

# **WEST LAS VEGAS PLAN**

*The West Las Vegas Plan  
was adopted by City Council on  
April 5, 2006 (Resolution #14-2006)  
and amended on July 1, 2009  
(GPA-33721)*



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# Executive Summary Tasks

## LAND USE

- Explore opportunities to introduce mixed-use development in existing commercial areas, while maintaining medium-low and medium-high residential designations to serve as buffers between single-family homes and commercial development.
- Identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities, including potential locations for neighborhood serving commercial development that is within walking distance of residences.
- Examine the effect of distance separation requirements for religious facilities (Church, House of Worship per Title 19) on economic development opportunities in West Las Vegas.
- Identify inconsistencies in land use and zoning within the Plan area and amend where appropriate.
- Implement a “Main Street” Program for Jackson Avenue.



New Cox Communications building.



Community Input Meeting.

## INFRASTRUCTURE

- Examine the circulation and transportation corridors within West Las Vegas, and opportunities for infrastructure improvements, including: sidewalks, streetlights, pedestrian overpasses, bus turnouts along major arterials and the provision of covered bus shelters and trash receptacles at all stops.
- Explore and identify the impact of the population growth north of West Las Vegas on traffic and land uses in West Las Vegas.
- Identify and prioritize primary and secondary streets for traffic calming devices to discourage non-residential traffic and assist in slowing down traffic in high pedestrian areas.
- Enhance the Owens Avenue corridor.



## PUBLIC FACILITIES

- Explore and identify the adequate provision of cultural and public facilities (including community centers, fire stations, police stations, social services, parks and trails, performing and fine arts).
- Examine and identify public safety opportunities, including additional fire and police protection services to ensure the public welfare of all residents.

## ECONOMIC DEVELOPMENT

- Integrate the West Las Vegas economy into the regional economy by encouraging the development of commercial and office space.
- Pursue redevelopment opportunities, including mixed economic opportunities in housing development, cultural institutions and neighborhood commercial, in the Las Vegas Redevelopment Plan area within the West Las Vegas Plan area.



Community Input Meeting.

## HISTORIC PRESERVATION

- Work with the West Las Vegas residents and neighborhoods to document and preserve existing historic, cultural and architectural resources.

## URBAN DESIGN/VISUAL IMAGE

- Improve the physical character and enhance the visual image of West Las Vegas through streetscape improvements.

