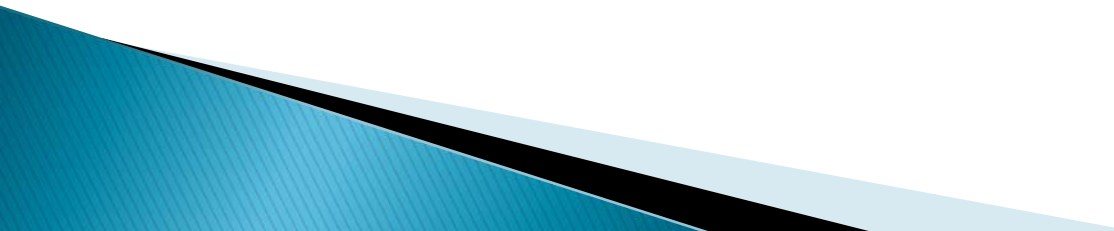


The Development Review Process Efficiency Analysis

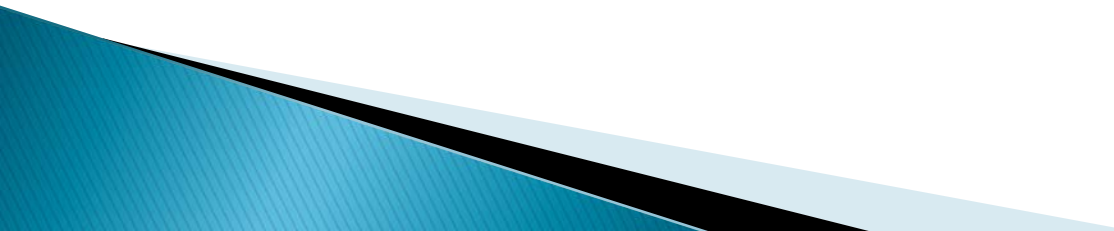
Update on Progress from the Kirchhoff
Report Findings

James Nichols, Deputy City Manager

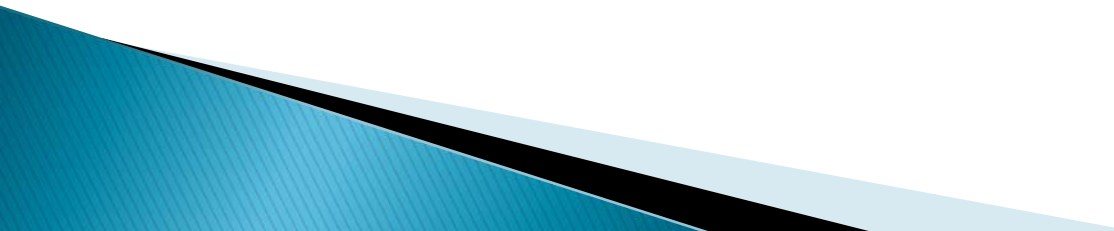
History

- ▶ Two decades of high growth and little time for changing the way things are done
 - ▶ Development-related departments reported to different deputy city managers
 - ▶ Building and Safety Director requested a review of the DRP within his department
 - ▶ Study expanded to examine the entire development review process
 - ▶ Contracted with Kirchhoff & Associates to conduct the efficiency analysis.
- 

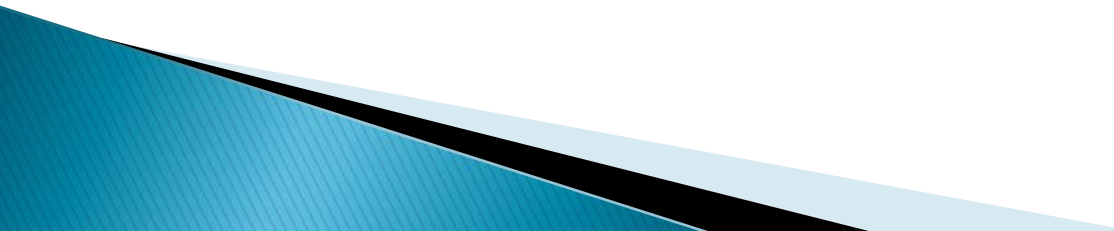
Departments Involved in the Development Review Process

- ▶ Building & Safety
 - ▶ Finance & Business Services (Business Licensing)
 - ▶ Fire & Rescue (Fire Prevention)
 - ▶ Planning & Development
 - ▶ Public Works (Land Development)
 - ▶ Neighborhood Services (Code Enforcement)
- 

Assessment

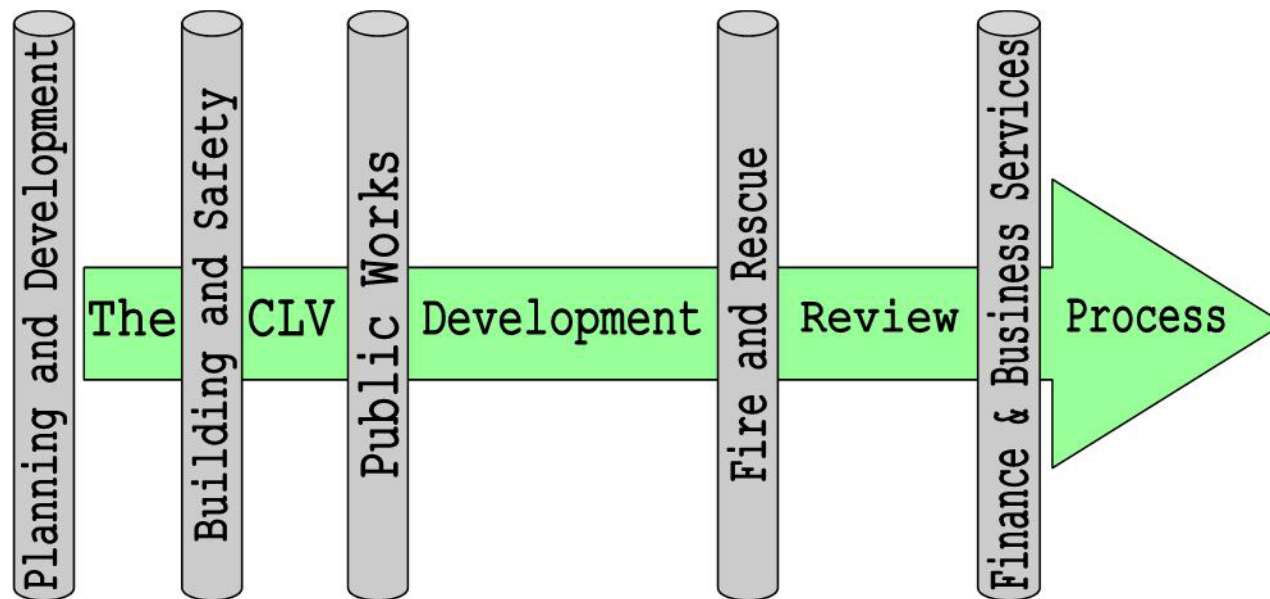
- ▶ The Development Review Process (DRP) is broken – 95 findings/recommendations
 - ▶ CLV cannot successfully compete for future private development until the process is fixed
 - ▶ Downtown cannot develop without code and process changes
 - ▶ Current fee structure does not provide sufficient revenues for operations
 - ▶ The entitlement process used by the City impedes development
- 

Findings Summary

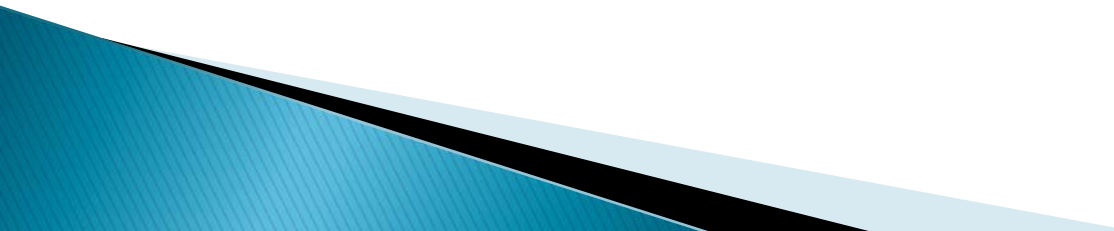
- ▶ 47 Findings under Process & Process Management
 - ▶ 24 Findings under Organizational Structure, Supervision, & Management
 - ▶ 9 Findings under Technology, Business Systems, & Performance Measures
 - ▶ 15 Findings under Organizational Culture & Customer Service
- 

Core Problem Identified

- ▶ Siloed departments in DRP (different missions, different priorities, etc.)



Goals

- ▶ Change from an enforcement mode to a customer enablement mode
 - ▶ Make the process more efficient (faster and more predictable)
 - ▶ Effectively compete for future development opportunities
- 

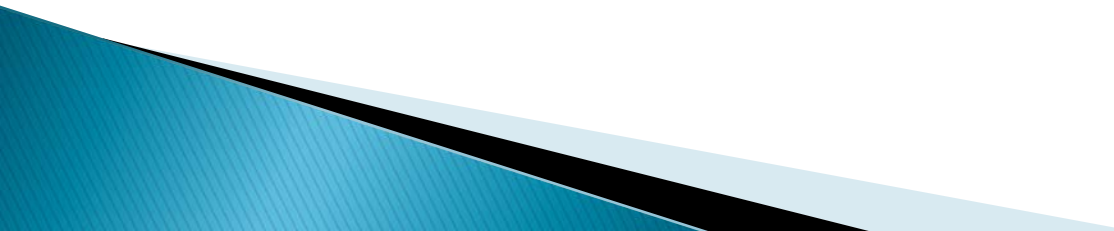
Action Steps Completed

- ▶ Implementation Team created
 - ▶ Findings from Kirchhoff report prioritized
 - ▶ Customized Three-Part DRP Training developed and implemented (culture, customer service, and team building)
 - ▶ Approximately 250 employees from throughout the DRP have completed the training
 - ▶ Flowchart of entire Development Process created to determine redundancies, inefficiencies, and wasted steps for customers
 - ▶ Over-the-counter plan reviews increased by Building and Safety to decrease plan review times
 - ▶ Text amendments to City Code completed by Planning and Development to significantly reduce project review timelines
 - ▶ Building and Safety fees increased to better capture the cost of providing service
- 

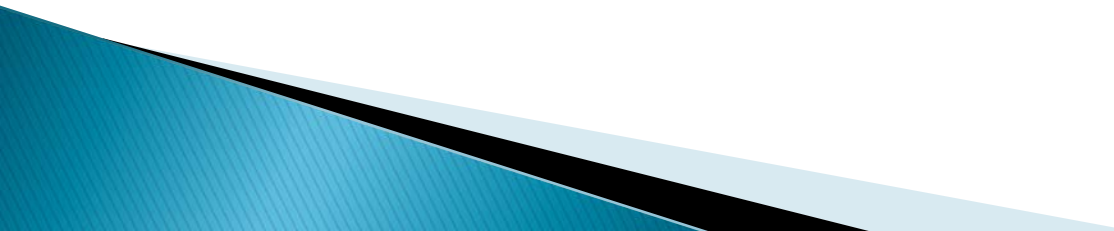
Action Steps In Progress

- ▶ Several IT initiatives underway to improve plan tracking and information access
 - ▶ Development of the Preliminary Activity Review (PAR) application that will provide a 360° review of a specific property
 - ▶ Quality First Program to improve plan reviews by staff and decrease the number of resubmissions by customers
 - ▶ Developers Forum to regularly communicate changes in policies and code interpretations to the development community
- 

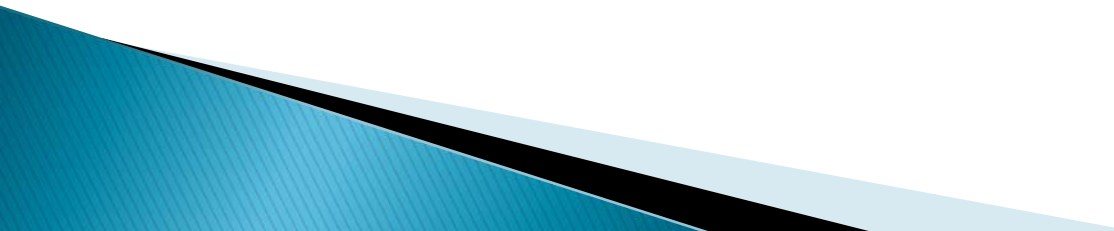
Accomplishments

- ▶ Findings 3, 19, & 27: Bill 2010–20 passed and provides Amendments to Title 18 (Muni Code Subdivision Ord) and Title 19 (Muni Code for Zoning) to unify codes and clarify the zoning appeal process.
 - ▶ Findings 6 & 41: Bond values corrected and standardized.
- 

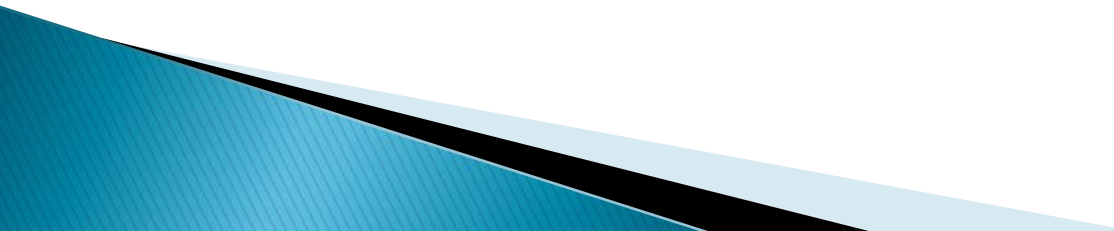
Accomplishments

- ▶ Finding 19: Inspections reduced to four, combining P&D and PW Final Inspection
 - ▶ Finding 24: P&D Pre-Application meetings have been expanded to include subject-matter experts from all DRP departments to provide more complete information to customers on potential projects
- 

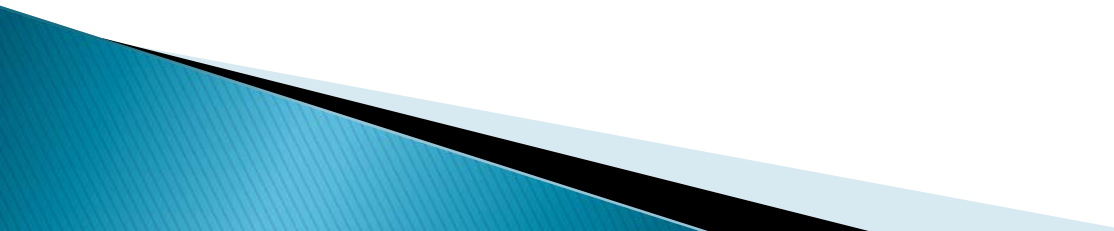
Accomplishments

- ▶ Finding 31: All applications now routed to P&D unless specifically directed otherwise (expedites P&D processes for the customer)
 - ▶ Findings 42 & 47: B&S established a Code Interpretation Committee to improve access for external customers; Code Interpretations are also available on the B&S Website
- 

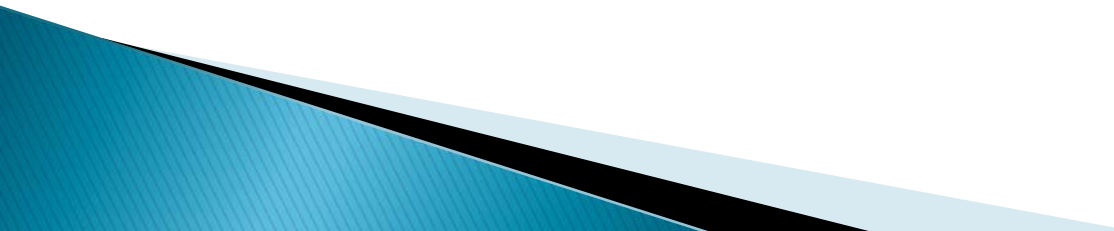
Accomplishments

- ▶ Finding 57: B&S conducts field audits of every inspector on a quarterly basis
 - ▶ Finding 67: Planning Academy implemented to provide standardized training on updated Policies, Procedures, & Work Rules as well as advances in the field
- 

Results

- ▶ 14% of all Findings are at 85% complete or greater
 - ▶ Over 50% of all Findings are in the process of being addressed
 - ▶ Implementation of the Preliminary Activity Review (PAR) application will provide solutions for 6 Findings and assist in solving 17 others
- 

What Can the Mayor , City Council and Commission Members Do?

- ▶ Recognize that there will be fierce competition amongst jurisdictions for future development opportunities in Southern Nevada
 - ▶ Understand that CLV is currently at a competitive disadvantage
 - ▶ Telegraph to the organization the absolute need to fix the DRP ASAP
 - ▶ Support the shift from prescriptive to performance-based code approach
 - ▶ Support continued modifications and improvements to the entitlement process
- 

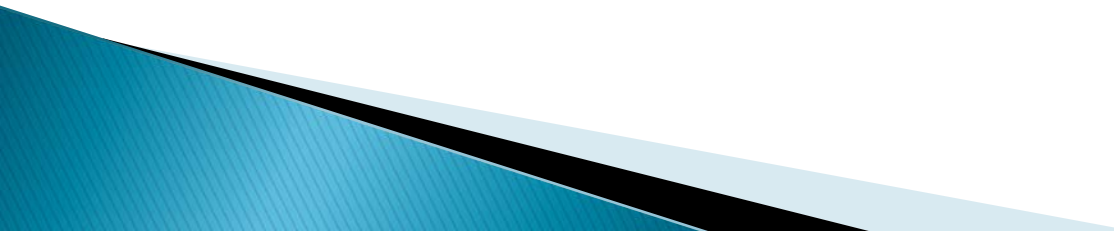
Questions?

DRP Planning and Development

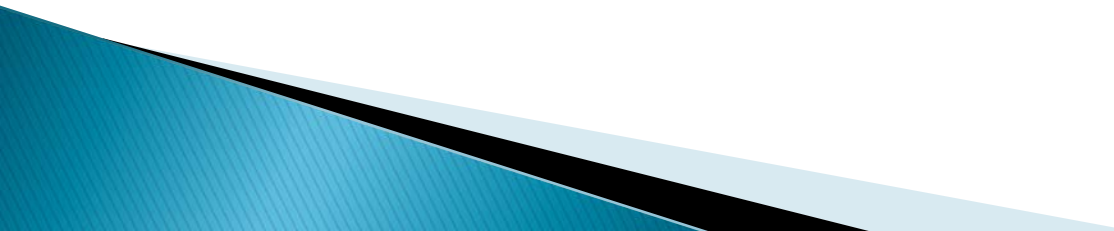
Planning Principles

- ▶ **Comprehensive** – all significant options and impacts are considered.
- ▶ **Efficient** – the process should not waste time or money.
- ▶ **Inclusive** – people affected by the plan have opportunities to be involved.
- ▶ **Informative** – results are understood by stakeholders (people affected by a decision).
- ▶ **Integrated** – individual, short-term decisions should support strategic, long-term goals.
- ▶ **Logical** – each step leads to the next.
- ▶ **Transparent** – everybody involved understands how the process operates.

from *Planning Principles and Practices*
Victoria Transport Policy Institute



The DRP Efficiency Analysis

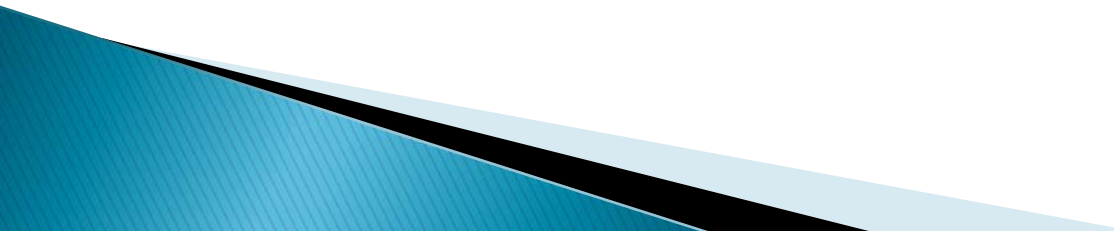
- ▶ 95 Findings
 - ▶ 11 Findings specific to the Planning and Development Department
 - ▶ 8 Findings Completed
 - ▶ 2 Findings are in process
 - ▶ 1 Finding on hold
- 

Completed – Finding #3

The City's entitlement process with respect to Special Use Permits pushes the decision making process up to the council on an all too frequent basis.

- ▶ TXT-37402/Bill 2010-20/ORD 6095

Adopted by Council which allows for SUP's, VAR's and SDR's to be final action at Planning Commission.

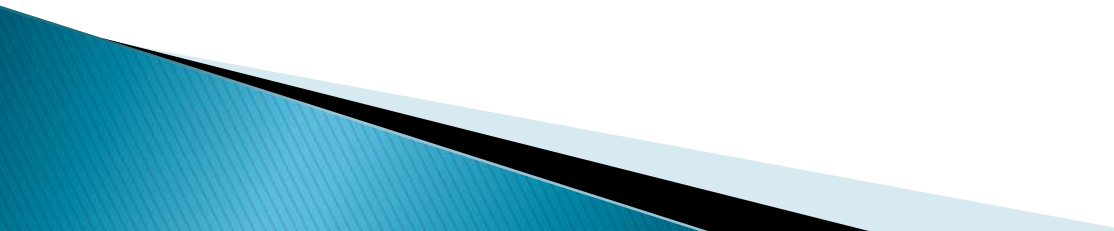


Completed – Finding #18

The language in Title 19 allows for the applicant to appeal anything (when filed appropriately on the next council agenda) that the Planning and Development Department does in its review of an application.

- ▶ TXT-37402/Bill 2010-20/ORD 6095

Adopted by Council which clarified that if another application remedy or relief exists in Chapter 19.18 that would be the process rather than a direct appeal to Council.



Completed – Finding #31

Changes in business license applications that are not routed to Planning and Development have resulted in non-permitted uses being approved.

- ▶ All changes of location and changes of names are routed to Planning and Development for zoning review.

