



City of Las Vegas | Department of Planning

# Annual Report

# 2020



## OUR MISSION

To develop and implement sound planning and licensing regulations and to enforce city codes so that citizens, businesses and visitors can benefit from an orderly, diverse, clean and environmentally sensitive community.

### Planning Commission

*(Left to right)*

Robert Summerfield, AICPA

*Planning Director*

#### Commissioners

Trinity Haven Schlottman

*Vice Chairman*

Jeff Rogan

Donna Toussaint

Louis De Salvio

*Chairman*

Sigal Chattah

Anthony Williams

Sam Cherry



## WHO WE ARE and WHAT WE DO

The Department of Planning is comprised of the Administration, Long Range Planning, Current Planning, Business Licensing, and Code Enforcement Divisions. The collective efforts of the Department affects many facets of the community through its zoning, master planning, and licensing and enforcement activities. It is our goal to:

- Create plans that enable neighborhoods to be stable, friendly, and physically attractive by providing land use opportunities for parks, recreation, improved walkability, and increased access to healthy food.
- Improve public safety through increased compliance and education.
- Contribute to the momentum of downtown initiatives by implementing licensing and zoning incentives and supporting redevelopment efforts.
- Implement technology to increase productivity and provide increased value to our customers; and provide land development and licensing processes which deliver consistency and reliability, and exceed expectations.
- Increase customer service by engaging citizens through the use of technology and process improvements to provide effective communication.





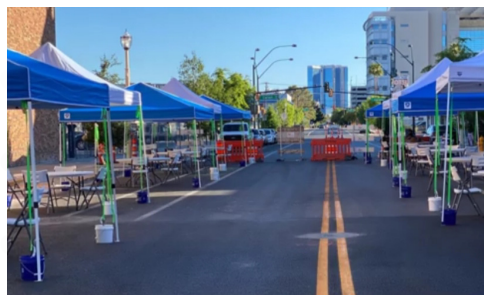
# Planning In Action

## Supporting our Business Community During COVID-19

As the COVID-19 pandemic began to sweep the nation, making its mark in history with enough vigor to figuratively make the world stand still; cities and states throughout the nation were faced with the challenges of protecting the health, safety, and well-being of its citizens and business communities. In Nevada, Governor Steve Sisolak declared a State of Emergency on March 12, 2020, followed by enactment of a stay-at-home order and temporary closure of non-essential businesses to minimize the spread of COVID-19. The city of Las Vegas understood the forthcoming impact to its local businesses community and took several steps to ease the financial strain with the Planning Department leading the call to action!

The Business Licensing Division established three time-limited permits to allow for curbside pick-up and delivery permits for retail establishments, including alcohol, cannabis, and smoke shops. Retailers wishing to do curbside or delivery services were approved by the city to do so as long as they complied with the NV OSHA requirements, CDC Guidelines and the Curbside Commerce Safety Protocols issued by the Nevada Health Response.

As the city reopened under Phases 1 and 2 of the “Nevada United: Roadmap to Recovery” (the State of Nevada’s plan to reopen the economy), additional programs were implemented to help with the transition. In collaboration with key staff members from Public Works, Building & Safety and the Southern Nevada Health District, the Business Licensing Division was able to offer a program for temporary conditional food establishment license for limited food services for those establishments that did not have the physical infrastructure requirements in place to be allowed to store, prepare and serve meal items. Under this cooperative process, the participants were able to obtain the necessary approvals to reopen within 24 to 48 hours. Additional efforts in support of reopening included land use allowances for outdoor dining and sidewalk sales in downtown Las Vegas and within commercial center/commercially zoned properties, and “Dine Out Downtown;” a daily closure of two half blocks where pop-shade covers and portable trees were placed outside to accommodate those citizens purchasing takeout from downtown restaurants.



In support of protecting public health and welfare, the Planning Department also played a role in enforcing the Governor’s Directives. The Business Licensing Compliance Team was redirected from their daily duties to assist the Las Vegas Metropolitan Police Department with enforcing the Directive for closure of all non-essential businesses. Between March 21, 2020 and May 29, 2020, this team partnered up with detectives from the Metro Special Investigations Unit to conduct visits on non-essential businesses that were reported by citizen complaints; a total of 558 inspections were completed.



As the city reopened under Phases 1 and 2 of the “Nevada United: Roadmap to Recovery”, this Team also provided education to the business community to help them maintain compliance and remain operable. Between Mary 29, 2020 and June 24, 2020, the Team educated 1, 402 commercial businesses on the reopening guidelines pertaining to their industry.

On June 24, 2020 Governor Sisolak enacted Directive 024 for Face Coverings, which mandated that everyone wear face coverings when out in public and directed all businesses to ensure that their patrons are following these guidelines when entering their place of business. In this Directive he gave enforcement powers to the local municipalities business licensing divisions to enforce this and all previous directives. The Business License Team was redirected to not only educate the businesses but also to conduct enforcement on the businesses that were not adhering to the Governor’ directive. The Business Licensing Compliance Section enacted a business friendly four-prong approach that began with re-education and a correction notice before escalating to penalty or disciplinary action.

On July 20, 2020 The City Manager’s Office enacted the Planning Compliance Ambassador Program and directed each city department to re-assign employees to the Business License Compliance team to assist with going out to businesses to make observations to determine if businesses are violating the Governor’s directives, conduct educations, document any violations and notify the Compliance Officers of any blatant violations that require enforcement action. There were 62 Compliance Ambassadors and four Code Enforcement Officers re-assigned to the Compliance Team. Between June 24 and August 6, 2020 the Compliance Team & Compliance Ambassadors have made the following efforts to maintain compliance in the interest of protection the health, safety, and well-being of its citizens and business community:



- Total Businesses Visited:5,781
- Total Violations Observed:451
- Total Courtesy Notices Issued: 163
- Total Correction Notices Issued:198
- Total Notices of Violations (Civil Penalties): 16



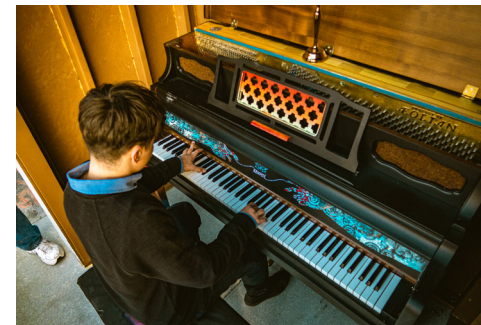


## dT-Alley

On February 20th, 2020 at 2:20 p.m. dT-Alley was officially opened to the public in an unveiling officiated by Mayor Carolyn Goodman, alongside council members Michelle Fiore and Olivia Diaz, with Vegas performers like Absinthe's Master of Ceremonies The Gazillionaire. The T-shaped alleyway, our first activated alley, is located between Fremont Street and Carson Avenue and Las Vegas Boulevard and 6th Street.



