Plan

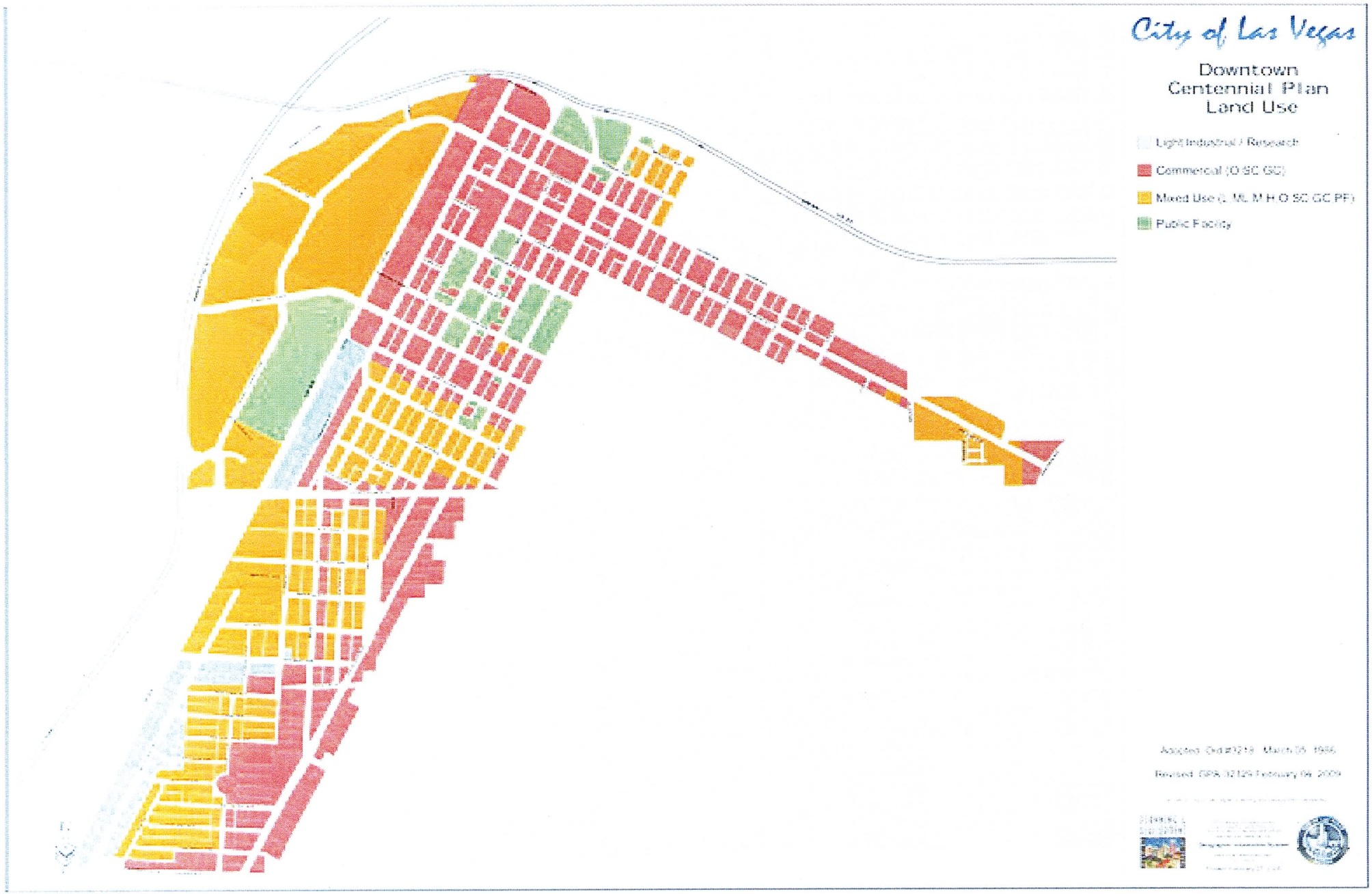
City Land Use Categories

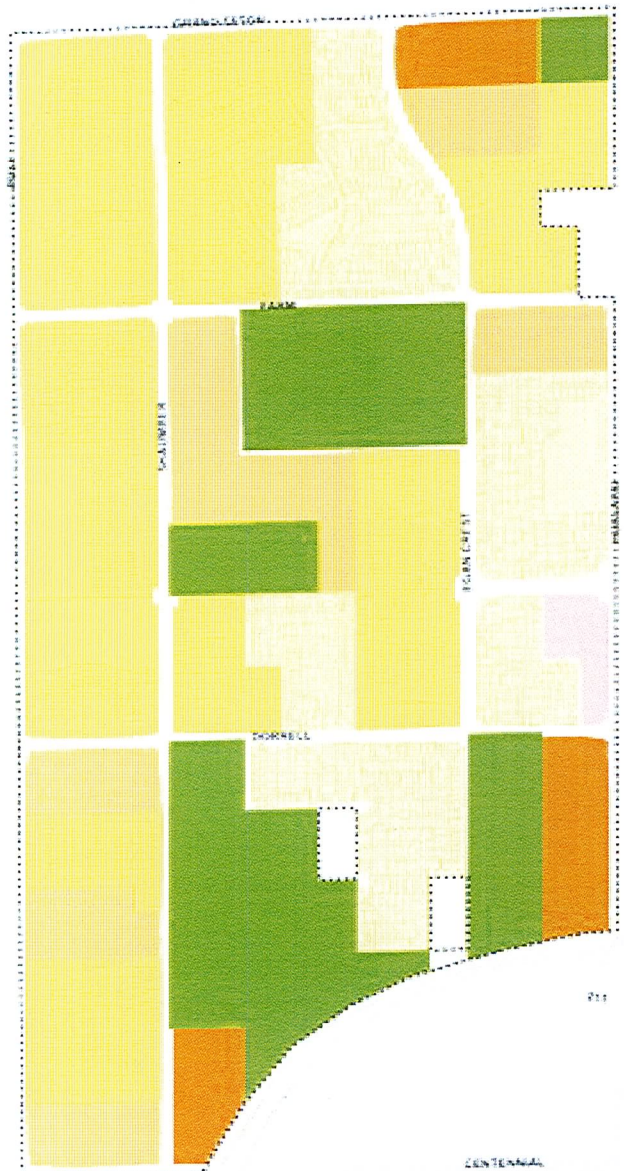
County Land Use Categories

Adopted February 19, 2003 GPA-1302

Geographic Information Bureau


City of Las Vegas
CENTENNIAL HILLS
Town Center Land Use
General Commercial (GC-TC)
Service Commercial (SC-TC)
Urban Center Mixed-Use (UC-TC)
Suburban Mixed-Use (SX-TC)
Main Street Mixed-Use (MS-TC)
Employment Center Mixed-Use (EC-TC)
Low Residential (L-TC)
up to 5.5 du/ac)
Medium Residential (M-TC)
(12.1 to 25 du/ac)
Medium-Low Residential (ML-TC)
(5.5 to 8 du/ac)
Medium-Low Attached Residential (MLA-TC)
(8.1 to 12 du/ac)
Public Facilities (PF-TC)
Montecito Town Center
Mixed Use Commercial
Adopted: November 9, 1998 Ord. #5112
Revised: September 17, 2008 MOD - 26538
RAGEL ST
GRAND TETON DR
FARM RD
ELKHORN RD
DEER SPRINGS WAY
TROPICAL PKWY
N


City of Las Vegas
Downtown
Centennial Plan
Land Use
Light Industrial / Research
Commercial (O SC GC)
Mixed Use (L ML M H O SC GC PF)
Public Facility
Adopted Ord #3218 March 05 1986
Revised GPA 32129 February 04 2009



City of Las Vegas

CLIFF'S EDGE
LAND USE

CLIFF'S EDGE

Planned Land Use

- Low (up to 5.5 du/ac)
- Medium (up to 25 du/ac)
- Medium Low (up to 8 du/ac)
- Public Facility
- Residential Small Lot (up to 15 du/ac)
- Village Commercial