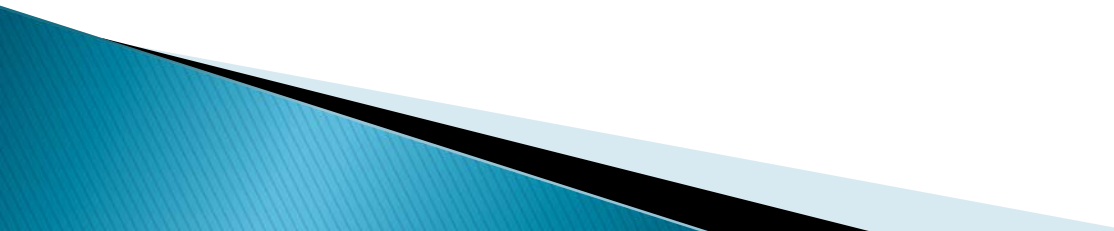
Completed – Finding #33

The civil engineer pre-application submissions do not always receive a 360 degree review. For example, Planning and Development can miss requirements such as water pressure needs.

- ▶ Planning and Development now attends all pre-construction conferences and all utility plans are routed for review by Planning and Development.

Completed – Finding #34

A significant number of the findings and recommendations contained in the recent audit (CAO 0701-0910-0X) of the Case Planning Division by the City Auditor's Office relate to the DRP.

- ▶ All seven recommendations and findings of the audit have been completed and approved by the City Auditor on 6-22-10.
- 

Completed – Finding #54

The turnover of the Planning and Development Department's staff appears to be higher than the norm for professional positions throughout the City of Las Vegas organization.

- ▶ There have been 115 planners since 1971. The overall average of all planners for this period is 5.2 years. The current average tenure of planners is 5.8 years.

Completed – Finding #64

The Planning and Development Department's front counter planners are not fully utilized when they have "dead time."

- ▶ All front counter Planners have secondary assignments (Formalized on March 2010)

Completed – Finding #67

The training for front counter planners is inadequate.

- ▶ During the city Fiscal Year 2009–2010, the Planning & Development staff spent a total of 1,818 hours training in city classes, Planning Academy, professional organization meetings, webinars, podcasts and conferences. That's an average of 38.68 hours per staff person in a fiscal year. Up from an average of 22.2 hours in 2008–2009.

Beyond the DRP

- ▶ Internal and external agencies that do not require scaled drawings, now have plans routed electronically. This has reduced the number of plans needed from 19 to 6 for land use applications. (April of 2010)
- ▶ P&D staff call applicants when issues arise prior to action on the license to avoid Denial Letters. Should a Business Licensing Denial Letter be needed, the letter has been revised to indicate specifics. (March of 2010)

Beyond the DRP (continued)

- ▶ Action letters are now available on request via the website (June of 2010)
- ▶ Tabled items that are about to expire are now sent a notification letter (May of 2010)
- ▶ Streamlined process for Home Occupation Permits. Applicants no longer need visit P&D for zoning approvals (July of 2010)
- ▶ Consolidated Staff Reports
 - Estimate of savings for staff time of \$3,700.00 per month (\$44,400 per year). (April of 2010)

In the Works

- ▶ Virtual Planner
- ▶ Electronic Plan Check
- ▶ Unified Development Code

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[Back](#) > Pre-Application Meeting

Description

Lorem ipsum dolor sit amet, consectetur adipiscing elit. In congue dictum quam sit amet vestibulum. Proin tempor quam quis quam viverra in commodo urna gravida. Phasellus in malesuada lorem. In et tellus mauris, et rhoncus turpis. Phasellus in malesuada lorem. In et tellus mauris, et rhoncus turpis. Nunc suscipit accumsan vulputate. Nulla egestas, enim id porta laoreet, ante justo ultricies metus, eu pulvinar eros purus vitae diam. Integer lobortis massa sed magna accumsan ac aliquet mi mollis.

How To Apply

Complete a [Land Use Application](#) and quam volutpat aliquet ut pulvinar quam. Morbi sit amet felis eleifend leo ullamcorper tempus. Suspendisse potenti. Aliquam sapien arcu, pulvinar nec tempus id, dignissim eu enim.

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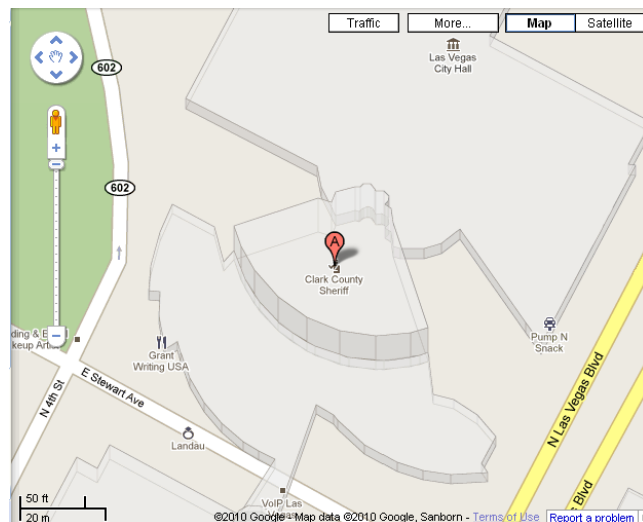
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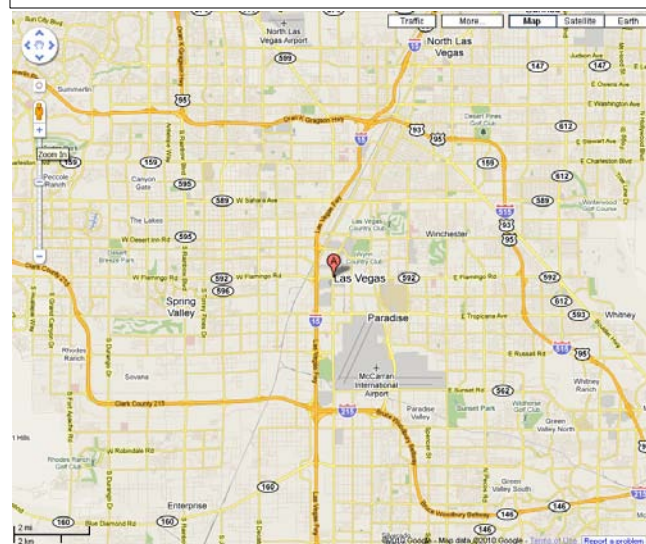
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Navigate the map, then [move the marker](#) (A) below to the desired project location:

Show:
☐ Las Vegas ☐ Downtown ☐ Redevelopment Area ☐ Summerlin



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Plans

- [General Plan](#)

Codes

- [Title 19 Unified Development Code](#)

Contact Information

Planning & Development
 731 South Fourth Street
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 Phone: (702) 229-6301
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[E-mail](#)

Business Hours: Monday, Tuesday, Thursday and Friday, 8 a.m. to 5 p.m.; Wednesday, 8:30 a.m. to 5 p.m.

Director: M. Margo Wheeler, A.I.C.P.
Phone: (702) 229-6353

Related Links

- [Census 2010](#)
- [Sustaining Las Vegas](#)
- [Southern Nevada Regional Planning Coalition](#)
- [Development Services Center](#)
- [Walkable Community & Corridor Plans](#)
- [Planning Commission 2010 Meeting Schedule](#)

**planning commission & city council
joint workshop
september 20th, 2010**



**Progressive
Leadership**

A

N

N

**In southern
Nevada**

G

&

**DEVELOPMENT
DEPARTMENT**



2000-2005

Downtown Centennial Plan
Centennial Hills Plan
Arts District Task Force
Entertainment District Ordinance
Urban Trails
Neon Boneyard Park Plan
5th Street School Plan



2005-2010

*Master Plan CIP Implementation Plan
Downtown North Plan
West Las Vegas Plan
Mayor's Urban Design Awards
Sustainability Initiative
Floyd Lamb Park Plan*



2010-

*Plan Modification/PC Final Ordinance
Westside School Historical Retrofit
Electronic Plan Check
Consolidated Use/License Definitions*



Today's Topics

*Walkable Community Plans
Unified Development Code – Titles
18 & 19*

Citizen's Academy of Planning



Conclusion

***Award Winning Elected
Leadership, Planners &
Programs***



Unified
Development
Code



The City
of Las Vegas

Planning
Commission and
City Council
Workshop

September 20, 2010

Discussion Outline

- Summary of proposed format changes to Title 19 Zoning Code.
- Summary of proposed substantive changes to Title 19 Zoning Code.
- Bart Anderson, Engineering Project Manager, Public Works Department
- Tom Perrigo, Deputy Administrative Services Director, Office of Administrative Services
- Polly Carolin, Principle Planner, RTC, member of the Customer Feedback Group



Summary of Proposed Changes

Formatting Changes:

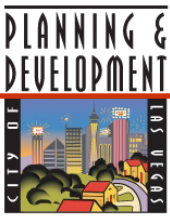
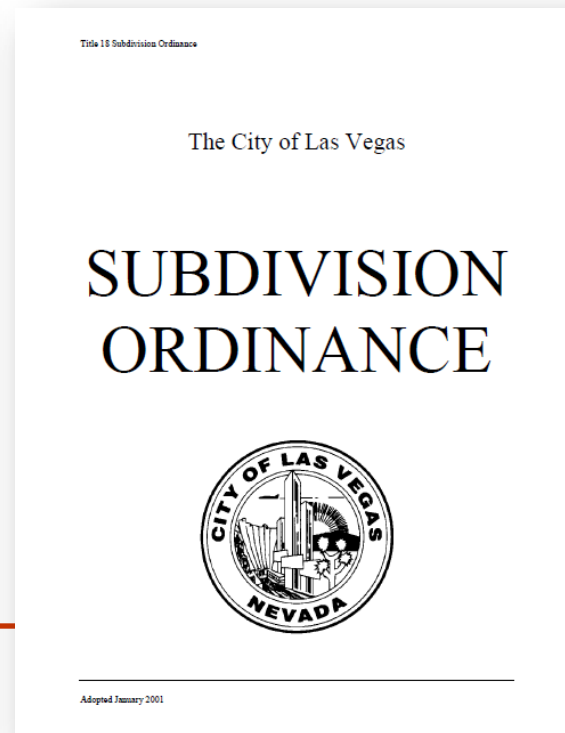
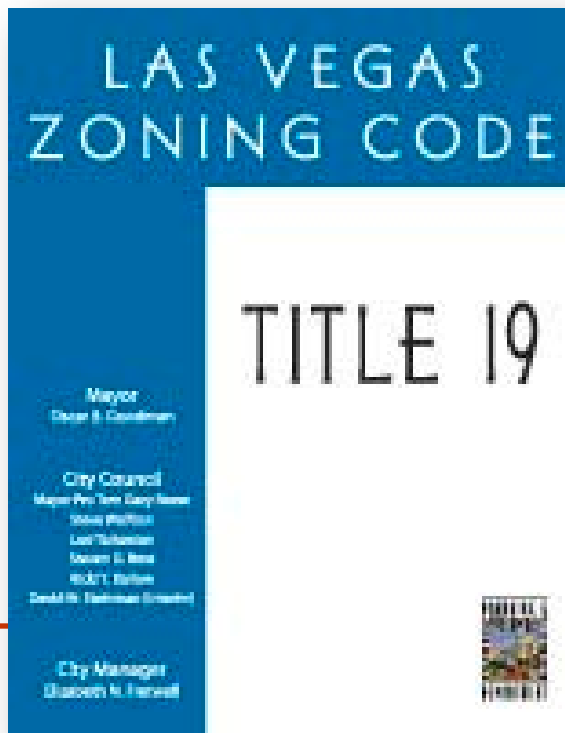
- Create a more user-friendly document.
- Merged Title 18 Subdivision Code with Title 19 Zoning Code.
- Translated our existing zoning districts into graphic format.
- Reformatted for internet use.
- Streamlined use table.



“Unified Development Code”

Merged Title 18 Subdivision Ordinance with Title 19 Zoning Code

- Reduces cross-referencing issues, contradictions and duplication of information.



Proposed Graphic Format

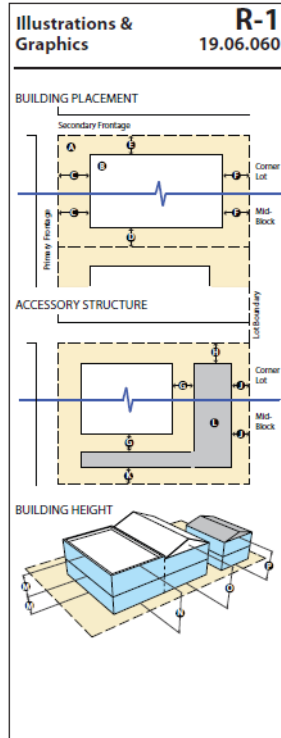
R-1 Residential District

19.06.060

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

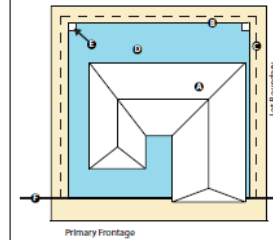
The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT	19.06.060.A
A. Minimum Lot Size	11,000 sq. ft.
B. Max. Building Envelope Dwelling Units per Lot	1
C. Minimum Front Yard Setback	25 ft.
D. Minimum Side Yard Setback	10 ft.
E. Corner Lot - Minimum Side Yard Setback	15 ft.
F. Minimum Rear Yard Setback	30 ft.
ACCESSORY STRUCTURE	
G. Separation from Main Bldg.	6 ft.
H. Corner Lot - Minimum Side Yard Setback	15 ft.
I. Minimum Rear Yard Setback	3 ft.
J. Mid-Block Lot - Minimum Side Yard Setback	3 ft.
K. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit.
BUILDING HEIGHT	
M. Stories	2 max.
N. Flat Roof - Max. Height	35 ft. measured to the top of the roof coping
O. Pitched Roof - Max. Height	35 ft. measured to the midpoint between the eaves and ridge line of a pitched roof
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 ft. in height or the height of the principal dwelling unit, whichever is less

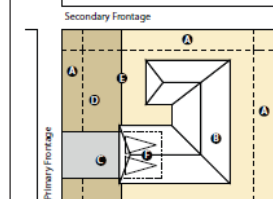


Illustrations & Graphics R-1 19.06.060

PATIO COVER



RESIDENTIAL - LANDSCAPE & PARKING



PATIO COVERS	19.06.060.D
A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C. Patio Cover Roof Overhang	May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover or Roof may not extend beyond

LANDSCAPE BUFFERS & TURF LIMITATIONS	
A. Landscape Buffer - Minimum Zone Depths	Adjacent to Right-of-Way - 6 feet Interior Lot Lines - 0 feet
B. Primary Dwelling	
C. Impermeable Surfaces	May not count towards Front Yard Area
D. Front Yard Area - Turf Coverage	No more than 50% of Front Yard Area
E. Front Yard Setback	varies by Zoning District
PARKING	
F. Primary Residential Parking - Minimum On-site Parking Requirement	2 Unimpeded Spaces per Dwelling Unit

Proposed Graphic Format

C-1 District and C-V District

19.08.060

C-1 Limited Commercial District.

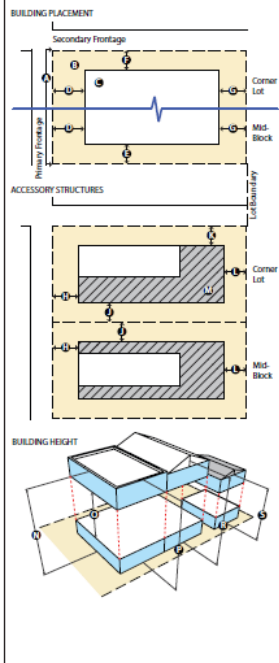
The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

BUILDING PLACEMENT	
A. Minimum Lot Width	100 ft.
B. Lot	
C. Building Envelope	Not to Exceed 100% of
D. Minimum Front Yard Setback	10 ft.
E. Minimum Side Yard Setback	10 ft.
F. Minimum Corner-Lot Side Yard Setback	10 ft.
G. Minimum Rear Yard Setback	20 ft. ¹
ACCESSORY STRUCTURE	
H. Minimum Front Yard Setback	20 ft.
J. Minimum Side Yard Setback	8 ft.
K. Minimum Corner-Lot Side Yard Setback	15 ft.
L. Minimum Rear Yard Setback	8 ft.
M. Maximum Lot Coverage	50%
BUILDING HEIGHTS	
N. Maximum Building Height	NA ¹
O. Floors	NA ¹
P. Flat Roof - Max Height	NA ¹
R. Pitched Roof - Max Height	NA ¹
S. Accessory Bldg. - Stories	NA ¹

Footnotes

¹ Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

Illustrations & Graphics C-1 19.08.060



19.10.020

C-V CIVIC DISTRICT

The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

A. Permitted Land Uses

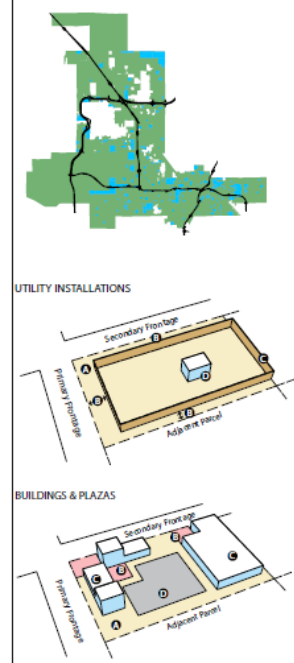
The following uses are permitted in the C-V District:

1. Any use operated or controlled by the City, County, State or Federal government, other than those described in Section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in Section 19.06.020(D).
3. Utility company facilities, including electrical power substation facilities, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

B. Similar Uses

1. Additional Uses. The uses permitted in Section B of this subchapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this subchapter are prohibited. However additional uses may be permitted by the Director if the Director finds the use in each case to be similar to the other uses listed in Section B of this subchapter.
2. Appeal of Decision. An applicant who is aggrieved by the decision of the Director may appeal that decision to the City Council. The appeal shall be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the Director's decision is made. Unless otherwise stated, the Council's determination shall constitute a permanent and consistent interpretative decision, which the Director shall apply in all future instances.

Illustrations & Graphics 19.10.020 Civic



Current vs. Proposed Graphic Format Wall Standards

Las Vegas Zoning Code

Chapter 19.32

(Draft 10/10 - 10/10/10)

Figure 9
Front Yard Wall/Fence

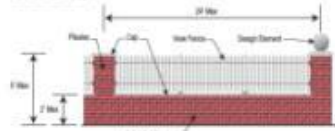


Figure 10
Front Yard Wall/Fence with Standard Stepback

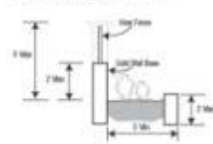
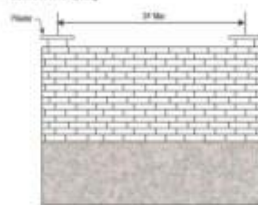


Figure 11
Maximum Plaster Spacing



Chapter 19.32 Landscape, Wall and Buffer Requirements

March 1997

- 15 -

Retaining and Perimeter Wall with Slope $\leq 2\%$

A. Maximum overall Height	10 feet
B. Maximum Above Finished Grade Wall Height	6 - 8 feet
C. Maximum Below Finished Grade Wall Height	4 feet
D. Maximum Plaster Height	18 inches

Retaining and Perimeter Wall with Slope $\geq 2\%$

A. Maximum overall Height	12 feet
B. Maximum Above-ground wall Height	6 - 8 feet
C. Maximum Below-ground wall Height	6 feet
D. Maximum Plaster Height	18 inches

Front Yard Wall/Fence with Standard Stepback

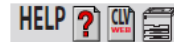
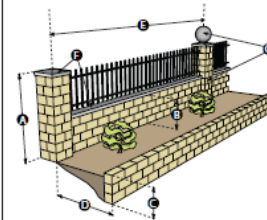
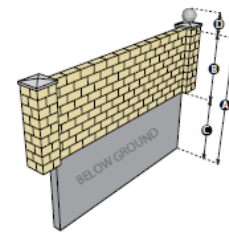
A. Maximum primary wall height	5 Feet
B. Maximum solid wall base height	2 Feet
C. Maximum secondary wall height	2 Feet
D. Minimum spacing between wall sections - Outside Dimensions	5 Feet
E. Maximum on-center distance between Pilasters	24 Feet
F. Decorative Cap feature	5 Feet
G. Maximum Plaster height	18 inches



City of Las Vegas
Title 19 Unified Development Code
- DRAFT -
September 20, 2010

Illustrations & Graphics

R-1
19.06.060



Sample Page 11

Current vs. Proposed Graphic Format

Sign Standards

(4) Freestanding Signs

- (a) **Maximum number.** One freestanding sign per street frontage on streets 80 or more feet in width.
- (b) **Maximum height and area.**
 - (i) Freestanding signs not exceeding 16 feet in height may be up to 75 square feet in area.
 - (ii) Freestanding signs not exceeding 20 feet in height may be up to 100 square feet in area.

(c) **Minimum setback.** Five feet from all property lines.

(d) Additional standards.

- (i) See also Residential Protection Standards in Section 19.14.070.

(e) **Illumination permitted.** Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signage is prohibited.

(f) **Certificate required.** Yes.

(5) Monument Signs

See Figure 7 for an example of a monument sign.

(a) **Maximum number.** One monument sign per street frontage.

(b) **Maximum area.** 75 square feet per sign.

(c) **Maximum height.** Eight feet.

(d) **Minimum setback.** Five feet from all property lines.

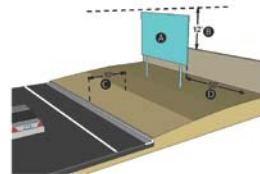
(e) Additional standards

- (i) See also Residential Protection Standards in Section 19.14.070.

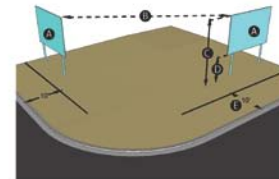
(f) **Certificate required.** Yes.

(g) **Illumination permitted.** Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.

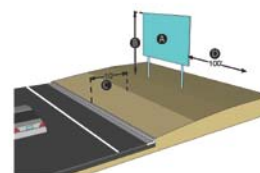
Subdivision Development Sale Signs



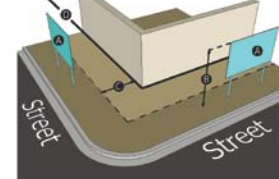
Real Estate Signs Advertising Commercial Property



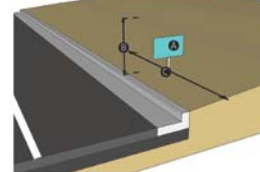
Subdivision Development Continuous Directional Signs



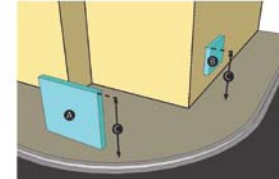
Real Estate Signs Advertising Residential Property



Subdivision Development Weekend Directional Signs



Menu Boards



Current vs. Proposed Graphic Format Review Process Flow Chart

- c. Reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the failure to implement the suggestions for mitigation.
- 5. **Report of Findings.** The Department shall prepare a written description of the manner in which the suggestions for mitigation by any affected local government(s) were addressed, and shall include the description with or in the staff report regarding the proposal. The description shall be included in the project file for the proposal. The Department shall send the description to any affected local government that provided comments regarding the proposal, endeavoring to do so by the time that draft staff reports are distributed for the Planning Commission meeting at which the application for the proposal is to be heard.
- 6. **Interpretation of Notification and Separation Requirements.** For purposes of applying the distance-separation and property-owner notification requirements of this Title, distances shall be measured, and property owners notified, without regard to jurisdictional boundaries.