The alleyway renovation was a coalition effort with the Departments of Planning, Public Works, and the Offices of the City Attorney and Cultural Affairs and our community partner, the dT Alley Community Coalition. By coordinating the city-led public improvements for the adjacent 6th Street with a licensing agreement with the dT Alley Community Coalition, a public-private partnership delivering a community space adorned with art installations throughout the T-alley has been achieved.



dT Alley features unique, contemporary and urban designs with accents that celebrate Downtown Las Vegas' position as the creative epicenter of the city. Improvements include over 10,000 square feet of a total design refresh with vibrant murals from local artists, improved drainage, and 15 LED pedestrian lights. The alley will also serve as a space for forthcoming thoughtful programming like art walks, farmers markets and kid-friendly events that use the permanent piano installation, puppet theatre and a 'take a book/leave a book' library on-site.

With only two acres per 10,000 residents, downtown Las Vegas has a shortage of public gathering space. As stated in the *Downtown Las Vegas Civic Space and Trails Master Plan*, partnering with private developers allows the city to incorporate additional and better-quality parks in locations currently lacking sufficient park space. Additionally, collaborating with private developers or a non-profit organization to maintain the park allows the city's budget for parks and open spaces to go further. dT-Alley, as a form of privately-operated public space, provides over ¼-acre of creative new community space showcasing the artistic style of the Fremont East District.

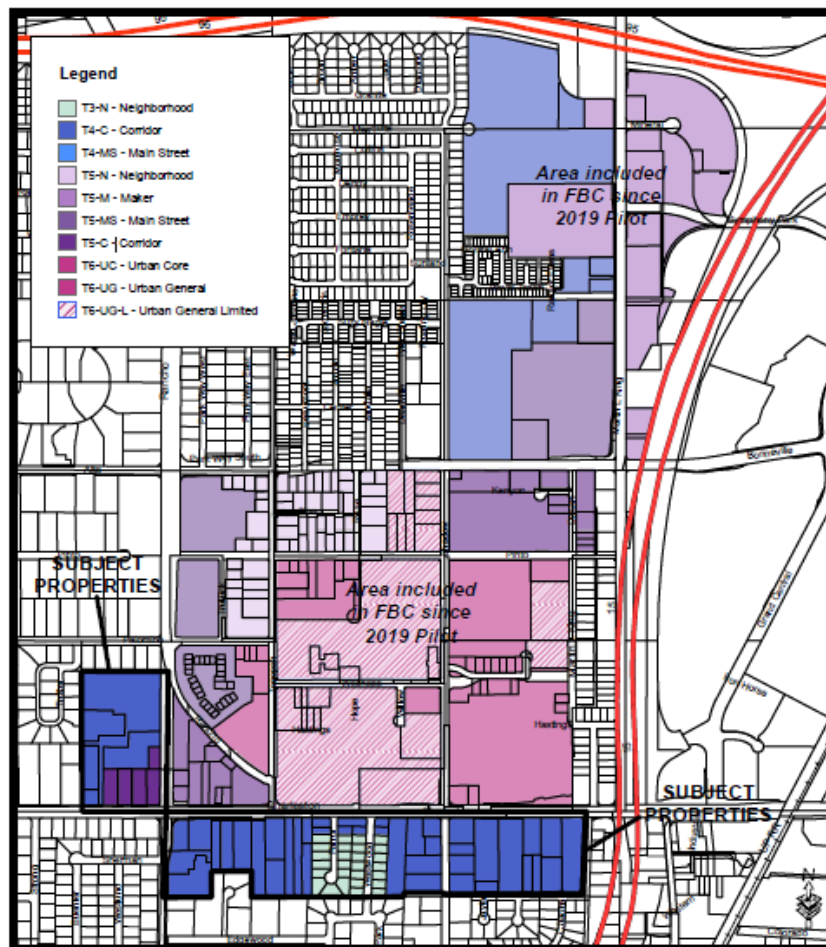


# Las Vegas Medical District

## Completion of the Form-Based Code Pilot Planning Area

On June 17, 2020, in a motion made by Councilman Brian Knudsen, the Las Vegas City Council approved the rezoning of all of the remaining parcels in the Las Vegas Medical District to the Title 19.09 Form-Based Code. The original approval for the Las Vegas Medical District focused on the central 240-acre core plan area and operated as a pilot planning area in 2018. Since the original adoption, the city has moved the forward to complete the rezoning of the Medical District to the form-based code. Thus the remaining 40 acres south of Charleston Boulevard, between Martin Luther King Boulevard and Valley View Boulevard, and the 14.5 acres located at the northwest intersection of Charleston Boulevard and Rancho Drive were rezoned to three transect zones, allowing for a balance approach between mixed-use corridor development and neighborhood preservation.

The reintroduction of the Form-Based Code rezoning for the remaining Medical district began on March 9th with a public neighborhood meeting held at the SGI-USA Buddhist Temple. Staff introduced the proposed regulating plan and text revisions to over 35 neighbors, whose concerns mainly centered on the impact of future commercial development along Charleston Boulevard on the established single-family neighborhoods to the south. Following the meeting, staff continued to refine the regulating plan and draft residential protection standards when COVID-19 reached the point of halting public meetings. Planning staff responded with a pioneering effort to create a hybrid virtual/in-person meeting that allowed neighbors to the option to attend in-person by agreeing to follow personal safety protocols of health pre-screening, mask-wearing, and observing social distancing or by attending the meeting on-line. The hybrid meeting was well attended with over 42 on-line registrants and 25 in-person attendees; the new meeting format allowed for the continued discussion from neighbors to reach resolution in the proposed zoning changes.





## 2050 Master Plan

Throughout 2019 and 2020, the Long Range Planning Division and the city's consulting team SmithGroup have drafted the 2050 Master Plan that provides a comprehensive approach to growth and development over the next thirty years. Based on a wealth of community input and comments from public agencies, the first draft of the plan is set to be released. The plan consists of several chapters including a framing chapter that discusses the plan's vision and guiding principles of equity, resilience, health, livability, and innovation; the impact of active challenges such as COVID-19 and racial equity are tied-in as well.

The Land Use and Environment chapter contains the City's General Plan for Future Land Use, which recommends transit-oriented development corridors connecting major regional centers in addition to other land use changes that enhance, transform, or historically preserve places. These are described further in a section describing sixteen areas of the city; comprised of groups of neighborhoods and districts, each area contains existing conditions and a future vision. The remainder of the chapter contains goals on natural features, urban forestry, parks and open spaces, food and urban agriculture, and environmental justice.

The Economy and Workforce Chapter contains areas of planning not previously included in previous iterations of the Master Plan, including schools and the educational system, economic development and redevelopment, public finance, housing, and homelessness. The Systems and Services Chapter describes city and community-based infrastructure and service provision. Goals include those on complete streets, transit, smart systems, water, energy, waste, greenhouse gas emissions, facilities, hazards, public health, public safety, and flooding. Finally, a Chapter on implementation and evaluation provides guidance for how the city, its departments, and members of the community can set the plan in action and achieve its goals and outcomes.

The plan follows the requirements of Nevada Revised Statutes, and is aligned with other citywide and regional efforts, most notably the Southern Nevada Strong Regional Plan, RTC's OnBoard Mobility Plan. Ultimately, the plan will serve as a framework and case for change over time for the public, businesses, developers, the city's planners, the Planning Commission, and the mayor and City Council. More information and drafts on the Master Plan will be shared on the city's website, [www.masterplan.vegas](http://www.masterplan.vegas).