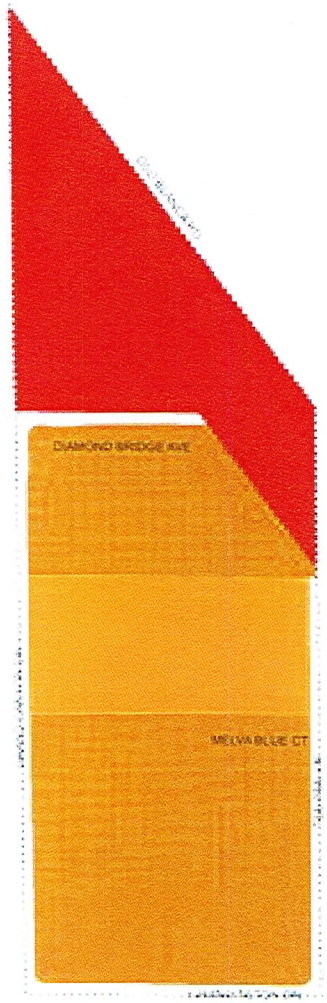
Adopted: ZON-1520 March 19, 2003

Modified: MOD-22968 September 19, 2007

Geographic Information System

City of Las Vegas

Grand Canyon Village
LAND USE



I-95

N

Grand Canyon Village

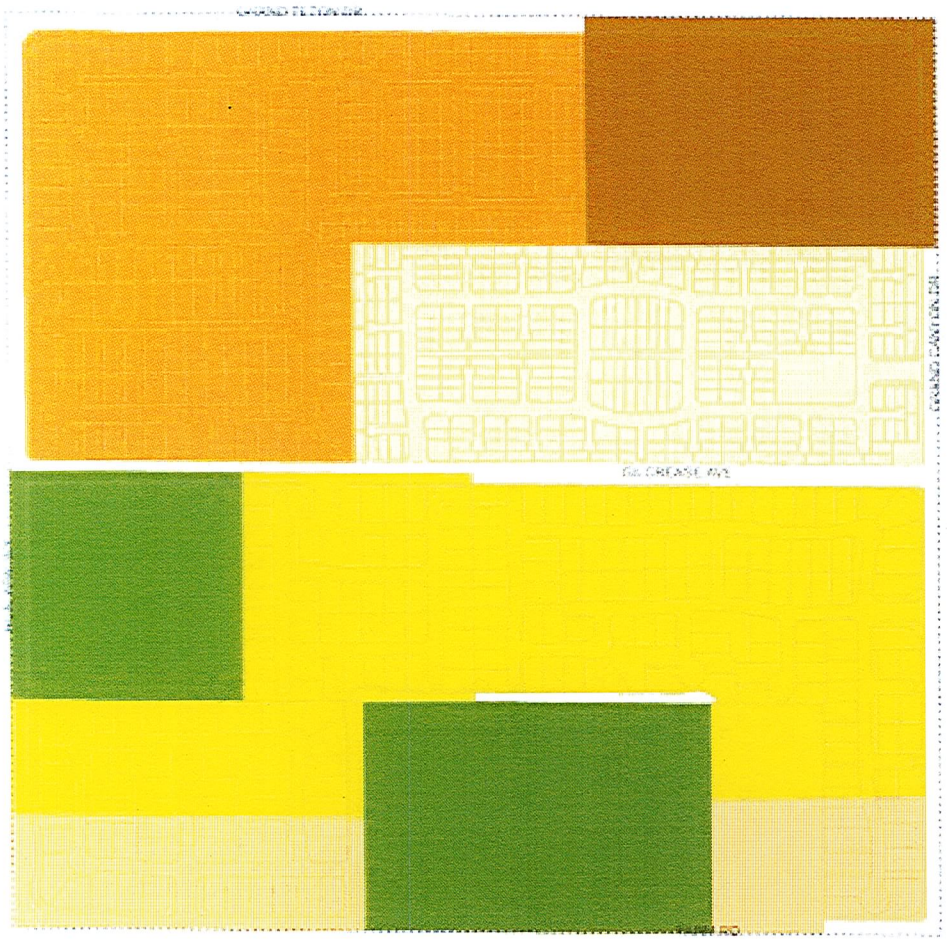
Planned Land Use

- Community Commercial
- Multi-Family Medium (up to 25 du/ac)
- Medium Low (up to 12 du/ac)