19.18.020 ANNEXATION

A. Purpose

The purpose of the annexation procedures is to establish a process for incorporating property into the City of Las Vegas. The City of Las Vegas will consider annexation of any developed or undeveloped property that satisfies the eligibility requirements and provisions of NRS 268.570 to 268.608. The City will also zone newly annexed areas under the appropriate zoning category in accordance with procedures and guidelines contained in this subchapter and the adopted goals and policies of the City's General Plan.

B. Application

A petition for Annexation shall be made on a form provided by the Department of Planning and Development. All applications shall be filed with the Director of the Department of Planning and Development.

C. Zoning Classification of Newly Annexed Territory

1. General

- a. Annexation shall be in accordance with the provisions of NRS 268.570 through 268.608.
- b. The following guidelines shall be used to determine the zoning classification of any parcel to be annexed to the City:
 - 1) **Developed.** The annexed territory, if developed, shall be classified with the same zoning classification that was in effect on the property prior to annexation or the nearest comparable classification.
 - 2) **Undeveloped.** If the property annexed is undeveloped, but is classified for development other than residential uses or for residential uses permitting more than two dwelling units per acre, it shall be classified with the same zoning classification

19.16.030

GENERAL PLAN AMENDMENT

A. Purpose

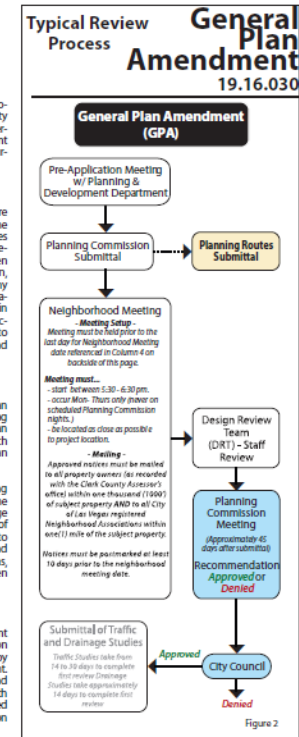
The purpose of this subchapter is to set forth the procedures by which the Planning Commission and City Council will periodically review and evaluate the General Plan to ensure that it remains an accurate statement of the City's land-use goals and policies based on current data.

B. Authority

Whenever the public health, safety and general welfare requires, the City Council may upon a resolution of the Planning Commission carried by the affirmative votes of not less than five members, or upon review of a requested General Plan Amendment which has not been approved by resolution of the Planning Commission, change the General Plan land use designation for any parcel or area of land to allow different zoning classifications. Subsequent growth and development factors in the community may be considered, among other factors, when determining whether such amendment to the General Plan promotes the public health, safety and general welfare.

C. Application

1. **Initiation of Application.** A General Plan Amendment may be initiated by the Planning Commission or the City Council, or by means of an application filed by the owner(s) of record of each parcel of property proposed for a General Plan Amendment.
2. **Pre-Application Conference.** Before submitting an application for a General Plan Amendment, the owner or authorized representative shall engage in a pre-application conference with the staff of the Department of Planning and Development to discuss preliminary land planning, including land use relationships, density, transportation systems, infrastructure facilities and landscaping and open space provisions.
3. **Form and Filing.**
 - a. An application for a General Plan Amendment shall be made to the Planning Commission on a separate application form to be provided by the Department of Planning and Development. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. This application shall be filed with the Secretary of the Planning Commission



Current vs. Proposed Graphic Format

Parking Requirements

2. Dimensional Requirements

- a. **Compact Spaces Permitted.** A minimum of 70 percent of the parking spaces shall be standard size and up to 30 percent of the required on-site parking spaces may be designated as compact parking spaces.
- b. **Size.** Minimum size for parking spaces is shown in Table 4 below:
(Ord 6050 - 02/17/10)

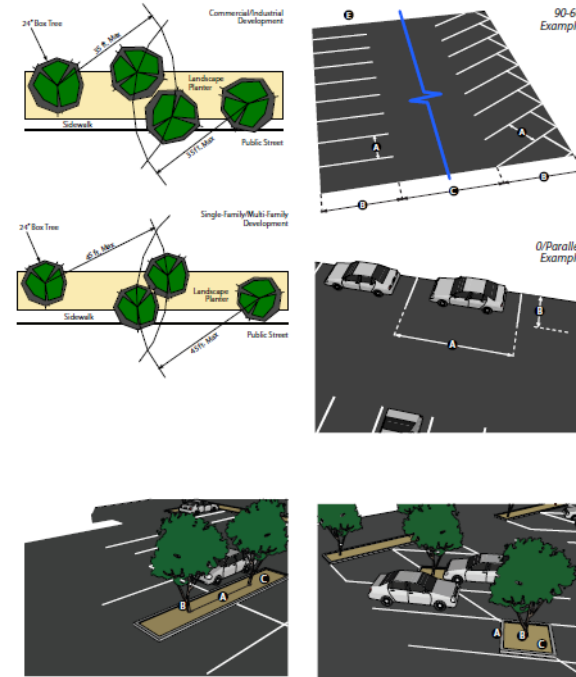
Table 4 Minimum Parking Space Size

TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped (Car)	10 feet	18 feet
Handicapped (Vehicle with a Side-loading wheelchair lift)	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet
Parallel Parking	9 feet	25 feet

- c. **Size Adjustments.** Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.
- d. **Construction Standards.** All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.
- e. **Angle Parking.** Minimum dimensional standards for angle parking and access aisles are set forth in Table 5 below (see also Figure 5):

Table 5 - Angle Parking/Access Aisle Dimensions

PARKING ANGLE DEGREES	STALL WIDTH FEET	ACCESS AISLE, ONE-WAY (FEET)	ACCESS AISLE, TWO-WAY (FEET)
0	9.0	12.0	24.0
30	9.0	12.0	24.0
40	9.0	12.0	24.0
45	9.0	12.0	24.0
50	9.0	12.0	24.0
60	9.0	15.0	24.0
70	9.0	19.0	24.0
80	9.0	23.0	24.0
90	9.0	24.0	24.0



Current vs. Proposed Graphic Format Streamlined Use Table

Chapter 19.04

**Table 2 – Land Use Table
Rural & Animal Related**

The Las Vegas Zoning Code

P = Permitted Use	C = Conditional Use (Detailed with Conditions)	S = Special Use Permit Required
A = Accessory Use	M = Mobile Gasoline Permit	T = Temporary Commercial Permit Required (See Section 19.10.010)

USE	RESIDENTIAL													COMMERCIAL							INDUSTRIAL				
Animal Hospital, Clinic, or Shelter (with Outside Pens)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M				
	S	S	S														S	P		P	P	P			
Description: A facility that: 1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and 2. Uses outdoor pens in providing such shelter and care. On-site Parking Requirement: One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.																									
USE	RESIDENTIAL													COMMERCIAL							INDUSTRIAL				
Animal Hospital, Clinic, or Shelter (with no Outside Pens)	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M				
	S	S														S	S	S	P	P	P	P			
Description: A facility that: 1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and 2. Does not use any outdoor pens in providing such shelter and care. Minimum Special Use Permit Requirements: 1. The use shall have access to a collector street or larger. 2. Animals shall be confined within an enclosed building at all times. 3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties. 4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences. 5. Noise levels must comply with the applicable provisions of LVMC Title 7. 6. No more than 25% of the floor area may be used for the boarding of animals. On-site Parking Requirement: One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.																									
USE	RESIDENTIAL													COMMERCIAL							INDUSTRIAL				
Animal Keeping & Husbandry	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M				
	C	C	C																						
Description: The raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes. Conditional Use Regulations: 1. The applicant must submit to the Planning and Development Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises. 2. All operations and activities shall be in accordance with LVMC Title 7. On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.																									

Land Use Tables

2

19.12.010

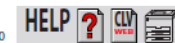
Permitted Use - Table 2

P - Permitted S - Special Use Permit	A - Accessory H - Home Occupation Permit	C - Conditional T - Temporary Commercial Permit
--	--	--

	U	R-E	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M	Additional Information
Accessory Structure (Class I)	S	S	S																	page
Accessory Structure (Class II)	C	C	C	C	C	C	C	C	C	C										page
Adult Day Care Center	S	S	S																	page
Airport, Heliport or Landing Field																				page
Amphitheater																				page
Animal Hospital, Clinic, or Shelter (with no Outside Pens)															S	S	C	C	C	page
Animal Hospital, Clinic, or Shelter (with Outside Pens)	S	S																		page
Animal Keeping & Husbandry	C	C																		page
Animal Keeping, Wild or Exotic	C																		C	page
Animal Production	P																			page
Antique/Collectible Store																				page
Assisted Living Apartments																				page
Autologer, Hypnotist, or Psychic Art and Science																				page
Auction House																				page
Auto Broker																				page
Auto Dealer Inventory Storage																				page
Auto Paint & Body Repair Shop																				page
Auto Parts (Accessory Installation)																				page
Auto Parts (New & Rebuilt) (Accessory Sales & Service)																				page
Auto Repair Garage, Major																				page
Auto Repair Garage, Minor																				page
Auto Smog Check																				page
Auto Title Loan																				page
Automobile Rental																				page
Automobile Repossession Agency																				page
Bakery, Retail																				page
Ballbond Service																				page
Banquet Facility																				page
Bed & Breakfast Inn	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page
Beer/Wine/Cooler Off-Sale Establishment																				page
Beer/Wine/Cooler On- and Off-Sale Establishment																				page

CITY OF LAS VEGAS
City of Las Vegas
Title 19 Unified Development Code
- DRAFT -

September 20, 2010



Sample Page 15

Introducing Online Functions

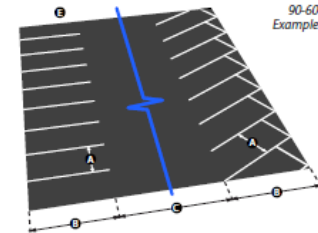
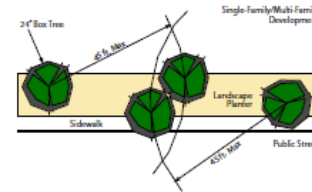
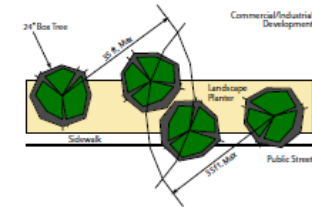
- Demonstration

Summary of Substantive Changes

- Introducing walkability and sustainability concepts into community development and streetscape standards.
- Land-use Matrix.
- Streamlining zoning districts.
- Revisions to residential and commercial standards.
- Complete Streets.
- Connectivity standards.



Sustainability Measures



Transportation Land-Use Matrix

Draft (Printed 05/11/10)

	47' Residential Street	60' Minor Collector Street	80' Major Collector Street	100' Primary Arterial Street
U Undeveloped		This text is only a representation..		
R-E Residential Estates				
R-1 Single Family Residential			This text is only a representation..	
R-MH Mobile/Manufactured Home Residence				This text is only a representation..
R-CL Single-family Compact-Lot				
R-TH Townhouse				
R-2 Medium-Low Density Residential		This text is only a representation..		This text is only a representation..
R-3 Medium Density Residential	This text is only a representation..			This text is only a representation..
R-4 High Density Residential	This text is only a representation..		This text is only a representation..	
P-R Professional Office and Parking			This text is only a representation..	
O Office				
C-1 Limited Commercial		This text is only a representation..	This text is only a representation..	
C-2 General Commercial	This text is only a representation..			
C-M Commercial/Industrial				This text is only a representation..
M Industrial				

Draft (Printed 05/11/10)

Street Design Generally

19.04.010

All proposed subdivisions shall be designed in a manner that provides for and facilitates the logical overall design, placement and continuity of adjacent and internal subdivision streets with respect to adjacent land parcels, and in accordance with the City's Master Plan of Streets and Highways. The standards set forth in Sections 18.12.030 to 18.12.290, inclusive, of this Chapter shall apply to public streets, private streets and private drives, unless otherwise provided.

Local Streets

19.04.030

Local streets shall be designed to minimize through traffic. Such streets shall not be stubbed to adjacent property unless designed as an approved integral street pattern in connection with an approved tentative map. A subdivision shall be designed so as to ensure that the maximum number of housing units have access to and front upon local streets.

Collector Streets

19.04.040

Collector streets shall be designed to provide logical service connection to adjacent undeveloped tracts of land and shall extend already existing collector service from adjacent subdivisions and development as required.

Pedestrian and Vehicle Conflict Points

19.04.050

Pedestrian and vehicle conflict points shall be minimized. Sidewalks shall be required adjacent to public streets in accordance with City standards. The Department of Public Works may require sidewalks adjacent to private streets and drives to separate pedestrian and vehicular movements along higher traffic volume roadways, such as private drives into shopping center sites.

Channeling Of Direct Traffic From Nonresidential Uses To Residential Areas

19.04.060

Street design and layout shall minimize, to the extent possible, the channeling of direct traffic or access from nonresidential uses to or through adjacent residential areas.

Access Roadways

19.04.070

Any subdivision with more than one hundred lots shall have more than one active access roadway unless the subdivider obtains the written concurrence of the City Traffic Engineer that a single access roadway can provide adequately for

the safety and convenience of the future residents of the subdivision.

Street Naming and Address Assignments

19.04.080

- The naming of streets and the assignment of addresses and address numbers to building and lots within the City shall conform to the provision of this Subchapter.
- The intersection of Main and Fremont Streets shall be the initial point of assigning the address numbers to all blocks, lots and building in the City.

C.

- All buildings or lots that front on east-west streets which intersect or start from Main Street shall be assigned address numbers beginning at that point with the numbers one and zero, and thereafter be numbered progressively through each block. Following each intersection with a numbered street, the numbering shall begin again with the numbers one and zero, with the number of hundreds indicated by the number of the intersecting street.
- All numbers on the east-west streets shall be even on the north side and odd on the south side.
- Where Main Street terminates at Las Vegas Boulevard South, Las Vegas Boulevard South shall be the base line for numbering along east-west streets to the southerly City limits.

D.

- All buildings or lots that front on north-south streets which intersect or start from Fremont Street (or the northwesterly prolongation thereof, as described in Subsection (B) of this Section) shall be assigned address numbers beginning at that point with the numbers one hundred and one hundred one, and thereafter progressively through each block. Approximately eight blocks shall be assigned per mile; provided, however, that in areas in which other jurisdictions have established a different pattern, the numbers shall be apportioned accordingly.

- For purposes of Subsection (A) of this Section, the northwesterly prolongation of Fremont Street shall be defined as follows: Commencing at the intersection of the northwesterly prolongation of Fremont Street and that portion of Ogden Avenue located between City Parkway and Main Street; westerly along U.S. Highway 95 to the easterly prolongation of Westcliff Drive; the

Streamlined Zoning Districts

- Retiring R-PD, PD and T-D.
- Remove R-CL from undesirable status.
- Consolidate into one district:
 - R-A into R-E
 - R-D into R-1
 - R-3 into R-4
- Create R-TH (Single-Family Attached District).
- Merger of C-PB into O/C-M (as appropriate).
- Convert C-D from zoning district to overlay district.
- Convert N-S to C-1.

Streamline Zoning Districts

- Retire the R-PD District
 - Will eliminate the need to create new standards for each new development, giving homeowners a more clear understanding of development standards.
 - Will provide more tools in the toolbox.
 - Developers will use standard zoning districts to create subdivisions.
 - Can use new townhouse district as a transition between lower and higher intensity development.
 - Open space requirement will be eliminated in favor of amenity zone in streetscape right-of-way.
 - Will streamline the development review process.

Commercial Standards

- Reduced building setbacks.
- Increased allowable lot coverage.
- Added mixed-use parking standards.
- Retiring C-PB.



Complete Streets

- Designed and operated to allow safe access for all modes of transportation and users.
- Includes sidewalks, landscaping, bike lanes, special bus lanes, accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, and curb extensions.
- Improves pedestrian safety, addresses sustainable development, and fosters healthy communities.



Complete Streets and Sustainability

- Encourages multi-modal transportation such as pedestrian, bicycle and mass-transit.
- Reduces vehicle miles traveled.
- Additional trees in the amenity zone contribute to air quality, provide a comfortable pedestrian environment and increase life-span of sidewalks and pavement and energy efficiency to buildings.



Amenity Zone



Proposed Street Schematics

19.04.020

Street Schematics - 120' Parkway Arterial

A street which has a minimum right-of-way width of 120 feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pockets.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Utility & Mechanical Boxes: Shall be located within the landscape amenity strip.
- B. Light Poles & Traffic Lights: Shall be located within the landscape amenity strip. Light poles shall be on foot on center.
- C. Public Safety: Shall be located within the landscape amenity strip, unless otherwise determined.
- D. Sidewalk: Shall be 10 feet minimum width.

LANDSCAPING

- A. Tree Placement: See table 19.04.100 for compensation list of applicable tree species.
- B. Tree Planting Separation: Shall be 20 feet on center.
- C. Sidewalk: Shall be 10 feet minimum width.

City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

HELP ? ? ? ? ?

Sample Page 3

19.04.020

Street Schematics - 100' Primary Arterial

A street which has a minimum right-of-way width of one hundred feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction, divided by a raised median with left turn pockets.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Utility & Mechanical Boxes: Shall be located within the landscape amenity strip.
- B. Light Poles & Traffic Lights: Shall be located within the landscape amenity strip. Light poles shall be on foot on center.
- C. Public Safety: Shall be located within the landscape amenity strip, unless otherwise determined.
- D. Sidewalk: Shall be 10 feet minimum width.

LANDSCAPING

- A. Tree Placement: See table 19.04.100 for compensation list of applicable tree species.
- B. Tree Planting Separation: Shall be 20 feet on center.
- C. Sidewalk: Shall be 10 feet minimum width.

City of Las Vegas
Title 19 Unified Development Code
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HELP ? ? ? ? ?

Sample Page 4

19.04.020

Street Schematics - 80' Major Collector

A street which has a minimum right-of-way width of eighty feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pockets.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Utility & Mechanical Boxes: Shall be located within the landscape amenity strip.
- B. Light Poles & Traffic Lights: Shall be located within the landscape amenity strip. Light poles shall be on foot on center.
- C. Public Safety: Shall be located within the landscape amenity strip, unless otherwise determined.
- D. Sidewalk: Shall be 10 feet minimum width.

LANDSCAPING

- A. Tree Placement: See table 19.04.100 for compensation list of applicable tree species.
- B. Tree Planting Separation: Shall be 20 feet on center.
- C. Sidewalk: Shall be 10 feet minimum width.

City of Las Vegas
Title 19 Unified Development Code
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HELP ? ? ? ? ?

Chapter 19.04

19.04.020

Street Schematics - 60' Minor Collector

A street with a minimum right-of-way width of sixty feet which collects traffic from the local streets and distributes them to the major collector or arterial system.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Utility & Mechanical Boxes: Shall be located within the landscape amenity strip.
- B. Light Poles & Traffic Lights: Shall be located within the landscape amenity strip. Light poles shall be on foot on center.
- C. Public Safety: Shall be located within the landscape amenity strip, unless otherwise determined.
- D. Sidewalk: Shall be 10 feet minimum width.

LANDSCAPING

- A. Tree Placement: See table 19.04.100 for compensation list of applicable tree species.
- B. Tree Planting Separation: Shall be 20 feet on center.
- C. Sidewalk: Shall be 10 feet minimum width.
- D. Paralel Side: Shall be 10 feet minimum width.

City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
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HELP ? ? ? ? ?

Sample Page 6

19.04.020

Street Schematics - 47' Residential Street

A street with which is designed to carry residential traffic between minor collectors.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Utility & Mechanical Boxes: Shall be located within the landscape amenity strip.
- B. Light Poles & Traffic Lights: Shall be located within the landscape amenity strip. Light poles shall be on foot on center.
- C. Public Safety: Shall be located within the landscape amenity strip, unless otherwise determined.
- D. Sidewalk: Shall be 10 feet minimum width.

LANDSCAPING

- A. Tree Placement: See table 19.04.100 for compensation list of applicable tree species.
- B. Tree Planting Separation: Shall be 20 feet on center.
- C. Sidewalk: Shall be 10 feet minimum width.
- D. Paralel Side: Shall be 10 feet minimum width.

City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
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HELP ? ? ? ? ?

Sample Page 7

19.04.020

Street Schematics - 47' Residential Street Narrow Lot

A street with which is designed to carry residential traffic between minor collectors.

Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

MECHANICAL FEATURES

- A. Light Poles & Traffic Lights: 10'
- B. Public Safety: 10'
- C. Tree Planting Zone: 10'

LANDSCAPING

- A. Sidewalk: 10 feet wide concrete path.
- B. Tree Placement: 10'
- C. Tree Planting Zone: 10 feet wide planting area.

City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

HELP ? ? ? ? ?