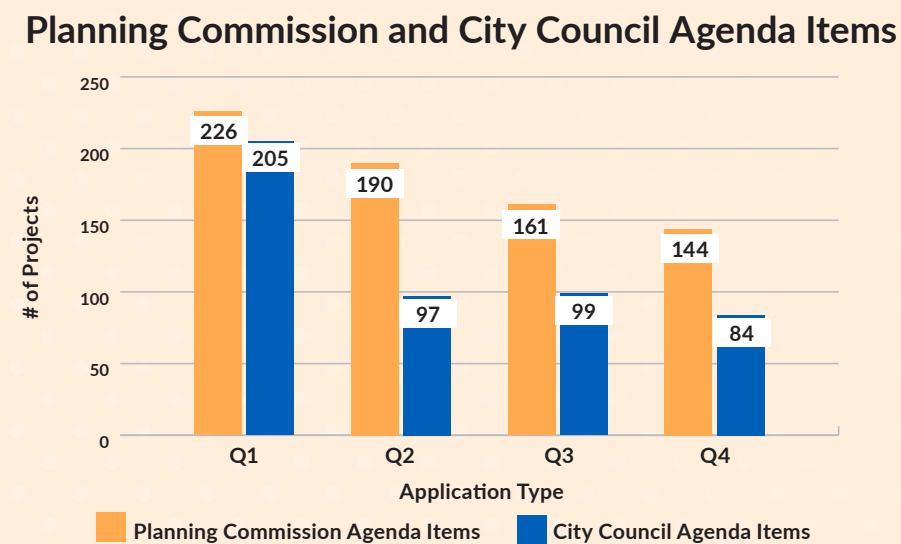
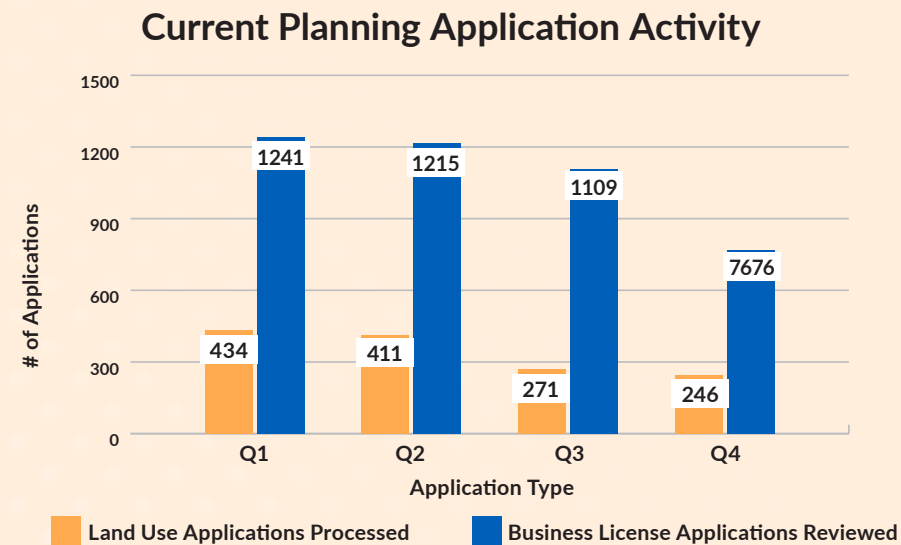
# Current Planning

Regulates city zoning ordinances, processes land use entitlement applications for residential and commercial development, performs research and analysis services for decision makers and provides policy recommendations to achieve orderly and sustainable development.

In Fiscal Year 2020, Current Planning:

- Received a total of 1,362 land use applications
- Reviewed a total of 4,332 business license applications, and
- Agendized 1,206 projects for Planning Commission and/or City Council approval.

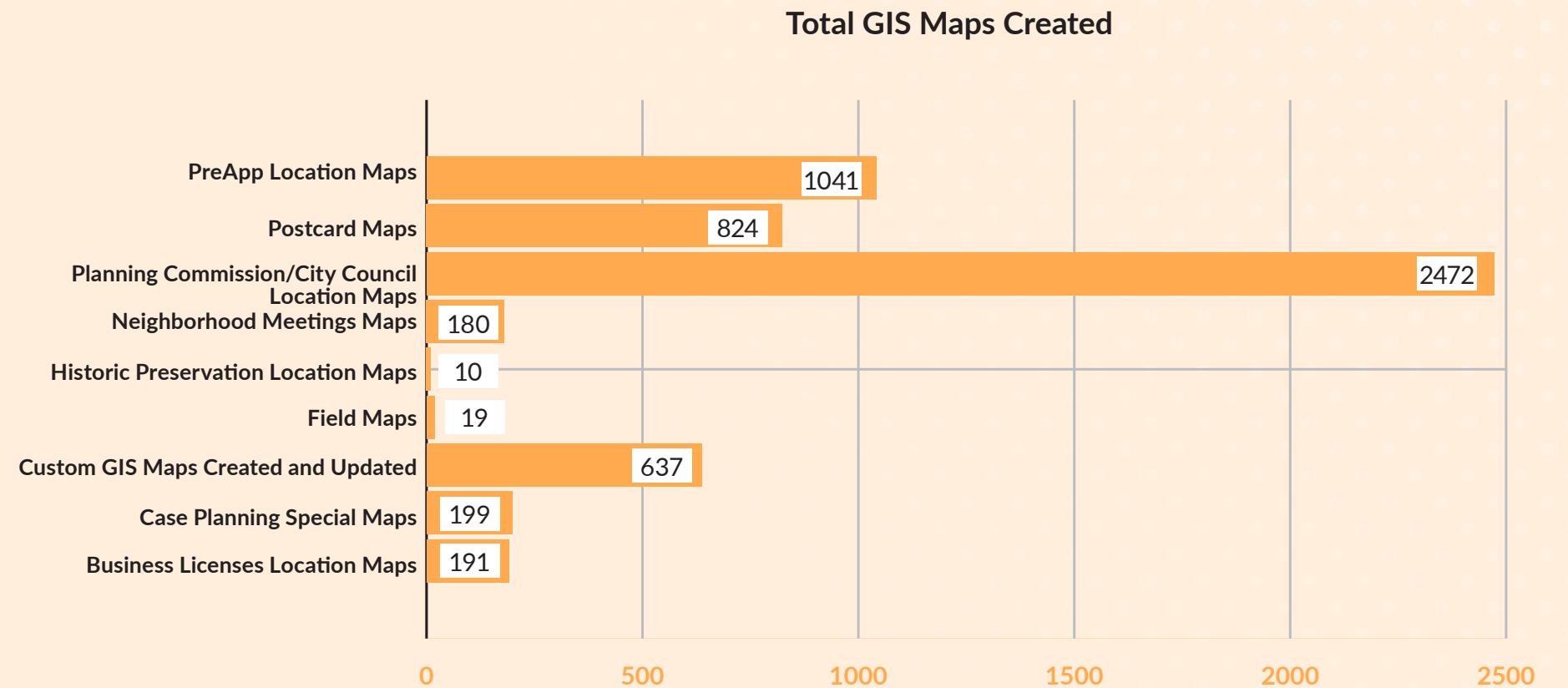
Although plant closures during the 3rd and 4th quarters due to COVID-19 had an impact on the development process and activity, this Team demonstrated its resiliency by adapting to the challenges to continue to meet citizen and business needs. The use of technology became the foundation for interaction with applicants, and for achieving milestones in the entitlement process such as required neighborhood meetings, public hearings, and Planning Commission and City Council meetings.



