

Protest / Approval Letter

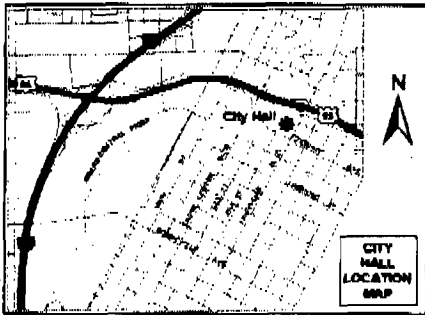


PROTEST / APPROVAL LETTER

Separator Sheet

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-36094

Planning Commission Meeting of 11/19/2009

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
EIGHTY ROWS

02 1M

0004279218

\$ 00.41

NOV 05 2009

MAILED FROM ZIP CODE 89101

13814703006

Case: ZON-36094

BRUNO GARY WILLIAM
6131 BRONCO LOCO CT
LAS VEGAS NV 89108-3881

1A VDS11 8910A



RECEIVED
NOV - 9 2009

11P

Justification Letter



Separator Sheet

September 29, 2009

Doug Rankin
Planning Manager, Public/Case Planning Division
Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Population Element

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Population Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Population Element will satisfy NRS requirements for a Population Plan and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to population growth

This document will replace the previous Population Element updated April 3, 2003.

Please do not hesitate to contact me at 229-2080 should you have any questions.

Sincerely,



Richard Wassmuth
Statistical Analyst II
Long Range Planning Division

RECEIVED
OCT 06 2009
GPA-36074
11/19/09 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-36074** APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Thomas A. Perrigo

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 2009

Teresa K. Morrell

Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) N/A

Project Name Population Element

Proposed Use N/A

Assessor's Parcel #(s) N/A

Ward # All Wards

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Updates element in Las Vegas 2020 Master Plan

PROPERTY OWNER City of Las Vegas

Contact Richard Wassmuth

Address 731 S. 4th Street

Phone: (702) 229-2080 Fax: (702) 384-1397

City Las Vegas

State NV

Zip 89101

E-mail Address _____

APPLICANT City of Las Vegas

Contact Richard Wassmuth

Address 731 S. 4th Street

Phone: (702) 229-2080 Fax: (702) 384-1397

City Las Vegas

State NV

Zip 89101

E-mail Address _____

REPRESENTATIVE Thomas A. Perrigo

Contact Richard Wassmuth

Address 731 S. 4th Street

Phone: (702) 229-2080 Fax: (702) 384-1397

City Las Vegas

State NV

Zip 89101

E-mail Address tperrigo@lasvegasnevada.gov

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Thomas A. Perrigo

Subscribed and sworn before me

This 2nd day of October, 2009

Teresa K. Morrell

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA - 36074</u>
Meeting Date:	<u>11/19/2009</u>
Total Fee:	
Date Received:*	<u>10/6/09</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Hansen Sheet



Separator Sheet

Report Date 09/29/2009 10:48 AM

Submitted By

Page 1

A/P # 36074 GENERAL PLAN AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/23/2009 08:54	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Population Element and revise the 2020 Master Plan, All Wards

Parent A/P #		Project/Phase Name	POPULATION ELEMENT	Phase #	
Project #	36074	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

Report Date 09/29/2009 10:48 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity APPL Contact ID 981106 ☐ Foreign
Effective
Name CITY OF LAS VEGAS
Day Phone (702)229-6301 x Eve Phone Organization PLANNING AND DEVELOPMENT
Pager PIN # Position
Fax (702)385-7268 Mobile Profession
E-Mail
Address 731 S. 4TH STREET
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments Richard Wassmuth 229-2080

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$0.00)	Unpaid, Waived
PROCESSING FEE (\$0.00)	Unpaid, Waived
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-WILL PLANS BE ROUTED)	
(ENTER GENERAL PLAN SECTOR)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details

Detail SUBMITTAL CHECKLIST (GPA) Modified By SSWANTON Modified Date/Time 09/23/2009 08:51
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

N	Pre-Application Conference Checklist	N	Assessors Parcel map
Y	Application/Petition Form	N	Location Map (19 Folded Blue Lines, 1 Rolled Colored)
N	Deed and Legal Description	N	Laser Print Site Plan
Y	Justification Letter	Y	Statement of Financial Interest

N Does applicant want mailing labels for neighborhood meeting?

N Does the applicant want the Planning Department to mail their neighborhood meeting notification?

Y Business Licensing Requirements Met

Y Business License Exempt

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

Report Date 09/29/2009 10:48 AM

Submitted By

Page 3

GENERAL PLAN AMEND

N Parent Project link required? General Plan Information

N Project of Regional Significance?

N Redevelopment Plan Amendment?

Final City Council letter received

General Plan Sector

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified by	Modified Date		
11/19/2009	PC	SCHEDULED	0	0	0
SSWANTON	09/23/2009				

General Plan Amend Grid

Acres	Existing GPD	Proposed GPD	Approved GPD	Approval Date
Comments Added By	Modified By			
0.00	TEXT	TEXT		
SSWANTON				

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee

Employee ID	Last	First	MI	Comments
No Employee Entries				

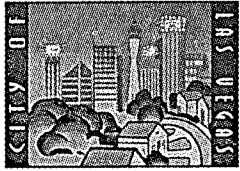
Log Action	Description	Entered By	Start	Stop	Hours
Comments					
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	982110	09/23/2009 08:53		0.00
Master Plan element submittal, no specific location					

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 4, 2009

Mr. Richard Wassmuth
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: ABEYANCE - GPA-36074 - GENERAL PLAN AMENDMENT

Dear Ms. Wassmuth:

Please be advised the City Planning Commission at its regular meeting on **December 17, 2009** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, December 11, 2009** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 6, 2009

Mr. Richard Wassmuth
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: GPA-36074 - GENERAL PLAN AMENDMENT

Dear Mr. Wassmuth:

Please be advised the City Planning Commission at its regular meeting on **November 19, 2009** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, November 13, 2009** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



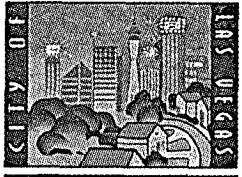
Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 20, 2009

Mr. Richard Wassmuth
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: GPA-36074 - GENERAL PLAN AMENDMENT

Dear Mr. Wassmuth:

Your request to adopt an updated Population Element, All Wards, was considered by the Planning Commission on November 19, 2009.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **December 17, 2009** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 18, 2009

Mr. Richard Wassmuth
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: ABEYANCE - GPA-36074 - GENERAL PLAN AMENDMENT

Dear Ms. Wassmuth:

Your request to adopt an updated Population Element, All Wards, was considered by the Planning Commission on December 17, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on **January 20, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

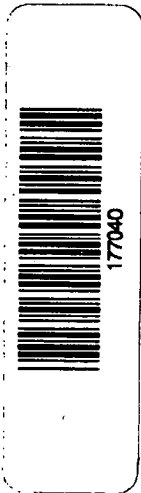
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

January 22, 2010

Mr. Richard Wassmuth
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: GPA-36074 – GENERAL PLAN AMENDMENT
CITY COUNCIL MEETING OF JANUARY 20, 2010

Dear Mr. Wassmuth:

The City Council at a regular meeting held January 20, 2010 APPROVED the request to adopt an updated Population Element. The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2010.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

Plans (PMT)



Separator Sheet

DRAFT

**POPULATION
ELEMENT**

**LAS VEGAS
MASTER PLAN**

2020

11-19-2009

**GPA-36074
11/19/09 PC**

RECEIVED
OCT 06 2009

EXECUTIVE SUMMARY

The purpose of this document is to meet the requirements of state statute, and to provide an understanding of the people who live in Las Vegas. The story of the people of Las Vegas is one of stability within a dynamic, rapidly changing environment. Stability comes from those who live in Las Vegas. According to Census 2000, 68 percent of the population has lived in the same county since 1995. However, adjusting for new residents ~~over the last five years~~ between 1995 and 2000 reveals that 87% of the population who lived in Las Vegas in 1995, were still there in 2000. On average, approximately 25,000 changes in households (new resident or moved to different home within Clark County) per year occurred between 1995 and 2000. Between 2000 and 2007 the average was approximately 22,000 per year. ~~People move to Las Vegas for economic opportunity, and stay because of the exceptional quality of life. According to a survey conducted in 1999 by the Planning and Development Department, 77% find the quality of life to be good or excellent in their neighborhood.~~

Change comes from those moving to Las Vegas. The City added ~~220,335~~ 83,952 to its population ~~over the last ten years, ranking Las Vegas in the top ten nationally for numeric population change as well as percentage increase~~ between 2000 and 2007. This change adds to the excitement of living in one of America's most dynamic, culturally diverse Cities. Some of the highlights of the people who live in Las Vegas, and the change that is occurring, are mentioned below.

- Between 1990 and 2000, Las Vegas went from being the 63rd largest city in the United States to being the 32nd largest city. Among the cities Las Vegas vaulted past during the ten-year span were Atlanta, GA, Minneapolis, MN, Cleveland, OH and St. Louis, MO. Since 2000, Las Vegas passed Louisville, KY, Oklahoma City, OK, Portland, OR, and Tucson, AZ on its way to becoming the 28th largest city in the United States.
- The influx of new residents has created a more diverse city. Greater than 80 percent of the population increase between 1990 and 2000 ~~is was~~ due to migration from outside Clark County. That figure decreased to approximately 76 percent since 2000. The growing population has not meant a loss of stability in the City's neighborhoods, however, as the percentage of people who have been in the community (their home or another home within Clark County) for five years or more increased between 1990 and 2000.
- The rate of home ownership ~~has increased for householders of all ages and by race/ethnicity~~ increased steadily between 2000 and 2006 but declined in 2007 due in large part to the increase in foreclosures. ~~The number of householders who own their home increased by 108 percent between 1990 and 2000. Among minority householders, the increase in home ownership was 229 percent during the same time.~~ Overall, the number of people who own their home increased by 16 percent between 2000 and 2007.
- Education levels of residents have increased, particularly levels of higher education. The number of Las Vegas residents with high school diplomas increased by ~~94~~ 23 percent while the number of residents with college degrees increased by ~~450~~ 41 percent ~~during the past decade~~ since 2000.
- Median Household Income has increased by ~~50~~ 23 percent between ~~1990 and~~ 2000 and 2007. ~~Even when~~ When adjusted for inflation, Las Vegas residents' buying power increased by ~~20~~ 2.4 percent during

the ten~~ten~~seven year span. Income increased for each race/ethnicity and for residents in every age group.

- For Las Vegas residents who drive to work, the commute time remained under 30 minutes. Private vehicle use to commute to work ~~decreased~~ increased by three~~three~~percent between 1990 and 2000 and 2007. At the same time, the rate of people ~~the number of people~~ who use Public Transportation to get to work increased by nominally (0.2 percent) ~~threefold~~ but their numbers increased by 27 percent.

IMPLEMENTATION

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Administrative Code (NAC) 360.364.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections
- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant

programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:

Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:

Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
 - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
 - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
 - Per the Parks & Recreation Element:
 - develop 2.5 acres of park space per 1,000 population
 - build one (1) Neighborhood Center per 10,000 population
 - build one (1) Community Center per 25,000 population
 - build one (1) Regional Center per 75,000 population

2. INTRODUCTION

PURPOSE

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to sustainable population growth.

The Population Plan must accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

ENABLING LEGISLATION

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. Subsection 4 of NRS 278.150 (4) 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.

The subject matter of the master plan in NRS 278.160 states:

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.

Among the elements to be included in the master plan as required by NRS is a Population Plan, adopted by the Nevada Legislature in 1991:

(g) "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

Preparation and adoption of this Population Element fulfills the City's statutory obligation to include a population plan in its Master Plan.

PLANNING CONTEXT

The Population Element will replace the Population Plan in the 1992 Las Vegas General Plan. The Population Plan updates the existing plan and addresses current legislation, specifically, NRS 278.150, the requirements of which pertaining to the Population Element are shown in the Enabling Legislation section. In addition, the downturn in the Las Vegas economy requires reassessing future population growth.

The Population Element is a portion of the Master Plan, adopted in September 2000, which represents Phase I of the Master Plan project, forming 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 Population Element is among those identified for completion during Phase II of the Master Plan project.

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to Population Planning. As a component of the Master Plan, the Population Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long-range planning of the future growth to meet the needs of the city as it continues to grow. This element provides a baseline of detailed information that will aid in the decision making processes that determine the city's ability to continue to grow without undue strain on available natural resources. The Population Element links the broad policies of the Master Plan with growth and resource programming and ultimately assists in the decision making process.

GOALS, OBJECTIVES AND POLICIES

The Master Plan outlines broad policies, while each individual element builds on those policies and provides the specific direction as to how the city should accommodate particular Population issues. The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan.

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

Reurbanization

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the city of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.8: To ensure that the needs of the homeless are addressed in a manner which is compatible with the other long range objectives for the Downtown.

POLICY 1.8.3: That the City identify and evaluate the core issues that create a homeless population, and attempt to address those issues to the extent possible.

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 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.2: That new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration to local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.

POLICY 3.1.3: That residential areas be within walking distance of a neighborhood park.

POLICY 3.1.5: That urban hubs at the intersection of primary roads, containing a mix of high density residential, commercial and office uses, and containing pedestrian linkages, be supported.

Regional Coordination

GOAL 7: Issues of regional planning 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 and enhanced quality of life for its residents, are protected.

POLICY 7.1.1: That air quality throughout the City be improved through the reduction of carbon monoxide from automotive emissions and through the reduction of dust particulates.

POLICY 7.1.3: That the City work with the Las Vegas Valley Water District to ensure that the quality of the City's drinking water remains high, while maintaining an adequate water supply at reasonable cost.

POLICY 7.1.5: That the City takes the necessary steps to monitor and evaluate the quality of stormwater discharge, and ensure measures are taken to improve the quality where appropriate.

POLICY 7.1.8: That the City encourage water conservation.

POPULATION ANALYSIS

POPULATION GROWTH

Census 2000 revealed a population of 478,630 in Las Vegas. The City's population increased by more than 93,000 in the 1980s, and added another 220,000 since between 1990 and 2000 for an increase of 85% during the decade. The numeric population change was fourth highest in the nation among all cities; the top three were New York, Phoenix and Houston. According to the U.S. Census Bureau, the City's percentage increase was 10th highest among cities with over 100,000 people. In fact, Las Vegas climbed the ranks of large cities in the U.S. growing from 63rd largest in 1990 to 32nd by 2000. Since Census 2000, the City has continued to add population and climb the ranks of U.S. cities. According to the Census Bureau's American Community Survey (ACS), Las Vegas had a population of 562,582, an increase of 17.5%, making it the 28th largest city in the U.S in 2007.

