

1 BILL NO. 98-14

2 ORDINANCE NO. 5062

3 AN ORDINANCE TO AMEND THAT CERTAIN DOCUMENT ENTITLED THE "NORTHWEST  
4 AREA GENERAL PLAN AMENDMENT TO THE CITY OF LAS VEGAS GENERAL PLAN",  
5 ADOPTED BY ORDINANCE NO. 4049 AS PART OF THE GENERAL PLAN OF THE CITY OF  
6 LAS VEGAS, TO CLARIFY THE DENSITY RANGES FOR VARIOUS LAND USE  
7 CATEGORIES, TO ADD TO AND SUPPLEMENT THE DESCRIPTIONS OF CERTAIN LAND  
8 USE CATEGORIES, AND TO ADD CERTAIN POLICY PROVISIONS REGARDING PUBLIC  
9 INFRASTRUCTURE, PLANNED COMMUNITY DEVELOPMENT AND TRAFFIC IMPACT  
10 STUDIES; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND  
11 REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

8 Sponsored by:  
9 Councilman Larry Brown

Summary: Adopts an amendment to the  
Northwest Area General Plan to clarify and  
supplement various land use categories and to  
add policy provisions related to public  
infrastructure, planned community development  
and traffic impact studies.

12 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
13 AS FOLLOWS:

14 SECTION 1: That certain document entitled the "Northwest Area General Plan  
15 Amendment to the City of Las Vegas General Plan," which was adopted by Ordinance No. 4049, is  
16 hereby amended as follows:

17 (A) The text contained in Pages 1-12 of that document is replaced and superseded  
18 by the text contained in Pages 1-13 attached hereto.

19 (B) Table 2 of that document is replaced and superseded by a new Table 2, attached  
20 hereto.

21 SECTION 2: The replacement items described in Section 1 of this Ordinance are  
22 hereby designated as part of the General Plan of the City of Las Vegas.

23 SECTION 3: The Planning and Development Department is authorized and directed  
24 to:

25 (A) Replace, within the official copies of the Northwest Area General Plan  
26 Amendment, the items referred to in Section 1 of this Ordinance.

27 (B) Make all necessary and appropriate changes to the table of contents and in the  
28 numbering of pages to reflect the items referred to in Section 1 of this Ordinance.

1 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or  
2 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid  
3 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
4 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
5 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
6 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
7 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
8 invalid or ineffective.

9 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
10 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
11 1983 Edition, in conflict herewith are hereby repealed.

12 PASSED, ADOPTED and APPROVED this 9<sup>th</sup> day of March, 1998.


13 APPROVED:

14 By   
15 JAN LAVERTY JONES, Mayor

16 ATTEST:

17   
18 BARBARA JO RONEMUS, City Clerk

19 APPROVED AS TO FORM:

20  1-27-98  
21 \_\_\_\_\_ Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on  
2 the 9<sup>th</sup> day of February, 1998 and referred to the following committee composed of  
3 Councilmen Brown and Adamsen for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 9<sup>th</sup> day of March, 1998 which was a regular meeting of  
5 said Council; that at said regular meeting, the proposed ordinance was read by title to the City  
6 Council as first introduced and adopted by the following vote:

7 VOTING "AYE": Councilmen Adamsen, Reese, Brown and Mayor Jones


8 VOTING "NAY": NONE

9 EXCUSED: Councilman McDonald

10 APPROVED:

11   
12 JAN LAVERTY JONES, MAYOR

13 ATTEST:

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15 BARBARA JO RONEMUS, City Clerk  
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## I. INTRODUCTION

During the last five years, the Northwest area of the CLV has experienced unprecedented growth, developed a beltway proposal, suffered gridlock traffic during peak hour time and has begun to feel the reduction in the quality of life that the residents of the Northwest have enjoyed for years. It is for these reasons that a General Plan Amendment for the Northwest must be undertaken. The "Northwest" is the area north of Cheyenne Avenue and west of Decatur Blvd. to Moccasin Road alignment in the north and the Red Rock Preservation area to the west.

This Plan is the result of a consensus based approach to planning. Consensus planning has the support of the public because the public has been a part of the process. The public will then support the results after the plan is complete. Involvement in the process means that the plans will be around and implemented over time. Secondly, the wishes of the residents become known to the elected officials and appointed planning bodies. It becomes easier to implement the Plan. The recommendations from this planning process evolved after many meetings with the citizens of the Northwest at the Northwest Planning Center, at their Home owner Association meetings. Issues, goals, objectives, policies and programs were developed by the process.

### 1.1 Northwest Plan Amendment study area defined

The 1996 Northwest Plan Amendment area is bounded by the Moccasin alignment on the north, Cheyenne on the south, Decatur on the east, and Red Rock Preservation

area on the West. Given the current and preferred alignment of the Beltway west of Hualapai, the land west of Hualapai to the Red Rock Preservation Area was considered for the first time, and added to the previous planning area.

The total Northwest study area is approximately sixty-four square miles. It coincides with the growth boundaries of the Northwest.

### 1.2 Issues

**1.2.1 Rural Preservation Area.** The preservation of the rural character of portions of the Northwest, now known as the Rural Preservation Area (RPA) with a maximum density of up to 2 dwellings per acre.