Sample Page 8

Connectivity

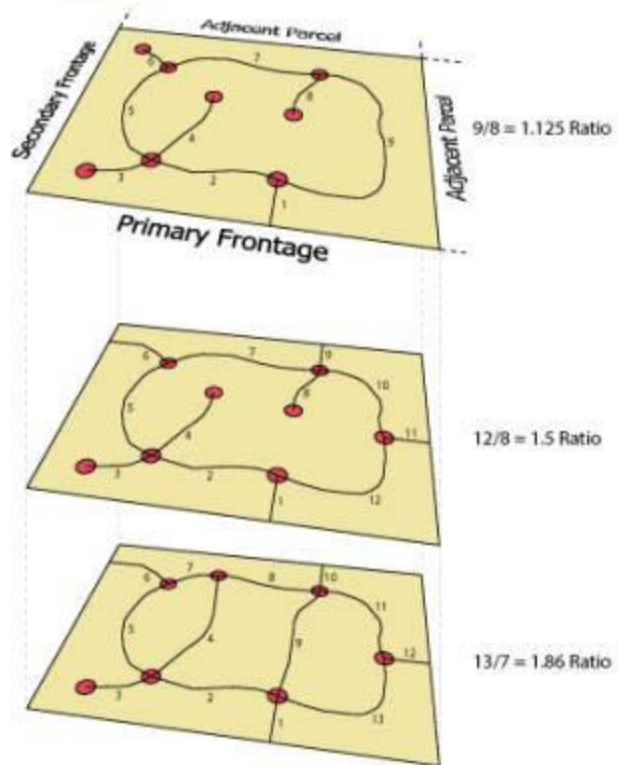
- Refers to links to major streets and adjacent communities.
- Calculated by dividing the number of “links” by “nodes”.
- Links are street sections and nodes are intersections.
- Communities with higher connectivity ratios have fewer vehicle-related fatalities and injuries, reduced vehicle miles traveled, reduced vehicle speed.
- Promotes pedestrian and bicyclist safety.



Connectivity

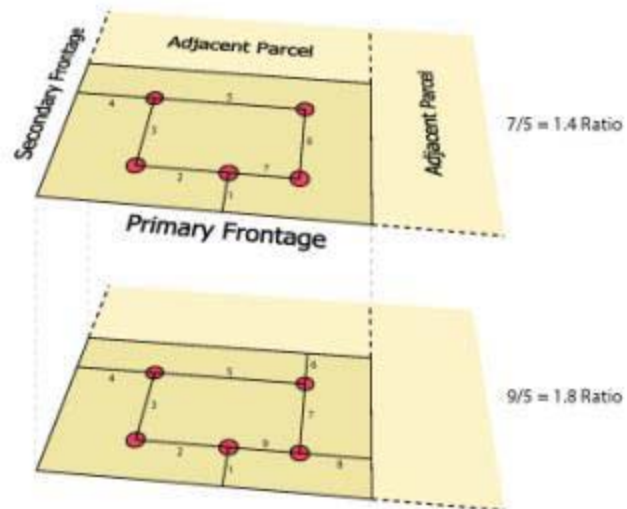
Links - 
Nodes - 

Links/Nodes = Connectivity Ratio



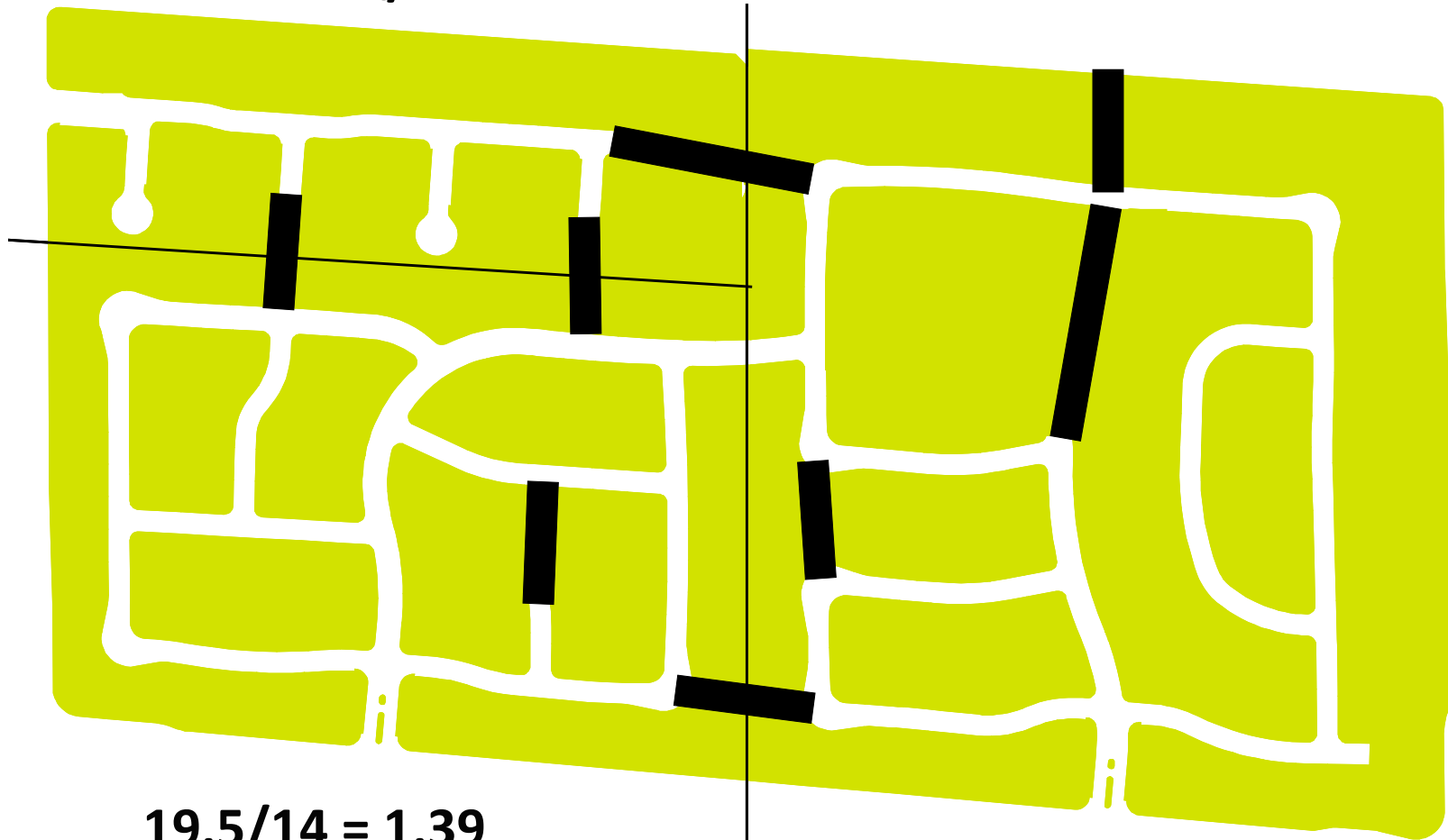
Links - 
Nodes - 

Links/Nodes = Connectivity Ratio



Connectivity

$$7.5/6 = 1.25$$



$$19.5/14 = 1.39$$
$$23/15 = 1.53$$

$$2085/134 = 15.56$$

Public Works

National Trends

- Return to an open “Grid” style roadway network.
- Enhanced connectivity within subdivisions.
- Reduced pavement widths.
- Set-back sidewalks with pedestrian buffer area.

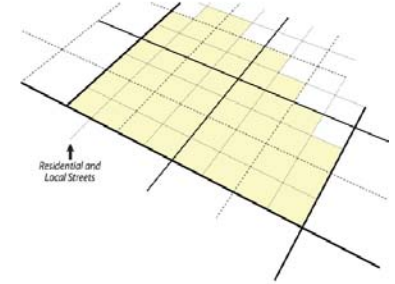
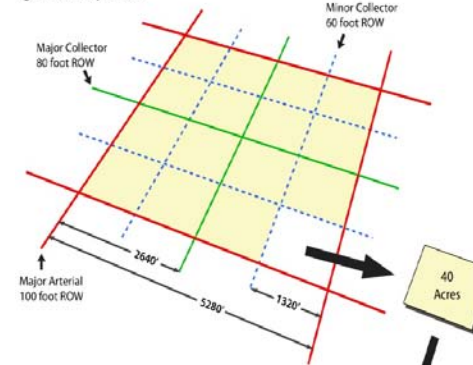
Public Works

Open Grid Network

- Primary Arterials on Section lines.
- Major Collectors on $\frac{1}{2}$ Section lines.
- New proposed Minor Collectors on $\frac{1}{4}$ Section lines (every 1,320 feet)

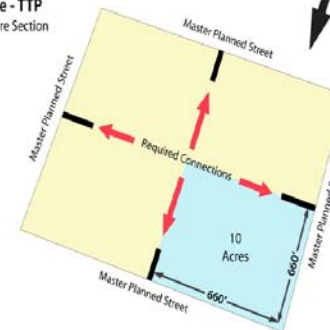
Master Planned Streets

Figure 1 - One Square Mile



Default Base - TTP

Figure 2 - 40 Acre Section

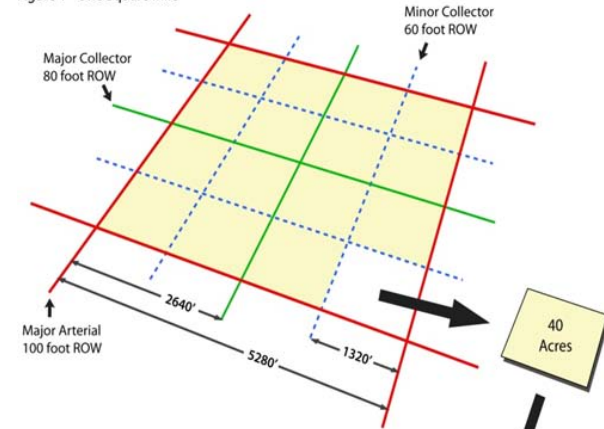


Public Works

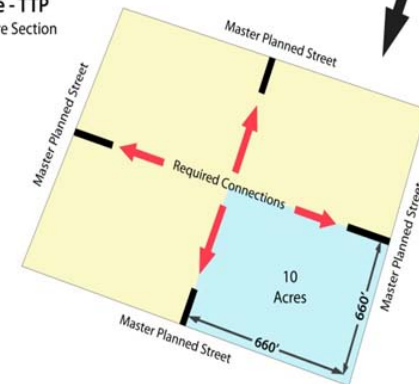
Open Grid Network

- Maximum block length of 660' can reduce travel distance from within - or around - subdivisions.
- Pedestrian access points can provide additional choices.

Figure 1 - One Square Mile



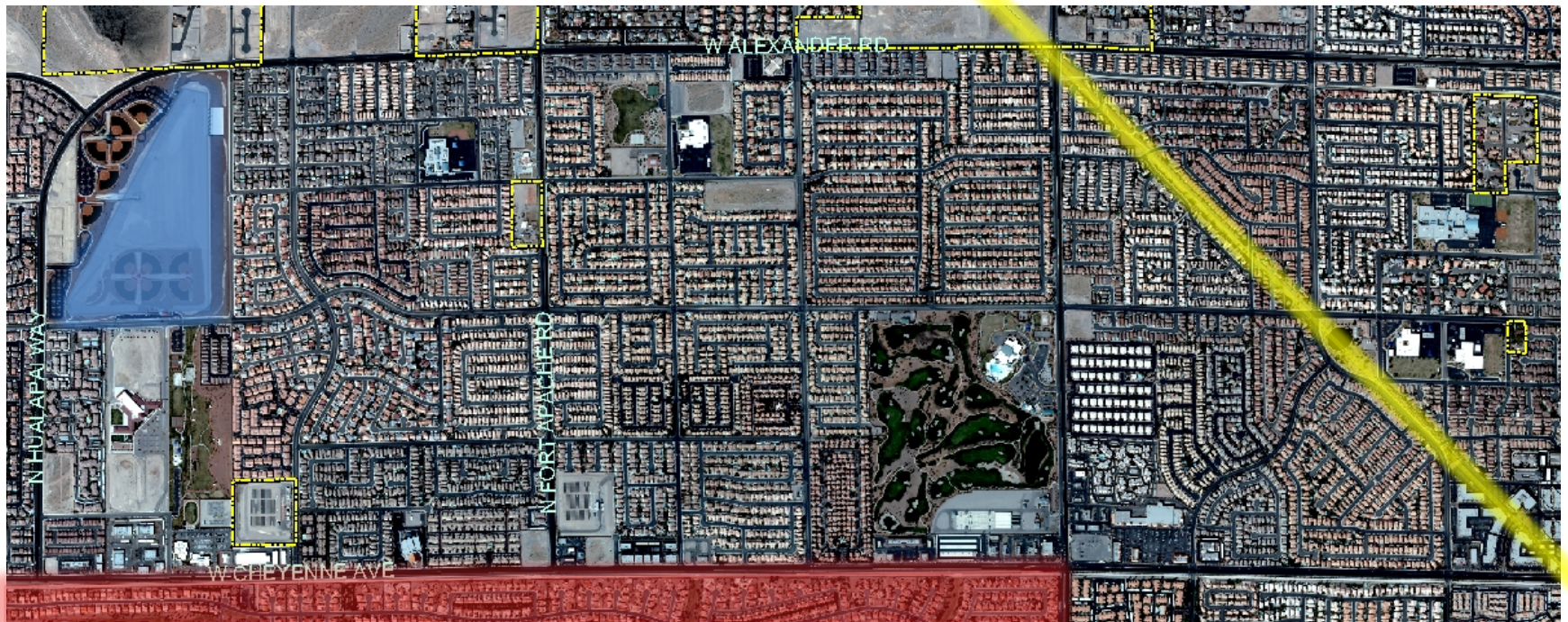
Default Base - TTP
Figure 2 - 40 Acre Section



Public Works

Open Grid Network

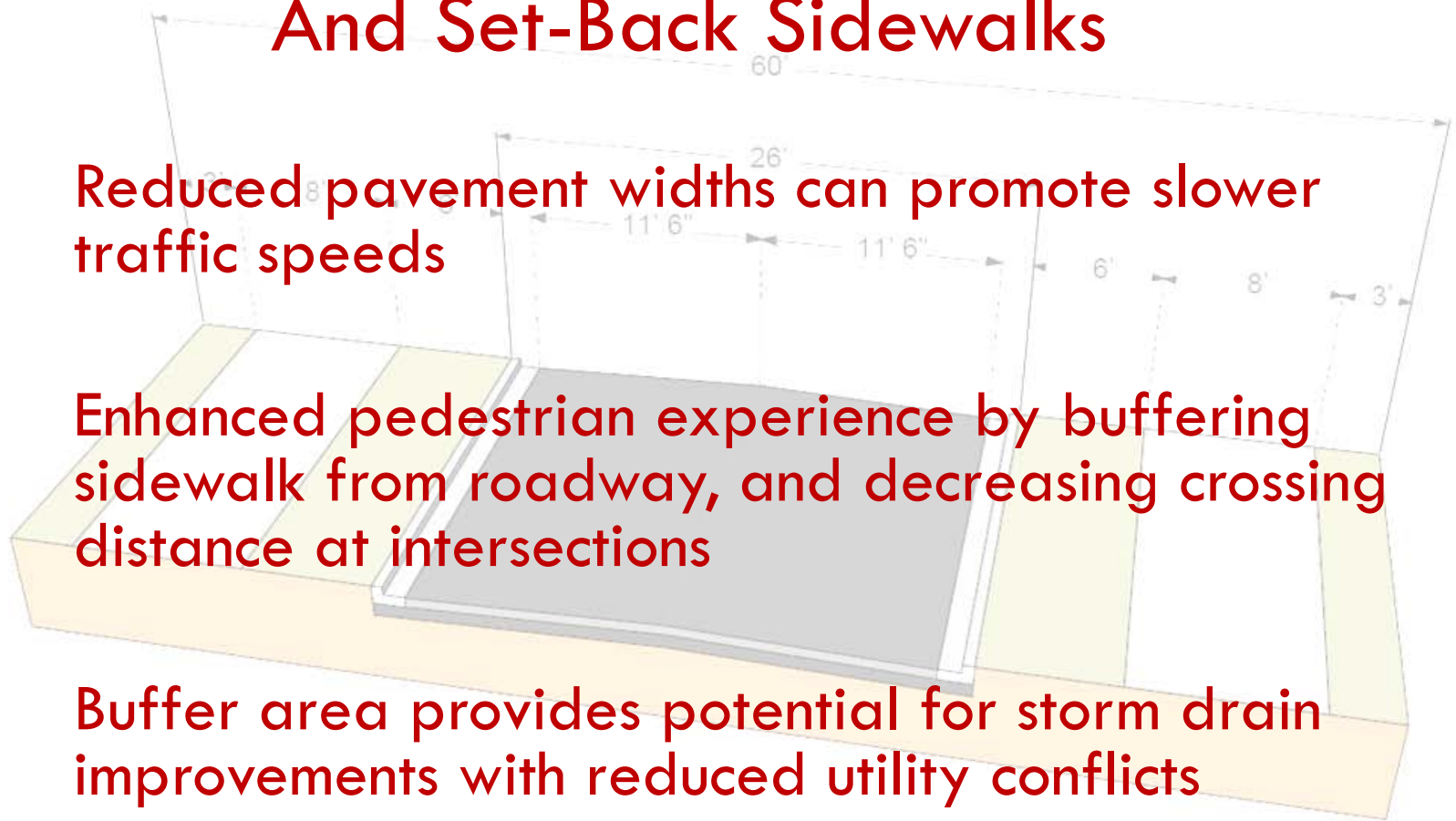
CLV – Cheyenne Avenue and Durango Drive Area



Public Works

Reduced Pavement Widths And Set-Back Sidewalks

- Reduced pavement widths can promote slower traffic speeds
- Enhanced pedestrian experience by buffering sidewalk from roadway, and decreasing crossing distance at intersections
- Buffer area provides potential for storm drain improvements with reduced utility conflicts



Timeline

- 09/23/10 Planning Commission review of chapters 19.00, 19.12, 19.14, 19.18.
- 10/21/10 Planning Commission review of chapters 19.06, 19.16.
- 11/18/10 Planning Commission review of chapters 19.04, 19.02, 19.08, 19.10 and action.
- 10/31/10 Open house meetings completed.
- 01/19/11 City Council review and action.

Conclusion

- Create a more user-friendly, holistic document that includes zoning, subdivision regulations, urban design and basic architectural standards in one document.
- Focus on regulating urban form by emphasizing the relationship of buildings to each other, the streetscape and open spaces.
- Focus on design of circulation and public space networks by facilitating pedestrian-friendly mixed-use developments.
- Ensure compatibility with the City of Las Vegas Sustainability Initiative.
- Public feedback after rollout.

CITY COUNCIL-PLANNING COMMISSION WORKSHOP ON SUSTAINABILITY



9.20.10

October 3, 2007 PC-CC Workshop

- ✓ Adopt Sustainability Plan
- ✗ Examine Costs of Urban Expansion
- ✓ Perform Code Audit
- ✓ Evaluate Incentives and Mandates for Green Building
- ✓ Promote Green Building Benefits to homeowners
- ✗ Adopt Heat Island Mitigation Plan
- ✓ Establish Tree Planting Program
- ✗ Prepare CLV Best Practices Report

Council/PC Sustainability Actions

- ▣ Leadership in Triple Bottom Line
 - ▣ City operations
 - ▣ Community programs
 - ▣ City codes, regulations
- ▣ Council Action
 - ▣ Climate Protection Resolution (R-57-2006)
 - ▣ Green Building Resolution (R-81-2006)
 - ▣ **2007 PC-CC Workshop on Sustainability**
 - ▣ Sustainable Energy Strategy (R-50-2008)
 - ▣ Urban Forestry Initiative (R-26-2008)

Martin L. King Blvd– BEFORE

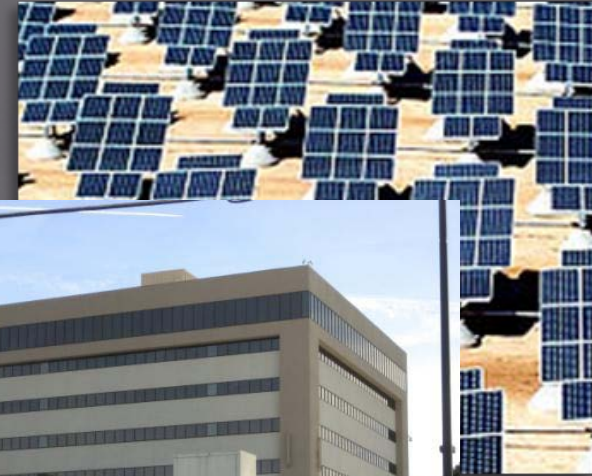


Martin L. King Blvd- AFTER



City Operations

- ▣ Renewable Energy
- ▣ Energy Conservation
- ▣ Green Buildings
- ▣ Sustainable Practices



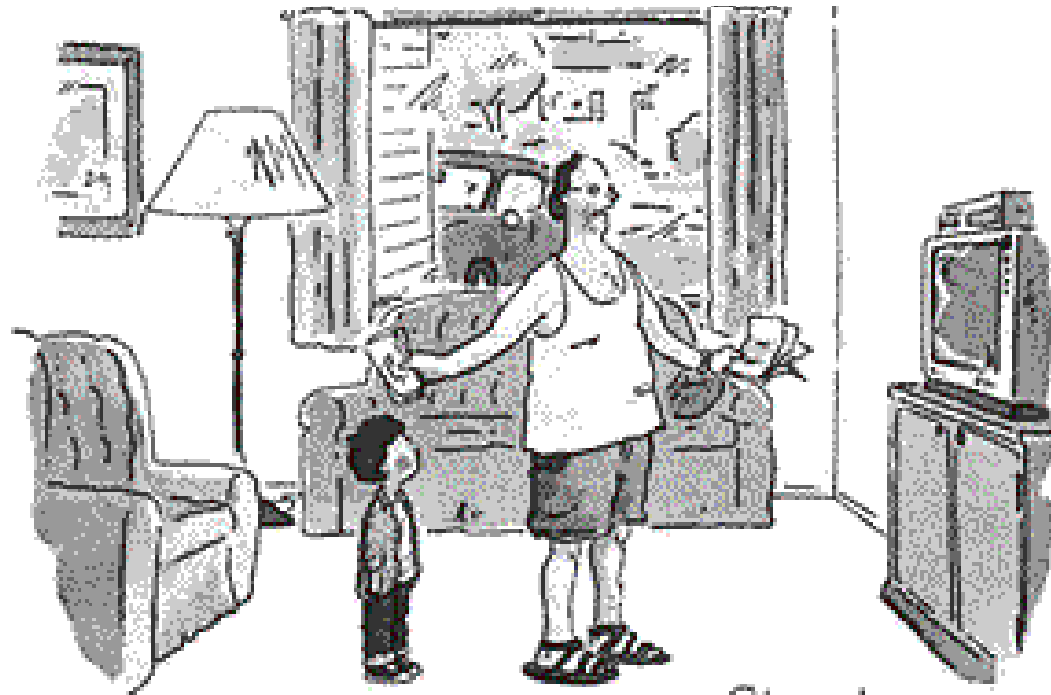
CELEBRATE
City Employees Lowering Energy cost By Recycling And Tracking Efficiency

Community Programs



- ▣ HomeFree Nevada
 - 600 home energy audits
 - 75 retrofits
- ▣ Green Chips
 - Revolving Loan Fund for retrofits
 - Community retrofits

Consumerism



Shanahan

"Someday, son, all this will be mine."