Adopted: [illegible] December 20, 2000

Modified: MOD-1646 April 02, 2003
Modified: ZON-1647 April 02, 2003

Geographic Information Systems



City of Las Vegas

Grand Teton Village
LAND USE

Grand Teton Village

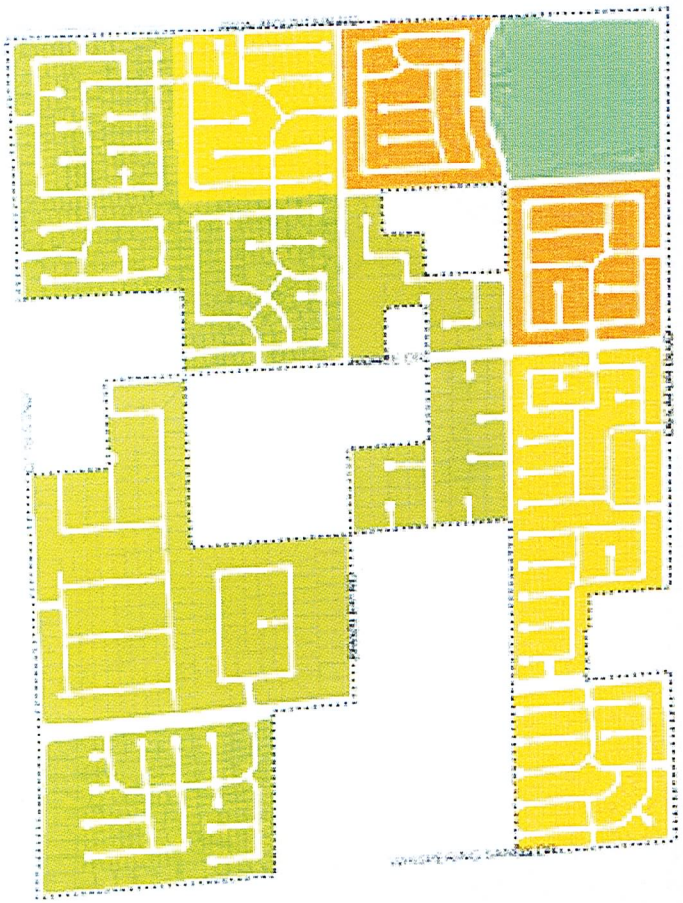
Planned Land Use

- Low (up to 5.5 du/ac)
- Low (up to 2 du/ac)
- Multi-Family Medium (up to 25 du/ac)
- Medium Low (up to 8 du/ac)
- Medium Low Attached (up to 12 du/ac)
- Public Facility

