



March 9, 2009

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

RE: Land Use and Rural Neighborhoods Preservation Element

Dear Mr. Rankin:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Land Use and Rural Neighborhoods Preservation Element and amend the 2020 Master Plan.

As a component of the Master Plan, the Land Use and Rural Neighborhoods Preservation Element will satisfy NRS requirements for both a Land Use Plan and a Rural Neighborhoods Preservation Plan and provide a comprehensive document that will assist with the establishment of planning and zoning policy.

With regard to the land use section of the element, no changes or additions are proposed to be made to existing land use categories or densities at this time. The text will be updated for consistency with the current 2020 Master Plan format. Other information, particularly the land use tables, will be updated for accuracy and to reflect changes since the previous update. A notable change for this update will be the display of all allowable zoning districts within a particular land use category instead of displaying only the district having the maximum allowable density within each land use category.

The Rural Neighborhoods Preservation section of the element will be brought into conformance with NRS requirements for a Rural Neighborhoods Preservation Plan. No changes are proposed to be made to the criteria used to determine rural preservation neighborhood boundaries, and the RPN map is amended only to indicate changes to neighborhoods based on the existing qualifications.

This document will replace the previous Land Use Element update adopted July 6, 2005.

Please do not hesitate to contact me at 229-4714 should you have any questions.

Sincerely,

Steve Swanton, AICP
Senior Planner
Planning & Development Department

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GPA-32693
04/23/09 PC