Table 1
Population Change

	2000 Population	2007 Population	Numeric Change 2000 - 2007	Percent Change 2000 - 2007	Rate of Change 2000 - 2007
United States	281,421,906	301,621,159	20,199,253	7.2%	1.00%
Nevada	1,998,257	2,718,337	720,080	36.0%	4.49%
Clark County	1,375,765	1,996,654	620,889	45.1%	5.47%
Las Vegas	478,630	603,093	124,463	26.0%	3.23%
Reurbanization Area	12,932	8,517	(4,415)	-34.1%	-5.79%
Neighborhood Revitalization Area	204,376	216,192	11,816	5.8%	0.81%
Newly Developing Area	83,511	171,500	87,989	105.4%	10.83%

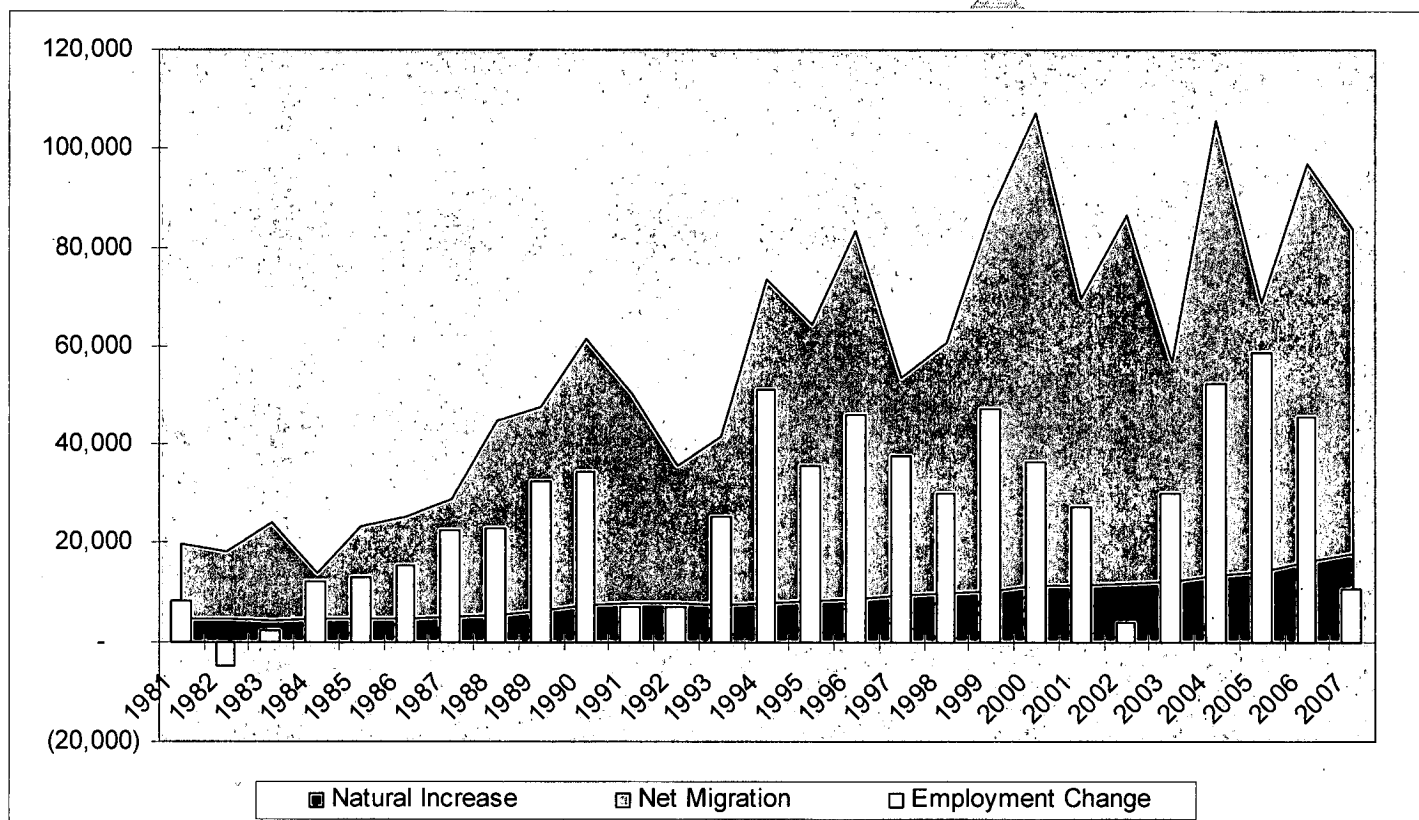
Source: Year 2000 population and year 2007 U.S. population is from the U.S. Census Bureau

Year 2007 Nevada population is from the Nevada State Demographer

The remaining year 2007 population figures are from the Southern Nevada Consensus Population Estimate

Historically, more than 80 percent of the County's total population growth has come from net migration (in-migration minus out-migration) as the economy produces jobs that attract workers and as retirees continue to find Las Vegas attractive. Migration to Clark County is shown in Figure 1, which also shows employment changes. Migration appears to be closely related to changes in employment. ~~Jobs, however, are not the only reason people move to Las Vegas. In a 1999 survey conducted by the Planning and Development Department, respondents indicated that the primary reasons for moving to Las Vegas are the Quality of Life, Climate and Job Opportunities.~~ However, the influx of Seniors, many of whom are retired and not seeking employment, continues to be strong.

Figure 1
Change in Population and Employment



Sources: State of Nevada Bureau of Health, Planning and Statistics, 2009;
 State of Nevada, Department of Employment, Training and Rehabilitation, 2009;
 U.S. Bureau of the Census, 2007.

POPULATION CHANGE: MIGRATION AND NATURAL INCREASE

The ratio of births to deaths is much higher for the Hispanic, Black and Asian populations, indicative of a generally younger population for these race and ethnic groups. As such, changes in jobs/employment may affect these segments of the population more strongly. The birth/death ratio may be indicative of disproportionately high in-migration of White retirees moving to the area. Migration of White retirees to Las Vegas is not tied to employment, at least not as strongly, as it is with minorities of all ages. This would suggest that as long as the amenities retirees seek (quality of life, cost of living, etc.) remain favorable, they will continue to move to Las Vegas.

~~Las Vegas is likely to continue to become more diverse in the future.~~ The natural increase in population, that is births minus deaths, ~~accounts~~ accounted for 16 percent of the total population increase in Clark County between 1990 and 2000. Between 2000 and 2007, natural increase accounted for nearly 24 percent of the population increase. Las Vegas is likely to continue to become more diverse in the future. Among Blacks and Hispanics the rate is ~~28~~ 36 percent and ~~24~~ 26 percent respectively. Perhaps more telling is the ratio of births to deaths. For the population in general the ratio was ~~2.2~~ 2.1 to 1. For Hispanics there were nearly 13 births for each death. Among Whites the ratio was ~~1.4~~ 1.1 to 1, among Blacks it was ~~3.3~~ 2.5 to 1, and among Asians it was ~~4.5~~ 5.1 to 1. Currently, ~~33.7~~ 39.4 percent of the population less than 20 years of age is Hispanic. Conversely, ~~76.6~~ 72.5 percent of the population 65 years of age and greater are White.

During the three decades 1970 to 2000, the rate of population growth has been approximately 5 to 1 in favor of migrants. While ~~Migration~~ migration to Clark County continued to be the greatest contributor to the areas population increase, accounting for ~~84~~ 76 percent of the growth between 2000 and 2007, natural increase saw substantial growth during that time. In spite of the influx of immigrants to Clark County, natural increase rose substantially between 2000 and 2007, going from 16 percent to nearly 24 percent. Nearly ~~55~~ 66 percent of those migrating to Clark County ~~during the 1990's~~ since 2000 were minorities. These data suggest that the minority population is younger and therefore likely to continue to experience a high rate of natural increase in the future. ~~Over time natural increase will gain a greater share of the overall population increase.~~ Trends indicate that within the next few years the rate of natural increase for Whites could be flat, meaning that there will be an equal number of births and deaths, perhaps even slightly more deaths than births.

Table 2

Components of Population Change 2000 □ 2007, Clark County, Nevada

	White	Black	Hispanic	American Indian	Asian	Other	Total
Census 2000	828,669	121,401	302,143	7,761	71,226	44,565	1,375,765
Census 2007	958,018	170,373	511,145	10,174	130,671	55,951	1,836,333
Population Increase	129,349	48,972	209,002	2,413	59,445	11,386	460,568
Percent of Increase	28.1%	10.6%	45.4%	0.5%	12.9%	2.5%	
Percent Increase	15.6%	40.3%	69.2%	31.1%	83.5%	25.5%	33.5%
Births 2000 - 2007	84,397	21,272	81,413	1,405	16,607	2,639	209,996
Deaths 2000 - 2007	75,153	8,563	6,310	340	3,278	415	101,133
Natural Increase	9,244	12,709	75,103	1,065	13,329	2,224	108,863
Increase by Migration	120,105	36,263	133,899	1,348	46,116	8,747	351,705
% Natural Increase	7.1%	26.0%	35.9%	44.1%	22.4%	23.2%	23.6%
% Increase by Migrants	92.9%	74.0%	64.1%	55.9%	77.6%	76.8%	76.4%

Sources: State of Nevada Bureau of Health, Planning and Statistics and U.S. Census Bureau, 2007

Notes:

*Asian includes Native Hawaiian and Pacific Islander (new categories from Census 2000).

***"Other" is used to categorize "Unknown" Births and Deaths according to State Health Statistics, and doesn't necessarily equate with Census "Other". Also "Two or More Races" is a new category for Census 2000 and has no recorded statistics on births and deaths to date.

***Increase of Migrants is the increase in population that is not due to natural causes (births and deaths). The total number of Migrants will not match the breakdown by race due to the problems with the "Other" and "Two or More Races" categories (see notes above).

POPULATION ESTIMATES

The six government entities in Clark County (the incorporated cities and the county) are required by Nevada Administrative Code (NAC) Section 360.364 to conduct an annual population estimate. The methodology for the estimate, as agreed upon by the entities and the Southern Nevada Regional Planning Coalition, is the Housing Unit Method (HUM). Under this method, housing units are counted and compared to the Clark County Assessors July 1st closed roll file. As set forth in NAC 360.365.2, the entities are then allowed to make adjustments to the preliminary closed roll housing unit counts. At that point vacancy rates by ZIP Code supplied by the U.S. Postal Service NV Energy are applied, giving the number of occupied housing units. The occupied households are then multiplied by the Census 2000 number of Persons Per Household (PPH) by Census Tract, giving the total non-institutionalized population. Group Quarters, Nellis Air Force Base and Tribal populations are then added, yielding the total population.

The Housing Unit method has proven to be an accurate procedure for determining population as evidenced by Table 3. The table shows the U.S. Census Bureau's unadjusted estimate for Clark County between 1990 and 2004 2007 and the annual locally produced estimate for Clark County between 1990 and 2002, and the Nevada State Demographer's population estimate for the same time. In 1990, the difference between the locally generated population estimate and the Census Bureau was just over 15,000. Over time, as shown in Figure 2, the two estimates diverged. By 1999 there was a difference of more than 100,000 between them. Census 2000 brought the estimates closer as the difference closed to approximately 50,000. Some of the difference, about 18,000 residents, was due to the timing of the estimates. The Census is a count "as of" April 1st, whereas the Clark County estimate is "as of" July 1st. The Census Bureau also produces annual population estimates that are as of July 1st of each year. For 2000 the population as of July 1st was 1,393,340.

The scenario is similar when comparing the Nevada State Demographer's ten-year estimates to the Census Bureau estimates throughout the 1990's between 1990 and 2007. Only a substantial adjustment at the end of the period in 2000 produces a Census Bureau population in line with Clark County or State Demographer estimates which until the 2001 estimate displayed little variation. The adjustment by the Census Bureau in 2000 brought the July 1, 2000 population figure to within 35,000 of the Clark County local estimate and within 32,000 of the State Demographer's estimate. The divergence seen in the 1990's has surfaced again between 2000 and 2007, growing to a difference of more than 160,000.

Table 4 and Figure 3 show historical population estimates for the City that were generated using the Housing Unit method.

Table 3

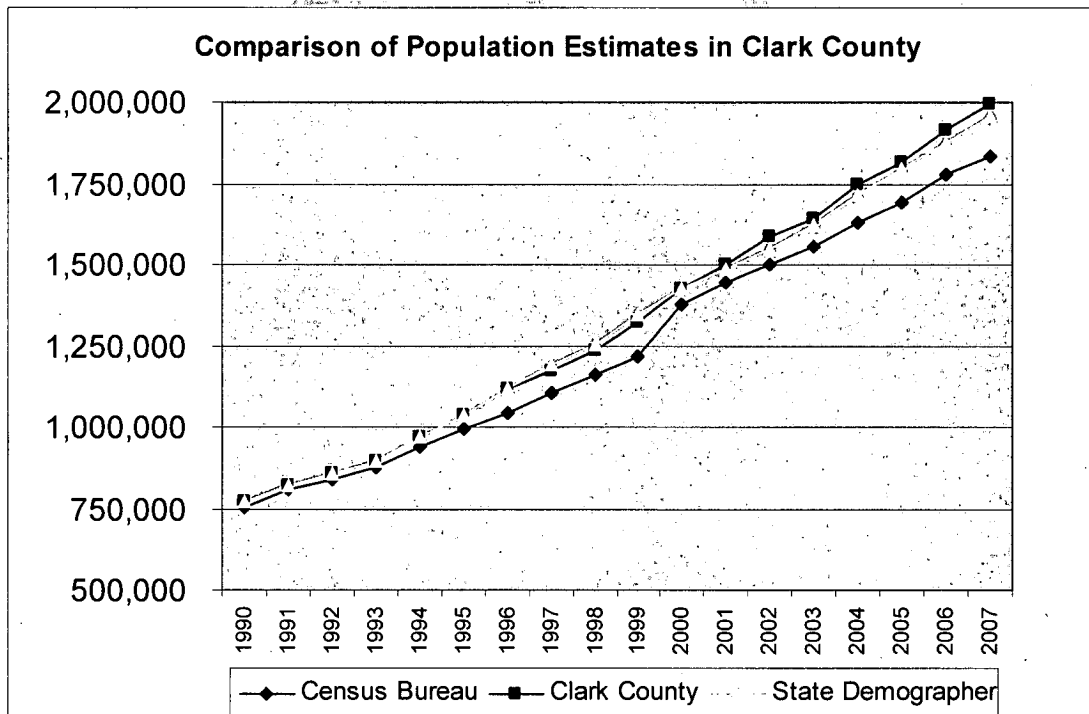
Clark County Population Estimates

Year	Census Bureau	Clark County	State Demographer
1990	754,581	770,280	770,280
1991	807,425	820,840	820,840
1992	841,113	856,350	856,350
1993	877,917	898,020	898,020
1994	938,611	971,680	971,680
1995	991,401	1,036,180	1,036,180
1996	1,044,023	1,119,708	1,115,940
1997	1,105,005	1,173,090	1,192,200
1998	1,161,259	1,233,733	1,255,200
1999	1,217,155	1,321,319	1,343,540
2000	1,375,765	1,428,690	1,425,723
2001	1,445,237	1,498,279	1,485,855
2002	1,502,789	1,584,944	1,549,657
2003	1,557,174	1,641,529	1,620,748
2004	1,631,340	1,747,025	1,715,337
2005	1,691,213	1,815,700	1,796,380
2006	1,777,539	1,912,654	1,874,837
2007	1,836,333	1,996,643	1,954,319

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, Nevada State Demographer, 2007

