

**FIRST AMENDMENT**

**BILL NO. 2021-26**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO ADOPT THE CITY OF LAS VEGAS 2050 MASTER PLAN; REPEAL THE LAS VEGAS 2020 MASTER PLAN, INCLUDING THE ELEMENTS OF THE 2020 PLAN THAT HAVE BEEN ADDED OR AMENDED SINCE THAT PLAN'S ADOPTION; MAKE CORRESPONDING ADJUSTMENTS TO VARIOUS PROVISIONS OF LVMC TITLE 19; AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Tom Perrigo, Chief Operations and Development Officer

Summary: Adopts the City of Las Vegas 2050 Master Plan; repeals the Las Vegas 2020 Master Plan, as well as the elements of the 2020 Plan that have been added or amended since that Plan's adoption; and makes corresponding adjustments to various provisions of LVMC Title 19.

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

SECTION 1: That certain document entitled "City of Las Vegas 2050 Master Plan," the material provisions of which were approved by vote of the Planning Commission on April 13, 2021, and the provisions of which were approved by City Council vote on June 2, 2021, is hereby adopted by reference in accordance with NRS 278.220. That document, hereafter the "2050 Master Plan," contains all elements required by NRS 278.160 to be included in a city's master plan.

SECTION 2: Except as otherwise provided in Section 3 of this Ordinance, the following documents are hereby repealed:

(A) That certain document entitled "Las Vegas 2020 Master Plan," adopted by Ordinance No. 5250.

(B) All elements of the Las Vegas 2020 Master Plan that have been added or amended subsequent to the adoption of that Plan.

SECTION 3: Any maps, figures, terms, or other aspects of the Las Vegas 2020 Master Plan that are referred to or incorporated by provisions of LVMC Title 19 or any other ordinance or regulatory document shall continue in effect, but only to the extent deemed necessary or appropriate in order to give

1 meaning to the reference or incorporation. In addition, the Trails Element of the Las Vegas 2020 Master Plan,  
2 as adopted by Ordinance No. 6237 and subsequently amended, hereafter the “Trails Element,” shall remain  
3 in effect until the adoption of an ordinance amending LVMC Chapter 19.04 to specifically address the means  
4 of implementing the aspects of the City of Las Vegas 2050 Master Plan that pertain to trails. Until the  
5 adoption of that ordinance, the Trails Element shall control in the event of any conflict or inconsistency with  
6 a corresponding element or aspect of the City of Las Vegas 2050 Master Plan.

7           SECTION 4: Pursuant to NRS 278.230, the City Council is required to use appropriate  
8 means to put into effect any master plan it adopts, with the intent to have that plan serve as 1) a pattern and  
9 guide for that kind of orderly physical growth and development of the City which will cause the least amount  
10 of natural resource impairment and will conform to the adopted population plan, and ensure an adequate  
11 supply of housing, including affordable housing; and 2) a basis for the efficient expenditure of City funds  
12 relating to the elements of the master plan. Among the means the City Council has used in the past and will  
13 use in the future to implement a master plan are the adoption of other and related planning documents and  
14 the adoption and enforcement of zoning regulations by means of ordinance. In addition, with respect to the  
15 2050 Master Plan adopted by this Ordinance, the City Council authorizes and directs the City Manager, to  
16 the extent practicable, to implement the 2050 Master Plan through the departments of the City, any designated  
17 staff, and otherwise as described in, but without being limited by, Chapter 5 of the 2050 Master Plan. Such  
18 efforts may include:

19           (A) Regularly adopting interim Strategic Action Plans and departmental business plans  
20 that incorporate the priorities of the City Council and the recommended goals, key actions, and  
21 implementation strategies identified throughout the 2050 Master Plan, and that align with the City’s adopted  
22 budget.

23           (B) Carrying out policies and regulations that have been duly adopted by the City  
24 Council or City Manager.

25           (C) Completing capital improvement projects pursuant to a conforming adopted capital  
26 improvement plan.

1 (D) Entering into partnerships and actively collaborating with regional and community  
2 stakeholders.

3 (E) Requesting appropriate legislative changes to effectuate the plan, streamline good  
4 governance, and enable government efficiency.

5 (F) Ensuring that any future sub-plans, studies, inventories, strategies, surveys, and  
6 assessments largely conform and are consistent with the 2050 Master Plan.

7 (G) Maintaining an accessible dashboard on the City’s website that displays the status  
8 of the 2050 Master Plan’s identified outcomes, key actions and implementation strategies, as well as other  
9 useful information.