# Mapping & Analysis

The Geographical Information Systems (GIS) Team creates maps and graphics in support of city departments and City Management, the Historic Preservation Commission, the Planning Commission, and the City Council. In fiscal year 2020, this Team created a total of 5,573 maps to help the city make informed decisions.

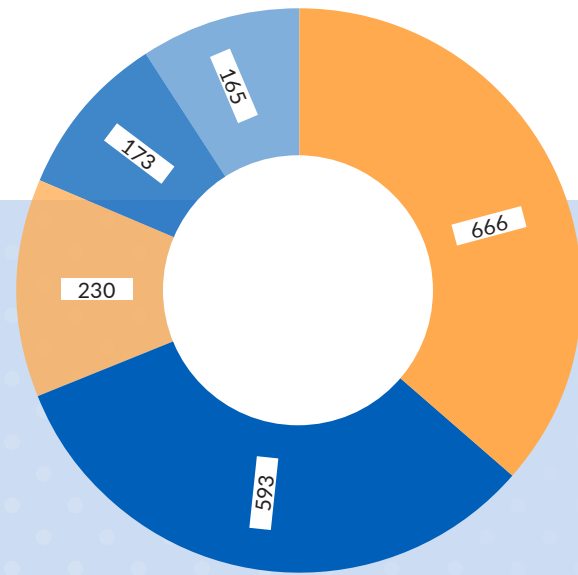
In 2019, the senior leader of this Team exemplified innovation by developing at zero cost to the city, an interactive map tool that has multiple layers with parcel-based information about the general plan, zoning, land-use entitlements, special area plans and more. This map has proven to be of great assistance to internal and external customers, and functions as a one-stop shop for developers looking to build in the city.



# Business License

Regulates business commerce activities to include business license application reviews, income reporting audits, business license compliance education and enforcement, and regulation of medical and recreational marijuana enterprises. In Fiscal Year 2020, this Division issued a total of 3,835 business licenses city-wide; including 361 in downtown Las Vegas:

## Top 5 New Business Licenses–City Wide

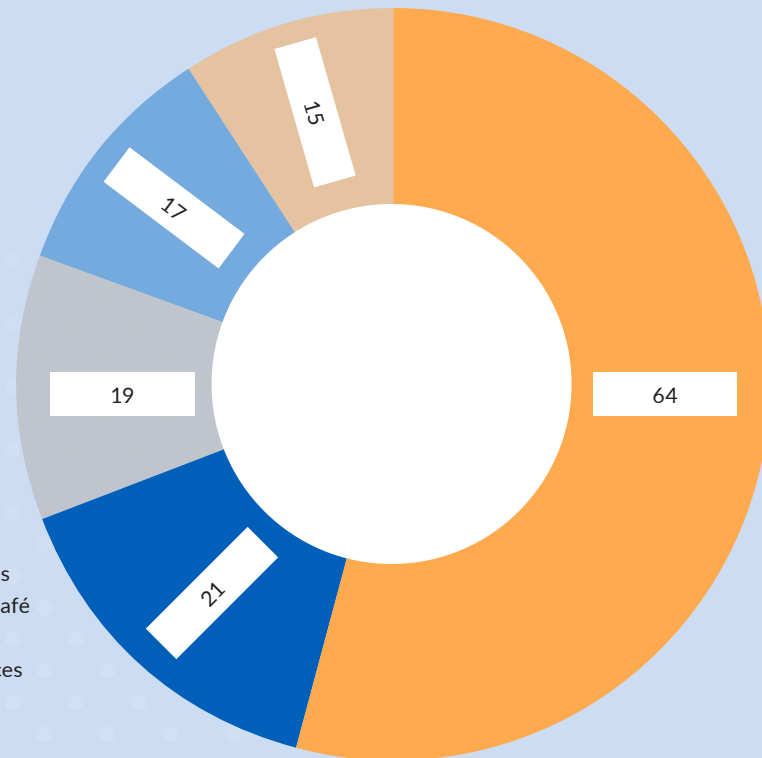


- Real Estate Salesperson
- General Retail Sales
- Professional Services
- Management or Consulting Services
- Residential Property Maintenance

# 3835

## New Business Licenses Issued

## Top 5 New Licenses–Downtown



- General Retail Sales
- Food Services or Café
- Restaurant
- Professional Services
- Open Air Vending

# Business License Compliance

Educating the business community and ensuring compliance with the municipal code is a top priority for the Business License Division. During fiscal year 2020, Business License Enforcement Team conducted a total of 6,504 inspections and investigations into legal and illegal business operations occurring in the city of Las Vegas. Through their efforts, the Business License Division was able to take appropriate action and address eight (8) problematic businesses through licensure and/or disciplinary action.

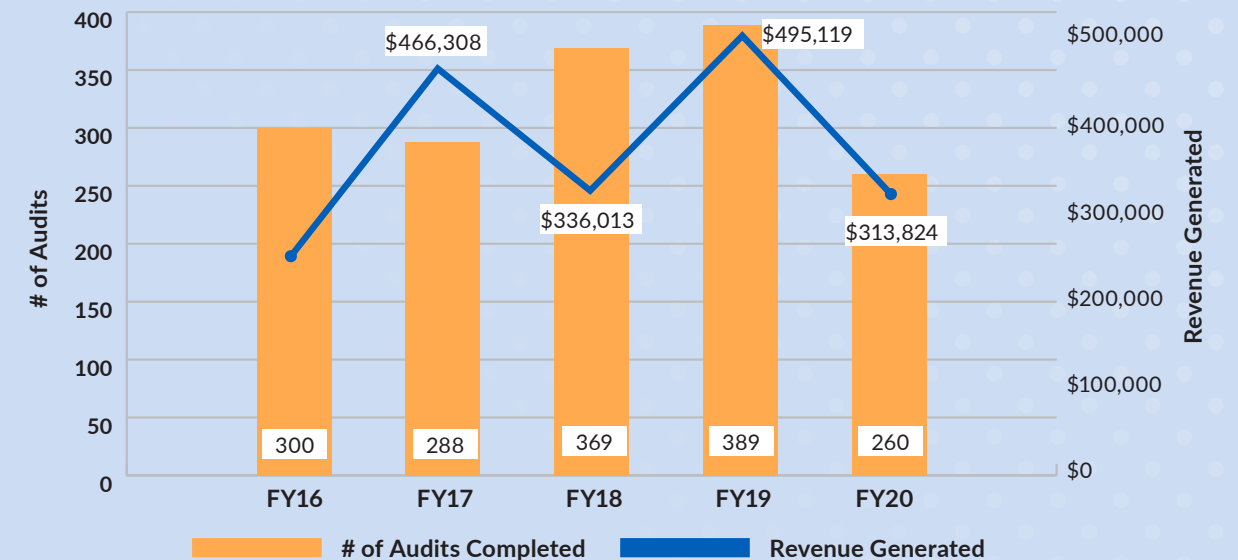
All in all, in fiscal year 2020 the efforts of the Business License Enforcement team has resulted in a total of \$21,149.99 in civil fees and fines and an additional \$ 1,313,210 in new and ongoing business licensing revenues. Additionally, 649 new businesses have been identified and licensed as a direct result of the action taken by the Business License Enforcement Section.