**1.2.2 Town Center Concept.** Designating commercial and high density development to selected non residential areas was extremely important. The concept of locating these types of activities in a defined area is seen as an acceptable alternative, which uses planned and managed growth policies to sustain growth and plan for infrastructure.

**1.2.3 Circulation.** Resolve the traffic and transportation problems in the Northwest, including the "Parkway" (beltway). Currently, the Northwest is in a gridlock situation as the traffic heads toward the employment centers in the city.

**1.2.4 Planned Community District** Areas of undeveloped land with large land ownerships should be master planned. Certain smaller tracts should also be master planned before development. Any project above 20 acres should be master planned.

**1.2.5 Open Space.** Create and maintain open space with multiuse trails and recreational uses throughout the Northwest.

**1.2.6 Public Facilities.** Increase the opportunity to operate recreation facilities jointly with schools. Establish more recreational facilities throughout the area.

**1.2.7 Development.** Selected areas currently being developed should be allowed to continue to develop in the manner they are accustomed to.

## II. LAND USE

Land use is the central element of a Plan. The Land Use Element defines the goals for the future pattern of development for a given area. Efforts were focused on refining and strengthening existing Land Use Categories as well as exploring options to plan for explosive growth potential. The Northwest General Plan Amendment to the Las Vegas General Plan establishes:

- ◆Densities for Residential uses and intensities for commercial and industrial uses.
- ◆Principles and standards which are to be applied in land use decisions.
- ◆Coordination of a variety of elements, which include:
  - Community Facilities and Programs
  - Circulation through multi-use trails, streets, highways and bike paths which link various land parcels;
  - Infrastructure; and
  - Urban Design.

The *Northwest Land Use Categories: Concept Plan* and the *Northwest General Plan Land Use Categories* charts show the proposed land use categories and equivalent proposed zoning categories used to implement them. In addition to zoning, compatibility standards for the Desert Rural (DR) areas have been developed for land use analysis. These include rural street standards, design guidelines, lot access, open space and relationships of development to non-motorized, multi-use trails.

### 2.1 Existing Land Use Conditions

Accurate assessment of existing land use is an essential step in developing the recommended future land use patterns in a Plan. A major task accomplished in this Plan Amendment was documentation of existing land use conditions in the Northwest. This included the preparation of an Existing Land Use Map for the Northwest area of the City. The process involved measuring the number of acres of each (generalized) land use category, including vacant land, as noted in the Technical Appendix.

### 2.2 Relationship of Zoning to Northwest General Plan Amendment to the Las Vegas General Plan

Zoning is the major implementation tool of the NW Plan. It is the process whereby a specific zoning district classification is assigned to a land parcel by the City Council, following recommendation by the Planning Commission.

Zoning is based on the "police powers" of the community health, safety and welfare, and in more recent years, the aesthetic impact of the land use.

The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District classifications to the Northwest Plan.

Future Land Use categories are shown in Tables 1 and 2. The Table 1 correlates the General Plan Land Use Categories and Concept Plan categories with appropriate zoning district classifications. Table 2 correlates the General Plan to the Zoning District densities and lot sizes where appropriate.

Each Land Use Category permits specific zoning districts. This provides consistent determination

of prospective land use. Development proposals regarding density and intensity other factors considered in determining appropriateness of zoning and land use development requests are compatibility with existing uses, infrastructure capacity, urban design requirements, and traffic circulation.

The intent is to preserve neighborhood characteristics and progressively offer a wider selection of housing types as the Land Use Categories successively become less restrictive and more intense. Based upon Nevada Case Law (Nova Horizon, Inc., The City of Reno) the courts have held that the Plan is "a standard that commands deference and presumption of applicability." The Nevada Supreme Court has held the Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in substantial agreement with the Master Plan.

### 2.3 Relationship Between the Concept Plan and the Northwest Plan

There are two Plan maps in the Land Use Element of the Northwest Plan Amendment. One is a Northwest General Plan Concept Map; the other is a Northwest General Plan Map.

The relationship between the maps is that the Concept Map (Map 2) shows the opportunities for development characterized by a framework of land use relationships. These establish the locations which indicate levels of residential, non-residential and mixed use opportunities. The Concept categories are linked to

General Plan categories and to zoning classifications. These provide a guide for the review of development applications.

In summary, the Concept Map provides a visual reference for the community about the direction of future growth. It is also linked to the Northwest General Plan Map Amendment through the standard land use classifications and zoning categories.

Consensus based planning established these areas. However, it is anticipated that most public debate will occur throughout these districts.

The specific nature of the General Plan Map will generate a high level of confidence by the public in the plan. The Northwest General Plan Map (Map 3) is more specific in that it sets the parcel and overall boundaries of each type of land use. The categories on this Map are linked to zoning classifications for implementation and clarity. The General plan Map provides the bridge between the concept for the Northwest and the immediate need to delineate specific land development patterns in order to analyze amendment requests and development trends. It becomes the basis for demarcating the conceptual boundaries of areas such as the Town Center, Village Centers and Planned Community Development.