10 SECTION 5: The 2050 Master Plan designates sixteen “Areas of the City” representing  
11 the collection of neighborhoods, districts, and nodes of various parts of the City, all as described within  
12 Chapter 2. The City Council authorizes and directs:

13 (A) The Department of Planning to maintain an official map depicting the “Areas of the  
14 City” and describe the existing conditions, demographics, socio-economics, and proposed projects and  
15 implementation activities of each respective area.

16 (B) The City, through its departments, to work with persons representative of each area  
17 to develop respective special area plans and establish priorities for implementing recommended  
18 improvements.

19 SECTION 6: As part of the Land Use Component, the 2050 Master Plan introduces five  
20 new land use “place types” that will function much like traditional land use designations within the 2050  
21 Master Plan (sometimes referred to by the City as General Plan designations) but will facilitate future  
22 rezoning actions to help achieve land use goals within the 2050 Master Plan. The “place types” are known as  
23 “Transit Oriented Development 1,” “Transit Oriented Development 2,” “Transit Oriented Corridor 1,”  
24 “Transit Oriented Corridor 2,” and “Neighborhood Mixed Use Center” (abbreviated, respectively, as TOD-  
25 1, TOD-2, TOC-1, TOC-2, and NMUX). In connection with the adoption of the 2050 Master Plan, it has  
26 been proposed to change the land use designations of approximately 3,000 parcels to correspond to one of

1 the new “place types.” Those parcels whose designations are changed by this Ordinance are listed in the  
2 document that is attached to and incorporated within this Ordinance. The existing land use designation for  
3 each parcel listed is shown in the column with the heading “Current General Plan,” and the corresponding  
4 “place type” for each parcel is shown in the column with the heading “Proposed General Plan.” Although  
5 this Ordinance assigns new Master Plan-related land use designations to the listed parcels in the form of  
6 “place types,” the zoning designations of those parcels remain in place under rezoned in the future. During  
7 the period of time between when this Ordinance becomes effective and the parcels listed in the attached  
8 document are rezoned to correspond to their land use designations under the City of Las Vegas 2050 Master  
9 Plan, the zoning of those parcels shall be deemed to be in conformance with the City of Las Vegas 2050  
10 Master Plan, taking into account the impracticality of transitioning immediately from one master plan to  
11 another.

12               SECTION 7: The intent of the City Council regarding Section 6 of this Ordinance and the  
13 reassignment of parcels to new “place types” as land use designations for those parcels is for that  
14 reassignment to be effective for a period of at least three years. The Council acknowledges the possible need  
15 for the City to make adjustments or correct errors during that period, and any such adjustments or corrections  
16 may be initiated by the Department of Planning at the Director’s discretion. However, the City Council does  
17 not intend to make any changes or adjustments at the instance of property owners other than the City, and  
18 the Director is authorized to not accept applications to make such changes or adjustments until August 1,  
19 2024, at the earliest.

20               SECTION 8: The adoption of the 2050 Master Plan shall not be deemed to impair any  
21 previously adopted special area plan or development agreement, nor any previously approved entitlement or  
22 condition of entitlement approval.

23               SECTION 9: Following the adoption of this Ordinance, the Department of Planning is  
24 authorized and directed to:

25               (A) Publish the City of Las Vegas 2050 Master Plan in final form.

26               (B) File with the City Clerk an attested copy of the City of Las Vegas 2050 Master Plan.

1           SECTION 10: At least once each calendar year following the adoption of this Ordinance,  
2 the Department of Planning shall prepare a report evaluating the progress of the implementation of the 2050  
3 Master Plan and the status of the 2050 Master Plan's identified outcomes and key actions, and thereafter  
4 present the report to both the Planning Commission and the City Council. In connection with its consideration  
5 of the report, the Planning Commission may formulate for presentation to the City Council recommendations  
6 with respect to further implementation of the 2050 Master Plan.

7           SECTION 11: In connection with maintenance and implementation of the 2050 Master  
8 Plan, the Department of Planning is authorized from time to time to correct errors and incorporate updates  
9 that have been properly approved. Amendments or modifications shall be processed in accordance with  
10 applicable statutes and ordinances.

11           SECTION 12: Ordinance No. 6289 and the Unified Development Code adopted as Title 19  
12 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in  
13 Sections 13 to 24, inclusive, of this Ordinance. The amendments are deemed to be amendments to both  
14 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

15           SECTION 13: Title 19, Chapter 6, Section 120, is hereby amended by deleting Footnote 2  
16 to Table 3 and replacing it with the following Footnote 2:

17 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building  
18 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of  
19 this Footnote 2, the revitalization area encompasses locations that are included within the following Areas of  
20 the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas, East  
21 Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

22           SECTION 14: Title 19, Chapter 6, Section 140, is hereby amended by amending Paragraph  
23 A.2.a to replace the phrase "Las Vegas 2020 Master Plan" with the phrase "Master Plan."