# Business License Audit

During fiscal year 2020, the Business License Auditor team completed 260 financial audits of businesses operating within the city of Las Vegas’ jurisdiction resulting in \$313,824 in fees. Although the impact of COVID-19 caused all auditing activity to cease in the fiscal third quarter, this team still put forth a great effort!

In addition to completing audits, the audit team started a project to ensure real estate brokerages and real estate agents are in compliance with city of Las Vegas licensing requirements, and is also working to notify thousands of retail licensees to include revenue from on-line sales when reporting gross revenue to renew their licenses. Both of these projects are tremendous undertakings and will continue into FY 2021.

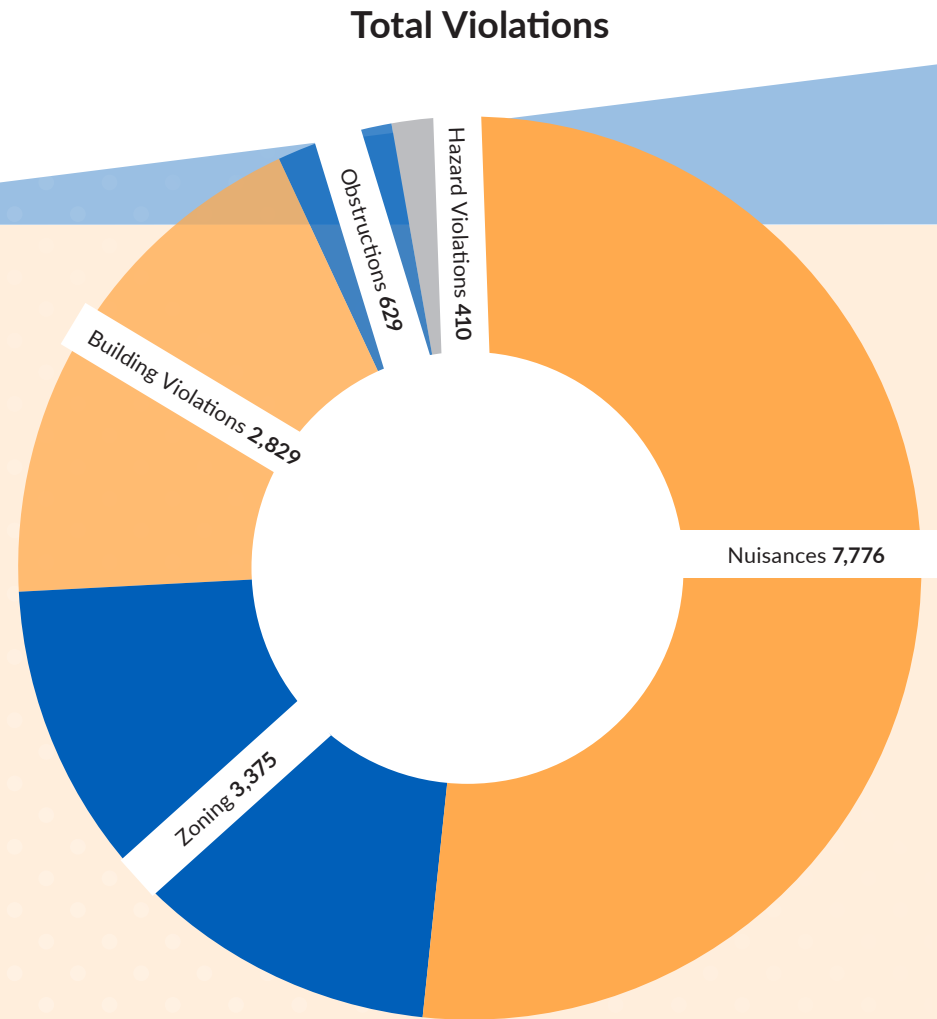
## Audits Completed vs. Revenue Generated



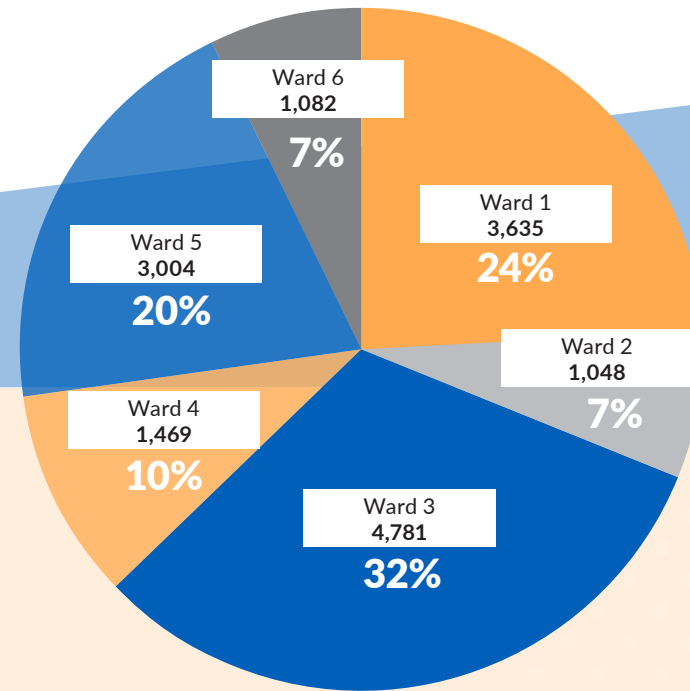


# Code Enforcement

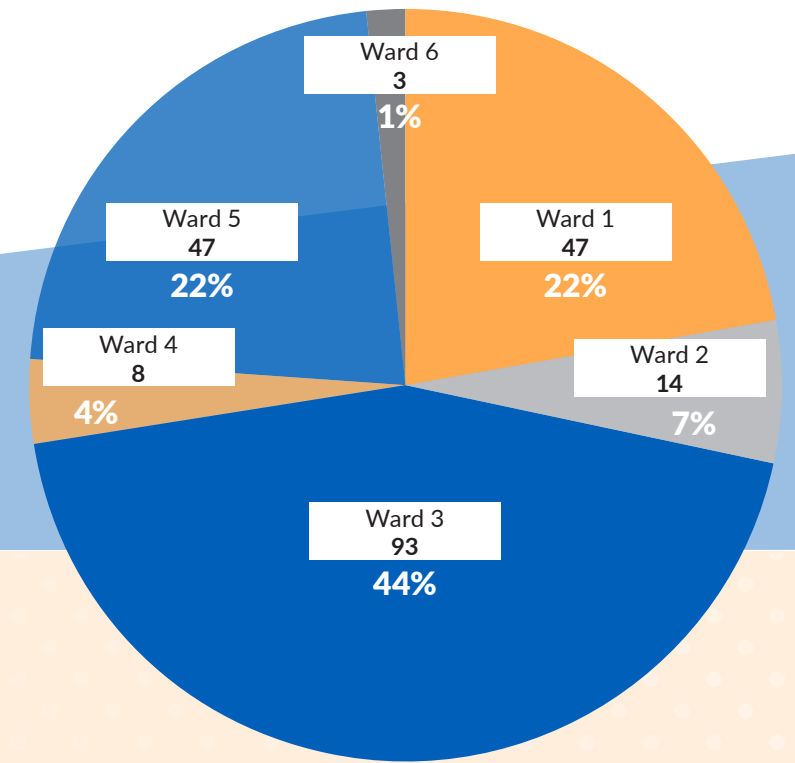
Enforces city codes and educates residents, property owners, and neighborhoods about the code enforcement process, requirements in the maintenance of housing to minimal standards and property maintenance standards. In FY20, this team investigated a total of 26,319 complaints resulting in 15,019 violations citywide.