#### **2.4 Northwest Area Plan Land Use Classification System**

The three broad land use types, residential, commercial and industrial, are subdivided into more specific categories, based on densities and intensities. These categories, together with various

community facilities such as park/recreation/ open space, schools and other public facilities are designated on the recommended Northwest Area Northwest General Plan Amendment to the Las Vegas General Plan maps.

#### **2.5 Concept Categories**

A conceptual Northwest General Plan Amendment to the Las Vegas General Plan defines the Land Use categories. These general categories define the "character" of each General Plan Area and are defined as follows:

##### ***Rural Preservation Area (RPA)***

(0-2 DU/AC.) The Rural Preservation Area category is the designation for the 1/2 acre rural lot development. This area is composed mainly of the DR Plan category.

##### ***Rural (R)***

The Rural category is in the southeast portion of the study area. It is largely developed and is expected to remain in its current status, which is one third and many one-half acre lots developed with rural roads.

##### ***Planned Community Development (PCD)***

The Planned Community category allows for a mix of residential uses including L (Low), ML (Medium Low) and M (Medium), maintaining an average overall density 2-8 dwelling units/gross acre and includes a Village Center (VC), neighborhood centers, some business parks and office development. This area requires a master plan based on scheduled development, design, streetscape, infrastructure and size of development tracts.

##### ***Residential Transition (RTA)***

The Residential Transition category allows only residential along selected areas adjoining the Town Center (TC). The densities increase as the proximity to the Center decreases. Master Planned communities are encouraged in these areas.

##### ***Development Area (DA)***

The Development Area category recognizes existing and proposed subdivision development that is occurring, or will occur, in the near future. Densities in these areas range from 5.96 to 8.0 du/ac., generally built in the area.

##### ***Neighborhood Centers (NC)***

The Neighborhood Center category consists of 5 acres or less and are limited to neighborhood commercial services only. Neighborhood Centers with commercial services are located within master plans and based upon need to support the master plan area.

##### ***Village Center (VC)***

The Village Center category consists of nodes of approximately 20 acres per designated intersection quadrant and contain all the commercial services required by the local area.

There is also a VC Strip along Rancho Drive that has been limited to Service Commercial uses so that the character of the neighborhood can be maintained.

It is expected that these will be located near the major transportation areas of US 95 or the beltway interchanges.

##### ***Town Center (TC)***

The Town Center category is a mixed used development category

of high intensity created by the intersection of the US 95 and the proposed Parkway systems. Uses include major mall facilities or shopping areas, power centers, high density residential uses, planned business and, office and industrial parks, gaming, and recreational. The complex nature of the Town Center area requires a special Master Plan study at a more detailed level. Until that study is complete and adopted by Las Vegas City Council, the adopted Northwest Plan categories will govern the development of land in the Town Center area.

## 2.6 General Plan Amendment

The definitions for the Land Use Categories included in the General Plan Amendment have incorporated the Concepts previously defined and begin to implement the general categories in the Concept Plan. The categories include a range of densities for each land use category as listed below:

**Desert Rural Density Residential (DR)** (The density range is from 0 to a maximum of 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

Creative site designs meeting the lot requirements of this category are encouraged. Open space shall be favored that is systemic as opposed to programmable. An example (Fig. 1) is provided to show typical and more creative lot

layout. In the example, the wall configurations reflect the design pattern along a designated rural street. In Figure 2, open space is addressed in a way that integrates it into the development design, with a possible link to other development.

### **Rural Density Residential (R)**

(The density range is from 2.1 to a maximum of 3.5 du/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

### **Low Density Residential (L)**

(The density range is from 3.51 to a maximum of 5.5 units/gross acre.) This category permits single family detached homes, manufactured homes on individual lots, gardening, residential planned developments and planned community. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

### **Medium Low Density Residential (ML)**

(The density range is from 5.51 to a maximum of 8 du/per gross acre.) This density range permits single family compact lots and zero lot lines; manufactured home parks and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

### **Medium Low Attached Density Residential (MLA)**

(The density range is from 8.1 to a maximum of 12 du/gross acre). The Medium Low Attached Density Residential category

permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

### **Medium Residential (M)**

(The density range is from 12.1 to a maximum of 18 du/gross acre.) The medium Residential category permits a maximum of 25 dwellings per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

### **High Density Residential (H)**

(The density range allowed is anything greater than 18 du/gross acre) The High Density Residential category permits residential planned development and downtown apartment type district.

### **Planned Community Development (PCD)**

The Planned Community category allows for a mix of residential uses (maintaining an average overall density ranging from 2 to 8 dwelling units per gross acre, depending upon compatibility with adjacent uses and development trends) and commercial and office projects. Unless developed with an imaginatively designed R-PD, this area requires a master plan (PD zoning). Residential streets shall be designed to discourage through traffic, provide maximum privacy, and to avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

**Town Center (TC)**

The Town Center category is a high intensity, high density mixed use development category. Uses can include major mall facilities or shopping areas, power centers, high density residential uses, planned business, office and industrial parks, gaming, and recreational uses. The complex nature of the Town Center area requires a special Master Plan (PD zoning).

**Office (O)**

The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**Service Commercial (SC)**

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. This category includes the Neighborhood and Village Center concept areas.

