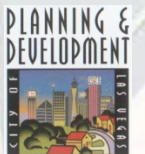


STATUS REPORT

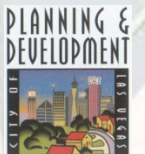
Resolutions of Intent

Zoning/Land Use Corrections



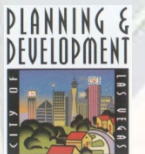
RESOLUTIONS OF INTENT

- ROI process changed in 2007
- 484 parcels with ROI's remaining



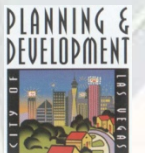
ROI's – EXPIRATION DATE

- 34 parcels: Expired – no development
- 194 parcels: Developed – hard zoned in July 2009
- 171 parcels: Unexpired – no development



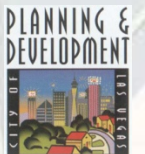
REMAINING ROI PARCELS

- 85 parcels have no expiration date
- Three courses of action:
 - Ordinance
 - Remain
 - Rescind



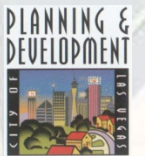
ORDINANCE

- 66 parcels: No new development, but ROI zoning is compatible with surrounding land uses
- Site Development Plan Review process will be used to assure compatible development



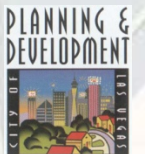
MAINTAIN ROI

- 15 parcels with “original” zoning that is not compatible with adjacent property
- Maintaining ROI will assure compatibility either through the Rezoning or Site Review process

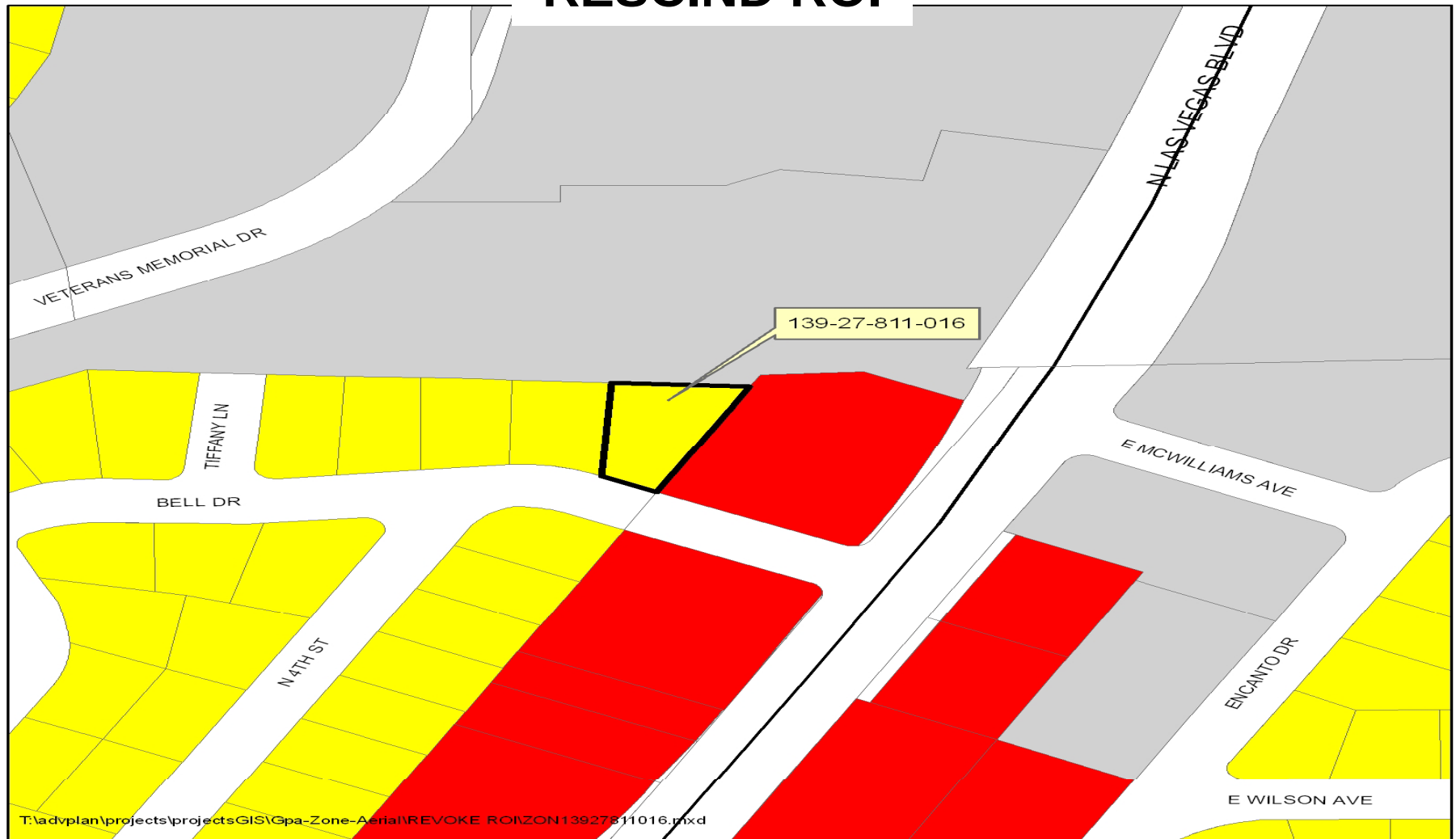


RESCIND ROI

- 4 parcels with ROI zoning that is inconsistent with the surrounding development
- Rescind the ROI's and revert back to original zoning classifications (public hearing required)