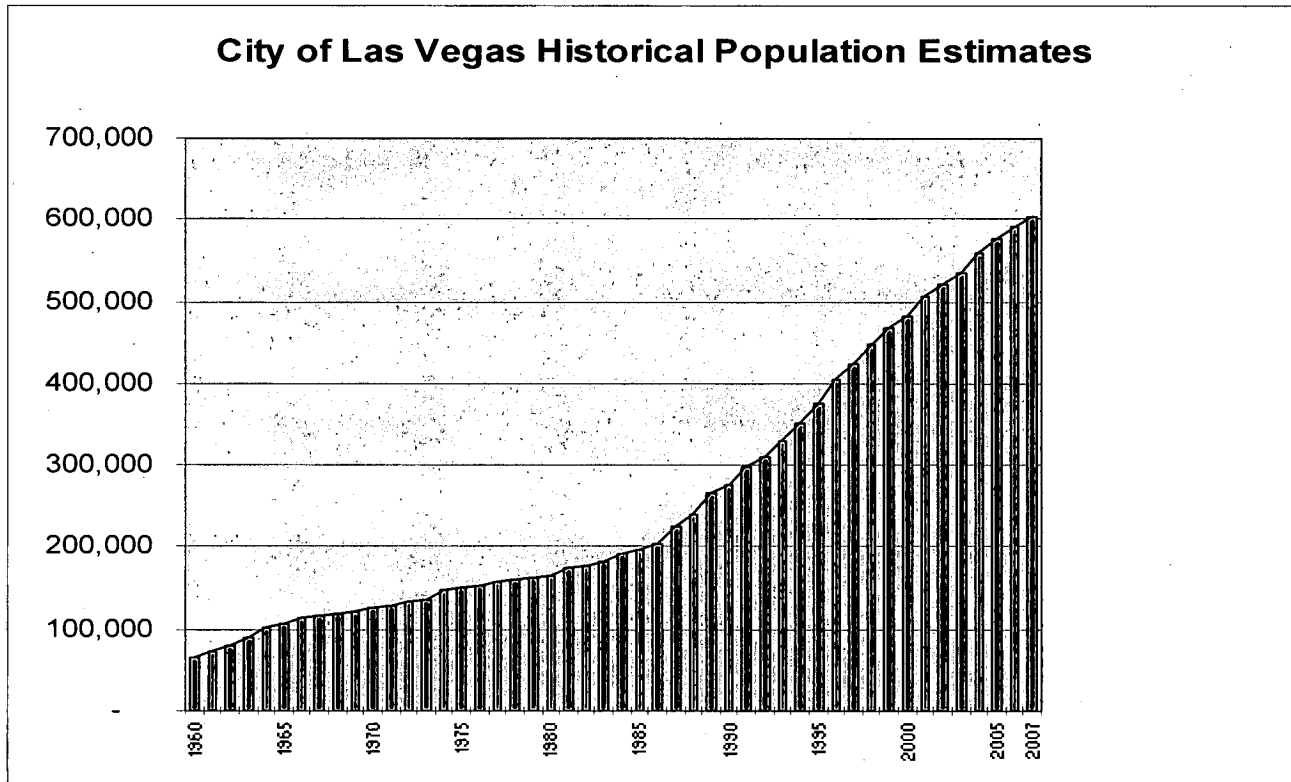
Figure 2

Comparison of Population Estimates in Clark County



Sources: U.S. Census Bureau, Clark County Comprehensive Planning,

Figure 3
City of Las Vegas Historical Population Estimates



Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

Table 4
City of Las Vegas Historical Population Estimates

	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2007
Population	64,405	107,616	125,787	149,750	164,674	197,148	275,636	374,239	482,874	575,973	603,093
Percent Change		67.1%	16.9%	19.1%	10.0%	19.7%	39.8%	35.8%	29.0%	19.3%	4.7%

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

POPULATION DENSITY

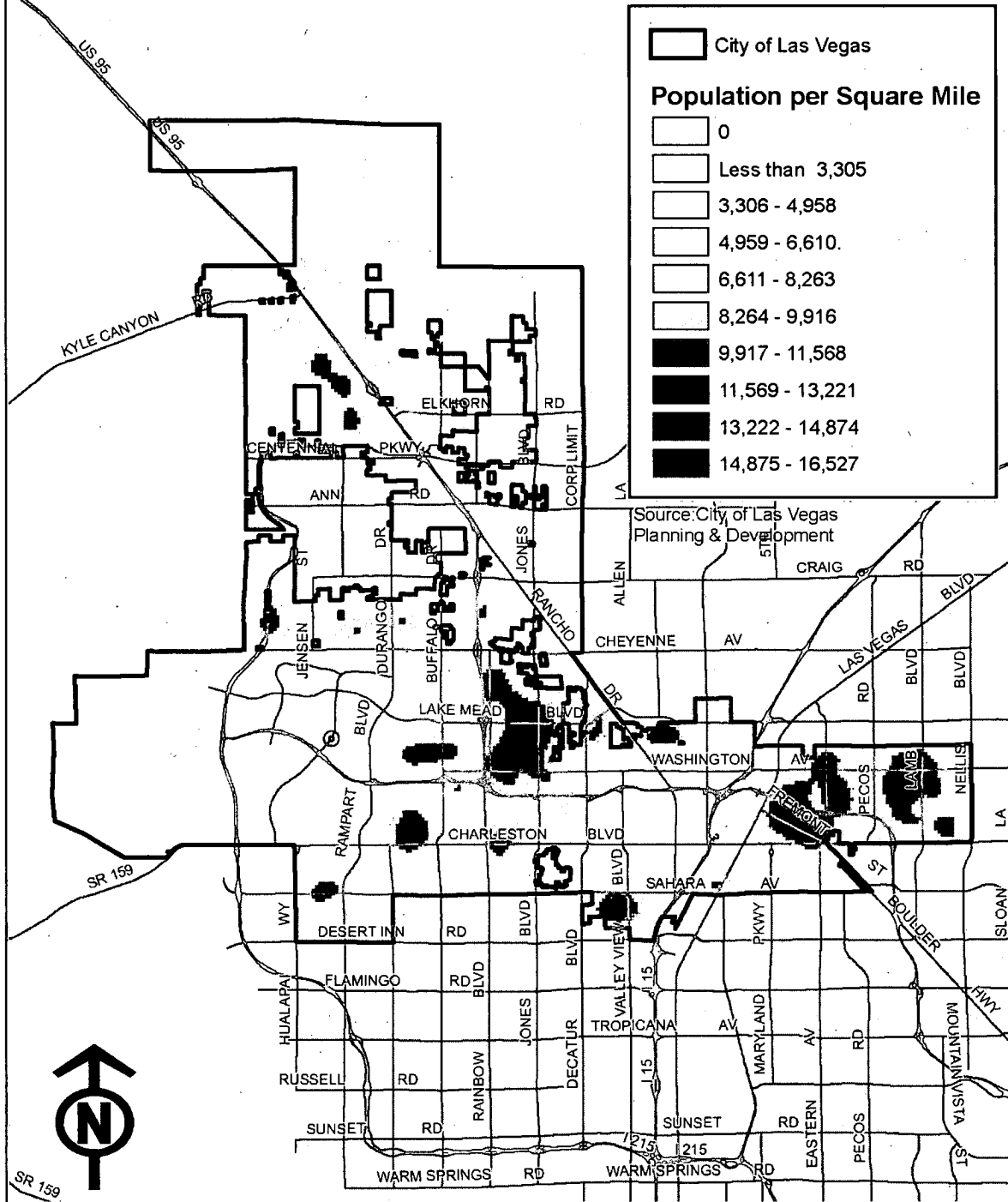
The population is distributed across the City at varying densities (Figure 4). The most densely populated areas are in the central downtown and along the Highway 95 corridor to the west and northwest. It is important to note that twice as many people live west of Decatur Boulevard as live east of Decatur Boulevard, and over 96 percent of population growth over the next twenty years is projected to occur in the west and northwest portions of the City.

The increasing densities along U.S. 95 and development throughout the northwest portion of the City indicate a shift in Las Vegas' population center. Since 1950, the center of population for the city of Las Vegas

has gradually moved in a west-northwesterly direction. By 1960, the center of population had moved only about a quarter of a mile west from its original position in the downtown area. During the next two decades the center of population continued its westward march, moving nearly one and one-half miles. Master planned communities in the west and northwest portions of the city during the 1980s and 1990s proved a powerful force in pulling the population center another 3 and one-half miles to the west and slightly north. ~~As of~~ By 2000, the population center ~~is~~ was near the Rainbow curve, at Torrey Pines Drive and Washington Avenue, having migrated over 5 miles from its origin. The population has shifted little since 2000 due primarily to residential development in Summerlin offsetting population in the northwest and increased residential development in the City's downtown area.

Figure 4
Population Density

Population Density



AGE

Age distribution shifted in favor of school age children (ages 5 - 17) and seniors (65+) during the 1990s between 2000 and 2007, although all age categories gained population. As of 2007, seniors comprised nearly 12 percent of the population while school age children made up more than 19 percent. Both categories more than doubled increased by more than 20 percent in population during the decade. There were 44,000 more school age children in 2007 than in 2000, and 29,000 more senior citizens. There were 46,000 more people between the ages of 18 and 64, and 8,000 more toddlers (under 5).

Table 5
Population by Age by Census Year

Age	1990		2000		2007	
0 - 4	21,319	8.3%	36,919	7.7%	45,084	8.0%
5 - 17	43,142	16.7%	87,194	18.2%	106,816	19.0%
18 - 64	167,302	64.8%	299,211	62.5%	345,008	61.3%
65+	<u>26,532</u>	10.3%	<u>55,306</u>	11.6%	<u>65,674</u>	11.7%
	258,295		478,630		562,582	

Source: U.S. Census Bureau, 2007

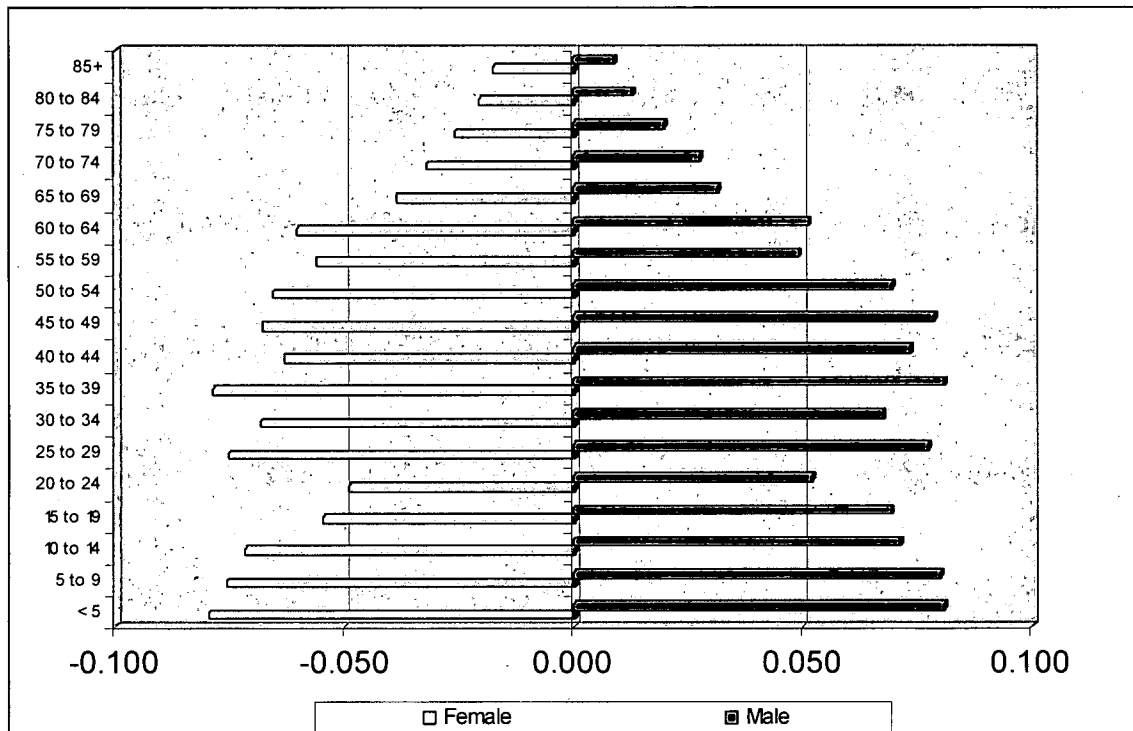
Table 6
Comparable Size Cities

Population by Age, 2007

Age	Las Vegas, NV		Tucson, AZ		Denver, CO		Long Beach, CA		Seattle, WA	
0 - 4	45,084	8.0%	37,186	7.2%	51,060	8.7%	35,630	7.8%	26,990	4.7%
5 - 17	106,816	19.0%	83,246	16.0%	92,720	15.8%	87,825	19.2%	62,978	10.9%
18 - 64	345,008	61.3%	336,712	64.8%	383,330	65.2%	294,634	64.3%	429,445	74.4%
65+	65,674	11.7%	62,116	12.0%	61,239	10.4%	40,213	8.8%	57,818	10.0%
Total	562,582	100.0%	519,260	100.0%	588,349	100.0%	458,302	100.0%	577,231	100.0%
Median Age	36.0		33.0		35.3		33.0		37.9	

Source: U.S. Census Bureau, 2007

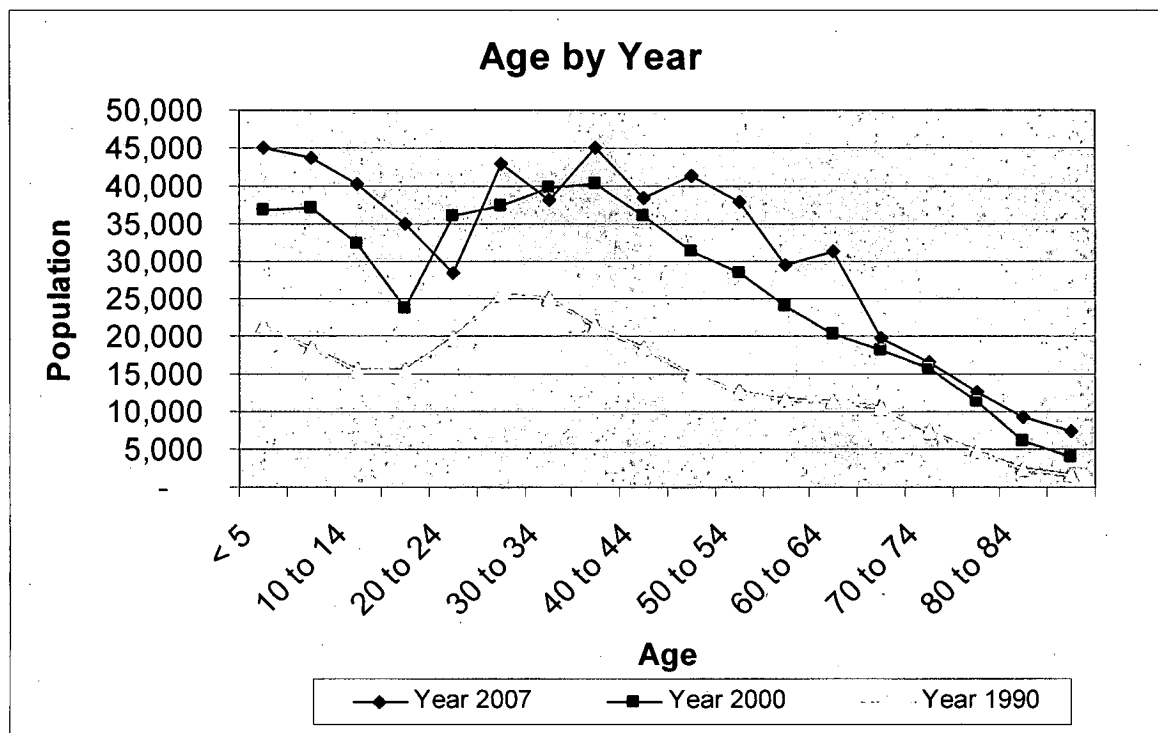
Figure 5
Age Pyramid



Source: U.S. Census Bureau, 2007

Figure's 5 and 6 show the largest age groups are thirty to thirty-nine and the under ten group. The aging baby boomers and retirement age migrants contribute to an aging Las Vegas population. In 1980 the most populous age category was the mid twenties, by 1990 it had advanced to the upper twenty's to lower thirties, and in by 2000 it had advanced to the mid to upper thirties and in 2007 it had advanced to the upper thirties to lower forties. Along with the aging population, it is also important to note that the under 10 category represents a large portion of the population, which will define the future demographics of the City. The decreases in population the City experiences for age groups 20 to 24 and 30 to 34 are a bit of a mystery. It is thought that the decrease at 20 to 24 could be due to people leaving to seek educational and/or job opportunities elsewhere. While the Las Vegas economy is becoming more diversified, it is still intensely service and construction oriented. These are often jobs that require less education but offer limited growth opportunities. The decrease at 30 to 34 could actually be more a function of the increase at 25 to 29 years of age where new residents are joined by people returning to Las Vegas who left for educational and/or other opportunities. In addition, the higher birth rate of those relocating to Las Vegas since the late 1990's, primarily Hispanics, is likely beginning to be reflected in the population, driving the under 18 years of age population up relative to other age groups. As stated in the Population Growth section of this document, the rate of natural increase in Clark County increased from 16 percent to 24 percent between 2000 and 2007. That wave of population increase may be reflected by an increase in the portion of the population 20 to 24 years of age in the coming years.