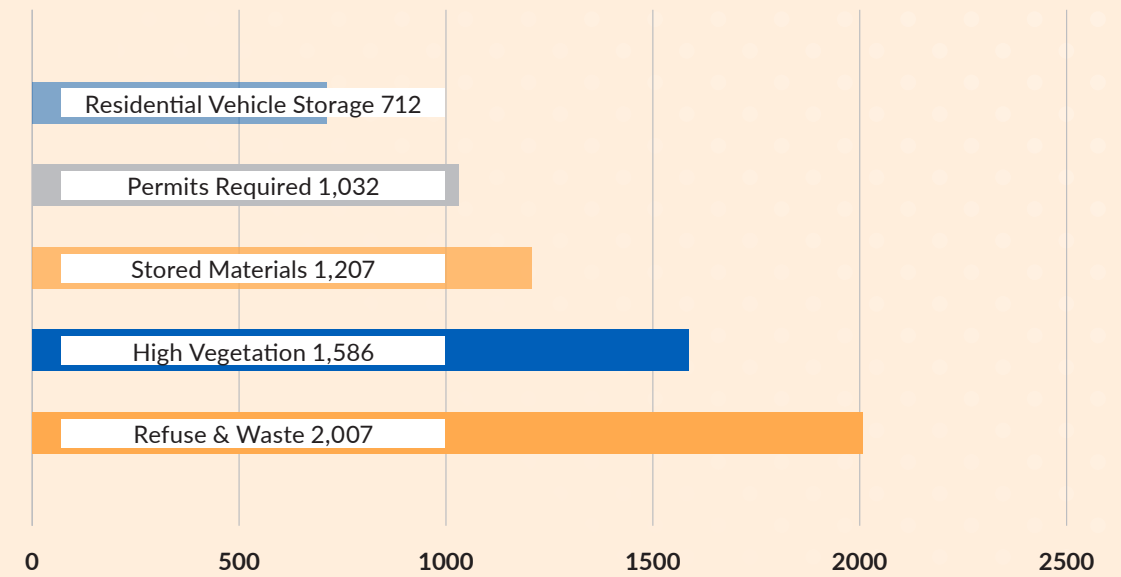
Violations By Ward



New Abatements By Ward



Top 5 Violation Types



Note: Code Enforcement opens cases when they receive calls regarding nuisance issues and safety concerns.



## The Historic Preservation Commission (HPC)

Oversees preservation activities in the city for buildings, structures and places of historical and architectural significance. In Fiscal Year 2020, the HPC funded a Motor Court Survey and contracted with North Wind Resources Consulting to complete the intensive architectural survey of historic-age motels properties and signs to determine their eligibility for listing on the city of Las Vegas Historic Property Register. The surveyed area included 39 historic buildings that were constructed between the 1920s and 1960s along Las Vegas Boulevard and Fremont Street, approximately 29.7 acres. The buildings were evaluated under the National Register of Historic Places for eligibility criteria, and in total, 13 properties were deemed eligible for historic listing, in addition to 17 historic-age motel signs.



### Eligible Motor Court Motel Properties

- |                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Alicia Motel No. 3 | High-Hat Regency Motel | Sky Ranch Motel         |
| Desert Hills Motel | Lucky Lady Motel       | TOD Motor Motel         |
| Desert Star Motel  | Lucky Motel            | Veteran's Village No. 4 |
| Economy Motel      | Sin City Hostel        | Villa Inn               |
| Hialeah Motel      |                        |                         |

### Eligible Motor Court Motel Signs

Current Name	Historic Property Name
Desert Hills Motel	Desert Hills Motel
Desert Moon Motel	Travis Inn
Desert Star Motel	Lucky Dice Motel
Ferguson's Downtown	Franklin Motel
Fun City Motel	Glenn Vegas Motel
Gateway Motel	Gateway Auto Court
Lucky Lady Motel	Turf Motel
Lucky Motel	Lucky Motel
Oasis at Gold Spike	Travel Inn Motel
Roulette Motel	Roulette Motel
Safari Motel	Safari Motel
Sky Ranch Motel	Sky Ranch Motel
The Gables	Las Gables Court
Tod Motor Court	Tod Motor Court
Towne and Country Motel	Towne and Country Motel
Traveler's Motel	Traveler's Auto Court
Villa Inn	Villa Francesca



## The Commission For The Las Vegas Centennial

Was formed in 2003 to plan, organize, coordinate, and implement the activities, celebration and education associated with the city's Centennial to commemorate the 1905 founding of the community of Las Vegas. Grants from the Las Vegas Centennial Commission (LVCC) Fund are intended to encourage preservation at the local level by providing funding to facilitate the education, commemoration, preservation and enhancement of historic resources in Las Vegas. In Fiscal Year 2020, the Commission awarded a total of \$794,500 in grants. Some of the completed grant projects of interest are highlighted.

### Blue Angel Restoration

The restoration and re-installment of the Blue Angel Motel Sign and Statue was completed in March 2020. The sign and statue underwent restoration at Hartlauer Signs and are now standing at the intersection E. Charleston Blvd., S. Eastern Ave. and Fremont Street.

The 15-foot iconic statue dates back to 1957 and The Blue Angel Motel. It was created by famous Las Vegas Betty Willis, who also designed the Welcome To Las Vegas sign in the 1950s. The Blue Angel is a cherished part of our history. She was a waypoint for years and now she will now be a permanent fixture near the five points area of the eastside near where Charleston/Fremont/Eastern intersect. It was the marker for the turnaround point near Charleston and Fremont when young people would cruise Fremont before it was closed to vehicle traffic in the 1990s.

### Digitization of the Hugh E. Taylor Collection

The Hugh E. Taylor Collection is currently stored at the Nevada Preservation Foundation. Taylor was a mid-century architect who worked primarily in Las Vegas and made a significant contribution to the architecture of Southern Nevada. As part of the project, six now demolished Hugh E. Taylor homes have been recreated using 3D technologies, which can be viewed here: <https://nevadapreservation.org/hugh-taylor-home/>.

### LED Sign for the Fremont Street Experience

The design, construction and installation of a vertical 430 square foot split-flap style LED sign for the Fremont Street Experience. The sign is located on east side of Main Street and Fremont Street, and displays a series of historical photographs of Fremont Street from the years 1905 through the 1960s. In addition, funding also covered the installation of a fixed "Welcome to Fabulous Downtown Las Vegas" sign.