**General Commercial (GC)**

General commercial allows retail, service, wholesale, office and other general business uses of a more intense commercial character.

These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas with significant transition. Examples include new and used car sales, recreational vehicles and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. This category includes the Villages and Town Center concept areas.

**Light Industry/Research (LIR)**

This Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary uses are also allowed.

**Parks/Recreation/Open Spaces (PR)**

This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage ways and detention basins, and any other large areas of permanent open land.

**Public Facilities (PF)**

This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

**Resource Conservation (RC)**

The Resource Conservation land use designation identifies those lands which at this time, are not intended to be developed within the City of Las Vegas. These lands include the Red Rock Conservation Area, Paiute Indian Community and the Quail Springs Wilderness Study Area. Also, any properties which are involved with mineral extraction may be so designated as well.

**2.7 Land Use Issues**

Through the review of existing conditions in land uses, infrastructure and public services and with extensive citizen input, the following issues related to land use have been identified:

**2.7.1** Restriction of high density housing in the Rural and Desert Rural (Preservation) areas.

**2.7.2** Commercial areas should be high quality and appropriately buffered from residential areas.

**2.7.3** A Town Center will encourage commercial and high density development in a designated area. This area of more intense commercial and residential uses in a single or mixed use format is more appropriate than the continuation of strip commercial development in lower density areas. Such an area creates opportunities for design guidelines for landscape, streetscape, walls, buffers and building setback and placement.

**2.7.4** A Rural Preservation Area will maintain a portion of the historical development patterns of large lot (one-half acre and greater) and equestrian developments. The

rural character of the area will be sustained by equivalent zoning for annexed areas, rural street standards, low density development and an absence of nearly all private non-residential development. This matches the County categories in the Lone Mountain Land Use Guide.

2.7.5 Natural and man-made features of the area, which include slopes, soils, washes, and geology and easements and corridors, need to be designated in land development decisions. These features can guide growth away from high cost service areas. These same features can be used creatively to create view corridors, trails and to protect the washes for drainage purposes.

2.7.6 The densities and intensities reflected on the "NORTHWEST GENERAL PLAN LAND USE CATEGORIES" table are the maximum allowable. However, the Planning Commission and / or the City Council may require less dense or intense development to be made in order to protect the general health, safety and welfare of the community as well as the compatibility and integrity of adjacent development.

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## 2.8 GOALS, OBJECTIVES, POLICIES AND PROGRAMS

**GOALS:** Implement a balanced land use plan supported by appropriate circulation, infrastructure, and public and private services.

Protect and enhance existing residential neighborhoods while providing essential goods and services to the residents.

Promote a mix of land uses that are appropriate and compatible with existing development.

Promote efficient use of existing public services, minimizing the costs of service extension.

**Objective A:** Develop and maintain the Northwest Plan as the principal policy document for this area for establishing future land uses in conjunction with community facilities, infrastructure systems, circulation systems, and resource conservation.

**Policy A1.1:** Prepare Capital Improvement Plans and schedules for public facilities and services in conformance with the adopted Northwest Plan future Land Use Categories or their resulting Master Plans.

**Policy A1.2:** In the annual review of the City's Capital Improvement Plan, support the applicable Northwest Plan Policies and Programs.

**Policy A2:** Encourage the use of vacant land adjacent to developed land in order to efficiently use infrastructure and protect undeveloped land or spaces from unnecessary encroachment. This policy is intended to discourage development commonly characterized as "leapfrog."

**Policy A2.1:** Any development which is not immediately adjacent to all required public infrastructure shall be defined as being "leap frog" development. All development which is determined as being leap frog shall be responsible for providing all permanent and/or oversized infrastructure leading to and providing services for that development.

**Objective B:** Achieve a compatible balance of land uses standard throughout the Northwest by providing appropriate and compatible locations for all land use categories.

**Policy B1:** Provide for a variety of residential environments in the General Plan having urban, suburban and rural character.

**Program B1.1:** In 1997, establish site design criteria for the Residential Preservation Areas. These areas will contain low density, residential land use districts which establish and maintain rural development and life-style, and will be protected from higher density uses.

**Program B1.2:** In 1997, develop the process for the review of the Planned Community Development category. Improved subdivision designs which maximize the use of curvilinear streets and minimum block lengths to the extent necessary in order to avoid conformity of lot appearance. Open space will also be expected in the PCD designated areas. Residential streets shall be designed to discourage through traffic and provide maximum privacy. Existing residential development shall be protected with adjacency buffers which promote compatibility, including the usage of open space or residential development which is typically no greater in density than the next more intense residential land use category than the adjacent (within 600 feet of) developed property. In certain situations, the usage of single story office or similar uses, may be deemed as being an acceptable adjacency buffer.

**Program B1.3:** Encourage infilling of random vacant lots in substantially developed, single family neighborhoods at densities similar to existing development.

**Program B1.4:** Section interiors should be developed with higher density single family development and compatible uses such as parks and schools.

**Policy B2:** Implement rural street standards to govern the paving, design and use of these roads to sustain the Rural Preservation Areas and, where applicable, to connect to the Parkway Trail System and selected available open space.