Figure 6
Population by Age

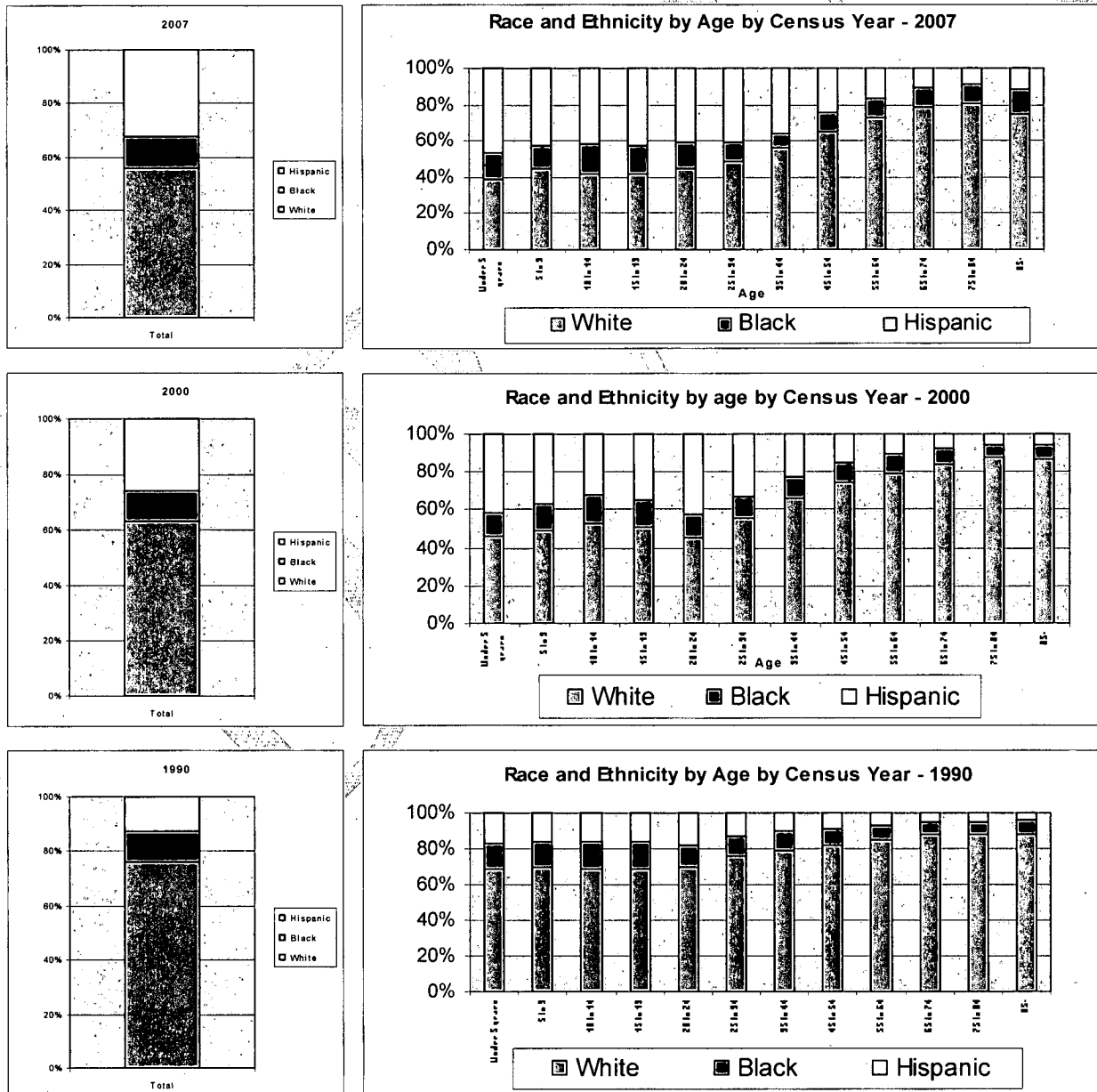


Source: U.S. Census Bureau, 2007

RACE AND ETHNICITY

A major component of Las Vegas' population growth during since the early 1990's was the nearly exponential increase in the minority population. Lead by the increase in Hispanics (254%) (414%) and Asians (215%) the minority population went from comprising 24 percent of Las Vegas' population in 1990 to making up 42 nearly 49 percent of the City's 2000 2007 total. Traditionally, the Black and Hispanic populations in Las Vegas have been younger. The Black population skewed slightly towards younger age groups, the Hispanic population skewed a bit more heavily in that direction. Census 2000 showed some dramatic changes, particularly among Hispanics. For people under the age of 30 years, about one in three is nearly 40 percent are Hispanic. The same is true amongst children school age or less (under 18 years of age). Conversely, Las Vegas' population over the age of 50 years remains predominately White.

Figure 7
Race and Ethnicity by Age by Census Year



Source: U.S. Census Bureau, 2007

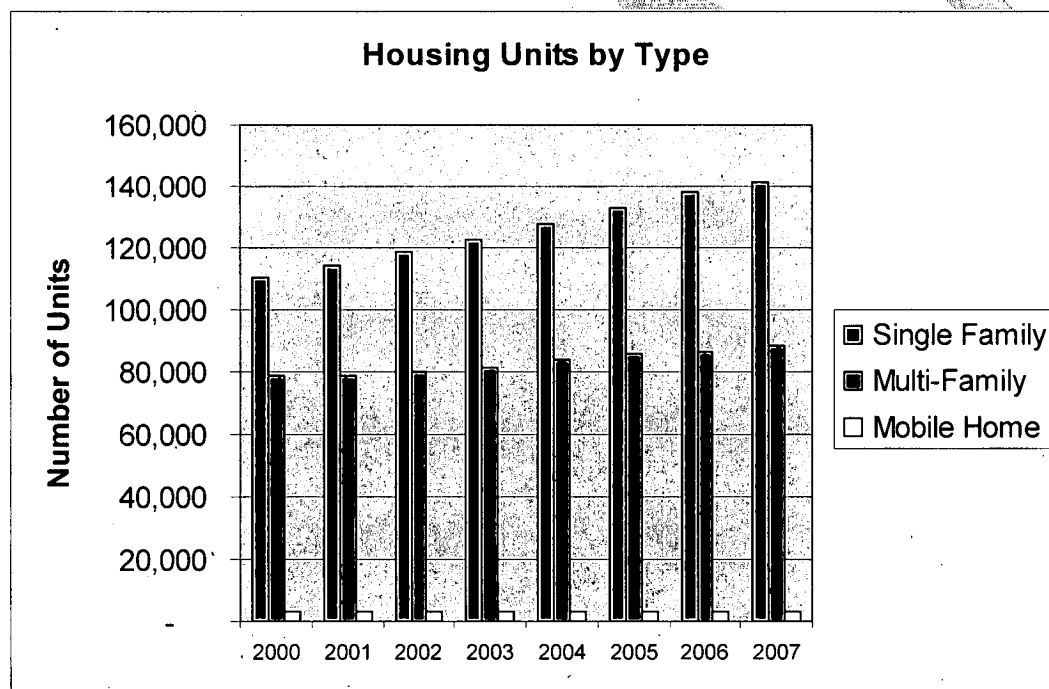
DRAFT

HOUSING

As of July 2000 2007 the City of Las Vegas had 192,679 232,931 housing units. There were 72,834 40,252 more housing units in the City than in 1991 2000, for an overall increase of 60.4 20.9 percent. During the 1990's, the City increased its housing inventory by 60 percent. Some of the reason for the lower rate of increase is that fewer new units are being built. Between 1991 and 2000, the City averaged 8,093 new housing units per year, while from 2000 through 2007 the average was 5,750 new units per year. Another factor in the lower rates is that the City is getting larger, therefore it takes a greater change to cause a significant difference. For example, had Las Vegas added the same average number of units in the 1990's as it had between 2000 and 2007, its growth rate would only have decreased from 60 percent to 43 percent.

In 2000 2007, 57.4 60.6 percent of the units were single family, reflecting a trend that has seen a larger share of single family units being constructed in the City. In 1991, for example, the mix of single family to multi family units was 51 percent to 46 percent (the remaining 3 percent are mobile homes). By 2000, 57.4 percent of the housing units were single family. This The upward trend in single family units is expected to continue, as the majority of units will be constructed in the northwest and southwest where the single family to multi family mix is 80/20 and 60/40, respectively.

Figure 8
Housing Units by Type



Source: City of Las Vegas Planning and Development Department, 2007

The overall number of Persons Per Household (PPH) has changed little during the past twenty years and not at all since Census 2000. However, slight changes in the PPH can result in dramatic changes to final Census population and to the City's annual population estimates for the subsequent ten-year span. The city of Las Vegas and the other entities within Clark County, through an inter-local agreement, use the PPH from the most recent Census for their annual population estimates. PPH for single family dwelling units has decreased slightly since 1980. Rental households have experienced fairly high increases to PPH during the

past twenty years. However, since their relative share of housing units is decreasing, their impact on overall PPH is becoming less significant over time.

Table 7

Persons Per Household

	1990	2000	2007
Own	2.72	2.76	2.68
Rent	2.37	2.52	2.63
Total	2.55	2.66	2.66

Source: U.S. Census Bureau, 2007

The number of Persons Per Household has changed; however, within certain areas of the City since between 1990 and 2000. In the area east of Downtown PPH has risen. A number of census tracts have seen saw increases of more than 0.5 PPH. While this may not seem significant, an increase of 0.5 PPH for one census tract spread over 2,000 households increases the population by 1,000 without adding any housing units. Conversely, on the west side of town PPH decreased slightly during the ten-year span. In most cases the decrease was less than 0.2 PPH. Again, this would appear to be an insignificant figure. But considering the City added more than 80,000 132,000 housing units since 1990 and that more than 90% of those new units are in the west, the change in PPH between 1990 and 2000 becomes a significant factor. A change of between 0.1 PPH and 0.2 PPH would result in 6,800 12,540 to 13,600 25,080 fewer residents in the area. Overall, the City's PPH changed by 0.11 between 1990 and 2000. Given the total number of households in the City, a population increase of more than 19,000 24,000 can be directly attributed to the overall increase in PPH.

During the past 20 years Between 1990 and 2007, household composition in Las Vegas has undergone underwent some changes. The percentage of married couple households has continued to decline has declined while single parent headed households, particularly male-headed households, has increased. The percentage of male-headed households has doubled during the past 20 years increased by nearly two percent since 1990. Non-family households have maintained their share of about one-third of the total households.

Table 8

Household Type

	1990 %	2000 %	2007 %
Married Couple	49.4	48.3	46.9
With children under 18	22.2	21.6	21.9
No children under 18	27.2	26.7	25.0
Male head of household	5.0	5.9	6.7
With children under 18	2.3	3.0	3.1
No children under 18	2.7	2.9	3.6
Female head of household	11.6	12.2	12.8
With children under 18	7.0	7.3	8.0
No children under 18	4.6	4.9	4.8
Non-Family household	34.1	33.5	33.6
Total	100.0	100.0	100.0
Total Number of Households	99,944	176,750	209,189

Source: U.S. Census Bureau, 2007

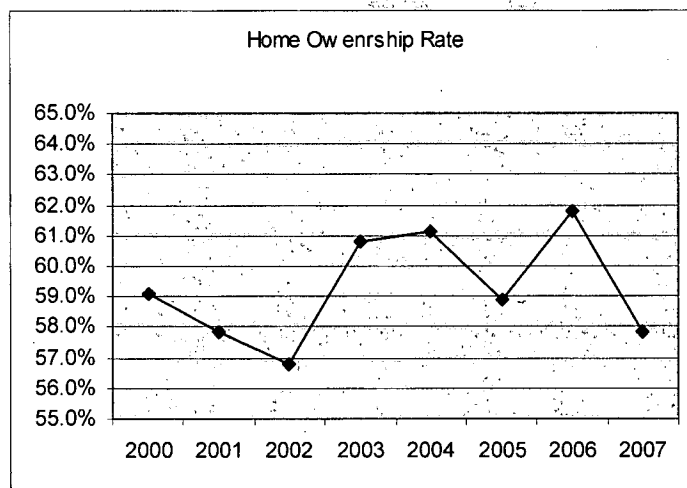
The overall rate of home ownership ~~rose~~ declined for all age groups but increased at the greatest rate for those 65 years of age and over. This may be due in great part to the age restricted community (55+) Sun City where there is no multi-family housing which would lead to few if any rental properties. Home ownership rates increased steadily between 2000 and 2006. The decline in home ownership rates since 2006 is due to the economic downturn which caused an increase in the number of foreclosures. The economic downturn also caused the lending market to tighten restrictions on loans, making home ownership more difficult. ~~The trend in home ownership rates should continue due to the housing mixture anticipated in the northwest and southwest portion of the City where typically 60 to 80 percent of the dwelling units built are single family.~~

Table 9
Homeownership by Age

Age	1990	2000	2007
15 to 24	13.7%	18.2%	13.7%
25 to 34	37.2%	44.9%	33.5%
35 to 44	52.4%	58.2%	60.2%
45 to 54	58.6%	64.7%	64.1%
55 to 64	64.7%	70.1%	68.0%
65 to 74	62.7%	74.1%	77.3%
75 and over	54.0%	68.0%	66.1%
Total	50.4%	59.1%	57.8%

Source: U.S. Census Bureau, 2007

Figure 9
Home Ownership Rates by Year



Source: U.S. Census Bureau, 2007

Between ~~1990~~ 2000 and 2000 2007 the number of homeowners ~~doubled~~ increased by more than 20,000 in Las Vegas. At the same time, the rate of home ownership went from approximately ~~50~~ 59 percent to just ~~over 50~~ under 58 percent. The rate of home ownership increased among all groups Whites and Asians during the ~~past decade~~ span. ~~The greatest increase in the rate of home ownership was among Asians (13.8%),~~

~~followed closely by Hispanics (12.5%).~~ The rate of home ownership among Blacks decreased slightly and remained about the same as in 2000 for Hispanics.