### The City of Las Vegas Documentary Series

Part II of the documentary film series, "The city of Las Vegas." Part II highlighted the decade of the 1920s, and was aired on May 15, 2020. The Centennial Commission previously funded the first installment of the series, which covered the years 1905 to 1920 and has thus far been viewed more than a million times on different social media platforms. Part II is expected to generate similar or greater viewership. Part III of the series, covering the years 1930-1939 is currently in pre-production. Part II can be viewed via the city's website and on YouTube via this link: <https://www.youtube.com/watch?v=OONsTqLcPOQ>.

Both Part I and Part of the Series have been produced by Boyd Productions.



## New Text Amendments

The Department of Planning ushered twenty-five (25) new text amendments into the Las Vegas Municipal Code and Unified Development Code during Fiscal Year 2020. Some of these amendments stem from ideas or requests from citizens, business owners, Councilmembers and staff. The Planning Team then works to carefully craft the idea into a code change that will benefit our city and constituents. This is just one of the ways the Department of Planning is building community to make life better. Read on for a summary of some noteworthy amendments adopted this past year.

- **Pawn Broker**—This amendment updated the licensing procedure for new pawnbroker licenses. Under the new licensing regulations, new pawnbroker licenses will be issued to the highest bidder of a live auction (minimum \$60,000 bid). This license type is only available for each population increase of 50,000, so once sold it is going, going, gone until city reaches the next population mark.
- **Recorking**—Did you know you that in establishments with a certain type of liquor license you can bring in your own bottle of wine and have it poured and served in connection with a meal? With an amendment recently passed, if you do not finish the bottle you can now have the bottle recorked, placed in a tamper-proof, sealed bag and returned for you to take home. This amendment also allows for the recorking and removal of bottles of wine purchased from the establishment. Worries over wine wasting are now a thing of the past.
- **Tavern-Limited Expansion**—The Tavern-limited alcoholic beverage license previously was only available within Area 1 of the Downtown Las Vegas Overlay District, or the Symphony Park District. An ordinance adopted this year expands the tavern-limited land use and licensing within all areas of the Downtown Las Vegas Overlay District.
- **Las Vegas Medical District Fee Waiver Extension**—In 2019, the City Council approved a temporary waiver of the origination charge for Restaurant Service Bar, Beer Wine Room, and Beer Wine Cooler On-Sale licenses, and waives the processing fees, initial license fees and first year renewal fees for other targeted business industries in the Las Vegas Medical District (LVMD). In March 2020, a bill was passed to extend these temporary waivers through February 20, 2023, and to include Tavern-limited to the eligible license types.
- **Ancillary Winery Land Use / Licensing**—The new Ancillary Winery license authorizes the manufacture and sale of wine beverages provided the establishment is also maintains one of the following license types: tavern, tavern-limited, beer/wine room, urban lounge, or tavern-restricted. This allows the licensee to produce wine and serve that product for on-site consumption, or sell it for consumers to enjoy at home.



## 2020 Census

The Constitutionally mandated count of the United States' residents determines how much of more than \$675 billion in federal funds each state receives and states numbers in the House of Representatives. While Nevada is not in a position to add a seat in the House, the revenue received due to an accurate population count will be vital to the states future. In spite of difficulties caused by the COVID 19 virus, the State of Nevada and Clark County surpassed their Self Response rate from the 2010 Census. This was due in large part to the efforts of the Southern Nevada Complete Count Committee (CCC), Census Bureau staff and staff from local government entities. Nevada was the third state to surpass its 2010 rate.

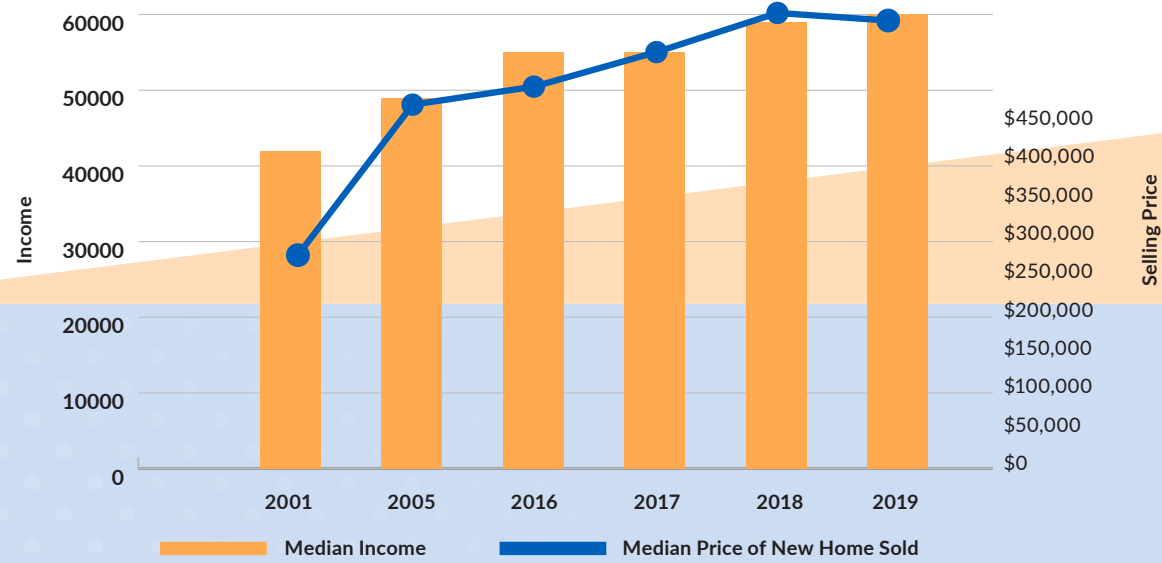
The COVID 19 virus caused changes to the 2020 Census schedule that will effect Nevada. The closing dates for Self Response, Non-Response Follow Up, Processing of Redistricting Data, Delivery of Apportionment Data to the President, Delivery of Apportionment Data to Congress by the President, and Delivery of Redistricting Counts to States have been extended by approximately 90 days.

The Geographic Programs associated with the 2020 Census were successful for the city of Las Vegas. The Local Update of Census Addresses Program (LUCA) allowed the city to add more than 6,500 addresses to the Census Bureau's address database. Through the New Construction Program, the city added more than 2,100 single family addresses and more than 800 multi-family addresses to the Census Bureau address database. The Participant Statistical Areas Program (PSAP) allows entities to update Census Tract boundaries within their jurisdiction. Six new Census Tracts were created and two Census Tracts were merged due to population levels that had descended below the minimum threshold allowed by the Census Bureau.