**Policy B3:** Plan for the appropriate location of multiple family residential uses throughout the Northwest. Such locations shall be in the Town Center or Village Center areas unless otherwise indicated in the adopted plan map.

**Program B3.1:** Require multiple family developments to be compatible with adjoining mixed use as well as single family uses through site planning and building design, setback and height requirements, landscape and wall buffers and other buffers to adjoining uses.

**Program B3.2:** Except for the designated Town Center Planned District, multi-family development should be located along primary and secondary roadways, unless indicated otherwise in the land use plan.

**Program B3.3:** Buffering of adjacent single family development should be done according to the City's adopted Landscape, Wall and Buffer Guidelines.

**Program B3.4:** Multi-family development will only be allowed in areas already served by public water or sewer.

**Program B3.5:** Develop standards for manufactured housing developments which require site designs compatible with adjoining residential uses.

**Policy B4:** Provide for a balance in the amount and location of commercial, institutional and office land use to serve the projected population and reduce traffic on major roadways.

**Policy B5:** Encourage commercial and industrial development in the northwest planning area to provide jobs, services, and traffic relief.

**Program B5.1:** Locate industrial development in areas so designated in the Northwest Plan

**Program B5.2:** Industrial development should not be adjacent to single family residential neighborhoods.

**Program B5.3:** New industrial development should be directed into areas that minimize trucking through residential areas and within proximity to major transportation corridors.

**Program B5.4:** Allow commercial development only in nodes at the intersections of primary roadways.

**Program B5.5:** Design large commercial projects (regional shopping center, etc.) as a self-contained unit which minimizes or eliminates offsite impacts.

- Provide traffic acceleration/deceleration lanes at major access points.
- Provide common access between adjacent common or independent parcels.

- Provide parking and maneuvering on site.

**Program B5.6:** Encourage development of small scale neighborhood commercial centers at the intersections of primary roadways, adjacent to residential areas.

**Program B5.7:** Single-story professional offices should be considered as a buffering alternative between existing residential uses and more intense commercial development.

**Policy B6:** In 1997, establish the boundaries and design development criteria for the Town Center.

**Policy B7:** Develop a Planned District Town Center Zone for adoption by the City Council. Such standards and guidelines shall require residential, commercial, industrial and a variety of office projects to be integrated as a self-contained area, minimizing offsite impacts. The land use mix should reserve sufficient land for industrial, commercial and office space, and be designed in a harmonious and compatible manner.

**Policy B8:** Create a Northwest Town Center Standards manual which shall contain, at a minimum:

1. Prescribed land uses clearly designated, which are buffered from residential integrated, compatible developments.
2. Established process of design review.
3. Criteria for project approval which minimize offsite impacts, provide common access between adjacent, independent parcels and provide for on-site parking and maneuvering.
4. Streetscape program for urban streets in the Town Center
5. A maintenance improvement district for streetscape maintenance.

**Policy B9:** Create the Village Center and Village Center Strip land development standards manual in locations that provide essential goods and services throughout the Northwest in lieu of "strip commercial" development. Incorporate this into a Planned District Zone for adoption by the City Council.

1. Prescribed land uses clearly designated, which are buffered from residential integrated, compatible developments.
2. Established process of design review.
3. Criteria for project approval which minimize offsite impacts, provide common access between adjacent, independent parcels and provide for on-site parking and maneuvering.
4. Streetscape program for urban streets in the Town Center
5. A maintenance improvement district for streetscape maintenance
6. Locate professional, medical and dental offices in areas designated for office and village center.

**Policy B10:** Encourage and develop options, guidelines and incentives for the use of innovative master development plans.

**Program B10.1:** Initiate special purpose districts, where appropriate, to guide phased, mixed use (commercial and residential) growth.

**Program B10.2:** Review all zoning categories to assure implementation of the Northwest Plan land use categories.

**Objective C:** Incorporate natural and man-made features into land use and development planning.

**Policy C1:** Areas of eight (8) through twelve (12) percent slope shall be developed at the DR density. All land containing a slope of greater than twelve (12) percent shall remain as open space, although possibly as part of a development.

**Policy C2:** The Open Space Committee (see Open Space Element) shall regularly review plans by agencies which consume land and affect residential development. Such reviews shall consider joint corridor usage, trails, paths, adjacent development and prescribe alternatives for consideration by the agency and City Council.

**Program C3:** The Northwest Plan Area shall regularly review all plans by all agencies for rights of way, corridors, easements, substations, well locations, reservoirs and basins and other utility infrastructure.

**Objective D:** Maintain the Northwest Plan in coordination with the land use, circulation and infrastructure plans of all adjoining jurisdictions.

**Policy D1:** Cooperate with other agencies and jurisdictions to define planning and service opportunities to identify and resolve any conflicts along jurisdictional boundaries.

**Policy D2:** Develop and maintain a working relationship with adjacent entities in order to coordinate the development of circulation systems, to include the Parkway, trails and rural streets.

**Policy D3:** Develop and maintain working relationships with adjacent entities to ensure coordinating and compatible land use planning.

**Policy D4:** Establish a growth pattern which will result in a more efficient and equitable provision of infrastructure, public facilities and services.