Table 10
Homeownership by Race and Ethnicity

	2000		2007	
	Own	Rent	Own	Rent
White	63.7%	36.3%	66.1%	33.9%
Black	38.0%	62.0%	34.9%	65.1%
American Indian	42.9%	57.1%	57.1%	42.9%
Asian	62.4%	37.6%	65.9%	34.1%
Pacific Islander*	-	-	-	-
More than one race	49.0%	51.0%	49.0%	51.0%
Hispanic**	46.6%	53.4%	46.6%	53.4%
Total	59.1%	40.9%	57.8%	42.2%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

EDUCATION

Overall, the ~~education~~ educational attainment levels among Las Vegas residents increased between 1990 and 2000 and again between 2000 and 2007. ~~While~~ Between 2000 and 2007 the rate of high school graduates increased by about three percent, the rate of college graduates increased by ~~36~~ 3.5 percent. ~~Asians~~ Whites had the highest matriculation rate of any group in high school graduation with ~~more than 83~~ 91 percent ~~graduating high school and just over 30~~ while Asians had the highest college graduation rate at 44 percent ~~graduating from college~~. As in 1990 and 2000, Hispanics had the lowest rate of graduation for both high school and college with ~~fewer~~ slightly more than half with a high school diploma and just over ~~six~~ nine percent college graduates.

Table 11
Education by Race and Ethnicity

	High School Graduate			College Graduate		
	1990	2000	2007	1990	2000	2007
White	79.4%	82.7%	91.0%	14.0%	19.8%	26.8%
Black	68.1%	76.1%	85.3%	9.4%	12.5%	12.0%
American Indian	77.1%	74.8%	-	13.0%	11.4%	-
Asian	69.7%	83.2%	87.3%	18.7%	30.2%	44.2%
Pacific Islander*	-	-	-	-	-	-
More than one race		72.2%	87.2%		11.7%	23.6%
Hispanic**	49.9%	44.6%	55.8%	6.2%	6.1%	9.1%
Total	76.3%	78.5%	81.4%	13.4%	18.2%	21.7%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

At the same time the population is becoming younger, it is also becoming more diverse. Since ~~1990~~ 2002, the number of children in elementary school in Clark County has increased by ~~122~~ 26.5%, going from ~~56,520~~ 125,238 to ~~125,238~~ 158,416. The growth has been fueled in great part by the increase of minority children, particularly Hispanics whose presence in elementary school increased by ~~584~~ 51.6% during the ~~42~~ seven year span. Hispanic children accounted for ~~52.6~~ 65.9% of the growth in elementary school enrollment since ~~1990~~ 2002. The "Other" category, which includes American Indian and children of more than one race but is comprised primarily of Asian children, increased by ~~346~~ 150.9%. The share of "White" elementary school enrollment went from ~~71% in 1990~~ to 45% in 2002 to 32% in 2009.

Table 12
Clark County Grade School Enrollment by Race and Ethnicity

	White	%	African American	%	Hispanic	%	Other	%	Total
Enrollment 2001 - 02	56,158	44.8%	17,208	13.7%	42,372	33.8%	9,500	7.6%	125,238
Enrollment 2008 - 09	50,835	32.1%	19,501	12.3%	64,245	40.6%	23,835	15.0%	158,416
Total Change 2002 - 09	(5,323)	-16.0%	2,293	6.9%	21,873	65.9%	14,335	43.2%	33,178
% Change 2002 - 09	-9.5%		13.3%		51.6%		150.9%		26.5%

DRAFT

INCOME AND EMPLOYMENT

Overall employment increased by nearly 64.23 percent between 1990 and 2000 and 2007 going from 131,001 to 214,301 to 262,895. Leading the increase were Health, Social and Educational Finance, Insurance and Real Estate (FIRE) Services, which more than doubled during the 1990's which increased by approximately 33 percent during the seven-year span. Finance, Insurance and Real Estate (FIRE) and Transportation, Communications and Public Facilities (TCPU) Construction related jobs and Health, Social and Educational Services grew by more than 80 percent during the decade 36 percent and 26 percent, respectively between 2000 and 2007. Somewhat surprisingly, Construction related jobs grew more slowly (61.5%) than the overall rate (63.6). Service related jobs grew at approximately the same rate as overall job growth. In addition, Public Administration jobs and Transportation, Communications and Public Facilities (TCPU) grew at a substantially slower rate than the overall average. Agriculture, Forestry, and Mining, though small segments, decreased sharply between 1990 and 2000 and continued to decrease through 2007. This may be due to the City and surrounding areas continuing to becoming become more urbanized.

Table 13
Employment by Industry – Las Vegas

	1990		2000		2007	
Agriculture, Forestry, Mining	1,811	1.4%	666	0.3%	366	0.1%
Construction	13,355	10.2%	21,567	10.1%	29,314	11.2%
Manufacturing	5,601	4.3%	7,047	3.3%	7,989	3.0%
Transportation, Communications, Public Utilities	8,209	6.3%	14,814	6.9%	16,378	6.2%
Wholesale Trade	4,162	3.2%	4,836	2.3%	5,398	2.1%
Retail Trade	20,302	15.5%	24,118	11.3%	28,239	10.7%
Finance, Insurance, Real Estate	8,529	6.5%	16,335	7.6%	23,567	9.0%
Services - Entertainment, Recreation, Personal, Professional	50,863	38.8%	90,143	42.1%	109,266	41.6%
Health, Social, Education Services	12,758	9.7%	26,773	12.5%	33,831	12.9%
Public Administration	5,411	4.1%	8,002	3.7%	8,547	3.3%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

The 64 23 percent increase in jobs between 1990 and 2000 and 2007 was driven by strong job growth in all areas the Management, Technical and Professional occupations. The fact that none of the major occupational categories grew significantly more or less than the overall average may indicate that new non-gaming jobs are keeping pace with gaming positions. Service related occupations, including those in the gaming industry, grew at a slower pace than the overall increase in occupation. Production, Transportation, Trades, and Laborers kept pace with the overall growth in occupation. Job growth in the Management/Professional/Technical and Service Industry areas lead the increase during the decade. Table 14 shows employment by occupation.

Table 14
Employment by Occupation

	1990		2000		2007	
Management, Professional, Technical	30,823	23.5%	54,748	25.5%	72,742	27.7%
Sales and Office Occupations	35,428	27.0%	56,240	26.2%	67,929	25.8%
Service Occupations	34,531	26.4%	58,953	27.5%	68,999	26.2%
Farming, Fishing, Forestry	1,586	1.2%	453	0.2%	-	0.0%
Production, Transportation, Trades, Laborers	28,633	21.9%	43,907	20.5%	53,225	20.2%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

Unemployment increased slightly between 1990 and 2000 going from 6.6 percent to 7.0 percent. Between 2000 and 2007, unemployment decreased somewhat, going to 5.7%. The unemployment rate was highest among blacks in 2007 with nearly 14 10 percent being unemployed. The rate among Whites went virtually unchanged declined from 5.9 to 4.7 percent and for American Indians Hispanics the unemployment rate decreased from 11.4 9.0 percent to 8.9 5.7 percent. The recent economic downturn has caused unemployment to increase dramatically with the rate more than doubling between 2007 and 2009. Clark County's unemployment rate is higher than the State of Nevada's, which is approximately one-percent higher than the national rate of 9.5 percent.

Table 15
Unemployment Rate by Race

	1990	2000	2007	2008	2009
White	6.0%	5.9%	4.7%	NA	NA
Black	11.4%	13.7%	9.7%	NA	NA
Other	6.1%	6.5%	7.5%	NA	NA
Hispanic*	7.3%	9.0%	5.7%	NA	NA
Total	6.6%	7.0%	5.7%	6.3%	12.3%

* Hispanic is an ethnicity and can be of any race.

Sources: U.S. Census Bureau 1990 – 2007,

Department of Employment, Training, and Rehabilitation (DETR) as of June 2008 and 2009

The median household income increased for Las Vegas residents by ~~nearly 50~~ 23 percent between 1990 and 2000 and 2007. In real terms, that is, keeping income in constant dollars, income ~~rose~~ declined by 0.68 percent. For age groups ~~under 55~~ 25 years of age to 64 years of age, income increased at more or less the same rate as the overall average. However, for age groups ~~55 and over~~ 25 years and under and 65 years and over, income ~~increased~~ in real terms, decreased during the seven year span ~~by 50 to 100 percent during the decade.~~

Table 16

Median Household Income by Age

	2000	2007	Year 2000 Inflation Adjusted	Difference
Median Household Income	\$ 44,069	\$ 54,357	\$ 54,729	-0.68%
Householder under 25 years	\$ 30,043	\$ 35,093	\$ 42,255	-16.95%
Householder 25 to 44 years	\$ 46,911	\$ 58,046	\$ 56,484	2.77%
Householder 45 to 64 Years	\$ 51,601	\$ 63,329	\$ 62,132	1.93%
Householder 65 years and over	\$ 32,205	\$ 36,731	\$ 38,777	-5.28%

Source: U.S. Census Bureau, 2007

Adjusted Income: Bureau of Labor Statistics, 2009

During the past ten years the greatest increase in Median Household Income occurred among persons of More Than One Race, Whites and Asians. Income among Hispanics increased at about the same pace as the overall increase in Median Income. ~~Income among~~ Amongst Blacks, ~~though remaining~~ income remained the lowest among any race, and did not keep ~~kept~~ pace with the overall increase in income.

Table 17

Median Household Income by Race and Ethnicity

	1990	2000	2007
Median Household Income	\$ 30,560	\$ 44,069	\$ 54,357
White	\$ 32,139	\$ 48,656	\$ 62,543
Black	\$ 20,989	\$ 30,340	\$ 32,083
American Indian*	\$ 29,752	\$ 37,500	-
Asian	\$ 30,864	\$ 47,069	\$ 55,725
Pacific Islander	\$ -	\$ 41,833	\$ 42,405
More than one race	\$ -	\$ 39,169	\$ 56,694
Hispanic**	\$ 27,217	\$ 37,122	\$ 45,194

* Insufficient observations in 2007

** Hispanic is an ethnicity and can be of any race

Source: U.S. Census Bureau, 2007

TRANSPORTATION

The mean travel time to work for City residents ~~increased by 25 percent~~ decreased slightly between 1990 and 2000 and 2007, going from ~~about 20 minutes to 25~~ 25.4 minutes to 25.1 minutes. During this time period, population increased by ~~85~~ 17.5 percent. ~~The increase in commute times may be due to greater distances traveled from home to work and a higher rate of residents working outside the City.~~ The decrease in commute times may be due to the completion of the US-95 widening project which included the addition of High Occupancy Vehicle (HOV) lanes. In addition, the number and percent of Las Vegas residents who also worked in the City increased during the seven year span as did commuters who use Public Transportation to get to work.

Table 18
Mean Travel Time to Work.

	2000		2007	
Commute Time (minutes)	25.4		24.8	
- by means of transportation				
Less than 30 minutes	134,944		185,630	
Public Transportation	2,092	1.6%	3,233	1.7%
Other means	132,852	98.4%	182,397	98.3%
30 to 44 minutes	50,379		75,213	
Public Transportation	2,500	5.0%	2,857	3.8%
Other means	47,879	95.0%	72,356	96.2%
45 to 59 minutes	9,522		15,174	
Public Transportation	1,399	14.7%	790	5.2%
Other means	8,123	85.3%	14,384	94.8%
60 or more minutes	10,826		16,032	
Public Transportation	4,078	37.7%	5,276	32.9%
Other means	6,748	62.3%	10,756	67.1%

Source: U.S. Census Bureau, 2007.

~~The commute time may have increased more were it not for an increase in the use of Public Transportation.~~ Commute Time decreased slightly in ~~spite of~~ conjunction with a small ~~increase~~ decrease in the use of a private vehicle to get to work. Private vehicle use decreased by ~~3.5~~ 0.7 percent while the use of Public Transportation to get to work ~~nearly tripled with the rate going from three percent to nearly five percent.~~ increased slightly, going from 4.8 percent to 5.0 percent. The greater the time it took to get to work, the more likely Public Transportation was used. Similar scenarios occurred in other western cities including Phoenix, Seattle, Denver and Long Beach.

Table 19

Private Vehicle Occupancy

	2000		2007	
	Number	Percent	Number	Percent
TOTAL	210,806		292,049	
Car, Truck or Van	187,311	88.9%	267,846	91.7%
Drove Alone	155,575	73.8%	231,996	79.4%
Carpooled	31,736	15.1%	35,850	12.3%

Source: U.S. Census Bureau, 2007

Some of the ~~increase~~ decrease in commute time may have been due to the fact that the percent of people living in Las Vegas who also worked in the City ~~decreased~~ increased. In ~~1990~~ 2000, ~~nearly 55~~ approximately 48 percent of Las Vegas residents in the labor force worked for a company located within the City limits compared to just over 48 49 percent in 2000 2007. The shift is likely due to the addition of numerous large ~~hotel/casino properties on Las Vegas Boulevard South during the past decade that created thousands of jobs.~~ Another contributing factor is likely the widening of US-95, providing additional lanes for commuters driving alone or carpooling.

Table 20

Place of Work

	2000		2007	
	number	percent	number	percent
Worked within the City	101,780	48.3%	126,561	49.2%
Did not work within the City	109,026	51.7%	130,452	50.8%
Total	210,806		257,013	

Source: U.S. Census Bureau, 2007

PROJECTIONS FOR FUTURE CHANGE

REGIONAL FORECAST

The most widely used population forecasts in Clark County are developed by the Center for Business and Economic Research (CBER) at the University of Nevada, Las Vegas. The CBER population forecasts are prepared annually, and are jointly funded by: the Southern Nevada Water Authority (SNWA), the Regional Transportation Commission (RTC), and Clark County Comprehensive Planning the Southern Nevada Regional Planning Coalition (SNRPC). The SNRPC recently adopted the Southern Nevada Regional Policy Plan, establishing a policy to continue this process as part of its work program. The City has participated in the process of preparing these forecasts, and will continue participating in the future as a member of the Southern Nevada Regional Planning Coalition SNRPC. The latest forecasts, reported in Table 20, were released in February 2002 June 2009.