Consumerism

- ▣ In the U.S., we constitute 5% of the world's population but consume 24% of the world's energy.
- ▣ The average American requires 195 lbs of material extraction each day to sustain their standard of living.
- ▣ In the U.S., we throw out 200,000 tons of edible food daily – food waste accounts for $\frac{1}{4}$ of freshwater consumption and 300 million barrels of oil annually.

Consumerism

- ▣ Fifty percent of the wetlands, 90% of the northwestern old-growth forests, and 99% of the tall-grass prairie have been destroyed in the last 200 years.
- ▣ Every day an estimated nine square miles of rural land are lost to development.

Consumerism

- ▣ Argument 1: As resources become scarce, market prices will adjust and through technology less expensive alternatives will emerge.
- ▣ Argument 2: 1.7 billion members of the “consumer class,” 40% in developing nations, we cannot be sustainable unless we reduce consumption.
- ▣ Option 3: Apply technology to triple bottom line

City Codes: Title 19

- ▣ Consolidated Zoning Districts
- ▣ Complete Streets

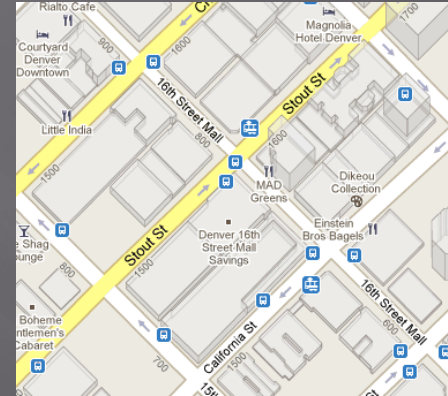


City Codes: Title 19

- ▣ Increased connectivity



- ▣ Parking lot landscaping



- ▣ Stormwater Management



Continuing Work

- ▣ Sustainability Planning
- ▣ Implementation of Council Resolutions
- ▣ Expansion of Green Building Program
- ▣ Recycling
- ▣ Results
 - Job Creation
 - Reduction in energy consumption, emissions, cost
 - Increased use of renewable energy
 - Increased density, connectivity, multimodalism, and sustainable urban design

Walkable Community Plans

City Council & Planning Commission

Joint Workshop

20 September 2010



Joint Workshop: March 2009



- APA “Great Places” award program started in 2007
- Confers awards to great neighborhoods, great streets



Qualities of Great Neighborhoods

- Functional attributes of day-to-day living
- Accommodates multiple modes of transportation
- Visually interesting design and architecture; memorable character
- Encourages human contact and social activities
- Promotes sustainability



Why Great Neighborhoods?

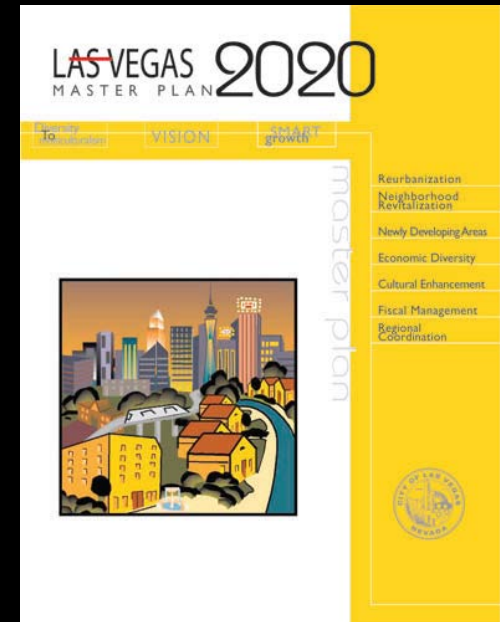
World-Class Cities Have Memorable Neighborhoods



Why Great Communities?

Las Vegas 2020 Master Plan:

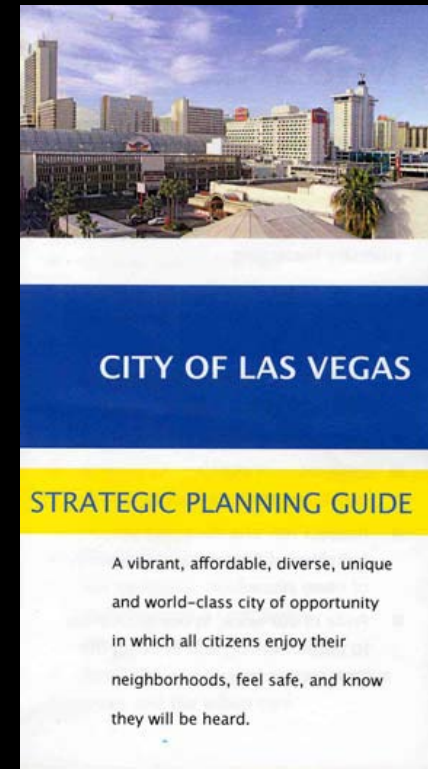
- Walkable communities be promoted in areas of reinvestment
- Distinguish neighborhoods through urban design
- Continue to improve streetscape enhancements in urbanized areas
- Evaluate potential for improvements that will make neighborhoods more desirable



Why Great Communities?

City of Las Vegas Strategic Plan:

- Support and encourage sustainability, livability, and pride in our neighborhoods
- Revitalize and invigorate our mature areas and urban core
- Promote healthy lifestyles for all segments of the community



Why Great Communities?

Climate Protection Resolution (R-57-2006)

- Adopt policies that create walkable communities
- Promote transportation options
- Reduce emissions
- Promote tree planting to increase shading



Why Great Communities?

Neighborhoods of Lasting Value:

- Preserve value for residents
- Maintain and enhance the city's tax base

are we building this...



...or this?

Why Great Communities?

Improved neighborhoods and streets =
Improved quality of life for residents



Walkable Communities Are Great Communities

Great communities:

- Have the functional attributes of day-to-day living
- Accommodate multiple modes of transportation
- Encourage human contact and social activities
- Promote sustainability



Why Walkable Communities?

Benefits:

- Convenience for residents
- Encourage alternative transportation modes
- Reduced congestion, VMT's
- Improved air quality
- Increased tree canopy
- Health benefits for children, adults



What Makes a Community Walkable?

Pedestrian facilities: Sidewalks, shade, safety



What Makes a Community Walkable?

Amenities: Grocery store, drugstore, restaurants, schools, parks, library



How Do We Start?

- **New neighborhoods:** Uniform Development Code will encourage walkable neighborhoods through connectivity standards, street standards
- **Existing neighborhoods:** Develop Walkable Community Plans that enhance existing facilities and neighborhood amenities



How Are Walkable Community Areas Selected?

5 types of walkable neighborhoods:

(Christopher Leinberger – ULI)

1. Traditional downtown (Downtown)
2. Downtown adjacent (West Las Vegas)
3. Suburban town center (Centennial Hills)
4. Suburban redevelopment
5. Suburban greenfield (Kyle Canyon)



How Are Walkable Community Areas Selected?

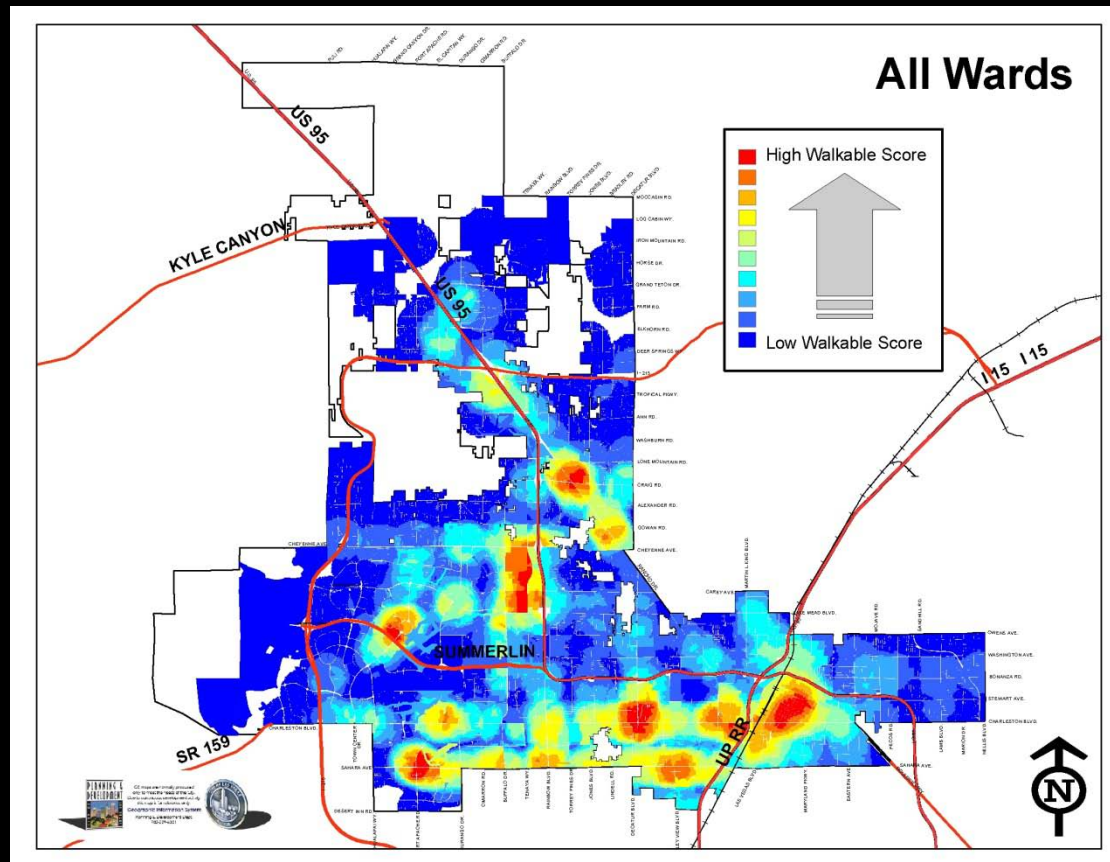
Existing Community Qualities:

- Density – single & multifamily
- Close proximity to commercial
- Civic amenities
- Transit opportunities
- Potential for implementation



How Are Walkable Community Areas Selected?

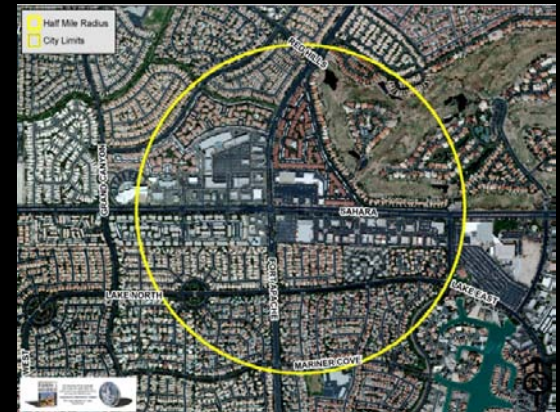
Identify existing areas with “good bones”



What is a Walkable Community Plan?

Walkable Community Plans:

- Develop boundaries of plan area (10-minute walk)
- Assess existing conditions
- Work with residents to identify needed improvements: sidewalk network, shade, crosswalks, etc.
- Develop an implementation plan
- Pursue grants and other funding opportunities



What is a Walkable Community Plan?

Assessment of existing conditions:

- Sidewalk network
- Bike lanes
- Shade/street trees
- Crosswalks
- Transit/bus shelters
- Neighborhood amenities/land use



What is a Walkable Community Plan?

Public input:

- Destinations
- Safety
- Comfort
- Amenities
- Enhancements



What is a Walkable Community Plan?

Implementation:

- List of action items
- Adoption by City Council
- Coordination with capital projects
- Seek grant funding for “shovel-ready” projects



Public Input Process

Initial strategy:

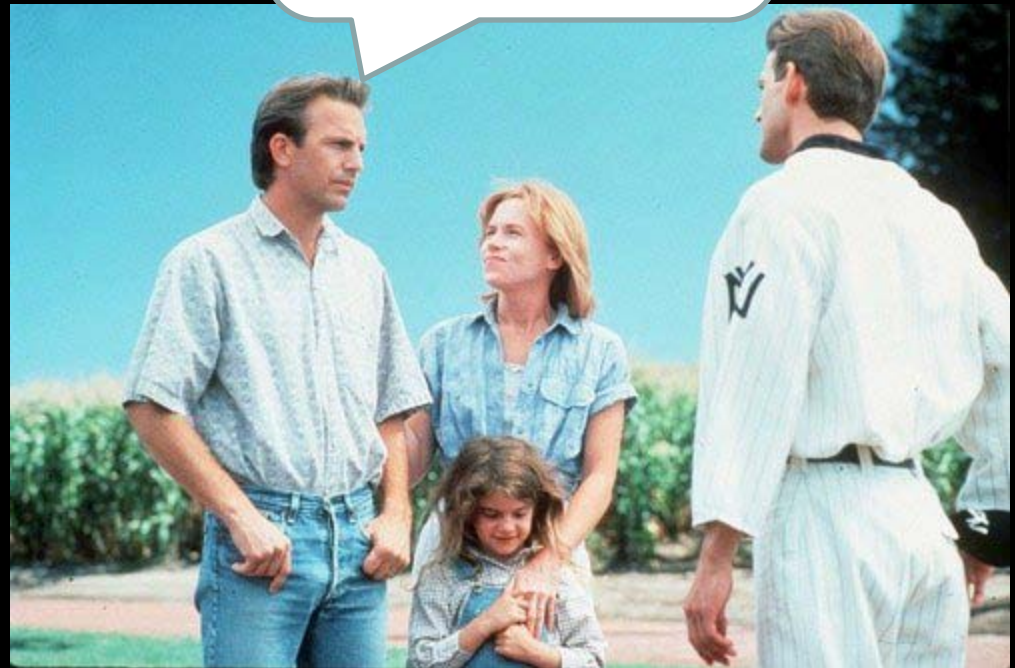
- Schedule a public meeting
- Send postcards to residents
- Send postcards to neighborhood associations
- Wait for the overwhelming response!



Public Input Process

We were like Kevin Costner's character in "Field of Dreams"....

If you hold a meeting, they will come....



Public Input Process

....but after mailing
hundreds of postcards
and putting up flyers,
very few residents
attended.



(sound of crickets)

Public Input Process

New and improved strategy:
Instead of bringing them to us – we go to them



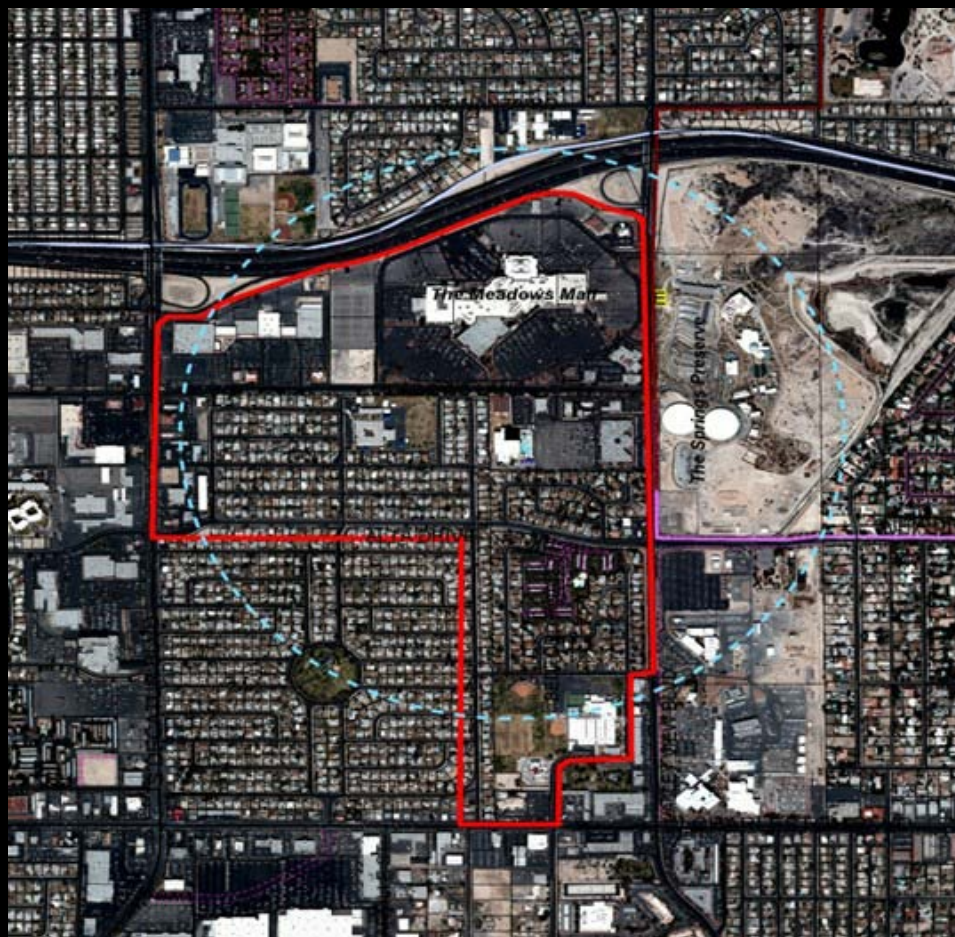
Public Input Process

New strategy:

- Attended 17 neighborhood association meetings in April and May 2010
- Attended transit fair at mall, booth at 5K race, back-to-school fairs
- Distributed comment cards at stores and shopping centers
- Developed online survey



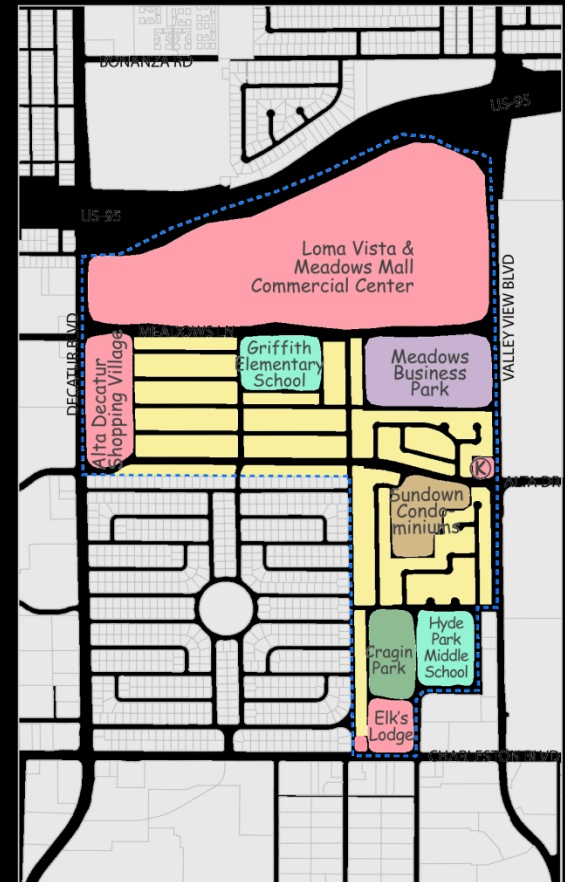
Meadows Walkable Community Plan



Meadows Walkable Community Plan

Amenities:

- Park, YMCA, Springs Preserve
- 2 Schools
- Banks, drug store, retail
- Restaurants
- Regional mall
- General office, medical office



Public Input: Meadows

Residents suggested the following:

- Crosswalks and sidewalks on Meadows Lane; opening in wall for pedestrians
- Shade trees along sidewalks
- Improve/add crosswalks
- Slow traffic, add medians, distinguish bicycle lanes on Alta
- Benches for people to rest
- Additional bus shelters
- Personal safety issues (crime)
- Grocery store to replace Von's



Meadows Mall Site

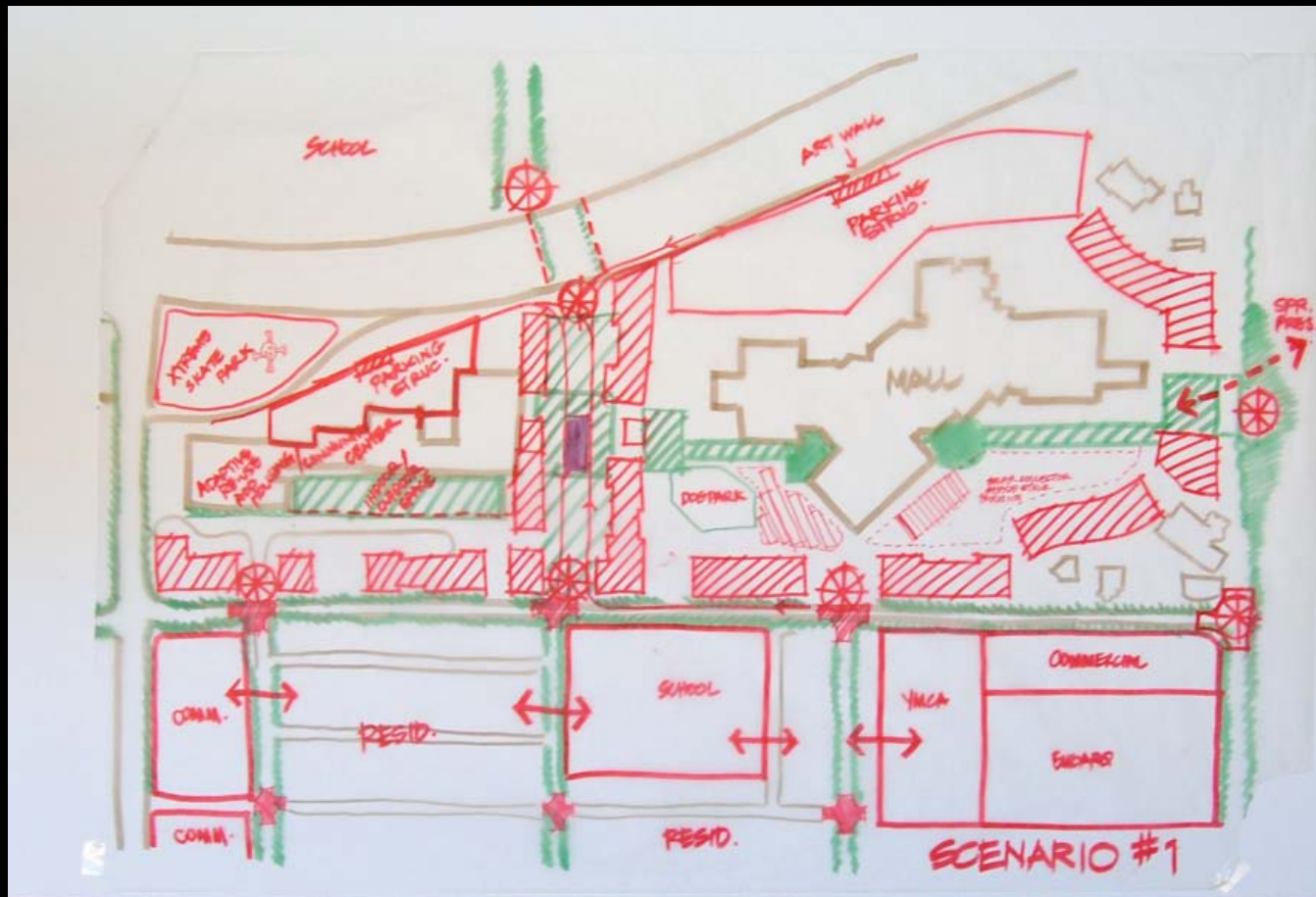
Green Council: 3 scenarios

- Scenario 1 – Mall remains in place
- Scenario 2 – Mall partially rebuilt
- Scenario 3 – Mall site completely redeveloped