**Program D4.1:** Seek the elimination of irregular City boundaries and County "islands" which result in overlapping service areas and incompatible land use categories.

**Program D4.2** By 1998, develop a method to assess the costs and benefits of annexation requests in terms of revenues, services and facilities. Establish a fiscal impact review procedure to be utilized by all projects at plan preparation or zoning stages.

**Program D4.3:** Study a growth management program which integrates land development approval decisions and Northwest Plan adherence and consistency requirement with adequate public facilities and service standards.

**Policy D5:** Prior to annexation into the RPA area of the City, the petitioner shall conform to the equivalent County Plan zoning categories in that area.

**Objective E:** Protect the health, safety, and general welfare of the residents in the northwest planning area.

**Policy E.1:** Private, gated communities shall provide safe and adequate street width and unrestricted easement access for public safety vehicles, ambulances, utilities, and public sewerage.

**Program E1.1:** In 1997, develop standards and criteria for private, gated communities covering topics including , but not limited to, guest parking, collector corridors, site design, sewerage and utilities.

**Policy E.2:** Schools should be located so that they are accessible to all residents, and do not jeopardize the health, safety, or welfare of the residents.

**Program E2.1:** Where possible, orient and design schools so that school zones have the least impact on major and minor arterial streets.

**Program E2.2:** Where possible, locate schools so they are not adjacent to major and minor arterials.

**Policy E.3:** Park and school sites should be developed jointly whenever possible, to ensure the best possible use of the site.

**Program E3.1:** Developers are encouraged to employ ample open spaces in their project's overall development and integrate those open spaces, where possible, with adjoining properties.

**Policy E4:** Developers shall dedicate land for use where a trail system is designated in the Parks, Recreation and Open Space Map.

**Program E4.1:** Where possible, use existing and future utility corridors for extension of multi-purpose, non-motorized trail system.

**Policy E5:** Discourage development for locating beyond the design response time of existing fire stations, unless the developer provides a site for a new fire station.

**Program E5.1:** Locate fire stations so that the minimum response time is achieved for all development.

**Policy E6:** Employ defensible space techniques in site design to minimize crime potential.

**Policy E7:** Use improvement district legislation, as available, to maintain landscape plans and buffers, where a homeowner's association is not feasible.

## 2.9 Northwest General Plan Amendment to the Las Vegas General Plan Consistency and Development Review Policies

It is the intent of the City Council that implementation of the adopted Northwest General Plan Amendment to the Las Vegas General Plan become a coordinated activity among elected officials, boards and commissions and City staff. The Northwest General Plan Amendment shall be implemented by the adoption and enforcement of appropriate local regulations pertaining to the development of land and structures within the City of Las Vegas. It is the intent of the City Council that no development permit, subdivision of land or application for zoning change may be recommended, authorized, approved or issued by any administrative official, board or commission or by the City Council unless such development activity is determined to be in compliance and consistent with the adopted Northwest General Plan Amendment to the Las Vegas General Plan. Map 2 and Development Review Policies set forth in this section as they may be amended from time to time. The Department of Community Planning and Development, in conjunction with other City departments, shall, on all zoning and subdivision applications, prepare a staff report to the Planning Commission and City Council which takes into account the following:

### *A. Plan Consistency Policies*

It is the intent of the City Council that:

1. All parcels of land within the NW area which are designated in a residential land use category in the Northwest General Plan Amendment shall be appropriately zoned. The dwelling unit density, lot area and frontage must be compatible with surrounding residential uses. The maximum density must not exceed that set forth in the Northwest Sector Residential and Commercial Land Use Categories chart. Large scale planned development projects may exceed maximum Northwest General Plan Amendment to the Las Vegas General Plan densities on a net acre basis, provided the total gross project density per acre does not exceed that provided under the Northwest Amendment to the Las Vegas General Plan .
2. No application for a subdivision of land or a change in zoning district classification which would have the effect of permitting the user of land or structures in a manner inconsistent with the Northwest General Plan Amendment to the Las Vegas General Plan and/of the Land Use Classification System may be approved without filing a simultaneous request to the City Council to consider a formal Plan amendment. In order for such zoning change to be approved, the City Council must hold a

hearing, consider Planning Commission recommendations, and formally amend the Northwest General Plan Amendment to the Las Vegas General Plan map and/or NW Land Use Classification.

- 3 No land use variance which would have the effect of permitting the use, density or intensity of land or structures in a manner in-consistent with the Northwest General Plan Amendment and/or Categories shall be approved. Setback, height, parking and similar bulk variances may be approved in accordance with findings for hardship and other factual issues.
4. Building permits shall comply with all requirements and conditions or prior development approvals before issuance of certificates of occupancy.
5. Applications which require a tentative map and / or a public hearing (discretionary review) for any project, which at time of build out will generate or exceed 100 peak hour trips, shall submit for City review, at the time of the application request, a formal Traffic Impact Analysis report, prepared by a licensed engineer, demonstrating the individual and cumulative impacts of proposed land uses on the local and regional transportation network. Such report and review shall identify the nature and quantity of traffic movement

and circulation, average daily traffic (ADT) and peak hour traffic (PHT) volumes and mitigation requirements necessary to assure the maintenance of acceptable levels of service. Such Traffic Impact Analysis reports must adhere to the standards and promulgated by the City's Traffic Engineering Division and adopted by the City Council. Requests to extend zoning resolutions of intent (ROI) and Tentative Map approvals will subject the application to evaluation and adherence to development review requirements, adequate facilities and services reviews, and requirements of this section.