Adopted: Z-0014-02 September 04, 2002

Modified: MSP-3125 November 03, 2004

Geographic Information System



City of Las Vegas

Iron Mountain Ranch
LAND USE

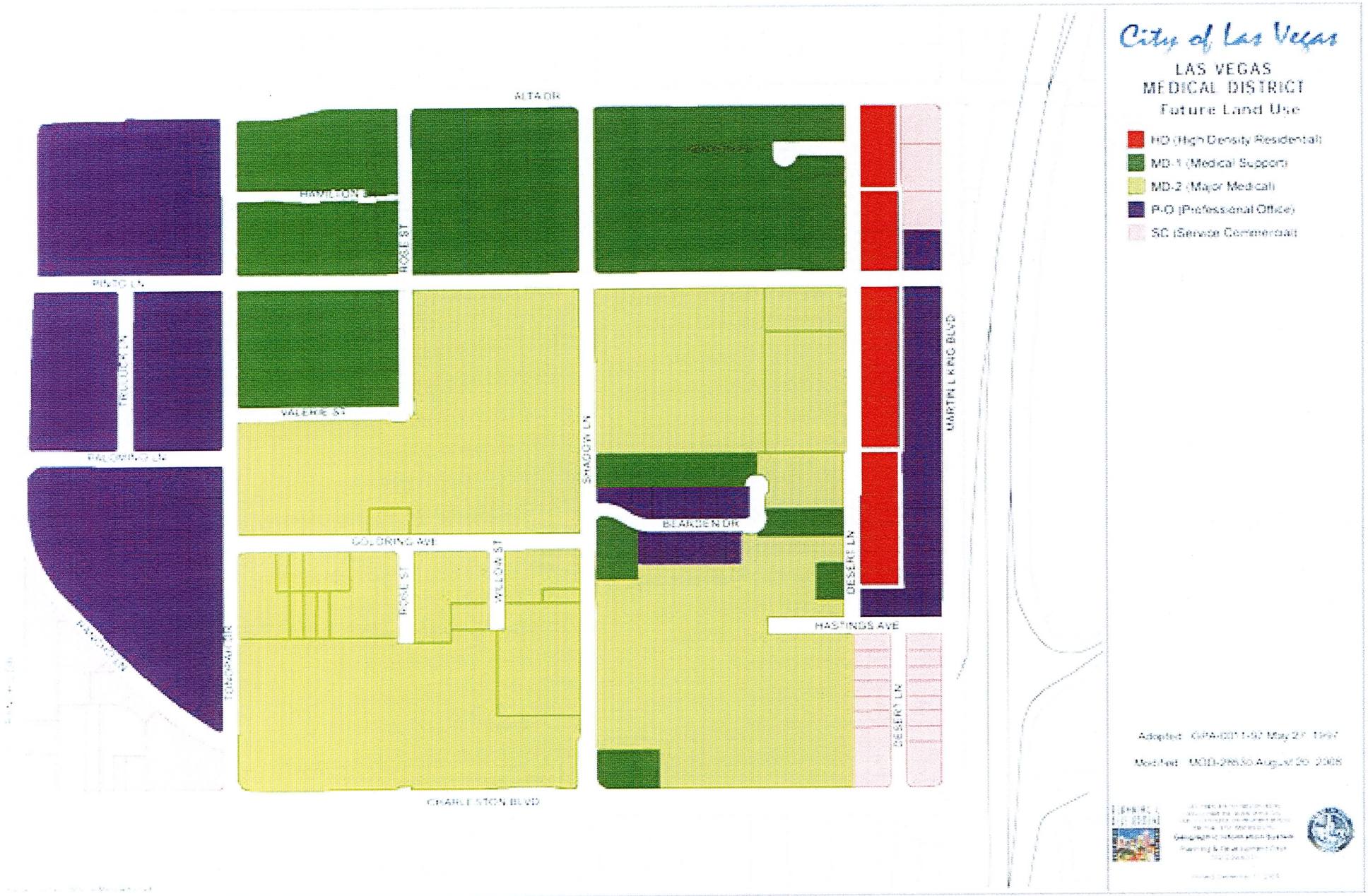