Table 21
Historical and Projected Clark County Population

Year	Population	Average Annual Numeric Change	Average Annual Growth Rate
1990	741,459		
2000	1,375,765	63,431	6.4%
2005	1,815,700	87,987	5.7%
2007	1,996,643	90,472	4.9%
2010	2,122,000	41,786	2.1%
2015	2,446,000	64,800	2.9%
2020	2,715,000	53,800	2.1%
2025	2,933,000	43,600	1.6%
2030	3,126,000	38,600	1.3%

Source: Clark County REMI Population Forecast, 2008 – 2050,
years 1990 and 2000 are U.S. Census Bureau, years 2005 and 2007
are Clark County Comprehensive Planning

According to these forecasts, population growth in Clark County is predicted to slow considerably. These forecasts may predict a return to more realistic, sustainable consistent rates of growth than that which occurred in the 1990s and continued through 2007. However, others might argue that the forecasted growth may be unreasonably low, especially when compared to other sunbelt communities. Phoenix is expected to grow by 4.7 1.1 million people (52.5 27.4% increase) over the next twenty 12 years,¹ and southern California communities (Los Angeles and San Diego metro areas combined) are projected to add another 6.5 3.8 million people (33.9 17.7% increase) by 2020.²

The southwestern states will continue to absorb newcomers as people migrate from rustbelt communities and international migrants arrive from Mexico. Many of the migrants to sunbelt states will land in the Valley. Some will be retirees, others will come for jobs, and some will look to improve their quality of life. In the near-

¹ Maricopa Association of Governments (MAG) Regional Report, January 2005 & Regional Transportation Plan, 2006

² Southern California Association of Governments (SCAG) 2008 RTP Growth Forecast & San Diego Association of Governments (SANDAG) 2008 Population Estimates & Forecasts

term, jobs will not be the primary reason for people to relocate to Las Vegas. The economic downturn has caused a loss of jobs in the Las Vegas Metropolitan Area of 5.9 percent as of April 2009. Unemployment is at 10.8 percent for the area. Even if with the rate of job creation slows loss incurred during the past year, retirees and others seeking to improve their quality of life will, people continue to relocate to the Las Vegas area. Housing costs have returned to levels seen before the Housing Boom that began in 2004. In addition, the inventory of existing homes is at its lowest point since April of 2006. The inventory has decreased by more than 4,400 units since January, 2009 alone. April of 2009 saw the fewest foreclosures in sixteen months and was the third consecutive month they dropped. The continued activity should help stimulate the local economy, creating opportunities for businesses to provide goods and services to the growing population as well as servicing new industries locating in the region. The continued movement of people into the Valley, combined with a natural growth rate (births minus deaths) that is projected to exceed 20,000 per year by 2010, makes certain that the future population of Clark County will, at a minimum, equal the conservative forecasts.

CITY OF LAS VEGAS FORECAST

A number of factors enter into the equation when determining the rate and location of growth at the sub-regional level, including: price of land, local zoning regulations, consumer preferences, soil quality, proximity to public amenities, quality and capacity of infrastructure, crime rates, cost of housing, and proximity to jobs. The Regional Transportation Commission developed the Small Area Allocation Model (SAAM), which attempts to allocate the CBER regional population forecast to traffic analysis zones (TAZs) by taking many of these factors into consideration. TAZs are designed for transportation planning on a neighborhood scale and those located in the Valley are typically between one-quarter and one-half of a square mile. These TAZs can then be aggregated to produce a forecast of city population, through the SNRPC, created the Land Use Work Group (LUWG) to develop forecasts in five-year increments through 2035. The LUWG is comprised of staff from the various government entities within the Las Vegas Valley. The methodology used by the LUWG to allocate land use, and subsequently population, was intentionally straightforward and simple and is as follows:

- Determine the amount of existing vacant land
- Evaluate the zoning of and land use in proximity to vacant parcels
- Assign a future land use and year of development to the vacant parcels
- Assign capacities to residential parcels
- Determine the population

The LUWG developed its first projections in 2005. They are scheduled to be updated every two years to reflect changes in conditions. The LUWG projections were last updated in 2007. The projections for the city of Las Vegas through 2020 are shown in Table 21

The Planning and Development Department used SAAM to generate a projection of the City's population in 2020 using the baseline trend and three different strategies (see Appendix B of the Las Vegas 2020 Master Plan for a detailed description of the methodology and assumptions that went into these projections). The results are presented in Table 21.

Table 21
Master Plan 2020 Population Projections

Another way of projecting the City's future population is to apply historic capture rates (the City's share of regional growth) to the regional forecast. The City captured 32.6% of regional population growth between 1980 and 1990 and 31.7% between 1990 and 2000 when growth in the City was at its peak. More recently, between 2000 and 2007, the City captured 18.2 percent of the growth in Clark County. The LUWG projected the City's share of future Clark County growth to be 23.5 percent annually

The amount of growth that accrues to the city varies from year to year. As stated above, the City captured 18.2 percent of regional population growth between 1990 and 2000 and 2007. Whether this represents a long-term trend depends on a number of factors, as previously described. However, if the City captures 18.2 percent of forecasted county growth, the 2020 population projection is 732,406 730,961, as reported in Table 22 21. It may be just as reasonable to assume that the City will capture a smaller larger share of growth than 18.2 percent, as it approaches build-out and large tracts of land for residential development within its boundaries become increasingly scarce. If the City captures, on average, 25 23.5 percent of county growth each year, the population is projected to be 678,769 772,099 in 2020. There are currently more than 26,000 acres of vacant land within the city limits. The LUWG projections reflect the zoning and future land use of the vacant land.

Table 21
City of Las Vegas Population Projections-Using Share Method

Year	Projected Population Assuming 23.5% Capture Rate	Projected Population Assuming 18.2% Capture Rate
2007	603,093	603,093
2010	632,585	625,902
2015	708,812	684,870
2020	772,099	733,828

Source: City of Las Vegas Planning and Development Department, 2009

These projections are based on the regional forecasts, which are thought by some to be conservative. The City's projected 2020 population would exceed the projections reported in Table 21, if county growth rates approach anywhere near the rates witnessed during the '90s (the City population will approach 880,000 by 2020 if the county achieves a 4% average annual growth rate and the City captures 25% of the growth).

As the City enters into mature stages of development over the next two decades, it can expect the rate of growth to return from its peak of over 8% in 1996 to a healthy 2% - 5% 1.5% to 2.0% through 2005 2020. Sunbelt localities, having moderate job growth and moderately priced housing, provide a strong lure to potential migrants While the Las Vegas area has experienced job losses of 5.9 percent during the past year, new hotel/casino openings in the coming year will add 12,563 rooms to the room inventory by the end of 2009. An additional 3,604 rooms will be added in 2010. The CBER forecast assumption for hotel room additions is that they create approximately 1.3 jobs within the hotel and 0.3 jobs in the community for an overall job creation of 1.6 per new room. Certainly a number of the jobs created by these new properties will be taken by people currently residing in Clark County who lost their job during the past year, but many will be available to newcomers to the area.

Within the city of Las Vegas, Symphony Park, the 61 acres at the intersection of I-15 and US-95, will infuse a mixture of commercial and residential development along with cultural amenities into the City's

downtown area. Symphony Park will consist of nearly 1.5 million square feet of office space, 357,000 square feet of retail, 1,500 hotel rooms, a 586,000 square foot performing arts center, approximately 3,100 residential units, and more than 16,000 parking spaces, allowing access for residents and visitors alike. The building of Symphony Park will require 3,800 construction related jobs. Once complete, Symphony Park will support more than 14,000 new, full-time jobs. Already on site is the Lou Ruvo Center for Brain Health. Although construction will not be complete until fall 2009, the center started treating its first patients in July of 2009. The Ruvo Center will be a leader in the treatment and research of brain disorders that affect memory.

The combination of the additional employment opportunities with the previously mentioned return of affordability to the housing market ~~These factors should combine to~~ sustain the City's growth in the near-term. Projections beyond the next five years will depend greatly upon the speed with which the economy recovers and, in part, on state and local policies that address annexations and preservation of rural neighborhoods that are being eclipsed by urbanized growth patterns.

VACANT LAND, INSTITUTIONAL CONSTRAINTS AND BUILD-OUT

Vacant Land

The density of development and number of annexations of vacant land play major roles in determining the potential build-out population in the City. Another factor is the amount of redevelopment that occurs within mature areas. There are limits to the amount of land that the City can annex, as discussed later. These limits are set by public policy, which is subject to change. For the purposes of this analysis, it is assumed that build-out population will be reached when all vacant land within the existing city limits is developed and no future annexations will occur.

Whereas the CBER forecast of countywide population helps predict the timing of regional growth, the amount and location of vacant land, along with the planned land use, provides information as to the location, density, and limit to growth in the City. ~~As of 2000, there were 23,670~~ There are currently 26,187 vacant acres within the city limits. The amount of vacant land depends on two factors: development decreases vacant land, and annexations increase vacant land (the majority of land annexed into the city is vacant). ~~Between 1990 and 2000 and 2000 and 2007, the city annexed 17,657~~ 14,146 acres, expanding its boundary to cover an area of 112.131 square miles, and absorbed ~~17,293~~ 11,629 acres through development.

Institutional Constraints

BLM Disposal Boundary

The BLM disposal boundary presents a constraint to further expansion currently, although as vacant lands within the boundary are developed, pressure to release more land may prompt Congress to change the boundary. ~~In fact, as this document was being prepared, a bill passed both houses of congress, which expanded the BLM disposal boundary at the northern limits of the City.~~ However, as the ultimate disposal and annexation into the City of this land is unknown at this time, the any potential expansion will not be factored in to this analysis. There are other disposal areas nearby the Valley and limited private land holdings that will supply some of the future demand for development. Figure 9 shows the institutional constraints to expansion facing the City: to the west the City is restricted by the Red Rock National Conservation Area; to the north by the BLM disposal boundary and the Las Vegas Paiute Indian Community; to the east by the City of North Las Vegas and the unincorporated town of Sunrise Manor; and to the south by the unincorporated towns of Winchester, Spring Valley and Summerlin South.

Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP provides for the long-term conservation and recovery of native species of plants and animals while allowing for orderly and beneficial land use within Clark County. The plan allows the Secretary of the Interior, through the U.S. Fish and Wildlife Service, to issue permits to "take," - make available for development - federal lands that are home to federally listed endangered/ threatened species if activities are otherwise legal. The existing permit allows for 145,000 acres of "take" for 30 years by the entities within Clark County, starting in 2001. To date, entities have consumed more than half of the allotted acreage. "Take" within the city of Las Vegas has amounted to approximately 9,500 acres and yielded nearly \$5 million in fees from developers since the plan's inception. Of the total acreage, "fee exempt" accounted for 217 acres. Fee exempt takes are those that will be dedicated to a public use, such as a park or trail. The non-exempt "take" within the City limits is sufficient to allow Las Vegas' future population to increase by 105,000 by year 2035.

Entities are currently working on a permit amendment to increase the acreage of "take" countywide by approximately 210,000 acres. For the city of Las Vegas, lands most likely available for "take" are those classified as Multiple Use Managed Areas (MUMA) and Less Intensively Managed Areas (LIMA). In general, these areas are in proximity to US-95 north of the current City limit. The majority of the LIMA and MUMA land is located on the west-southwest side of US-95. Further expansion by the city of Las Vegas would likely occur in close proximity to US-95 due to the amount of Intensively Managed Areas (IMA) present, particularly north of the freeway within the Sheep Mountain Range.

Sustainability Initiatives

The City of Las Vegas passed a resolution on September 3, 2008 adopting a comprehensive energy plan, the Sustainable Energy Strategy, to manage the City's and community's energy needs. This, along with the Sustainability Strategic Business Plan and the Urban Forest Management Plan will have impacts on population growth. Sustainability encourages greater densities for residential development, particularly in more "urban" areas, meaning greater population on less land. Given the City's current inventory of vacant, developable residential acreage, an increase of one (1) unit per acre would result in an additional 13,000 dwelling units, or approximately 32,000 more residents.

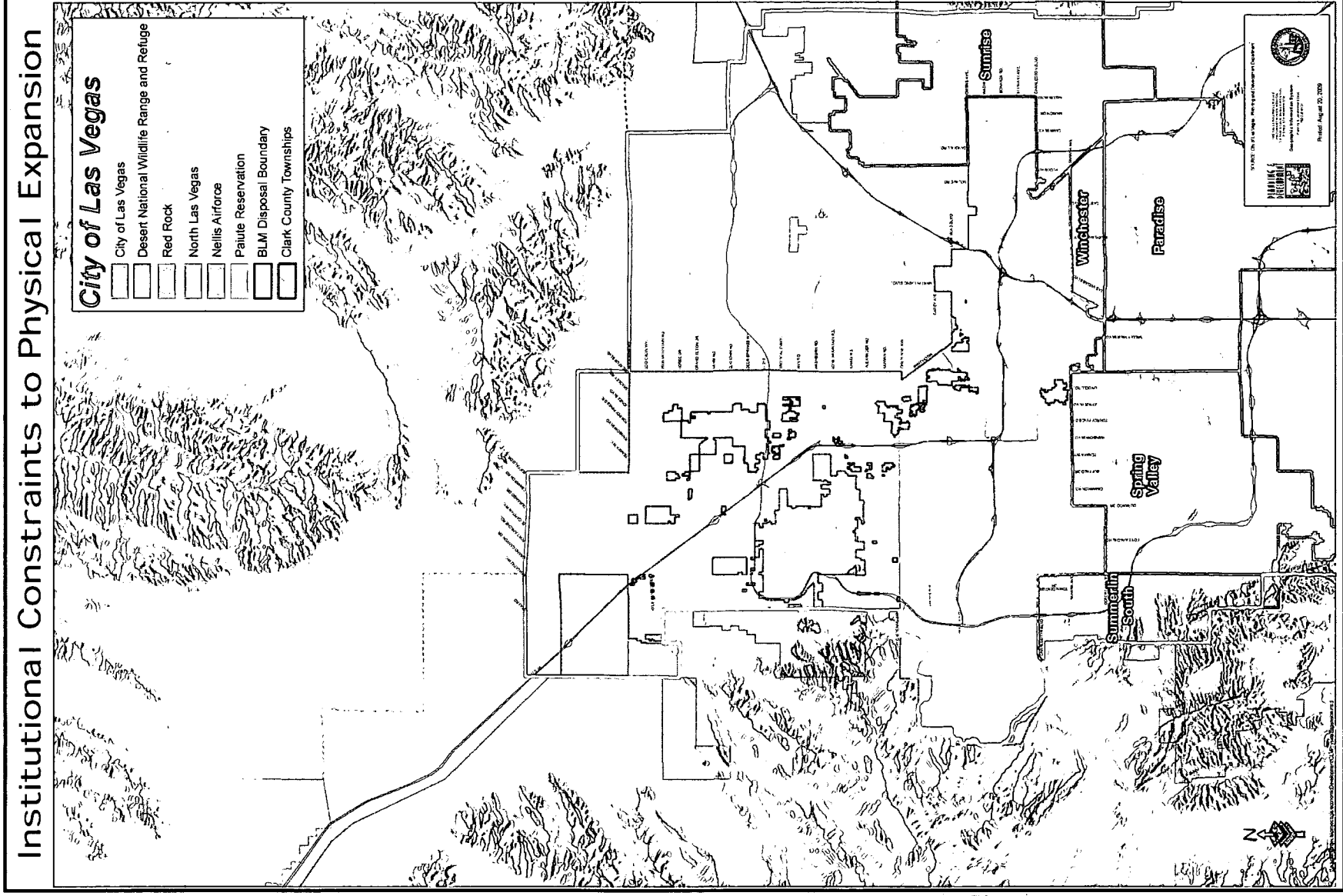
Staff from the Planning and Development Department is currently producing a draft form-based sustainability zoning code by combining elements of the Title 19 Zoning Code and Title 18 Subdivision Regulations Code in order to improve walkability and connectivity standards. In addition, the Planning and Development Department is working with Public Works to coordinate a "Complete Streets" chapter and will address storm water and other sustainability measures. A draft document is under development and will be prepared for review in late 2009. A form based code will be a tool that will help reduce sprawling development by making more land uses more compact, lead to higher densities, and make more efficient use of land. These measures should, in turn, reduce the number of Vehicle Miles Traveled (VMT). Fewer VMT will reduce air born pollutants such as carbon monoxide, ozone, and particulate matter, all of which Las Vegas has been found to be in non-compliance with in the past.