24           SECTION 15: Title 19, Chapter 8, Section 70, is hereby amended by deleting Footnote 2  
25 to Table 3 and replacing it with the following Footnote 2:

26 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building

1 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes  
2 of this Footnote 2, the revitalization area encompasses locations that are included within the following Areas  
3 of the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas,  
4 East Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

5 SECTION 16: Title 19, Chapter 8, Section 80, is hereby amended by deleting Footnote 2  
6 to Table 3 and replacing it with the following Footnote 2:

7 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building  
8 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes  
9 of this Footnote 2, the revitalization area encompasses locations that are included within the following Areas  
10 of the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas,  
11 East Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

12 SECTION 17: Title 19, Chapter 8, Section 120, is hereby amended by amending Paragraph  
13 A.2.a to replace the phrase “Las Vegas 2020 Master Plan” with the phrase “Master Plan.”

14 SECTION 18: Title 19, Chapter 10, Section 140, is hereby amended by amending  
15 Paragraph B.1.b to replace the phrase “Las Vegas 2020 Master Plan,” as well as all the remaining language  
16 of B.1.b, with the phrase “Master Plan.”

17 SECTION 19: Title 19, Chapter 10, Section 150, is hereby amended by amending  
18 Paragraph G.6 to replace the phrase “Historic Properties & Neighborhoods Preservation Plan Element of the  
19 Las Vegas 2020 Master Plan” with the phrase “aspects of the Master Plan that serve as the historic  
20 preservation element of that Plan.”

21 SECTION 20: Title 19, Chapter 12, Section 70, is hereby amended by amending the  
22 Description of the use “Utility Transmission Line (Class I)” to replace the phrase “Las Vegas 2020 Master  
23 Plan” with the phrase “Master Plan.”

24 SECTION 21: Title 19, Chapter 12, Section 70, is hereby amended by amending the  
25 Description of the use “Utility Transmission Line (Class II)” to replace the phrase “Las Vegas 2020 Master  
26 Plan” with the phrase “Master Plan.”

1               SECTION 22: Title 19, Chapter 18, Section 20, is hereby amended by amending the  
2 definition of the term “Utility Transmission Line (Class I)” to replace the phrase “Las Vegas 2020 Master  
3 Plan” with the phrase “Master Plan.”

4               SECTION 23: Title 19, Chapter 18, Section 20, is hereby amended by amending the  
5 definition of the term “Utility Transmission Line (Class II)” to replace the phrase “Las Vegas 2020 Master  
6 Plan” with the phrase “Master Plan.”

7               SECTION 24: Title 19, Chapter 18, Section 20, is hereby amended by adding thereto, at  
8 the appropriate location, the following term and its corresponding definition:

9 **Master Plan.** Except where the context otherwise requires, refers to the General Plan.

10              SECTION 25: For purposes of Section 2.100(3) of the City Charter, the following Sections  
11 are deemed to be subchapters rather than sections:

12 19.06.120

13 19.06.140

14 19.08.070

15 19.08.080

16 19.08.120

17 19.10.140

18 19.10.150

19 19.12.070

20 19.18.020

21              SECTION 26: The Department of Planning is authorized and directed to incorporate into  
22 the Unified Development Code the amendments set forth in Sections 13 to 24, inclusive, of this Ordinance.

23              SECTION 27: If any section, subsection, subdivision, paragraph, sentence, clause or phrase  
24 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by  
25 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the  
26 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

1 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
2 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
3 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4 SECTION 28: All ordinances or parts of ordinances or sections, subsections, phrases,  
5 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
6 Edition, in conflict herewith are hereby repealed.

7 PASSED, ADOPTED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

8 APPROVED:

9  
10 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

11 ATTEST:

12 \_\_\_\_\_  
13 LUANN D. HOLMES, MMC  
City Clerk

14 APPROVED AS TO FORM:

15 Val Steed  
16 Val Steed,  
Deputy City Attorney

7-6-21  
Date



1 The above and foregoing ordinance was first proposed and read by title to the City Council on the \_\_\_\_ day  
2 of \_\_\_\_\_, 2021, and referred to a committee for recommendation, the committee being  
3 composed of the following members \_\_\_\_\_;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 2021, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council as  
7 amended and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11 APPROVED:

12  
13 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 \_\_\_\_\_  
16 LUANN D. HOLMES, MMC  
City Clerk

17

18

19

20

21

22

23

24

25

26