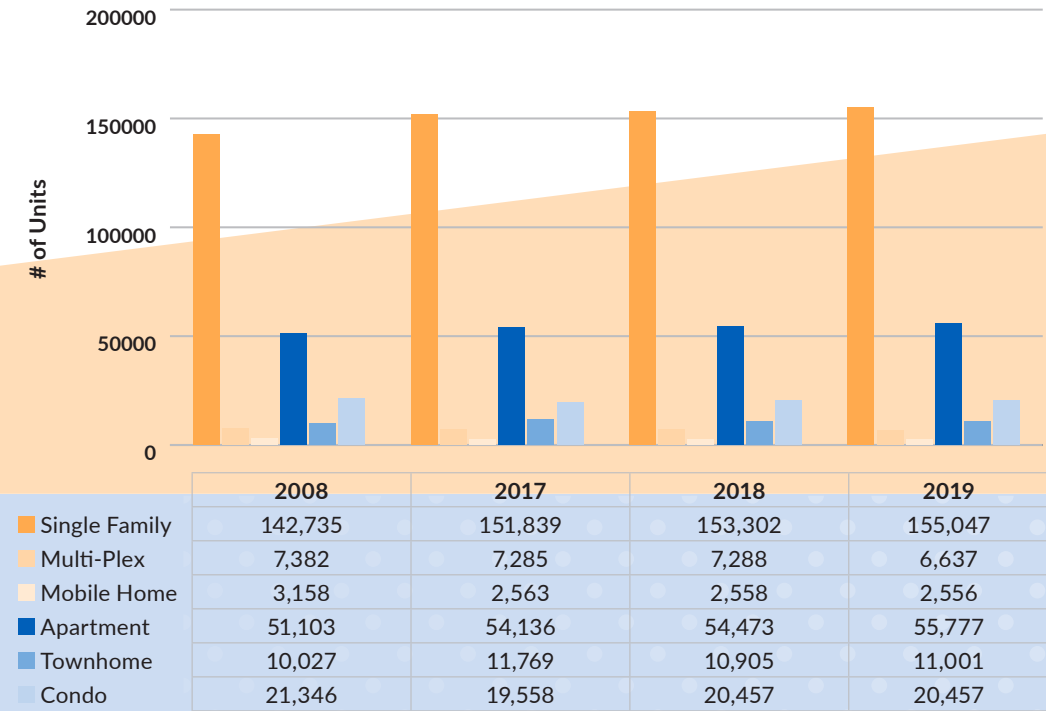


# Snapshot: Development Trends

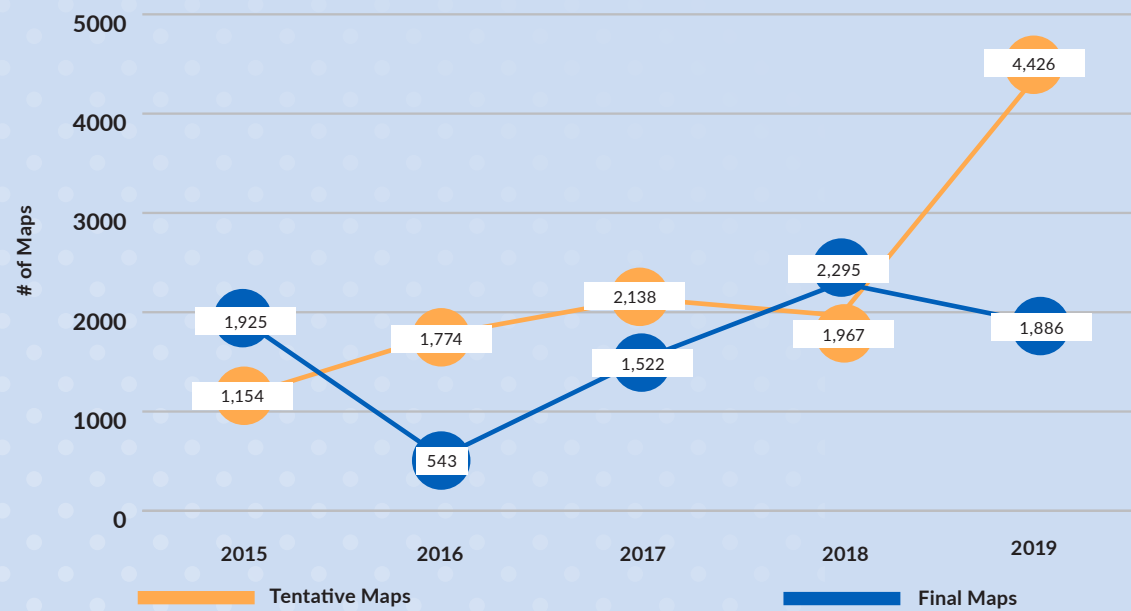
### Median Income vs. Median Price of New Home Sold



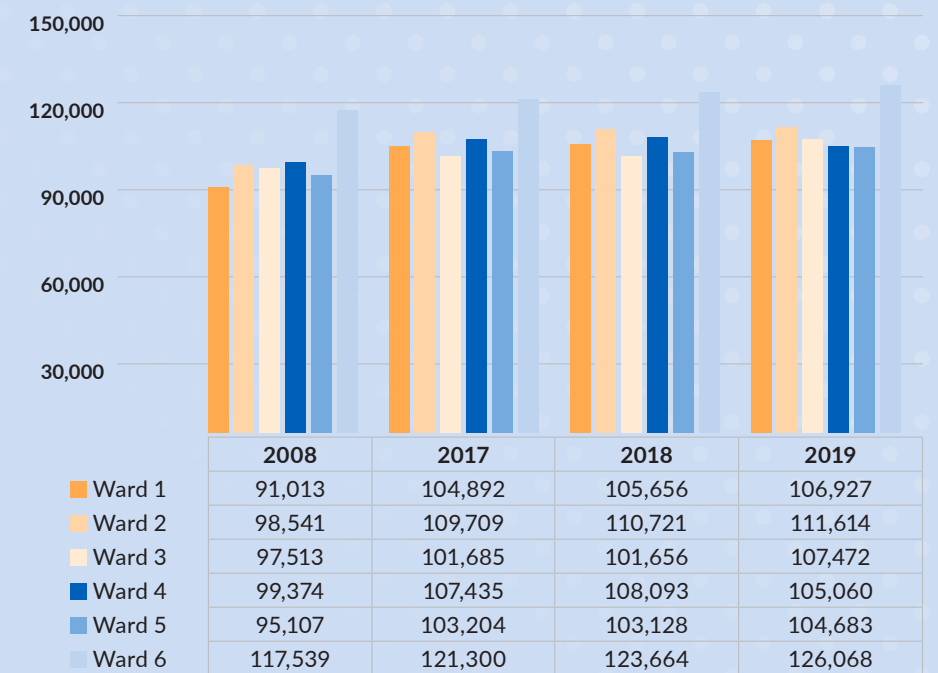
### Dwelling Units Growth By Type



### Subdivision Lots Processed



### Population Growth By Ward





#### **LAS VEGAS CITY COUNCIL (FY20)**

Carolyn G. Goodman, *Mayor*  
Starvos S. Anthony, *Ward 4, Mayor Pro Tem*  
Michele Fiore, *Ward 6, Councilwoman*  
Cedric Crear, *Ward 5, Councilman*  
Brian Knudsen, *Ward 1, Councilman*  
Victoria Seaman, *Ward 2, Councilwoman*  
Olivia Díaz, *Ward 3, Councilwoman*

#### **CITY MANAGEMENT (FY20)**

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Jorge Cervantes, *Chief Operations & Development Officer*  
Gary Ameling, *Chief Financial Officer*  
Lisa Morris-Hibbler, *Chief Community Services Officer*  
Timothy Hacker, *Chief Public Safety Officer*  
Tom Perrigo, *Executive Director Community Development*

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Trinity Haven Schlottman, *Vice Chair*  
Sam Cherry, *Commissioner*  
Jeff Rogan, *Commissioner*  
Sigal Chattah, *Commissioner*  
Donna Toussaint, *Commissioner*  
Anthony Williams, *Commissioner*

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