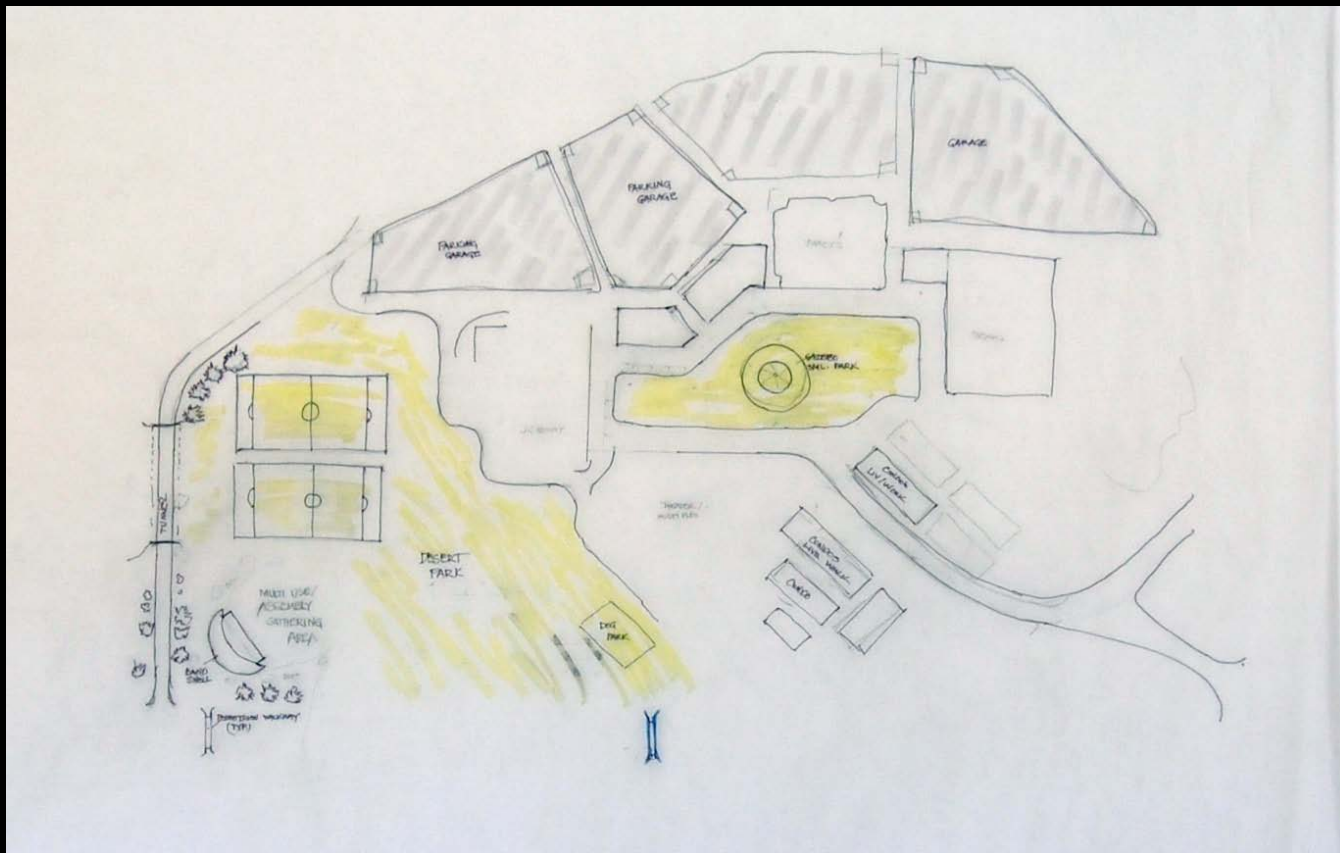
Meadows Mall Site

Scenario 1: Leave the mall in place



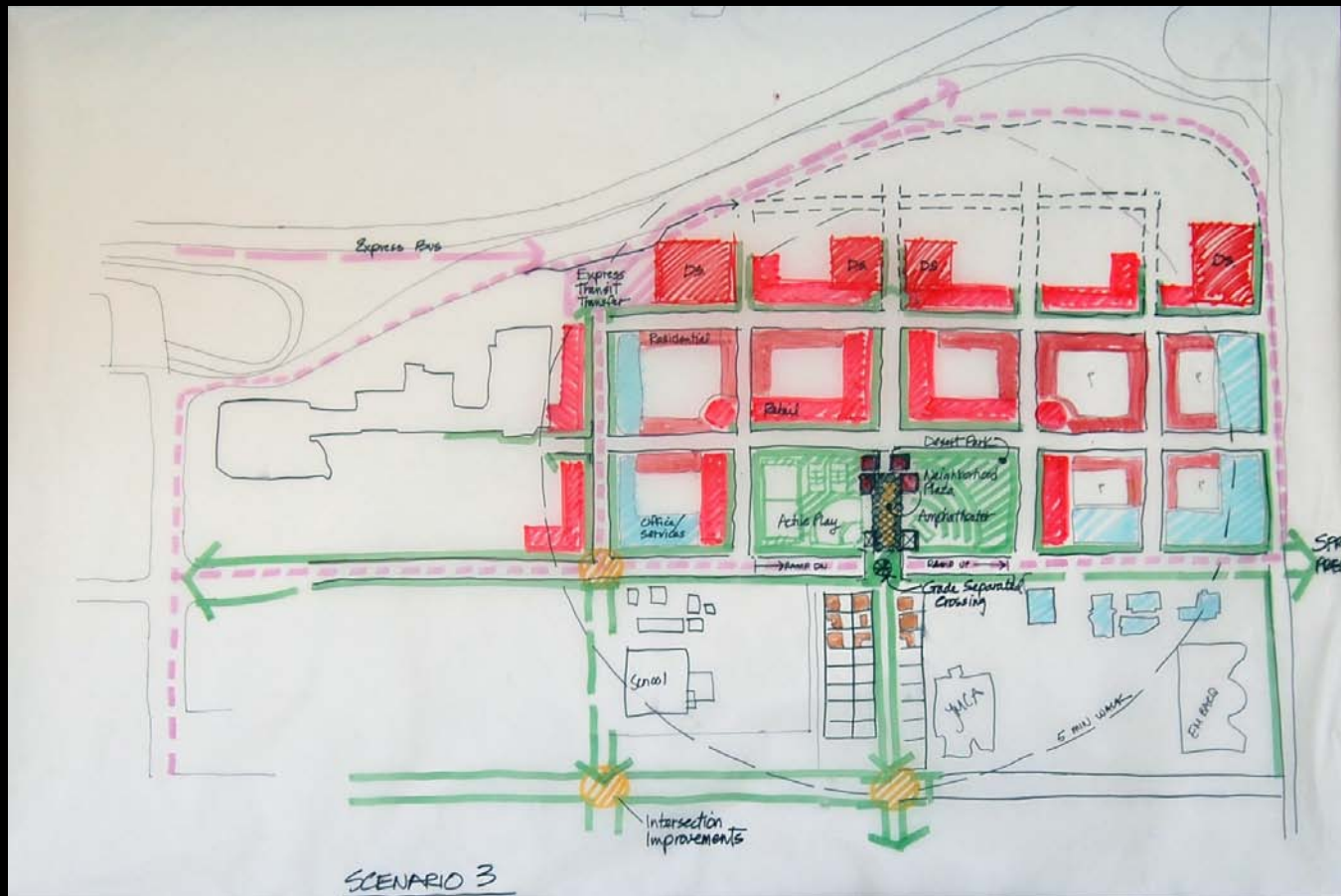
Meadows Mall Site

Scenario 2: Mall partially rebuilt



Meadows Mall Site

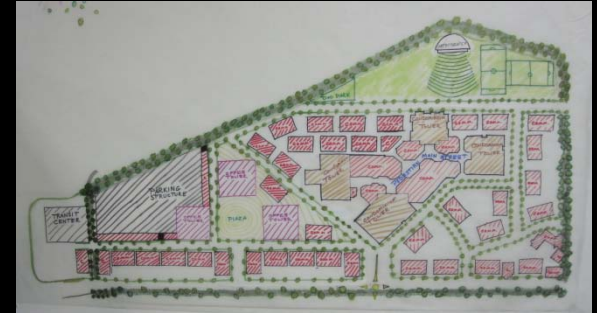
Scenario 3: Mall site completely redeveloped



Meadows Mall Site

Scenarios indicate:

- No changes needed to zoning district, land use, mixed-use parking requirements
- Changes needed to setbacks, lot coverage, residential adjacency
- Improvements needed to Meadows Lane, pedestrian circulation
- Need connection to transit



Recommendations: Meadows

Action items:

- Street-by-street recommendations
- Connectivity – continuous pedestrian & bike routes
- Safe circulation – crosswalks, lighting
- Comfort – shade, benches
- Uses – needs, redevelopment opportunities



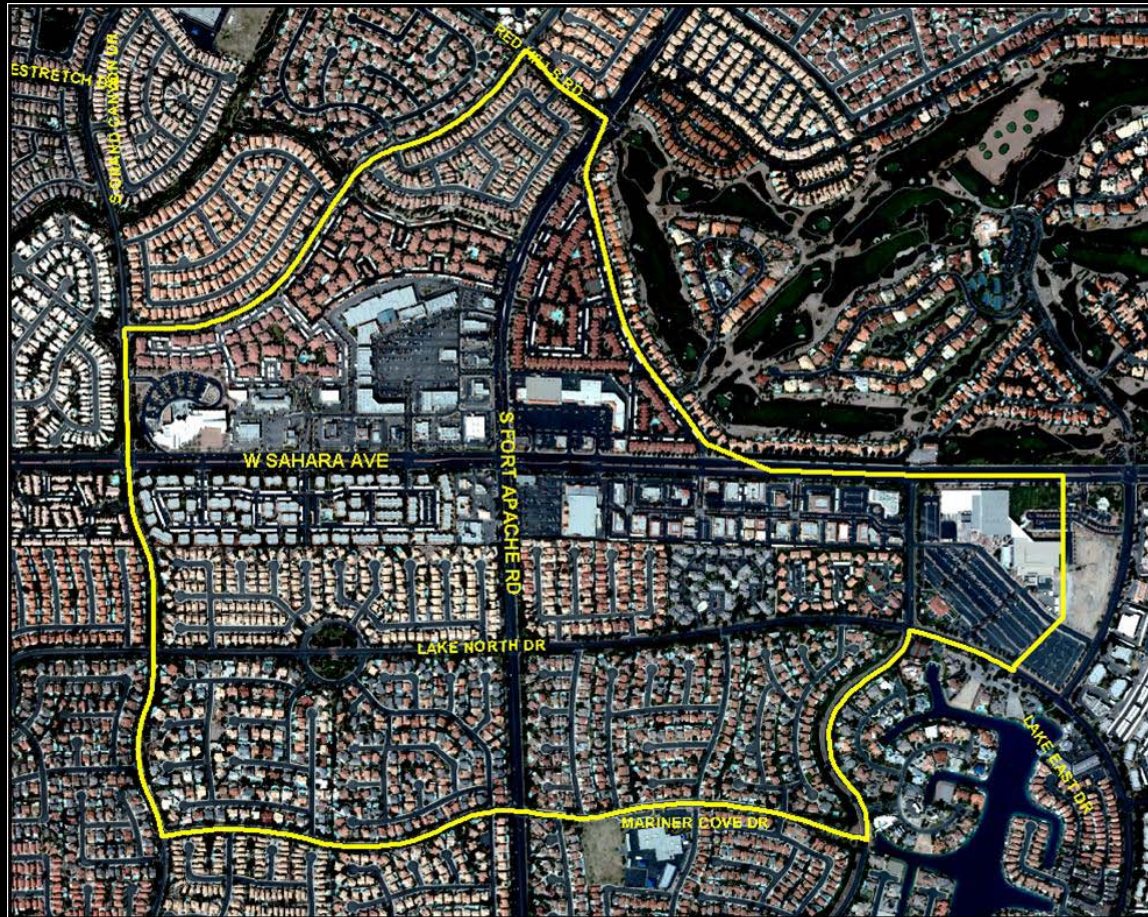
Implementation: Meadows

Implementation schedule:

- Review draft plan with residents Sept./Oct.
- Review by Planning Commission, adoption of plan by City Council
- Coordinate improvements with other capital projects or private development
- Seek grant funding for shovel-ready projects



Sahara West Walkable Community Plan



Sahara West Walkable Community Plan

Amenities:

- Library, parks
- School
- Banks, drug stores, retail
- Grocery store
- Restaurants
- Movie theater
- General office, medical offices



Public Input: Sahara West

Residents suggested the following:

- Complete the sidewalk network
- Install additional crosswalks on Ft. Apache, make crosswalks safer
- Reduce traffic speeds
- Provide pedestrian bridge over Sahara to bus stop across from Citibank
- Additional pedestrian lighting needed
- Bus stop at Sahara & Ft. Apache is too close to the intersection
- Need additional shade trees along sidewalk



Recommendations: Sahara West

Action items:

- Street-by-street recommendations
- Connectivity – uninterrupted pedestrian/bike routes
- Safe circulation – crosswalks, lighting
- Comfort – shade, benches
- Uses – needs, redevelopment opportunities



Implementation: Sahara West

Implementation schedule:

- Review draft plan with residents Sept./Oct.
- Review by Planning Commission, adoption of plan by City Council
- Coordinate improvements with other capital projects or private development
- Seek grant funding for shovel-ready projects



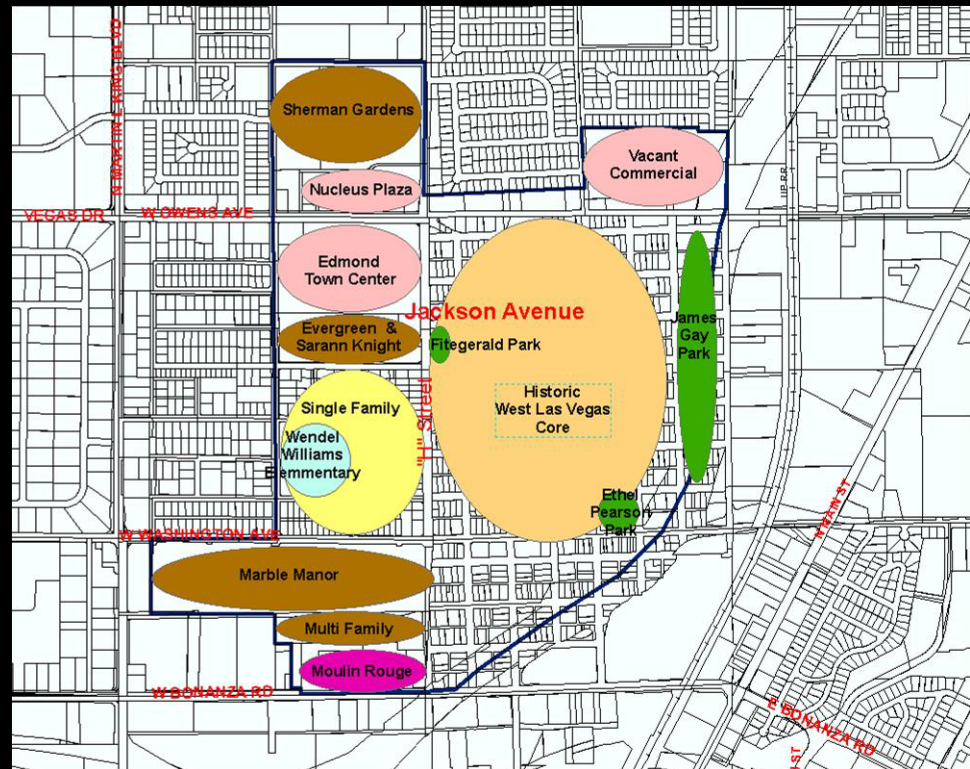
Future Walkable Community Plans: Jackson Avenue



Future Walkable Community Plans: Jackson Avenue

Amenities:

- Parks
- School
- General retail
- Grocery store
- Restaurants
- Churches



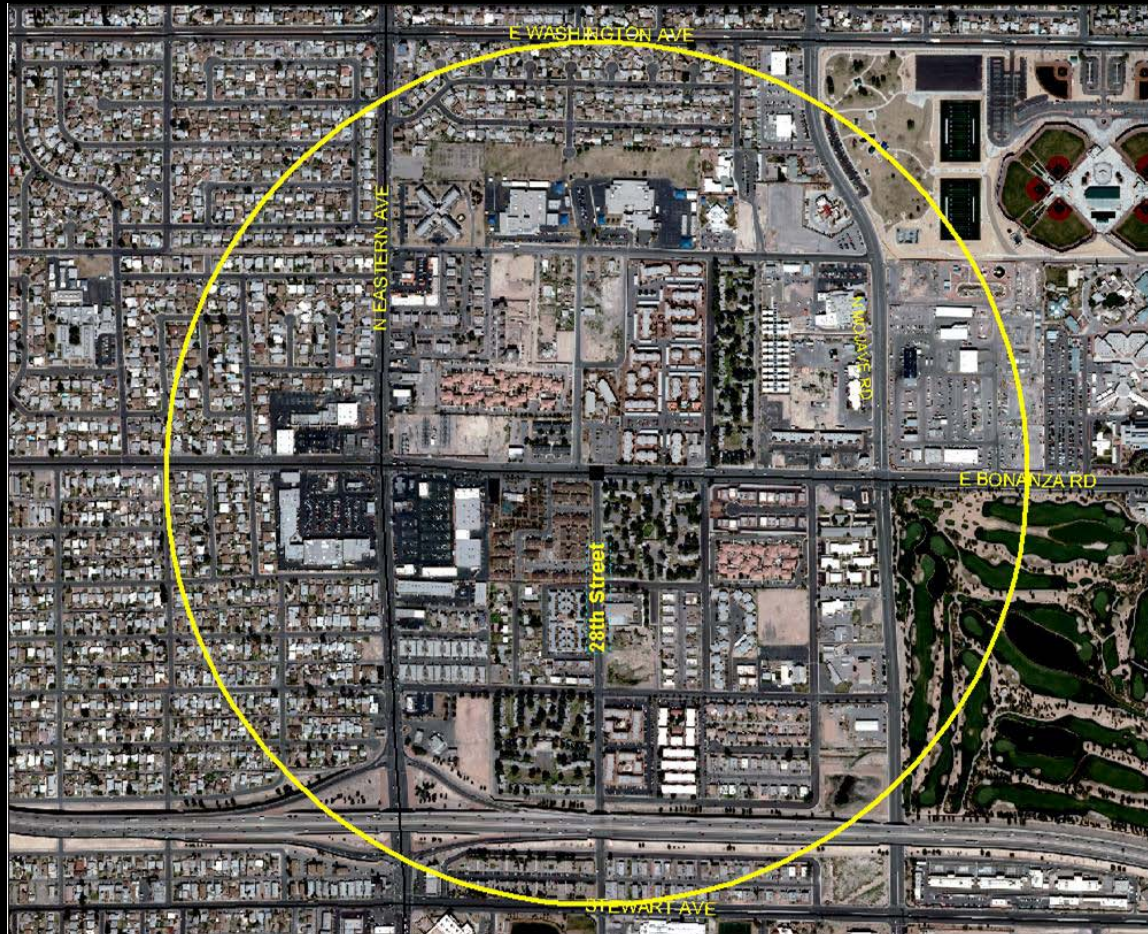
Future Walkable Community Plans: Jackson Avenue

Schedule:

- Initial survey and data collection underway
- Fall 2010 – public input sessions with residents
- Spring 2011 – present draft plan to residents for comment
- Late Spring 2011 – review by Planning Commission & City Council



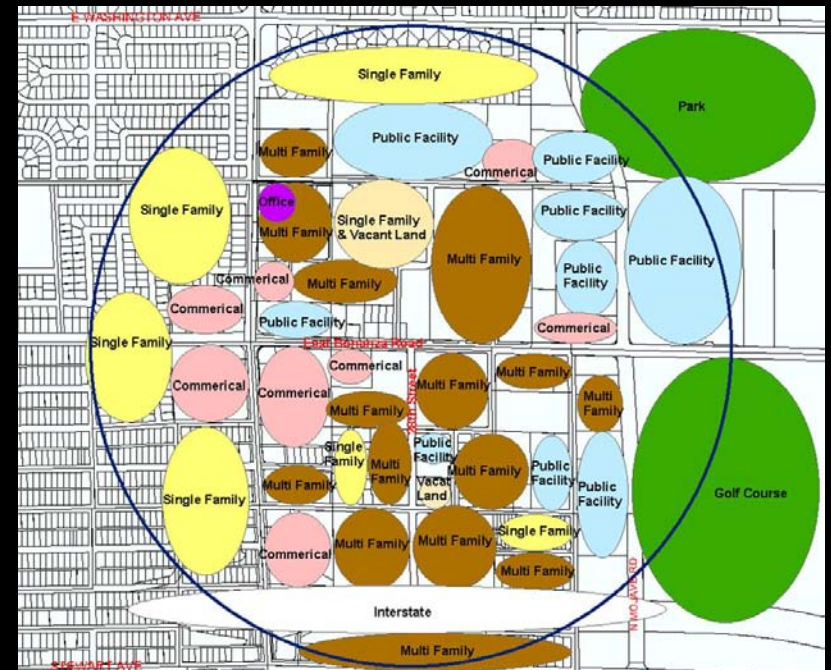
Future Walkable Community Plans: 28th Street