RESCIND ROI



Zoning		
	U	R-2
	R-A	R-3
	R-E	R-4
	R-D	R-5
	R-PD	R-MHP
	R-1	P-R
	R-MH	N-S
	R-CL	O
		C-D
		C-1
		C-2
		C-M
		M
		C-V
		C-PB
		P-C
		PD
		TC



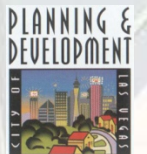
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



Printed: August 4, 2009

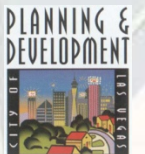
ZONING/LAND USE CONFLICT EVALUATION:

- 7,738 parcels with inconsistent Land Use and Zoning designations
- Three types:
 - Mapping errors
 - Undeveloped parcels
 - Developed parcels



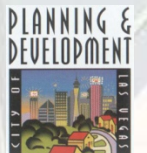
MAPPING ERRORS

- Example: a General Plan designation inadvertently applied to right-of-way; errors can be corrected administratively



UNDEVELOPED PARCELS

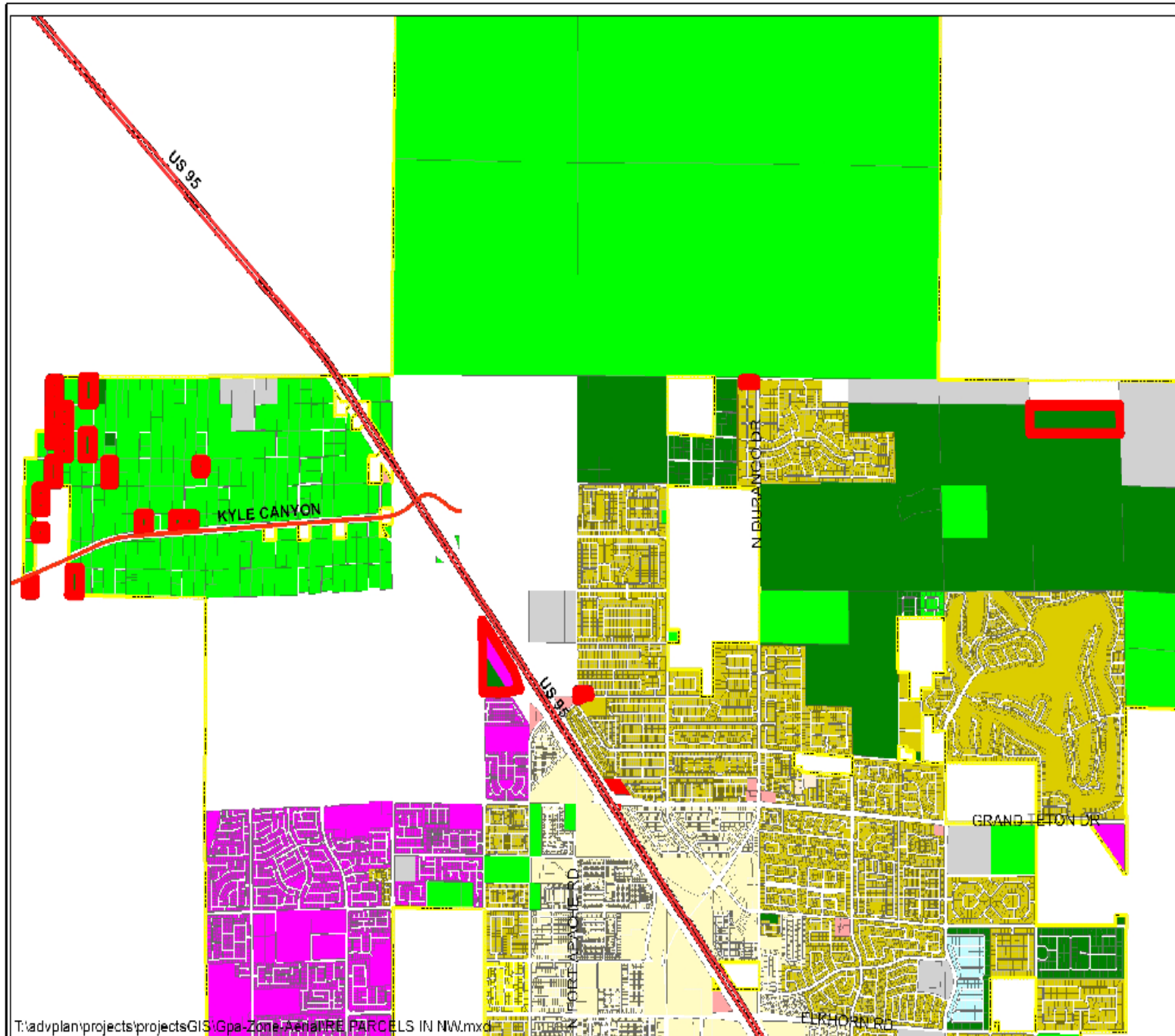
- Majority of these parcels are:
 - Have a General Plan designation of PCD
 - Are currently zoned R-E (Residence Estates)
- R-E zoning is being used as a temporary classification
- No action presently



 Subject Parcels

Zoning

 U	 P-R
 R-A	 N-S
 R-E	 O
 R-D	 C-D
 R-PD	 C-1
 R-1	 C-2
 R-MH	 C-M
 R-CL	 M
 R-2	 C-V
 R-3	 C-PB
 R-4	 P-C
 R-5	 PD
 R-MHP	 TC



DEVELOPED PARCELS

- Received zoning entitlement prior to 1992 General Plan
- Prior to that Plan, non-conforming zone changes were accepted
- Approach:
 - Identify all developed parcels where this situation exists
 - Prepare General Plan Amendment/Rezoning applications as necessary for consideration in early 2010