Iron Mountain Ranch

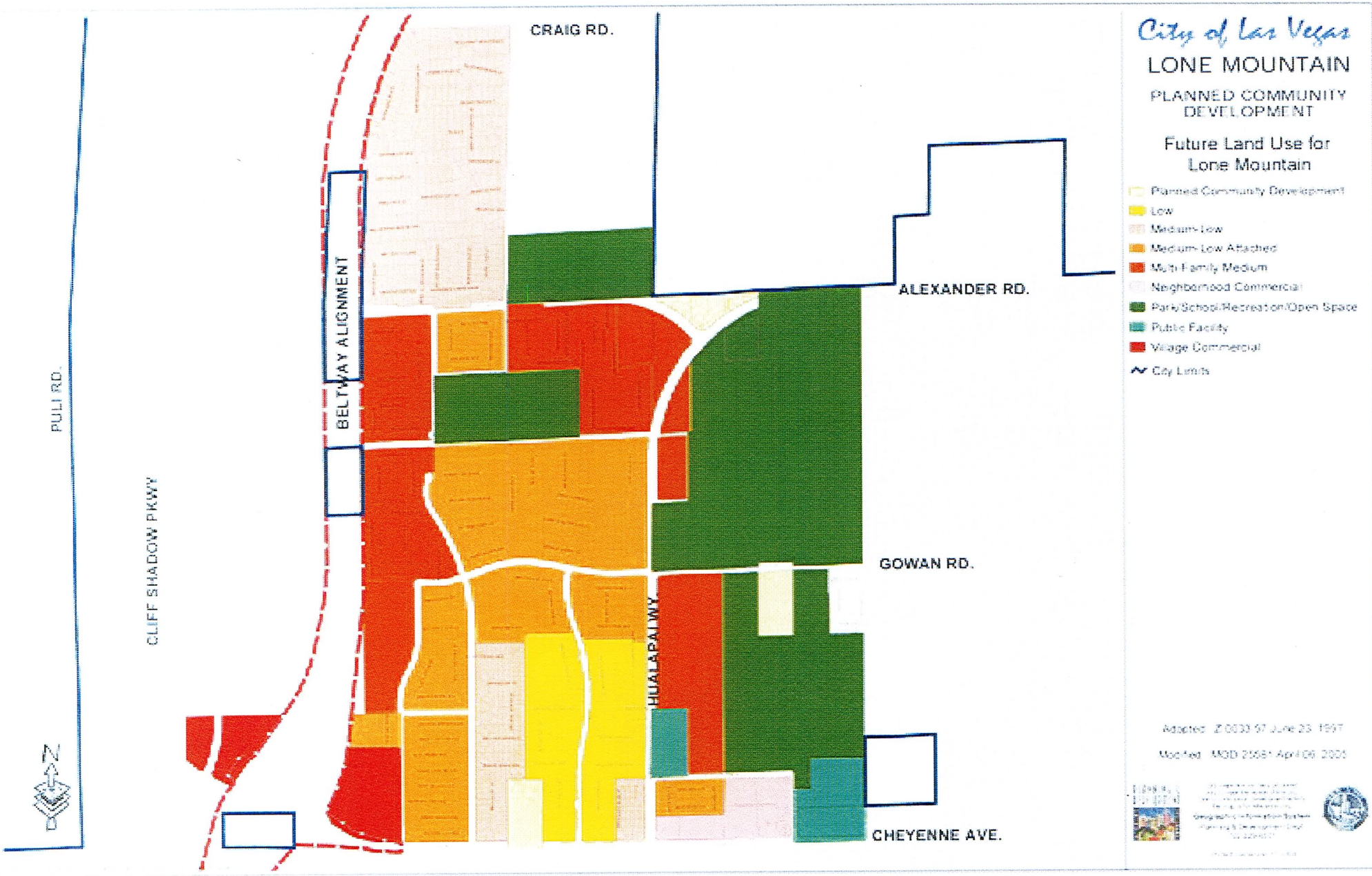
Planned Land Use

- Desert Rural - up to 2.00 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium-Low - up to 8.49 du/ac
- Public Facility