Future Walkable Community Plans: 28th Street

Amenities:

- Park, golf course
- 2 schools
- General retail
- Bank, offices
- Grocery store
- Housing Authority has retained an architecture firm to redevelop their properties as an affordable, mixed-use, mixed income community



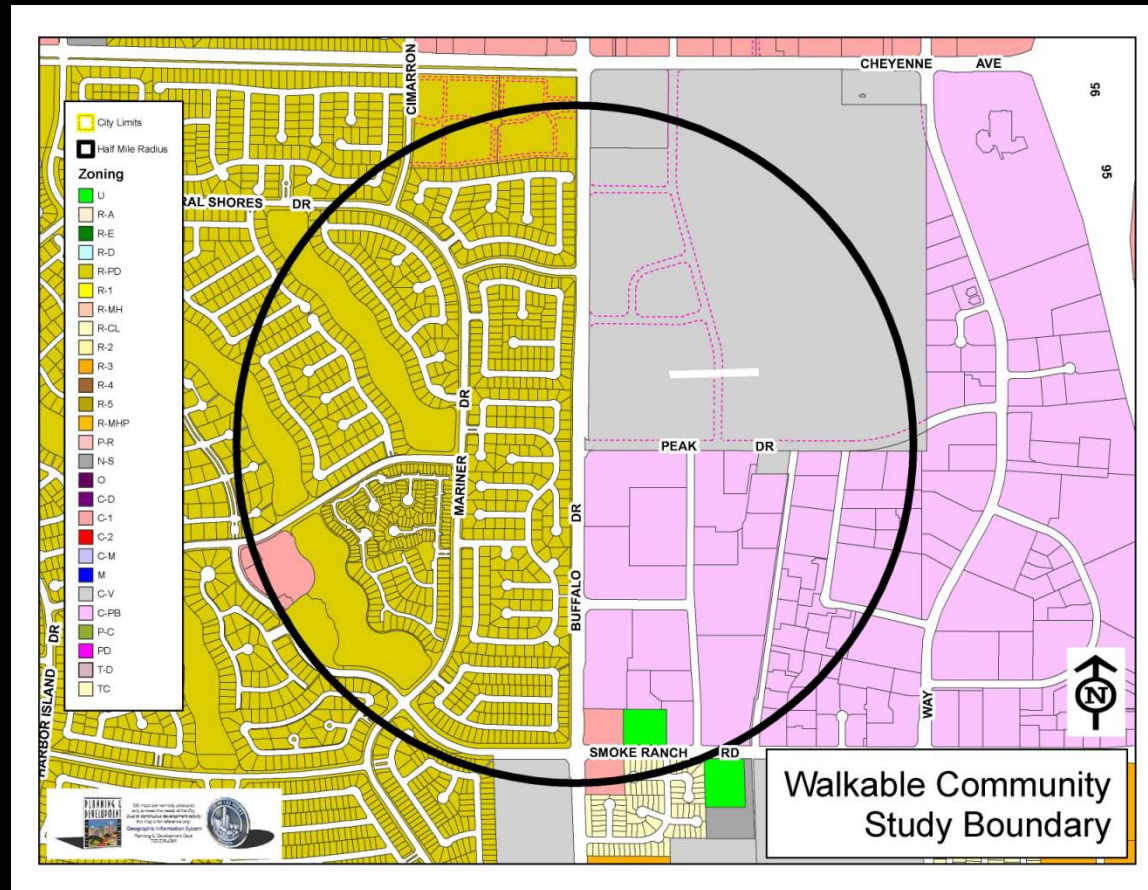
Future Walkable Community Plans: 28th Street

Schedule:

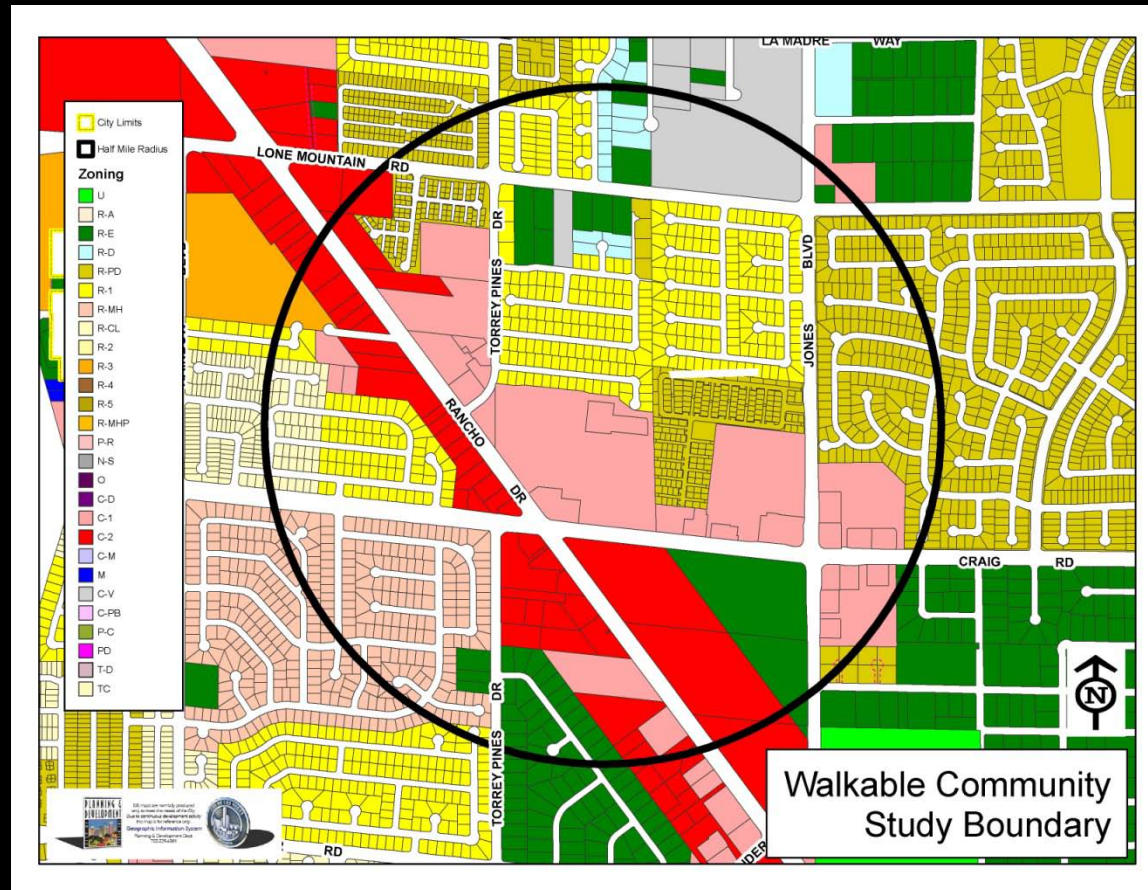
- Initial survey and data collection underway
- Spring 2011 – public input sessions with residents
- Summer 2011 – present draft plan to residents for comment
- Fall 2011 – review by Planning Commission & City Council



Future Walkable Community Plans: Buffalo Drive



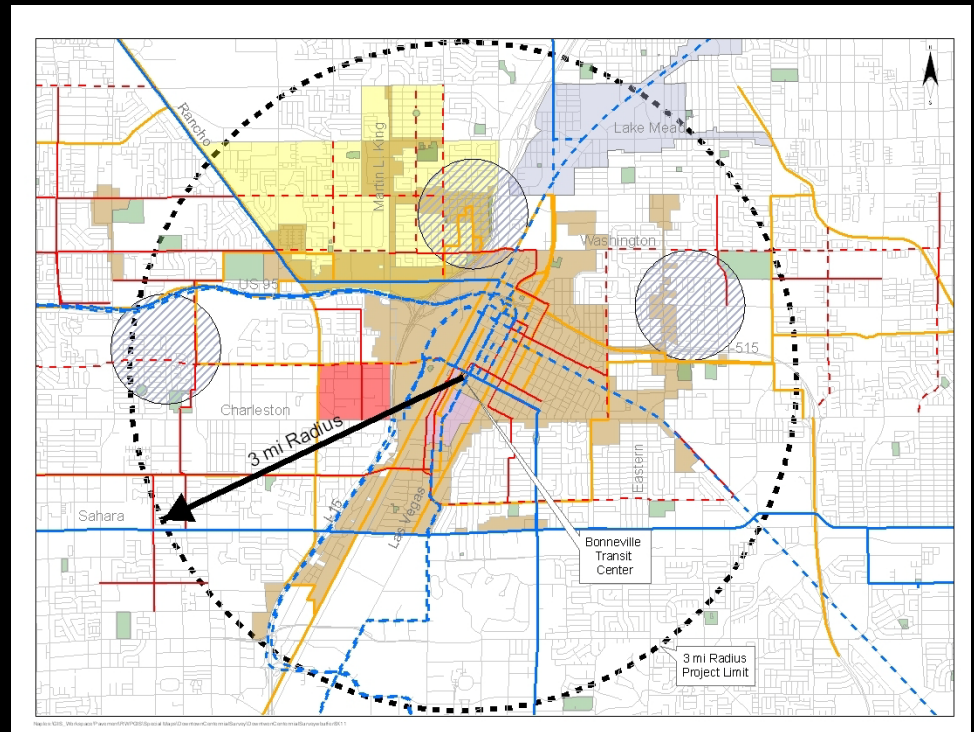
Future Walkable Community Plans: Rancho Drive



Other Efforts

DOT/HUD Community Challenge Planning Grant

- Planning grant to align transit, pedestrian & bike networks, land use
- CLV partnership with RTC
- \$400,000 request with \$100,000 match
- Federal sustainability programs to be discussed at APA conference



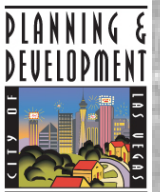
Walkable Community Plans

- Implement the Las Vegas 2020 Master Plan
- Accomplish the goals of the strategic plan
- Implement sustainability
- Create great communities

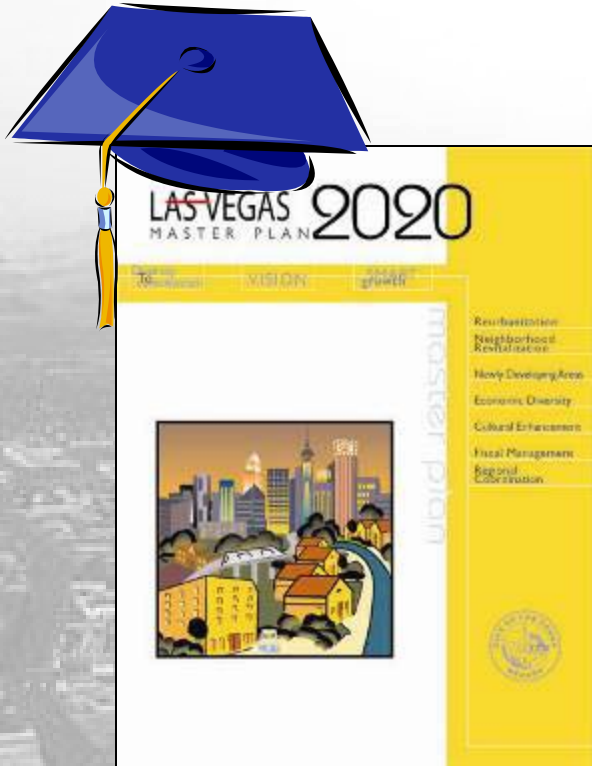


citizens' academy of planning

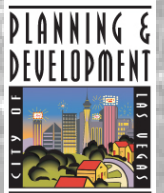
**planning commission & city council
joint workshop
september 20th, 2010**



citizens' academy of planning



- get ready to put
your *c.a.p.* on!



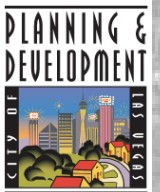
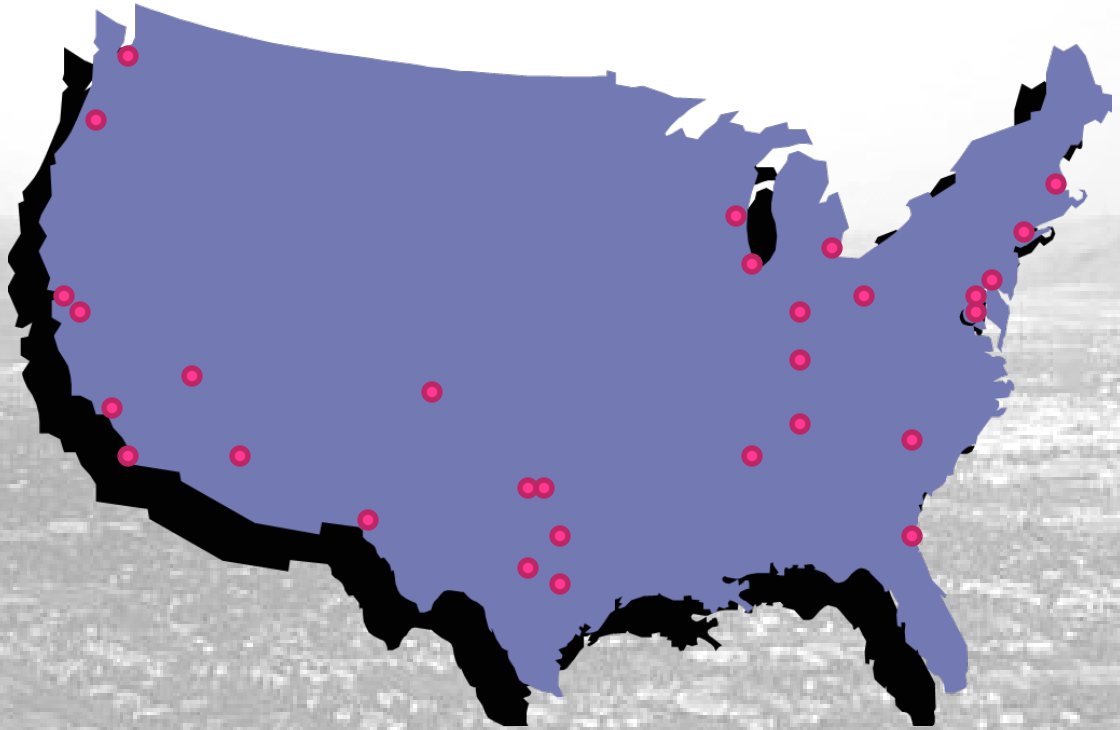
background

- what is a citizens' planning academy?
 - an educational program designed to give community members an overview of the major elements that make up the planning process
 - provides educational outreach opportunities to community members that strengthen institutions and relationships, and support healthy and sustainable communities
 - programs typically function similarly to continuing education courses



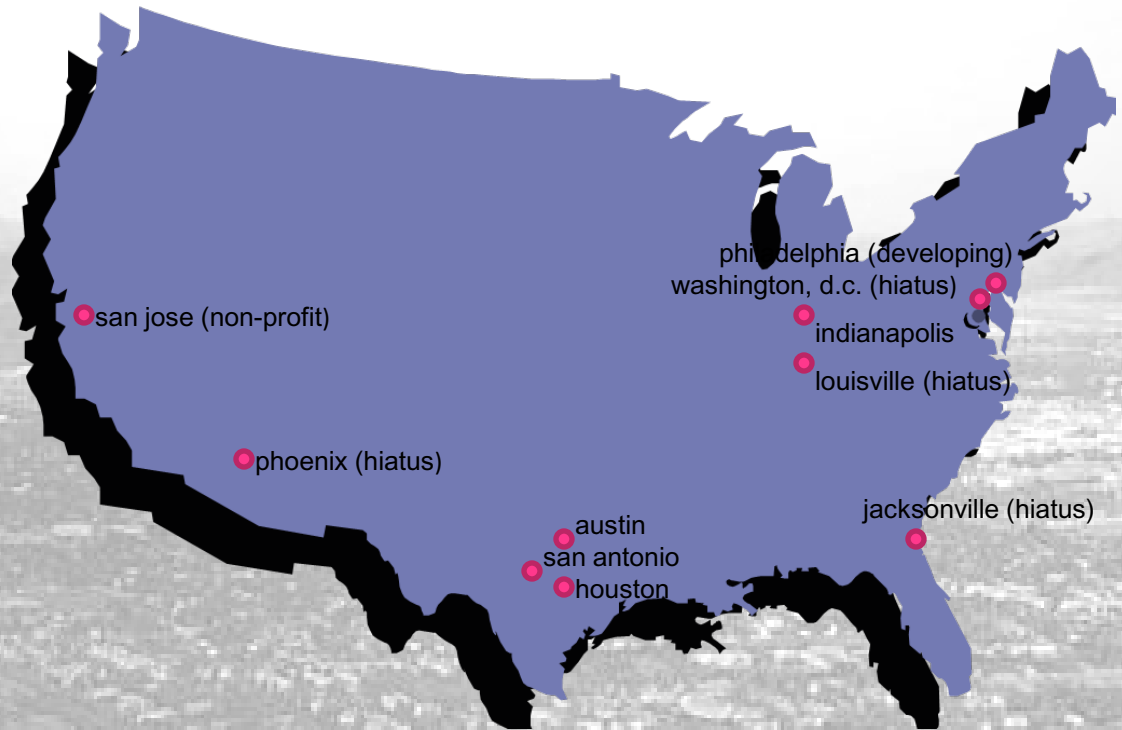
background

-planning reviewed the top 30 most populous cities in the county to determine where planning academies were offered



background

- of the cities examined, ten are at some point in the process of establishing a planning academy
- some are operational, others are in development and others are on hiatus



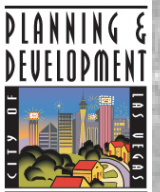
benefits

- create familiarity with the terms and concepts for more informed input
- address concerns or current trends - provide beneficial information to customers, community and stakeholders
- create awareness surrounding the zoning and entitlement process
- create advocates for sound planning practice within a creative local government context



proposal

- no-cost curriculum offered to the public
- 10 courses will be offered
- each course will be a one hour presentation and a 30-minute discussion session
- one course will be offered per week
- courses will be held over a 10-week period commencing in january 2011
- capacity of each course will be 25-30 members of the public
- members chosen from applicants sought through ward newsletters, channel 2 and other outreach
- topics will surround key city of las vegas planning elements



history of planning

course #1

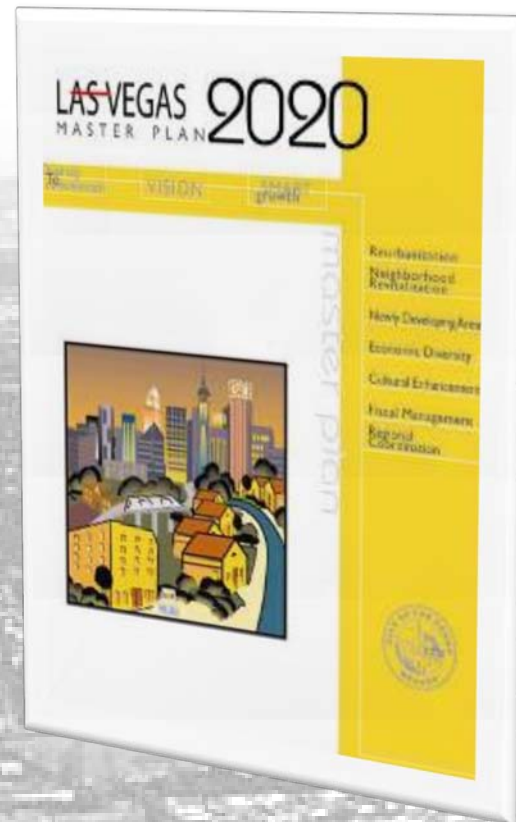
- origins of land use controls
- land use measures in nevada
- land use measures in las vegas
- basics of land use
- basics of development standards
- zoning entitlements
- division of property



master plan

course #2

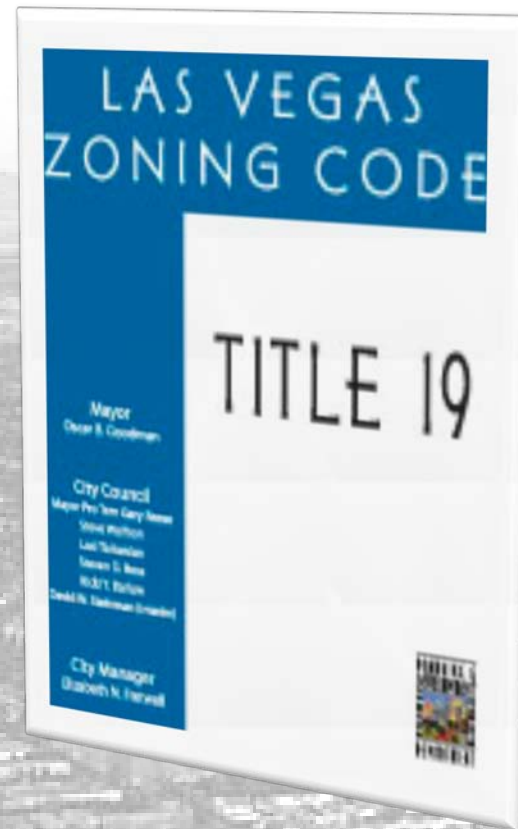
- overview
- nrs requirements
- maintenance
- policies
- various elements
- implementation
- general plan effect on zoning



title 19

course #3

- zoning code overview
- zoning districts
- land use
- setbacks
- design standards
- signage
- introduction to new form based code



curriculum

- when
- where
- steps to be taken
- staff review process

PLANNING & DEVELOPMENT DEPARTMENT

PRE-APPLICATION CONFERENCE REQUEST FORM

Applicant Representative Contact Person:		Today's Date:	
Business Name:		Site Address or Project:	
Your Telephone Number:		Parcel Number(s):	

PROJECT INFORMATION AND SUBMITTAL INSTRUCTIONS: Please provide the information requested in the space provided. If you send someone in completing this form, please contact a Planner at (762) 233-4331. Completed applications (with and without fee) are welcome. Must be submitted at the first of each month of the Planning and Development Department, 733 South 4th Street, or may be mailed to (762) 474-0372.