6. Applicants seeking to subdivide land in the City of Las Vegas after adoption of the Northwest General Plan Amendment to the Las Vegas General Plan may submit for a tentative map or parcel map approval only when:

- a. The proposed division of land is consistent with the adopted Northwest General Plan Amendment to the City of Las Vegas General Plan as to density or intensity of proposed uses; and
- b. The proposed lot areas and lot frontages are

consistent with existing zoning or a proposed zoning district which would be consistent with the adopted Northwest General Plan Amendment to the Las Vegas General Plan without necessity for an amendment public hearing.

- c. The proposed project has submitted a traffic impact analysis as defined in paragraph 2.9. ,A.5.

**B. Development Review Policies**

It is the intent of the City Council that no City Official, Board, or Commission or the City Council shall recommend, approve, authorize or grant any project or development permit which is not consistent with the following Development Review Policies. It is the intent of the City Council that authorized City Officials, Boards and Commissions and the City Council of the City of Las Vegas, as the case may be, shall make findings that any recommended project approval and all applications for development permits are consistent with the provisions of this section and shall approve such project or development permit only when the following requirements are met, provided however that a project or development approval may be granted on the condition that the development agrees in writing

that no certificate of occupancy will be issued until the following conditions are met:

1. The network of regional and local streets and highways will have the capacity to serve the proposed development at an acceptable Level of Service. For purposes of this section, an acceptable level of service shall be determined by the City Council and may vary by type of street or location. Unless otherwise adopted by the City Council, no level of service shall be established on a designated street or highway which results in a peak hour travel capacity below Level of Service D.

2. Wastewater treatment and disposal facilities will be made available prior to occupancy in sufficient capacity to serve the need of the proposed development.

3. Fire services will be adequate to protect people and property in the proposed development with adequate equipment and acceptable response times. For purposes of this section, the City Council may vary standards for adequacy and acceptable response times based upon the nature, location, character, density and intensity of existing and proposed development.

**NORTHWEST GENERAL PLAN LAND USE CATEGORIES**  
 (Comparison of General Plan Land Use and 1997 Zoning Ordinance Categories)

<b>RESIDENTIAL</b>				
GENERAL PLAN CATEGORY	ZONING	ZONING DISTRICT NAME	MAXIMUM DWELLING UNITS/ACRE	MINIMUM LOT SIZE (SQUARE FEET)
DESERT RURAL (DR)	U	Undeveloped	2	20,000
	R-A	Ranch Acres	1	40,000
	R-PD	Residential Planned Development	2	15,000
	R-E	Residence Estates	2	20,000
RURAL (R)	R-D	Single Family Residential-Resitricted	3.5	11,000
	R-PD	Residential Planned Development	3.49	Varies
LOW (L)	R-1	Single Family Residential	5.5	6,500
	R-MH	Manufactured Home	5.5	6,500
	R-PD	Residential Planned Development	5.49	Varies
	P-C	Planned Communiy	Varies	Varies
MEDIUM-LOW (ML)	R-MHP	Residential Manufactured Home Park	8	4,000
	R-PD	Residential Planned Development	8.49	Varies
MEDIUM-LOW ATTACHED (MLA)	R-2	Medium Low Density Residential	12	6,500
	R-PD	Residential Planned Development	12.49	Varies
MEDIUM (M)	R-3	Medium Density Residential	25	6,500
	R-PD	Residential Planned Development	25.49	Varies
HIGH (H)	R-4	High Density Residential	40	6,500
	R-5	Downtown Apartment District	83	7,000
	R-PD	Residential Planned Development	Flexible	Varies
<b>COMMERCIAL</b>				
EQUIVALENT PLAN CATEGORIES				
OFFICE (O)	O	Office		
	P-R	Professional Office and Parking Planned Development	O	
SERVICE COMMERCIAL (SC)	O	Office	SC	
	C-1	Limited Commercial		
GENERAL COMMERCIAL (GC)	P-D	Planned Development		
	O	Office	GC	
	C-1	Limited Commercial		
LIGHT INDUSTRIAL RESEARCH (L/R)	C-2	General Commercial		
	O	Office	L/R	
TOWN CENTER	C-M	Commercial Industrial		
	C-PB	Planned Business Park		
PLANNED COMMUNITY DEVELOPMENT (PCD)	M	Industrial		
	P-D	Planned Development (any zone, excluding low density residential zones)	M-H-SC-GC-O-L/R	
PUBLIC/SEMI-PUBLIC FACILITIES (P/SP)	P-C	Planned Community	L-ML-MLA-M	
	P-D	Planned Development (any residential planned development zone)		
RESOURCE CONSERVATION (RC)	R-PD			
<b>OTHER</b>				
PUBLIC/SEMI-PUBLIC FACILITIES (P/SP)	C-V	Civic District	P,S,PF	
		Parks, Schools, Public Facilities, Quasi-Public Facilities		
RESOURCE CONSERVATION (RC)	C-V	Civic District	P, PF	
	E-R	Resource Extraction		
	U	Undeveloped		