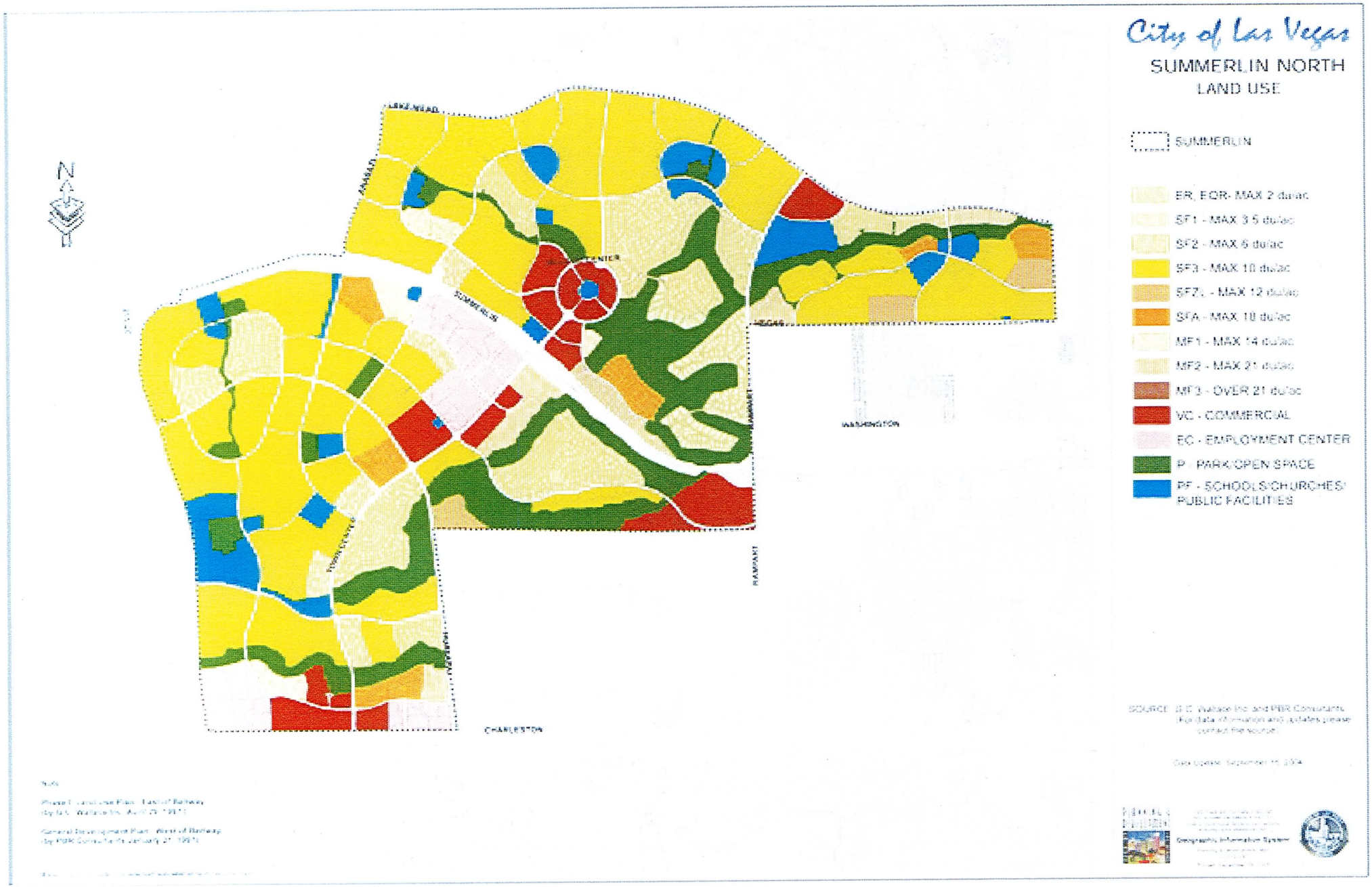
Adopted: GPA-0008-98 October 12, 1998

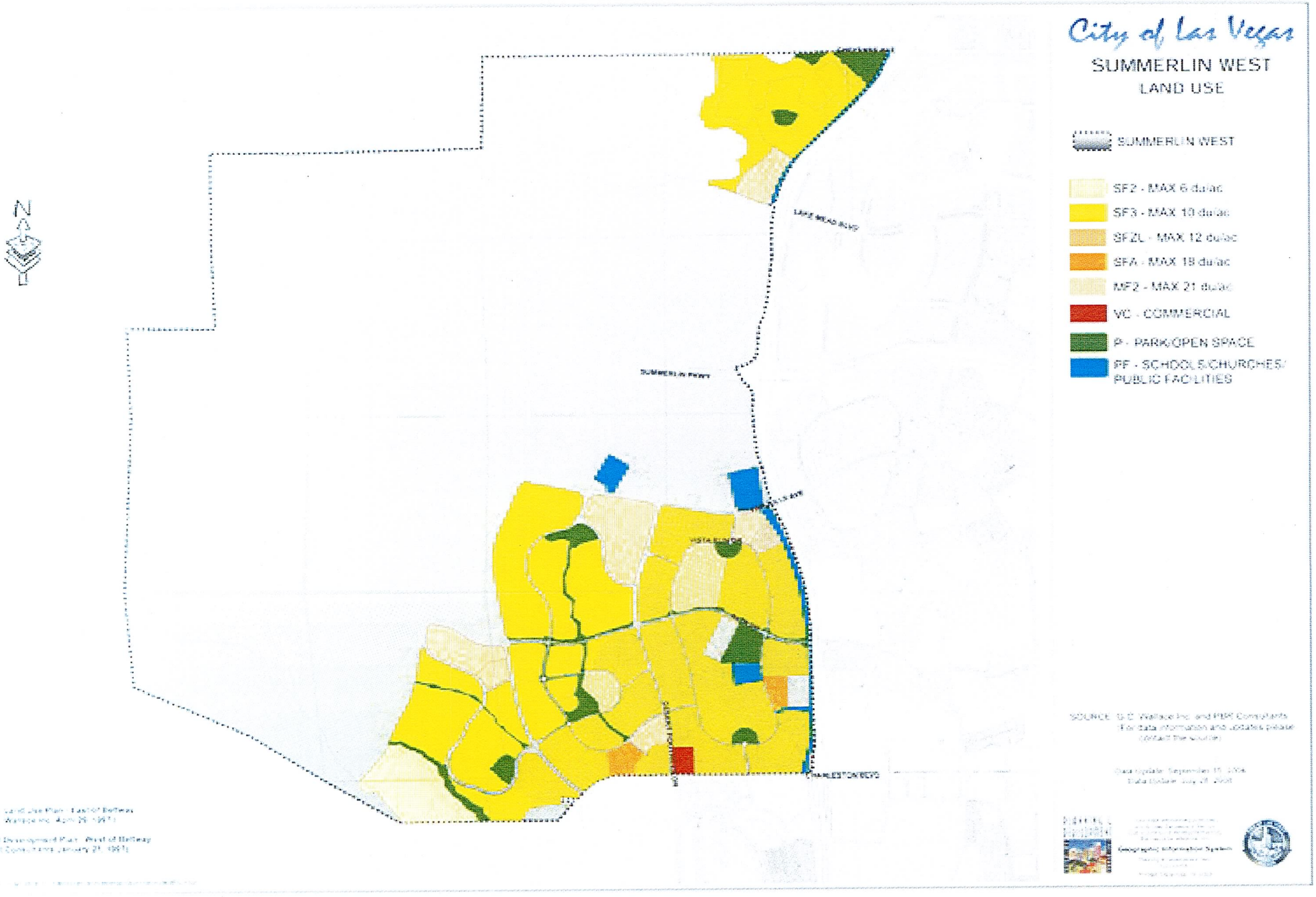
Modified: GPA-52-01 March 06, 2001


City of Las Vegas
LAS VEGAS
MEDICAL DISTRICT
Future Land Use
HD (High Density Residential)
MD-1 (Medical Support)
MD-2 (Major Medical)
P-O (Professional Office)
SC (Service Commercial)
ALTA DR
HAMILTON
ROSE ST
PINTO LN
TRULUCK LN
VALERIE ST
PALOMINO LN
SHADOW LN
MARTIN L KING BLVD
BEARDEN DR
GOLDRING AVE
WILLOW ST
DESERT LN
HASTINGS AVE
TONOPAH DR
CHARLESTON BLVD
Adopted: GPA-0011-97 May 27, 1997
Modified: MOD-28630 August 20, 2008


City of Las Vegas
LONE MOUNTAIN
PLANNED COMMUNITY DEVELOPMENT
Future Land Use for Lone Mountain
Planned Community Development
Low
Medium-Low
Medium-Low Attached
Multi-Family Medium
Neighborhood Commercial
Park/School/Recreation/Open Space
Public Facility
Village Commercial
City Limits
Adopted: Z-0033-97 June 23, 1997
Modified: MSD 25581 April 06, 2005
CRAIG RD.
ALEXANDER RD.
GOWAN RD.
CHEYENNE AVE.
BELTWAY ALIGNMENT
HUALAPAI WY.
CLIFF SHADOW PKWY
PULI RD.
N

City of Las Vegas
LONE MOUNTAIN WEST
PLANNED COMMUNITY DEVELOPMENT
Future Land Use for Lone Mountain West
Low
Medium-Low
Multi-Family Medium