With new redevelopment efforts and a form based code, Las Vegas' urban heat island will be mitigated. The Urban Forestry Initiative, adopted by Council on May 7th, 2008 calls for doubling the average tree canopy coverage to 20% by 2035 and calls for an urban forestry management plan, which will contribute to urban heat island reduction. Additional trees will absorb sunlight which would otherwise heat asphalt and concrete. However, with greater population growth and further urban footprint expansion, the urban heat island effect could also increase.

Institutional Constraints to Physical Expansion
Figure 9

DRAFT

Institutional Constraints to Physical Expansion



Given these city limits, a long-range projection of the population at build-out can be made. Of the 23,670 26,187 vacant acres, 13,309 12,753 are planned for residential uses. Table 23 XX reports vacant acres by planned residential land use, and total additional dwelling units and population that can be expected given the planned densities.

Table 22

Projected Population on Vacant Land Planned for Residential Development

	Rural	Low	Medium Low	Medium	High	Total
Acres	3,185	4,604	3,096	1,400	469	12,753
Dwelling Units	11,147	23,019	24,776	34,991	16,351	110,284
Population	29,863	61,666	66,374	61,412	28,695	248,010

Sources: City of Las Vegas Planning and Development Department, 2009

Land Use Work Group (LUWG), 2007

Adding the total additional population that can be expected on remaining vacant land to the Census 2000 city of Las Vegas 2007 population estimate of 478,630 603,093 yields a build-out population estimate of 675,403 851,103.

~~The 2020 projection surpasses this build-out number. However, as the City continues annexing vacant land, the build-out population will eventually equal or exceed the projected 2020 population reported in Tables 20 and 21.~~

POTENTIAL FOR NATURAL RESOURCE CONSTRAINTS

The natural resource issues that could potentially affect the continued development of Las Vegas are regional in nature and impact every government entity in the County. The continued supply of potable water, air that is in compliance with Federal standards, and the disposal of solid waste are addressed at the regional level while the City of Las Vegas treats its own wastewater.

It is believed that due to allocation and conservation measures that have been implemented and those that have been proposed, the projected build-out population can be supported on a continuing basis without unreasonable impairment to the natural resources of the City.

- Wastewater Treatment □ The City of Las Vegas Water Pollution Control Facility Plan was implemented in 1996 and updated in 2007. The plan addresses the treatment of wastewater beyond the year 2020, and will support a population of approximately 843,000 888,885.
- Water Supply □ According to the Southern Nevada Water Authority (SNWA), based on current conditions there are sufficient resources available or under development to meet water demands for the service area through the year 2060. Beyond continued conservation, Nevada's basic apportionment, and Las Vegas Valley groundwater rights, the highest priority resources to meet demands will be the development of Intentionally Created Surplus (ICS), in-state groundwater and non-Colorado River resources. When necessary, banked reserves and other temporary resources will be used to bridge demands while the

SNWA brings other permanent in-state groundwater resources on-line. ~~existing water supply will meet demands through approximately 2007. However, combining conservation efforts with additional water resource supplies that are immediately available, the SNWA projects water demand can be met through 2050 given the forecasted population.~~

- Solid Waste □ The APEX Regional landfill started accepting waste in October 1993 with the closure of the Sunrise landfill. The 1,202-acre landfill was designed with a refuse capacity of approximately 784 million cubic yards and a service life of 85 years.
- Air Quality □ the Clark County Department of Air Quality Management does Air quality planning. The Las Vegas Valley is currently classified as non-attainment for carbon monoxide (CO) and particulate matter ten microns or less in size (PM10) and ozone (O₃). ~~A State Implementation Plan for CO that demonstrates the Valley will be in attainment and remain so for the next 20 years has been submitted to the EPA. A similar plan for PM10 has been submitted as well. The implementation of stringent control measures contained in the CO and PM10 State Implementation Plans have resulted in no exceedances of the Carbon Monoxide standard for the past four years and the attainment of the annual standard for PM10 emissions at the end of 2004.~~ A State Implementation Plan (SIP) for CO was submitted in August 2000 and the United States Environmental Protection Agency (EPA) published its final approval on September 21, 2004, with an effective date of October 21, 2004. On June 1, 2005 the EPA published its finding that the Las Vegas Valley nonattainment area had attained the National Ambient Air Quality Standard for carbon monoxide by the applicable attainment date. The County has prepared and submitted a CO Maintenance Plan and Re-designation Request to the EPA for approval.

Clark County finalized and submitted a SIP to address PM10 (dust) nonattainment in the Las Vegas Valley on June 19, 2001. On May 3, 2004 the EPA published its final approval of the Clark County Serious Nonattainment Area Particulate Matter (PM10) Plan in the Federal Register. Clark County attained the National Ambient Air Quality Standard for PM10 on December 31, 2006, and submitted the final Milestone Achievement Report (MAR) on June 25, 2007 as required. Clark County is working on a PM10 Maintenance SIP and re-designation request for submission to EPA so that Clark County can be reclassified as attainment for PM10.

On April 30, 2004 the U.S. EPA published nonattainment designations for the 1997 8-hour ozone standard in the Federal Register, classifying Clark County as a Subpart 1 ozone nonattainment area. The classification required the County to attain the 8-hour ozone standard no later than 2009. In December 2006, the District of Columbia Circuit Court vacated EPA's Phase I implementation rule, which contained the standards for Subpart 1 designated areas. The court's action remanded the rule back to EPA for further action. On January 9, 2009, the EPA proposed a revised rule to resolve the issues with the previous rule. Clark County will submit an appropriate plan in accordance with the revised rule once that rule is final. However, the County is currently in attainment with the 1997 ozone standard for the latest three-year average of the 4th highest reading (2006, 2007, and 2008) and can demonstrate attainment through 2018. In March 2008, EPA promulgated a more stringent ozone standard. The State of Nevada submitted a recommendation to the EPA that Clark County be designated in nonattainment of that 2008 standard. Designations are expected to be issued by EPA in March of 2010.

Due to the combined efforts of the public, government entities and the private sector, air quality in the Las Vegas Valley has improved even as the population has increased.

IMPLEMENTATION

Recommendations

Recommendation 1:

Estimate the City's population on an annual basis

- An annual estimate of the City's population is required by Nevada Revised Statutes (NRS) section 360.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

Recommendation 2:

Continue to lead and participate in regional annual population projection programs

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.

Recommendation 3:

Lead and coordinate local Census programs

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections

- Census information is invaluable to planners and helps to establish the identity of a community
- Inter-censal estimates - annual updates of population conducted by the U.S. Census Bureau - determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate

Recommendation 4:

Annually monitor "outside" sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City's population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer's population estimate which is a component of the formula used to determine funding levels throughout the state.

Recommendation 5:

Establish population/service level database

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs.
 - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
 - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
 - Per the Parks & Recreation Element:
 - develop 2.5 acres of park space per 1,000 population
 - build one (1) Neighborhood Center per 10,000 population
 - build one (1) Community Center per 25,000 population
 - build one (1) Regional Center per 75,000 population

PLANNING AREAS

DOWNTOWN REURBANIZATION AREA

Population has increased steadily since between 1980 and 2000 in spite of fluctuations in housing units. The changes in the housing unit stock include losses due to demolitions near the Stratosphere Tower and conversion of residential units to office space, which occurred primarily in the Las Vegas High School area. The population increases that have occurred since 1980 are due primarily to the continual migration of males to the area. During the 20-year span about 76 percent of the areas new residents were male. The high male presence may be due to: 1) the numerous multi-family rental units as approximately 95 percent of the housing units in the Reurbanization Area are multi-family and 89 percent are rentals 2) the preponderance of facilities for the homeless are in the area (approximately 40 percent of the City's group quarter facilities are within the Reurbanization areas boundaries, another 40 percent of the City's group quarters are within one mile of the areas boundaries) and 3) a high number of Hispanic males residing and working in Las Vegas whose families live outside of Clark County. Currently According to Census 2000, 67 percent of the Reurbanization Area's total population is male.

Another significant change to the areas population includes an influx of Hispanics. The Hispanic population increased by 215 percent between 1980 and 2000. The average annual growth rate was 5.9 percent during the 20-year span. Household composition has changed significantly also. In 1980 and 1990, non-family households comprised nearly 75 percent. However, with the population increase of the 1990s came an increase in family households, which increased from 28.5 percent in 1990 to 36.1 percent in 2000. With the increase in families came an upswing in the rate of home ownership. In 1990, just over one percent of the areas residents owned their home. By 2000 that figure had risen to nearly 11 percent.

Table 24
Reurbanization Demographics

	1980		1990		2000	
Population	8,536		10,184		12,932	
Gender						
Male	5,328	62.4%	6,698	65.8%	8,663	67.0%
Female	3,208	37.6%	3,486	34.2%	4,269	33.0%
Age						
< 18	965	11.3%	1,454	14.3%	1,791	13.8%
18 - 64	6,404	75.0%	7,630	74.9%	10,090	78.0%
> 65	1,167	13.7%	1,100	10.8%	1,051	8.1%
Race						
White	5,706	66.8%	5,201	51.1%	5,466	42.3%
Black	868	10.2%	1,372	13.5%	1,853	14.3%
Hispanic	1,413	16.6%	2,947	28.9%	4,446	34.4%
American Indian	79	0.9%	51	0.5%	106	0.8%
Asian	385	4.5%	557	5.5%	663	5.1%
Pacific Islander		0.0%	N/A	0.0%	54	0.4%
Other	85	1.0%	56	0.5%	14	0.1%
More than one race	N/A	0.0%	N/A	0.0%	330	2.6%
Education						
Persons 25+ yrs. of age	5,994		7,477		11,001	
High School Graduate	3,578	59.7%	3,574	47.8%	6,484	58.9%
Bachelors Degree or Greater	462	7.7%	479	6.4%	704	6.4%
Median Household Income	\$ 10,061		\$ 15,711		\$ 18,891	
Poverty Level Income						
Persons for whom poverty status is determined	8,504		9,355		11,538	
Persons below poverty level	1,658	19.5%	2,329	24.9%	3,574	31.0%
Unemployment						
Labor Force	5,150		5,388		5,886	
Unemployed	541	10.5%	717	13.3%	923	15.7%
Household Type						
Family Households						
MC	1,071	20.9%	947	19.9%	1,235	22.5%
MH	125	2.4%	175	3.7%	350	6.4%
FH	263	5.1%	234	4.9%	394	7.2%
Non-Family Households	3,677	71.6%	3,408	71.5%	3,504	63.9%
Total Households	5,136		4,764		5,483	
Housing Units						
Own	124	2.4%	57	1.2%	591	10.8%

Rent	5,012	97.6%	4,707	98.8%	4,892	89.2%
------	-------	-------	-------	-------	-------	-------

Source: U.S. Census Bureau, 2000

NEIGHBORHOOD REVITALIZATION AREA

Population growth in the Neighborhood Revitalization Area has been steady during the past 20 years between 1980 and 2000. The average annual growth rate has been just over 2 percent. The growth rate has varied little during the two decades. The population aged somewhat between 1980 and 1990. However, since 1990 the population has started to become younger with the number less than 18 years of age approaching 30 percent. In spite of this, the number of non-family households increased from 35 percent to 38 percent between 1990 and 2000. While the areas overall population has seen steady growth, the Hispanic population has exploded. Since 1990 the areas Hispanic population has increased by 242 percent and is approximately equal to the areas White population.

The composition of households has changed. In 1980, over 53 percent of all Neighborhood Revitalization Area households were married couples. By 2000, 40 percent of the households were married couples. The shift may be due to the change in housing stock. In 1980, 70 percent of the housing units were single-family, with about 55 percent of all types owner occupied. By 2000, 45 percent of the housing units were single-family, and just under one-half (47%) of all housing types were occupied by the owner.

Table 25
Neighborhood Revitalization Demographics

	1980		1990		2000	
Population	136,992		169,539		204,376	
Gender						
Male	67,705	49.4%	85,122	50.2%	104,027	50.9%
Female	69,287	50.6%	84,417	49.8%	100,349	49.1%
Age						
< 18	38,201	27.9%	42,803	25.2%	58,315	28.5%
18 - 64	86,847	63.4%	107,057	63.1%	124,046	60.7%
> 65	11,944	8.7%	19,679	11.6%	22,015	10.8%
Race						
White	103,380	75.5%	113,832	67.1%	81,183	39.7%
Black	19,312	14.1%	23,829	14.1%	27,420	13.4%
Hispanic	10,372	7.6%	23,626	13.9%	80,680	39.5%
Am Indian	872	0.6%	1,520	0.9%	1,090	0.5%
Asian	2,624	1.9%	6,480	3.8%	8,577	4.2%
PI	N/A	0.0%	N/A	0.0%	741	0.4%
Other	437	0.3%	251	0.1%	252	0.1%
MT1	N/A	0.0%	N/A	0.0%	4,433	2.2%
Education						
Persons 25+ yrs. of age	79,810		106,853		122,934	
High School Graduate	57,407	71.9%	74,314	69.5%	79,756	64.9%
Bachelors Degree or Greater	9,299	11.7%	12,217	11.4%	11,322	9.2%
Median Household Income	\$ 18,431		\$ 28,240		\$ 34,930	
Poverty Level Income						
Persons for whom poverty status is determined	135,075		162,731		200,294	
Persons below poverty level	14,281	10.6%	22,298	13.7%	37,066	18.5%
Unemployment						
Labor Force	70,277		87,932		88,254	
Unemployed	4,618	6.6%	6,275	7.1%	8,733	9.9%
Household Type						
Family Households						
MC	27,333	53.4%	30,251	46.2%	27,733	40.0%
MH	1,839	3.6%	3,648	5.6%	5,097	7.4%
FH	6,421	12.5%	8,855	13.5%	9,889	14.3%
Non-Family Households:	15,634	30.5%	22,722	34.7%	26,531	38.3%
Total Households	51,227		65,476		69,250	
Housing Units						
Own	27,940	54.5%	29,464	45.0%	32,548	47.0%
Rent	23,287	45.5%	36,012	55.0%	36,703	53.0%

NEWLY DEVELOPING AREAS

The population of the area of the City north of Cheyenne Avenue has increased at an average annual rate of 15.8 percent during the past 20 years between 1980 and 2000. This translates to a population that has, on average, doubled every 53 months. The areas population has aged, with the share of residents under the age of 18 decreasing by about five percent between 1980 and 2000. The share of residents 65 years of age and over nearly tripled during the twenty-year span.

While the areas population growth has been explosive for the past twenty years since 1980, the traits of the residents have only recently begun to change. The population remained about 90 percent White between 1980 and 1990. By 2000, just over 75 percent of the population was White. Hispanics comprised about 10 percent of the areas population in 2000. Household composition changed little during the 20-year span, as family households remained steady at 77 percent. Currently, 80 percent of the dwelling units in this area are single-family and over 84 percent of all households are owner occupied compared to the 75 percent home ownership rate in 1980.