Current Zoning Designation:

Current General Plan Designation:

Special Planning Area (Zones Cane, Limestone, etc.):

Proposed Use: (For example: Restaurant, Exhibition, Library, Landmarking, Minor Vehicle Lot, etc.)

Previous Cause of application:

Use Application Case Section for Proposed Development (for Variance and Special Use Permit Applications):

REQUIRED LAND USE APPLICATIONS: Please place an "X" in the box for the application type that is required for the proposed development.

☐ General Plan Amendment	☐ Special Use Permit	☐ Variative Map
☐ Rezoning	☐ Variance	☐ Reverse of Condition
☐ Site Development Plan	☐ Master Sign Plans	☐ Other

REQUIRED ATTACHMENTS: Please attach the following documents. Failure to provide the required documentation will result in the application being held until all attachments have been submitted.

- ☐ *Application Letter (Describe the nature of the project and use, any pre-development study, identify ownership, etc.)*
- ☐ *Site Plan, Four Plans, Elevation, Landscape Plan (include of dimensional information, for Tentative Map, Preliminary and Final)*
- ☐ **REQUIRED PRE-APPLICATION CONFERENCE DATES:** Please state your preferred appointment dates and subject to availability, and we will schedule after the submitted deadline on a first-come-first-served basis on the date(s) is complete and all required attachments are submitted.

Date 1:

Date 2:

Date 3:

FOR OFFICE USE ONLY

Planner Assigned:	Cyber:
Meeting Date:	Time:
Date Confirmed:	With:
	By:

Revised 02/19/09

F:\mapinfo\Public\Pre-Application Packet\Pre App Request Form.doc

DATE STAMP

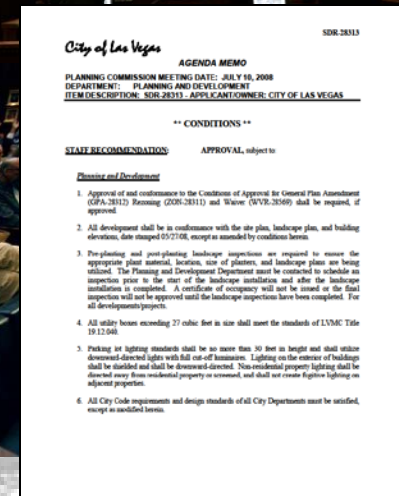
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curriculum

public hearing process

course #5

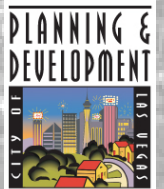
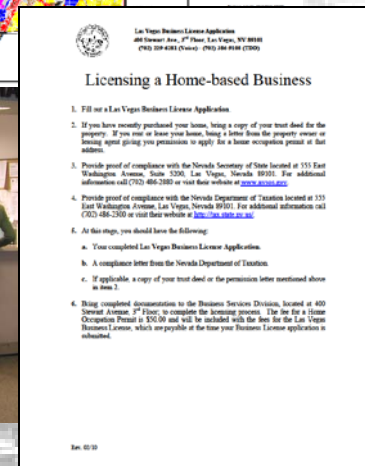
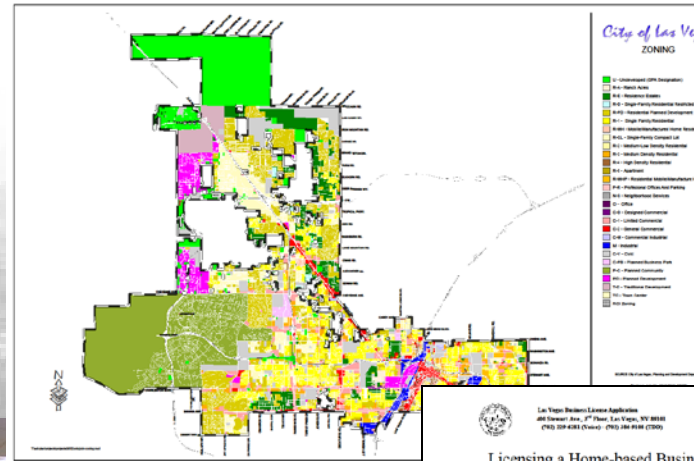
- planning commission and city council
- appeal process
- public meetings
- staff reports
- public participation



permit process

course #6

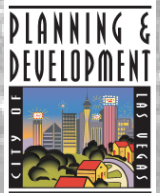
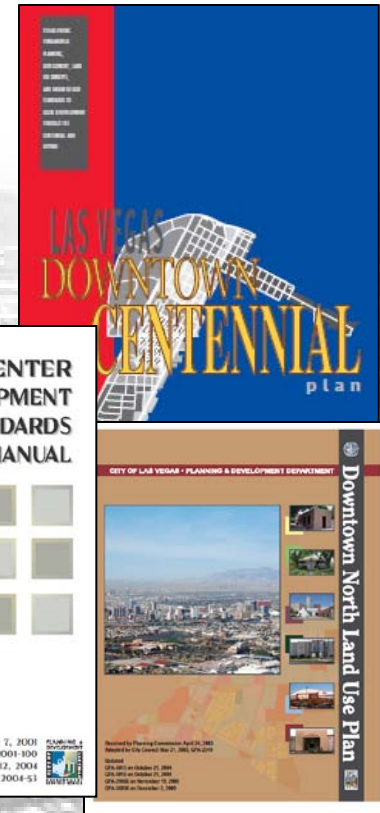
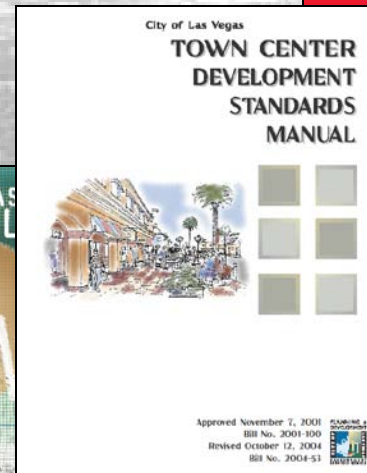
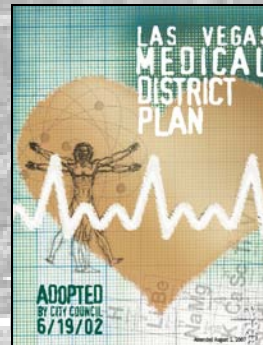
- land use
- zoning
- building permit
- licensing business



special area plans

course #7

- overview
- las vegas downtown centennial plan
- town center
- medical district
- other special area plans

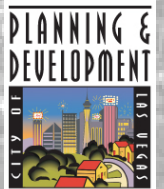
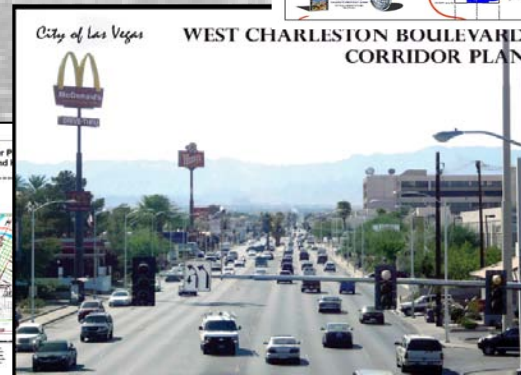
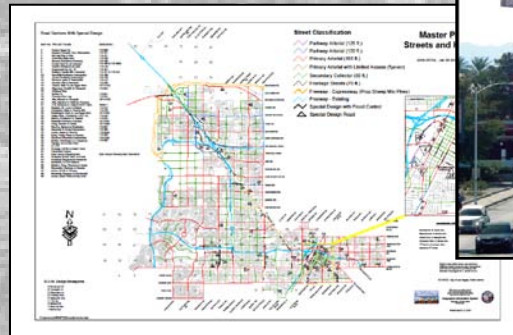
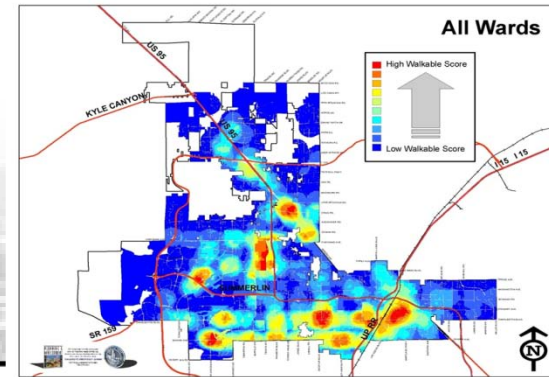


curriculum

walkable community plans in progress

course #8

- what is a walkable community
- community outreach
- corridor plans
- streets/right-of-way

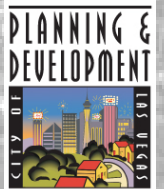
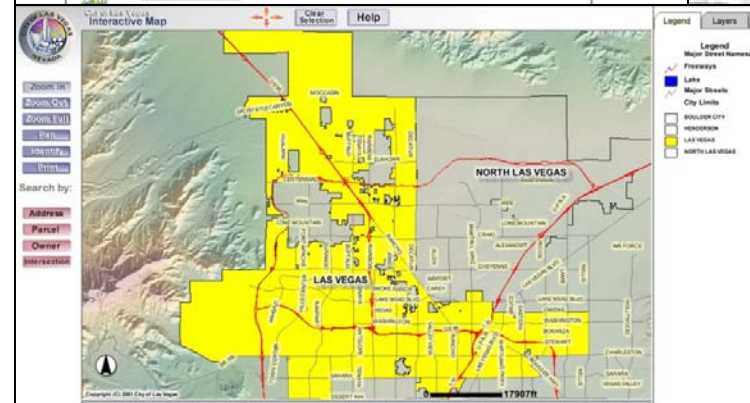
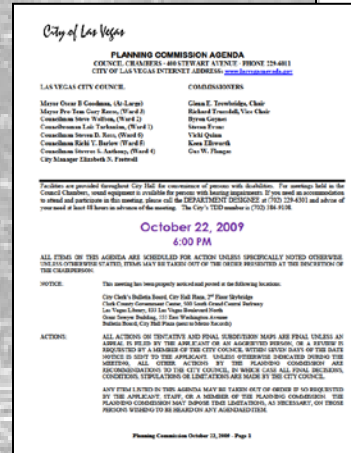


curriculum

website resources

course #9

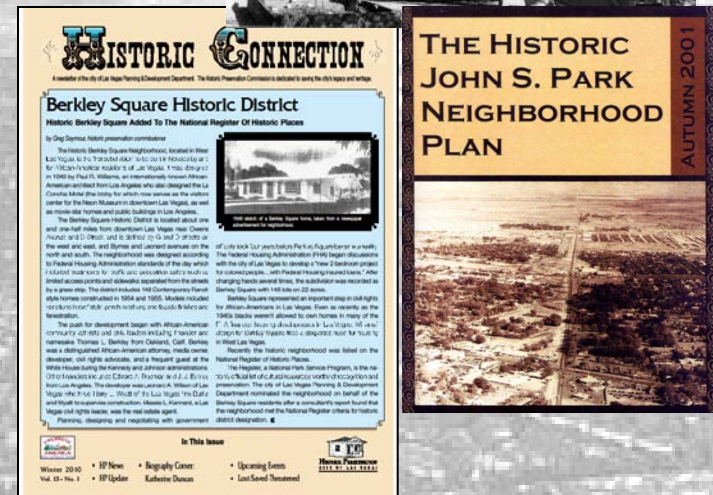
- city website
- maps available online
- interactive map
- agendas



historic preservation

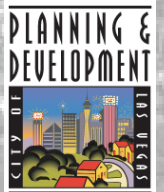
course #10

- historic preservation in las vegas
- plans and documents
- historic preservation commission
- historic designation



timeline

- information will be posted on planning and development's webpage in late october 2010
- invitations / applications to attend the citizens' academy of planning will be sent out to neighborhood associations in november 2010
- participant list will be announced in early january 2011
- classes will commence instruction in mid-january 2011
- classes will be taught by planning and development staff members and other volunteer subject experts
- graduation will occur in march 2011
- create a new class of alumni each year



2010 Nevada APA State Conference Schedule

		WEDNESDAY, SEPTEMBER 29, 2010		THURSDAY, SEPTEMBER 30, 2010			FRIDAY, OCTOBER 1, 2010				
AM	8	Mobile A	Mobile B	Auditorium	Gallery	Conference	Auditorium	Gallery	Conference	8	AM
	9			Coffee and Refreshments Available in Courtyard			Coffee and Refreshments Available in Courtyard			9	
10	10	8:30 - 12:30 Tour of Historic Las Vegas (Courtney Mooney, AICP)	9:00 - 12:00 Transit in Las Vegas (Polly Carolin, FAICP)	- LAW - 9:00 - 10:30* SESSION 1 Geothermal Law and Planning in Nevada Mark Demuth, AICP	9:00 - 10:15 SESSION 2 Regional Carbon Management Tools Irene Navis, AICP Ray Luchesi, AIA, LEED AP	9:00 - 10:15 SESSION 3 Agricultural Land - The Original Live, Work & Play Fred Turnier, AICP Jenny Brekus, AICP Jennifer Derley (Depaoli) Norman Frey	9:00 - 10:15 SESSION 12 Public Outreach - Technology in Decision Making Sean Robertson, AICP Perry Gross, AICP, PE Flinn Fagg, AICP	- ETHICS - 9:00 - 10:30* SESSION 13 Ethics & Accountability Margo Wheeler, AICP Mary Kay Peck, FAICP	9:00 - 10:15 SESSION 14 Moving Beyond Compatible: Synergistic Military, Environment, and Community Growth William Cadwallader, AICP Deborah MacNeil	10	
	11	Bob Stodal Ray Aikens Claytee White Pat Klenk	Cindy Wallace Polly Carolin		10:30 - 11:45 SESSION 4 Smashing Silos for Successful Sustainability Programs Tom Perrigo, AICP Marco Velotta, LEED GA Dave Loge, AIA, NCARB Ned Thomas, AICP	10:30 - 11:45 SESSION 5 FAICP is the Profession's Highest Honor Jim Segedy, FAICP, AIA, Ph D Polly Carolin, FAICP Mary Kay Peck, FAICP Adrian Freund, FAICP		10:30 - 11:45 SESSION 15 Smart Alternative Mode Planning can Revitalize a Neighborhood Erin Breen Peter Meyerhofer, PE Detective William Redfarin	10:30 - 11:45 SESSION 16 Measuring Social Goal Achievement in Transportation Bruce Turner, AICP, ITE	11	
12	12			KEYNOTE LUNCHEON - AUDITORIUM (12:00 pm - 1:30 pm) Jason Jordan, APA Director of Policy and Government Affairs			AWARDS LUNCHEON - AUDITORIUM (12:00 pm - 2:00 pm)			12	
	2	1:00 - 4:00 Mock Planning Commission Meeting (Doug Rankin, AICP)	1:00 - 4:00 Update on Downtown Redevelopment (Steve Van Gorp, AICP, CNU-A)	BREAK			BREAK			2	
3	3	Bob Genzer Ric Truesdell Steve Evans Vicki Quinn Glenn Trowbridge Bryan Scott Doug Rankin Steve Gebeke	Steve Van Gorp Robert Dorgan	2:00 - 3:15 SESSION 6 The Role of Urban Forestry in a Sustainable Community Paul Andricopoulos, AICP, LEED AP Dave Cornoyer Adria DeCorte Lisa Ortega	2:00 - 3:15 SESSION 7 Development Review, Performance Plus & Budget - Accountability in the Age of Austerity Jim Nichols, PE, ICMA-CM Denise Kaplan Mark Vincent, CPA Maggie Plaster	2:00 - 3:15 SESSION 8 Fundamentals of Access Management Ken Ackeret, PE, PTOE, Ph D	- LAW - 2:30 - 4:00* SESSION 17 NV Subdivision Law Alan Riecki, PLS Michael Buckley, JD	2:30 - 3:45 SESSION 18 Complete Street Efforts in Las Vegas Philip Banea, AICP Nathan Goldberg	2:30 - 3:45 SESSION 19 Advanced Speciality Certificate Exam in Environmental Planning Jim Segedy, FAICP, AIA, Ph D	3	
	4			3:30 - 4:45 SESSION 9 Sustainability: A Federal Perspective Phyllis Hargrove Kenneth LoBene Rollie Smith Eric Eidlin, AICP Enrique Manzanilla	3:30 - 4:45 SESSION 10 Integrated Community Planning: Finding Ways to Do More with Less James Moore, Ph D, AIA, AICP, LEED AP Kevin Shepherd, PE	3:30 - 4:45 SESSION 11 APA Divisions - Connect with Planning Professionals Who Share Your Passions and Experiences Jim Segedy, FAICP, AIA, Ph D Susan Johnston, AICP, LEED AP Margo Wheeler, AICP Perry Gross, PE, AICP Fred Solis, AICP	SESSION TRACKS - Sustainability & Lasting Quality Track - Leadership Track - Performance Measures/Accountability Track *Note <i>Sessions 1, 13 and 17 are one and a half hours in length for Ethics or Law CM credit.</i>			4	
5	5			OPENING MIXER - BRASS LOUNGE (5:30 pm - 7:30 pm)						5	



Nevada Chapter of the American Planning Association
2010 State Planning Conference
 September 29th—October 1st, 2010

Back to Basics:
The Role of Planning in the New Economy

The 2010 APA Nevada conference will provide planners with an opportunity to share ideas about the important role that planning continues to play in maintaining quality of life issues and shaping future growth despite limited budgets, reduced staff, and high expectations. In getting back to the basics, conference tracks will focus on the following three areas:

Leadership | Performance Measures/Accountability | Sustainability & Lasting Quality

The conference sessions are designed to provide planners with the tools they need to navigate this new economy.

Registration is NOW OPEN!

Mobile Workshops
Sept. 29th, 2010

Register online for tours that highlight some of the key planning efforts in the Las Vegas Valley

- ◆ Tour of Historic Las Vegas (\$10)
- ◆ Transit in Las Vegas (\$10)
- ◆ Mock Planning Commission Meeting (Free)
- ◆ Update on Downtown Redevelopment (\$10)

For More Information and to Register:

Visit www.planning.org and click on Calendar of Events under the Events tab. Click on APA Nevada Chapter Conference listed on September 29th, 2010.

****Online Registration closes September 17th, 2010****

Conference Sessions
Sept. 30th & Oct. 1st, 2010

Two conference sessions will be eligible for **CM Law Credits** and another for **CM Ethics Credits**. The **Keynote Luncheon** with Jason Jordan will also be eligible for CM Law Credit and can be attended independently without full registration for \$25.00 (individual tickets available on the conference registration webpage).



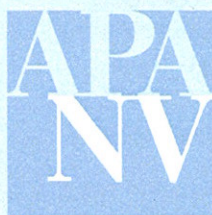
Jason Jordan
 APA Director of Policy and Government Affairs

The wide variety of sessions will include:

- ◆ The Role of Urban Forestry in a Sustainable Community
- ◆ Advanced Specialty Certificate Exam Preparation
- ◆ Agricultural Land: The Original Live, Work & Play
- ◆ Sustainability: A Federal Perspective
- ◆ Ethics and Accountability
- ◆ Integrated Community Planning: Do More with Less
- ◆ Compatible Development with Department of Defense Land in Nevada
- ◆ Regional Carbon Management Tools & Clark County Monitoring Program
- ◆ FAICP is the Profession's Highest Honor—What do These Leaders Have to Share?
- ◆ APA Divisions: Learn About the 20 Divisions APA has Established to Provide a Shared Community of Interest
- ◆ Plus many more!

Registration Options

	Online 8/9 - 9/17	Onsite 9/18 - 9/29
Full Conference—APA Member Includes all sessions and all luncheons.	\$75.00	\$100.00
Full Conference—Chapter Only Member Includes all sessions and all luncheons.	\$75.00	\$100.00
Full Conference—Non-Member Includes all sessions and all luncheons.	\$100.00	\$125.00
Full Conference—Full-Time Student Includes all sessions and all luncheons. Limited \$25.00 registration fee rebate available for students volunteering to work a minimum of 4 hours during the conference. Contact Fred Solis, Volunteer Committee Chair, at 702-229-6301 for details.	\$50.00	\$75.00
Full Conference—Citizen Planner Includes all sessions and all luncheons.	\$50.00	\$75.00
Full Conference—Speaker Includes all sessions and all luncheons. All speakers must be verified by the Program Committee to receive the reduced rate.	\$50.00	\$75.00



INFORMATION

For general conference
information,
please contact:
Flinn Fagg, AICP
ffagg@lasvegasnevada.gov

Conference Details

Accommodations

Golden Nugget Hotel & Casino

129 Fremont Street

\$59 per night

(must reserve by August 31st
to receive the discounted rate)

Attendees can call the hotel directly at 1-800-634-3454

DISCOUNT CODE: 1CX6IT

Parking

There is limited parking on
the south side of the Fifth
Street School and over-
flow parking on the south
side of Clark
Avenue. Carpooling is
recommended!



Conference Venue

**Historic Fifth
Street School**
401 S. Fourth
Street

Events

Thursday, September 30th — 12:00 noon-1:30pm

Keynote Luncheon: Jason Jordan —
Director of Policy and Government
Affairs, American Planning Association.
Join Jason Jordan in the Historic Fifth
Street School Auditorium as he
discusses the status and outlook for
federal legislation and appropriations
related to planning and community
sustainability, and how this may impact
Nevada communities. (Cost: Included in
registration; guest tickets - \$25.00)

Thursday, September 30th — 5:30pm-7:30pm

Opening Mixer: Brass Lounge (above
Hennessey's Tavern, second floor), 425
Fremont Street.
Kick off the conference by joining us at a
private mixer at the Brass Lounge, over-
looking the dazzling lights of Fremont
Street. Featuring a no-host bar, you'll
have the opportunity to mingle and share
ideas with other planners from around
the state. (Cost: Included in registration;
guest tickets - free)

Friday, October 1st — 12:00 noon-2:00pm

DeBoer Awards Luncheon
Come join us in the Historic Fifth Street
School Auditorium for the 2010 DeBoer
Awards for Excellence in Planning,
presented by the Nevada Chapter of the
American Planning Association. (Cost:
Included in registration; guest tickets -
\$40.00)



**BACK TO
BASICS**
2010
State
Planning
Conference
September 29
to October 1