Neighborhood Commercial
Park/School/Recreation/Open Space
Public Facility
Village Commercial
City Limits
Original Lone Mountain West Boundary
Adopted: Z-0024-99 June 14, 1999
Modified: MOD-25974 December 03, 2008
LONE MOUNTAIN RD
CRAIG RD.
ALEXANDER RD
GOWAN RD
CHEYENNE AVE
PULI DR
SHADOWS PKWY
BELTWAY ALIGNMENT
HUALAPAI WY
N


City of Las Vegas
SUMMERLIN NORTH
LAND USE
SUMMERLIN
ER, EOR- MAX 2 du/ac
SF1 - MAX 3.5 du/ac
SF2 - MAX 6 du/ac
SF3 - MAX 10 du/ac
SFZL - MAX 12 du/ac
SFA - MAX 18 du/ac
MF1 - MAX 14 du/ac
MF2 - MAX 21 du/ac
MF3 - OVER 21 du/ac
VC - COMMERCIAL
EC - EMPLOYMENT CENTER
P - PARK/OPEN SPACE
PF - SCHOOLS/CHURCHES/ PUBLIC FACILITIES
N
LAKE MEAD
ARAVAIPA
SUMMERLIN
WASHINGTON
RAMPART
CHARLESTON
SOURCE: G.C. Wallace Inc. and PBR Consultants
(For data information and updates please contact the source)
Geographic Information System


City of Las Vegas
SUMMERLIN WEST
LAND USE
SUMMERLIN WEST
SF2 - MAX 6 du/ac
SF3 - MAX 10 du/ac
SFZL - MAX 12 du/ac
SFA - MAX 18 du/ac
MF2 - MAX 21 du/ac
VC - COMMERCIAL
P - PARK/OPEN SPACE
PF - SCHOOLS/CHURCHES/
PUBLIC FACILITIES
N
SOURCE: G.C. Wallace Inc. and PBR Consultants
For data information and updates please
contact the source.