Table 26
Newly Developing Area Demographics

	1980		1990		2000	
Population	4,451		22,502		83,511	
Gender						
Male	2,188	49.2%	10,973	48.8%	41,254	49.4%
Female	2,263	50.8%	11,529	51.2%	42,257	50.6%
Age						
< 18	1,415	31.8%	6,222	27.7%	22,437	26.9%
18 - 64	2,863	64.3%	14,712	65.4%	53,414	64.0%
> 65	174	3.9%	1,568	7.0%	7,660	9.2%
Race						
White	3,987	89.6%	19,900	88.4%	62,984	75.4%
Black	152	3.4%	842	3.7%	5,650	6.8%
Hispanic	225	5.1%	1,197	5.3%	8,501	10.2%
Am. Indian	21	0.5%	170	0.8%	394	0.5%
Asian	59	1.3%	383	1.7%	3,344	4.0%
PI	N/A	0.0%	N/A	0.0%	267	0.3%
Other	7	0.2%	-	0.0%	143	0.2%
MT1	N/A	0.0%	N/A	0.0%	2,228	2.7%
Education						
Persons 25+ yrs. of age	2,473		14,352		56,256	
High School Graduate	1,120	81.9%	12,435	86.6%	50,531	89.8%
Bachelors Degree or Greater	651	10.3%	2,652	18.5%	12,753	21.5%
Median Household Income	\$ 23,500		\$ 46,966		\$ 62,895	
Poverty Level Income						
Persons for whom poverty status is determined	4,334		21,660		83,373	
Persons below poverty level	180	4.2%	899	4.2%	4,063	4.9%
Unemployment						
Labor Force	2,338		12,387		45,040	
Unemployed	114	4.9%	391	3.2%	2,389	5.3%
Household Type						
Family Households:						
MC	1,004	66.2%	5,485	67.9%	19,094	63.4%
MH	43	2.8%	332	4.1%	1,201	4.0%
FH	132	8.7%	511	6.3%	2,630	8.7%
Non-Family Households:	338	22.3%	1,746	21.6%	7,186	23.9%
Total Households	1,517		8,074		30,111	
Housing Units						
Own	1,138	75.0%	6,257	77.5%	25,642	84.3%

Rent	379	25.0%	1,817	22.5%	4,790	15.7%
------	-----	-------	-------	-------	-------	-------

Source: U.S. Census Bureau, 2000

CITY OF LAS VEGAS

The City's population grew by 190 percent between 1980 and 2000, an average annual rate of 5.5 percent. At that rate population doubles every 13 years. Between 2000 and 2007, the City's population grew by 17.5 percent with average annual growth of 2.34 percent. Some of the reason for lower growth rates for Las Vegas is due obviously to population growth slowing. But Las Vegas is also becoming a large city and as a population becomes larger changes in population have less impact.

Population in each age category more than doubled during the 20-year span, but the rate of growth was greatest among those 65 years of age and older. Their population increased by more than 300 percent between 1980 and 2000. Amongst Racial and Ethnic groups, the Hispanic population experienced the greatest growth. ~~During the past two decades~~ Between 1980 and 2000 the Hispanic population increased by 783 percent. Asians experienced similar growth with an increase of 627 percent over the same time. Since 2000 their populations continue to grow faster than any other group with increases of 47.2 percent and 13.2 percent respectively.

The education level of City residents continues to increase. The rate of college graduation increased from 13.4 percent to 18.2 percent ~~during the past ten years between 1990 and 2000~~. That represents an increase in the number of people with college degrees of 150 percent. The number of people with college degrees continued to increase since 2000, going to 21.7 percent. ~~Since~~ Between 1990 and 2000, median household income increased by 50 percent. Even when adjusted for inflation Las Vegas residents income increased by 20 percent. Since 2000, median household income increased by 23 percent. When adjusted for inflation, income increased by 2.4 percent during the past seven years. The increase in income may be one of the reasons for the rise in home ownership rates during the 1990's, which increased from 47 percent in 1990 to 59 percent in 2000. Home ownership rates have increased steadily since 2000, reaching a high of 61.8 percent in 2006, but the economic downturn has seen a sharp increase in foreclosures and a corresponding decline in home ownership rates. The type of household's people live in changed slightly between 2000 and 2007, ~~with a small shift in favor of family households~~. The change occurred within family households with a decrease in the number of married couple households and increases to male and female headed households. ~~The increase in family households was noticed more in single parent family households. Married couple family households as a percent of total family households declined slightly between 1990 and 2000.~~

Table 27
City of Las Vegas Demographics

	1990		2000		2007	
	#	%	#	%	#	%
Population	258,295		478,630		562,582	
Gender						
Male	130,539	50.5%	243,174	50.8%	287,184	51.0%
Female	127,756	49.5%	235,456	49.2%	275,398	49.0%
Age						
Less than 18	64,461	25.0%	124,113	25.9%	151,900	27.0%
18 - 64	167,302	64.8%	299,193	62.5%	345,008	61.3%
65 Years and over	26,532	10.3%	55,324	11.6%	65,674	11.7%
Race						
White	186,716	72.3%	277,858	58.1%	288,350	51.3%
Black	28,897	11.2%	48,391	10.1%	59,231	10.5%
American Indian	2,056	0.8%	2,405	0.5%	3,372	0.6%
Asian	9,022	3.5%	22,413	4.7%	25,378	4.5%
Pacific Islander			1,935	0.4%	2,176	0.4%
Hispanic	31,249	12.1%	112,981	23.6%	166,269	29.6%
Other	355	0.1%	650	0.1%	995	0.2%
More than one race			11,997	2.5%	16,811	3.0%
Education						
25+ Yrs of age	168,724		313,205		370,243	
High School Graduate	128,736	76.3%	245,804	78.5%	301,479	81.4%
College Graduate	22,564	13.4%	56,989	18.2%	80,285	21.7%
Median Household Income	\$ 30,590		\$ 44,069		\$ 54,357	
Poverty Level Income						
Persons for whom poverty status is determined	253,617		471,034		553,155	
Persons below poverty level	29,084	11.5%	56,053	11.9%	65,825	11.9%
Unemployment						
Labor Force	140,298		230,477		278,757	
Unemployment	9,297	6.6%	16,176	7.0%	15,890	5.7%
Household Type						
Family Households:						
Married Couple	49,350	49.4%	85,359	48.3%	98,098	46.9%
Male Head of Household	4,954	5.0%	10,470	5.9%	13,950	6.7%
Female Head of Household	11,579	11.6%	21,637	12.2%	26,866	12.8%
Non-Family Households	34,066	34.1%	59,284	33.5%	70,275	33.6%
Total Households	99,949		176,750		209,159	
Housing Units						
Own	47,604	47.6%	104,481	59.1%	120,816	57.8%
Rent	52,345	52.4%	72,269	40.9%	88,373	42.2%

Source: U.S. Census Bureau, 2007

DRAFT

Comments



Separator Sheet

Carman Burney

From: Steve Gebeke
Sent: Tuesday, October 06, 2009 2:55 PM
To: Carman Burney
Subject: FW: NRS interpretation

FYI

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Steve Gebeke
Sent: Friday, September 18, 2009 9:05 AM
To: Steve Swanton
Cc: Doug Rankin
Subject: RE: NRS interpretation

I don't see why this wouldn't also apply to MSH changes that now come in as GPAs.

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Steve Swanton
Sent: Thursday, September 17, 2009 4:49 PM
To: Steve Gebeke
Cc: Doug Rankin
Subject: FW: NRS interpretation

Could we possibly apply this to amendments to the Master Plan of Streets and Highways?

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

Voice: 702-229-4714

From: Richard Wassmuth
Sent: Thursday, September 17, 2009 3:51 PM
To: Steve Swanton
Subject: FW: NRS interpretation

From: Andy Reed
Sent: Monday, August 31, 2009 8:30 AM
To: Richard Wassmuth
Subject: FW: NRS interpretation

From: Margo Wheeler
Sent: Friday, August 28, 2009 12:06 PM
To: Andy Reed
Cc: Flinn Fagg
Subject: RE: NRS interpretation

looks absolutely correct. very good

From: Andy Reed
Sent: Friday, August 28, 2009 12:02 PM
To: Margo Wheeler
Subject: FW: NRS interpretation

OK with you? Thank you.

From: Flinn Fagg
Sent: Friday, August 28, 2009 11:57 AM
To: Andy Reed
Subject: RE: NRS interpretation

double check w/ Margo

From: Andy Reed
Sent: Friday, August 28, 2009 11:53 AM
To: Flinn Fagg
Subject: NRS interpretation

Flinn, it seems like it has been our standard practice to require GPAs which do not include a land use change to follow the quarterly cycle. I believe this is unnecessary, and that GPAs such as the Economic element update can be placed on any PC meeting. I have high lighted the relevant section of NRS below. Not adhering to the

quarterly cycle would also allow for easier scheduling of neighborhood meetings, as we would not be competing for meeting space and nights with land use GPAs. OK with you?

NRS 278.210 Adoption of master plan and amendments by commission: Notice; hearing; neighborhood meeting; resolution; frequency of certain amendments; attested copies; certification by electronic means.

1. Before adopting the master plan or any part of it in accordance with NRS 278.170, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time and place of which must be given at least by one publication in a newspaper of general circulation in the city or county, or in the case of a regional planning commission, by one publication in a newspaper in each county within the regional district, at least 10 days before the day of the hearing.

2. Before a public hearing may be held pursuant to subsection 1 in a county whose population is 100,000 or more on an amendment to a master plan, including, without limitation, a gaming enterprise district, if applicable, the person who requested the proposed amendment must hold a neighborhood meeting to provide an explanation of the proposed amendment. Notice of such a meeting must be given by the person requesting the proposed amendment to:

(a) Each owner, as listed on the county assessor's records, of real property located within a radius of 750 feet of the area to which the proposed amendment pertains;

(b) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the area to which the proposed amendment pertains, to the extent this notice does not duplicate the notice given pursuant to paragraph (a);

(c) Each tenant of a mobile home park if that park is located within a radius of 750 feet of the area to which the proposed amendment pertains; and

(d) If a military installation is located within 3,000 feet of the area to which the proposed amendment pertains, the commander of the military installation.

➤ The notice must be sent by mail at least 10 days before the neighborhood meeting and include the date, time, place and purpose of the neighborhood meeting.

3. Except as otherwise provided in NRS 278.225, the adoption of the master plan, or of any amendment, extension or addition thereof, must be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission. The resolution must refer expressly to the maps, descriptive matter and other matter intended by the commission to constitute the plan or any amendment, addition or extension thereof, and the action taken must be recorded on the map and plan and descriptive matter by the identifying signatures of the secretary and chairman of the commission.

4. Except as otherwise provided in NRS 278.225, no plan or map, hereafter, may have indicated thereon that it is a part of the master plan until it has been adopted as part of the master plan by the commission as herein provided for the adoption thereof, whenever changed conditions or further studies by the commission require such amendments, extension or addition.

5. Except as otherwise provided in this subsection, the commission shall not amend the land use plan of the master plan set forth in paragraph (f) of subsection 1 of NRS 278.160, or any portion of such a land use plan, more than four times in a calendar year. The provisions of this subsection do not apply to:

(a) A change in the land use designated for a particular area if the change does not affect more than 25 percent of the area; or

(b) A minor amendment adopted pursuant to NRS 278.225.

6. An attested copy of any part, amendment, extension of or addition to the master plan adopted by the planning commission of any city, county or region in accordance with NRS 278.170 must be certified to the governing body of the city, county or region. The governing body of the city, county or region may authorize such certification by electronic means.

7. An attested copy of any part, amendment, extension of or addition to the master plan adopted by any regional planning commission must be certified to the county planning commission and to the board of county commissioners of each county within the regional district. The county planning commission and board of county commissioners may authorize such certification by electronic means.

[10:110:1941; 1931 NCL § 5063.09]—(NRS A 2001, 1682, 2805, 2816; 2005, 185, 1591; 2007, 346)

Carman Burney

From: Diana C. Walthers
Sent: Tuesday, November 03, 2009 11:35 AM
To: Kimberly Reid; Robin Munier; Adriana Martinez; Krystell Klingler; Audrie Dodge; Gia Rodriguez; Becky Skouson; Becky Skouson; Anthony Ruggiero; Tanya Jackson-Renter; Steven Brooks; Ydo Yturalde; Michelle Thackston; Sheila Lambert
Cc: Margo Wheeler; Doug Rankin; Flinn Fagg; Steve Gebeke; Alberta Obodai; Benjamin Sticka; Carman Burney; Greg Kapovich; Jonathan Boyles; Nora Lares; Steve Gebeke; Steve Swanton; Chrystal L. Jacobs
Subject: RESULTS: Neighborhood Meeting - GPA-36074 - 11/19/09 PC

Meeting: November 2, 2009 – Rafael Rivera Community Center, 2900 East Stewart Avenue

Start: 6:30pm
End: 7:15pm

Public: 0
Staff: 1 (P&D)

No members of the public attended. Staff remained onsite until 7:15pm.

From: Diana C. Walthers
Sent: Tuesday, October 20, 2009 9:42 AM
To: Kimberly Reid; Robin Munier; Adriana Martinez; Krystell Klingler; Audrie Dodge; Gia Rodriguez; Becky Skouson; Becky Skouson; Anthony Ruggiero; Tanya Jackson-Renter; Steven Brooks; Ydo Yturalde; Michelle Thackston; Sheila Lambert
Cc: Margo Wheeler; Doug Rankin; Flinn Fagg; Steve Gebeke; Alberta Obodai; Ben Sticka; Carman Burney; Greg Kapovich; Jonathan Boyles; Nora Lares; Steve Gebeke; Steve Swanton
Subject: Neighborhood Meeting - GPA-36074 - 11/19/09 PC

A Neighborhood Meeting will be held for this General Plan Amendment at the following dates and locations:

GPA-36074 - GENERAL PLAN AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS -
Request to adopt an updated Population Element and revise the 2020 Master Plan.

This master plan element will be discussed at neighborhood meetings to be held at the following locations:

NOVEMBER 2, 2009, 6:30 p.m. – Rafael Rivera Community Center, 2900 East Stewart Avenue, Las Vegas, NV 89101,

NOVEMBER 3, 2009, 6:30 p.m. – Centennial Hills Active Adult Center, 6601 North Buffalo Drive, Las Vegas, Nevada 89131; and

NOVEMBER 4, 2009, 6:30 p.m. – Mirabelli Community Center, 6200 Hargrove Avenue, Las Vegas, Nevada 89107.

Carman Burney

From: Diana C. Walthers
Sent: Tuesday, October 20, 2009 9:42 AM
To: Kimberly Reid; Robin Munier; Adriana Martinez; Krystell Klingler; Audrie Dodge; Gia Rodriguez; Becky Skouson; Becky Skouson; Anthony Ruggiero; Tanya Jackson-Renter; Steven Brooks; Ydo Yturralde; Michelle Thackston; Sheila Lambert
Cc: Margo Wheeler; Doug Rankin; Flinn Fagg; Steve Gebeke; Alberta Obodai; Ben Sticka; Carman Burney; Greg Kapovich; Jonathan Boyles; Nora Lares; Steve Gebeke; Steve Swanton
Subject: Neighborhood Meeting - GPA-36074 - 11/19/09 PC

A Neighborhood Meeting will be held for this General Plan Amendment at the following dates and locations:

GPA-36074 - GENERAL PLAN AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS -
Request to adopt an updated Population Element and revise the 2020 Master Plan.

This master plan element will be discussed at neighborhood meetings to be held at the following locations:

NOVEMBER 2, 2009, 6:30 p.m. – Rafael Rivera Community Center, 2900 East Stewart Avenue, Las Vegas, NV 89101,

NOVEMBER 3, 2009, 6:30 p.m. – Centennial Hills Active Adult Center, 6601 North Buffalo Drive, Las Vegas, Nevada 89131; and

NOVEMBER 4, 2009, 6:30 p.m. – Mirabelli Community Center, 6200 Hargrove Avenue, Las Vegas, Nevada 89107.