Table 2

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1998 MAR -4 A 10:46

# AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

BARBARA LINFORD, being first duly sworn, deposes and says:

BILL NO 98-14  
AN ORDINANCE TO AMEND THAT CERTAIN DOCUMENT ENTITLED THE "NORTHWEST AREA GENERAL PLAN AMENDMENT TO THE CITY OF LAS VEGAS GENERAL PLAN", ADOPTED BY ORDINANCE NO 4049 AS PART OF THE GENERAL PLAN OF THE CITY OF LAS VEGAS, TO CLARIFY THE DENSITY RANGES FOR VARIOUS LAND USE CATEGORIES, TO ADD TO AND SUPPLEMENT THE DESCRIPTIONS OF CERTAIN LAND USE CATEGORIES, AND TO ADD CERTAIN POLICY PROVISIONS REGARDING PUBLIC INFRASTRUCTURE, PLANNED COMMUNITY DEVELOPMENT AND TRAFFIC IMPACT STUDIES, PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH  
SPONSORED BY: Councilman Larry Brown  
SUMMARY Adopts an amendment to the Northwest Area General Plan to clarify and supplement various land use categories and to add policy provisions related to public infrastructure, planned community development and traffic impact studies  
At a City Council meeting  
FEBRUARY 9, 1998  
BILL NO 98-14 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE  
Councilmen Brown and Adamsen  
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA  
PUB February 26, 1998  
Las Vegas Review-Journal

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of FEBRUARY 26, 1998 to FEBRUARY 26, 1998, on the following days:

FEBRUARY 26, 1998

Signed: Barbara Linford

Subscribed and sworn to before me this 26 day of February, 19 98

Heather C Daehler  
Notary Public



HEATHER C DAEHLER  
Notary Public - Nevada  
My appt. exp. July 3, 2000  
No. 96-3605-1

# AFFIDAVIT OF PUBLICATION

RECEIVED  
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1998 MAR 18 P 3:41

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BILL NO 98-14  
ORDINANCE NO 5062

AN ORDINANCE TO AMEND THAT CERTAIN DOCUMENT ENTITLED THE "NORTHWEST AREA GENERAL PLAN AMENDMENT TO THE CITY OF LAS VEGAS GENERAL PLAN", ADOPTED BY ORDINANCE NO 4049 AS PART OF THE GENERAL PLAN OF THE CITY OF LAS VEGAS, TO CLARIFY THE DENSITY RANGES FOR VARIOUS LAND USE CATEGORIES, TO ADD TO AND SUPPLEMENT THE DESCRIPTIONS OF CERTAIN LAND USE CATEGORIES, AND TO ADD CERTAIN POLICY PROVISIONS REGARDING PUBLIC INFRASTRUCTURE, PLANNED COMMUNITY DEVELOPMENT AND TRAFFIC IMPACT STUDIES, PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith

SPONSORED BY Councilman Larry Brown

SUMMARY Adopts an amendment to the Northwest Area General Plan to clarify and supplement various land use categories and to add policy provisions related to public infrastructure, planned community development and traffic impact studies

The above and foregoing ordinance was first proposed and read by title to the City Council on the 9TH day of February, 1998, and referred to the following committee composed of Councilmen Brown and Adamsen for recommendation; thereafter the said committee reported favorably on said ordinance on the 9th day of March, 1998, which was a regular meeting of said City Council, and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote

VOTING "AYE" Councilmen Adamsen, Brown, Reese and Mayor Jones.

VOTING "NAY" NONE

EXCUSED Councilman McDonald

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA

PUB March 12, 1998  
Las Vegas Review-Journal

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

BARBARA LINFORD, being first duly sworn, deposes and says:

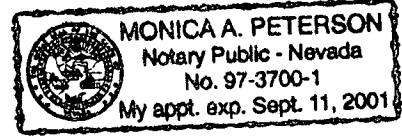
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of MARCH 12, 1998 to MARCH 12, 1998, on the following days:

MARCH 12, 1998

Signed: Barbara Linford

Subscribed and sworn to before me this 18 day of Mar, 1998

Monica A. Peterson  
Notary Public



# AFFIDAVIT OF PUBLICATION

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1998 MAR 18 P 3 41

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VOTING "AYE" Councilmen Adamsen, Brown, Reese and Mayor Jones.  
VOTING "NAY" NONE  
EXCLUDED: Councilman McDonald  
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PUB: March 12, 1998  
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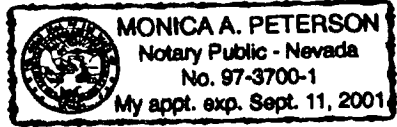
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Notary Public



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1998 MAR -11 A 10:46

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PUB: February 26, 1998  
Las Vegas Review-Journal

STATE OF NEVADA)  
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HEATHER C. DAEHLER  
Notary Public - Nevada  
My appt. exp. July 3, 2000  
No. 96-3605-1



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