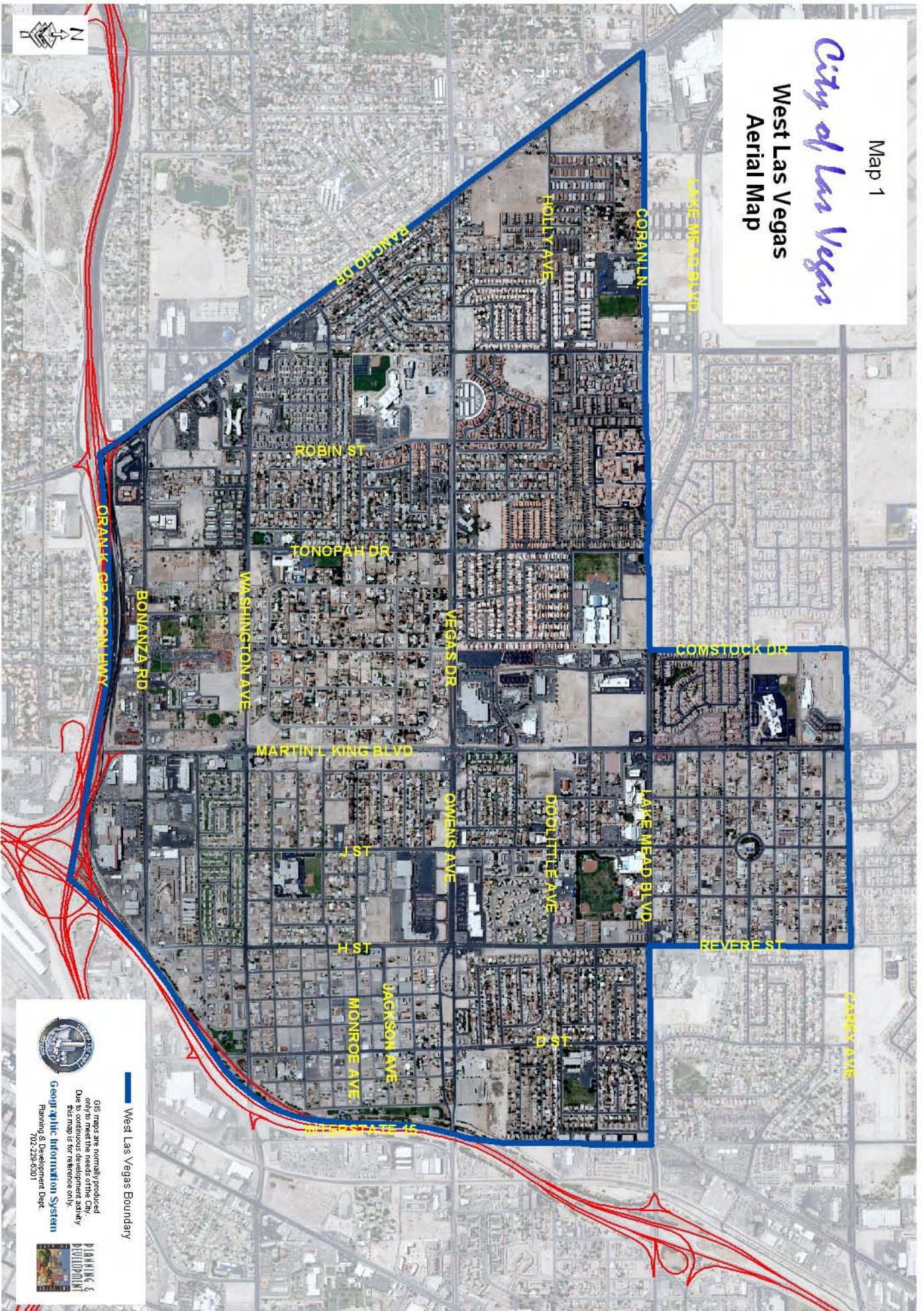


Lubertha Johnson Park.



Map 1

*City of Las Vegas*  
West Las Vegas  
Aerial Map



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Geographic Information System



PLANNING & DEVELOPMENT

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# Introduction

The West Las Vegas Plan area is experiencing dynamic changes within its boundaries, both positive and challenging. This up-to-date version of the West Las Vegas Plan depicts the challenges, strengths and weaknesses of the area. The Las Vegas 2020 Master Plan mandates “a West Las Vegas Plan provide such direction for West Las Vegas and adjacent areas.” The Plan is the product of collaboration among the residents of West Las Vegas and the Departments of Planning and Development, Office of Business Development, Public Works and Neighborhood Services. This Plan reflects the vision that emerged through a series of community meetings.

## DESCRIPTION OF THE AREA

The West Las Vegas area is centrally located within the City of Las Vegas and encompasses approximately 3.5 square miles, which is roughly 2.7 percent of the total land area of the City. West Las Vegas is located north of U.S. 95, south of Carey Avenue and Lake Mead Blvd, east of Rancho Drive and west of Interstate 15. West Las Vegas is convenient to major employment areas; has convenient access to the regional freeways (U.S. 95 and I-15); and is within close proximity to the Downtown and the Downtown North areas.

**MAP 2 – WEST LAS VEGAS LOCATION MAP** (SEE PG. 5).

## Physical Setting

A very flat terrain characterizes the West Las Vegas area. The soils are typical for the Las Vegas valley, with several small areas of subsidence-induced fissures. This fissuring is not unusual in Las Vegas and is typically related to the removal of ground water in the Las Vegas Valley.

West Las Vegas falls within two flood zones, Zone A0 and Zone C. Zone A0 indicates areas of 100-year shallow flooding with depths between one and three feet; Zone C is an area of minimal flooding. Through scheduled and completed improvements by the Regional Flood Control District in West Las Vegas and other nearby areas, the potential problem of flooding is diminishing. Such projects include: the construction of a storm drain under Owens Avenue from Rancho Drive to Interstate-15; and a planned Rancho Drive storm drain from Washington Avenue to Mesquite Avenue.

The approximate locations of two inactive faults that run through West Las Vegas are also identified. The faults are the result of shifts in the earth’s crust millions of years ago.

