

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JANUARY 8, 2013****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-47449	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for the adoption of an updated Las Vegas 2020 Master Plan Housing Element.

On September 6, 2000, the City Council adopted the Las Vegas 2020 Master Plan capstone document as the new long-range land use policy plan for the city of Las Vegas. The Las Vegas 2020 Master Plan capstone document contains policy direction covering a broad spectrum of land use and development issues. Following the development of the capstone document, tailored elements were created to address specific plans required by Nevada Revised Statutes (NRS) 278.160. These elements were created to provide in-depth analyses and to recommend action plans stemming from the broader objectives, policies and goals of the Las Vegas 2020 Master Plan. Departmental Policy dictates that master plan elements be updated every five years.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/01/1992	City Council adopted the city of Las Vegas General Plan.
09/06/2000	City Council adopted the Las Vegas 2020 Master Plan (Ordinance #2000-62).
07/18/2001	City Council adopted the Housing Element of the 2020 Master Plan.

<i>Neighborhood Meeting</i>	
12/12/12	A neighborhood meeting was held at 6:00 PM at 333 North Rancho Drive in conference room 3C. No members of the public attended.

ANALYSIS

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

A detailed analysis of the housing situation within the City, current and future, addresses the requirements listed in NRS. The following is a brief summation of how the requirements within NRS are addressed:

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- Inventory of Housing Conditions
- Inventory of Affordable Housing
- Demographic Characteristics of the Community
- Current and Prospective Need for Affordable Housing in Las Vegas
- Impediments to Development of Affordable Housing
- Analysis of the Characteristics of Land Most Suitable for Development of Affordable Housing
- An Analysis of the Needs and Appropriate Methods for Creating Affordable Units Through Development or Rehabilitation
- A Plan for Maintaining and Developing Affordable Housing
- Re-urbanization

This Housing Element is also intended to identify actions to implement the Las Vegas 2020 Master Plan. This Master Plan also establishes a number of specific policies for housing this projected population in a series of distinct, sustainable districts: a Re-urbanization area, a Neighborhood Revitalization area, and a Newly Developing area.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The proposed Conservation Element conforms to the following Nevada Revised Statute:

NRS 278.160, "Subject matter of master plan," requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. Among the elements to be included in the Master Plan as required by NRS is Housing Plan.

FINDINGS (GPA-47449)

The proposed Housing Element update is in conformance with NRS and the Las Vegas 2020 Master Plan as discussed above.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

31

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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