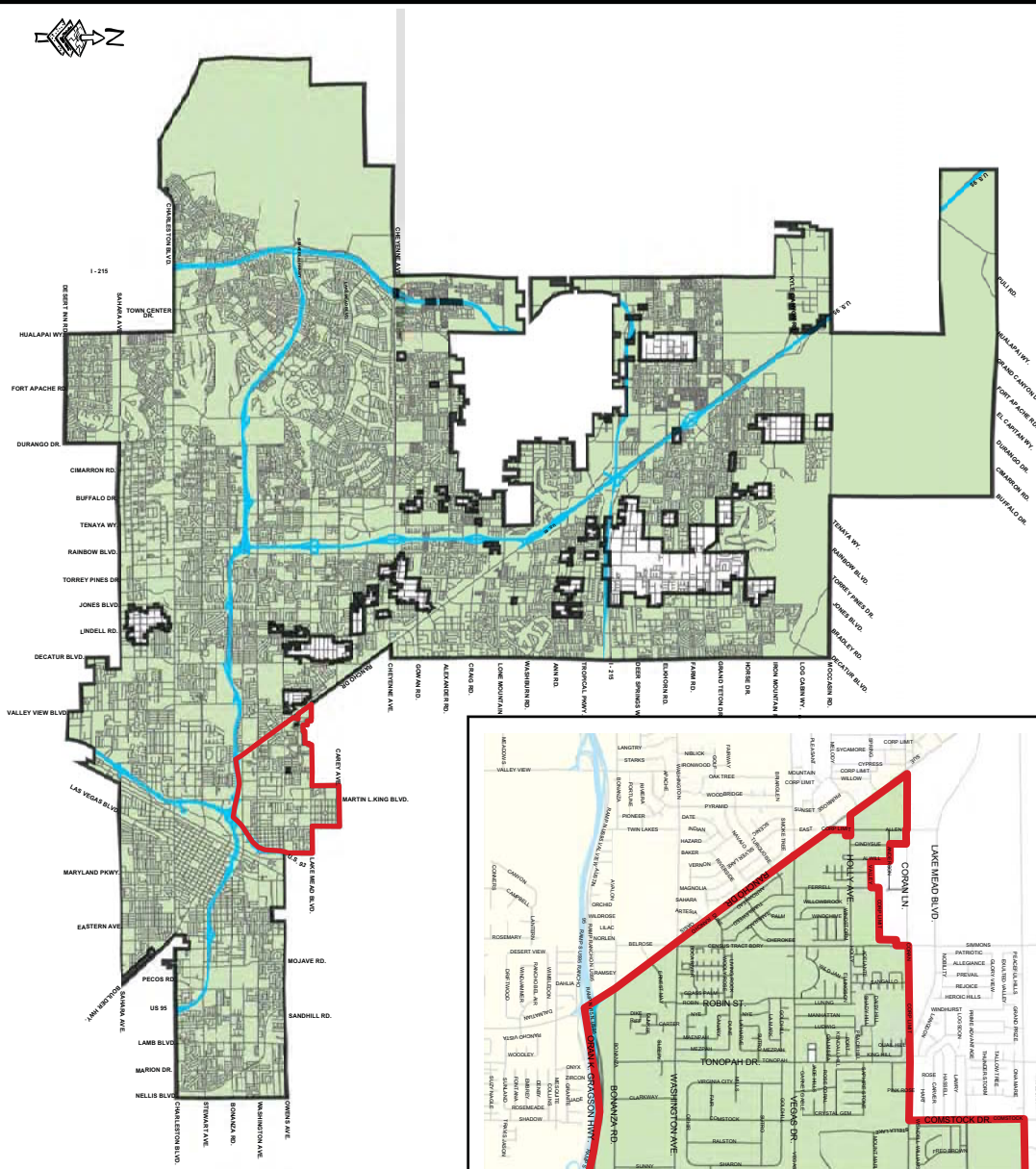
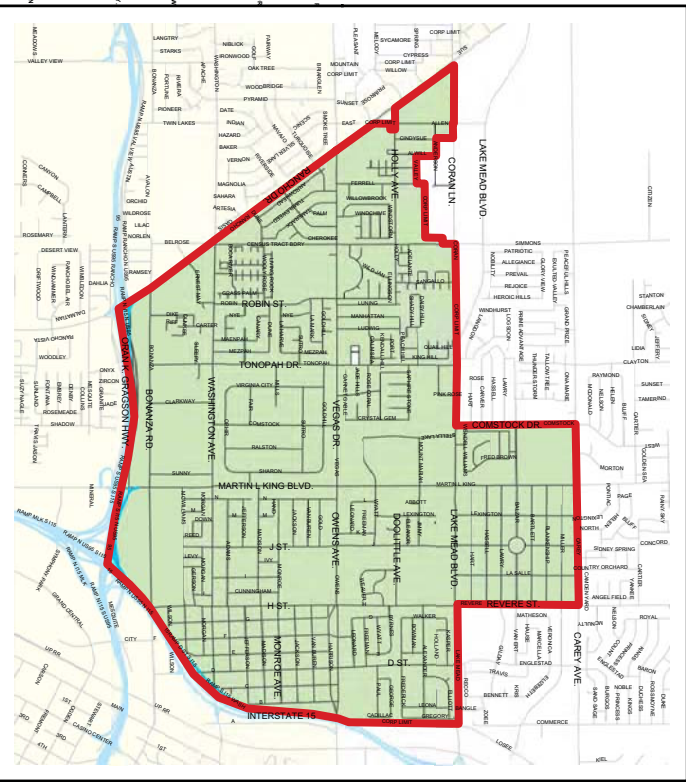
**MAP 3 - FAULT LINES AND FLOOD ZONES MAP** (SEE PG. 6).



VA Hospital on Martin L. King Boulevard.

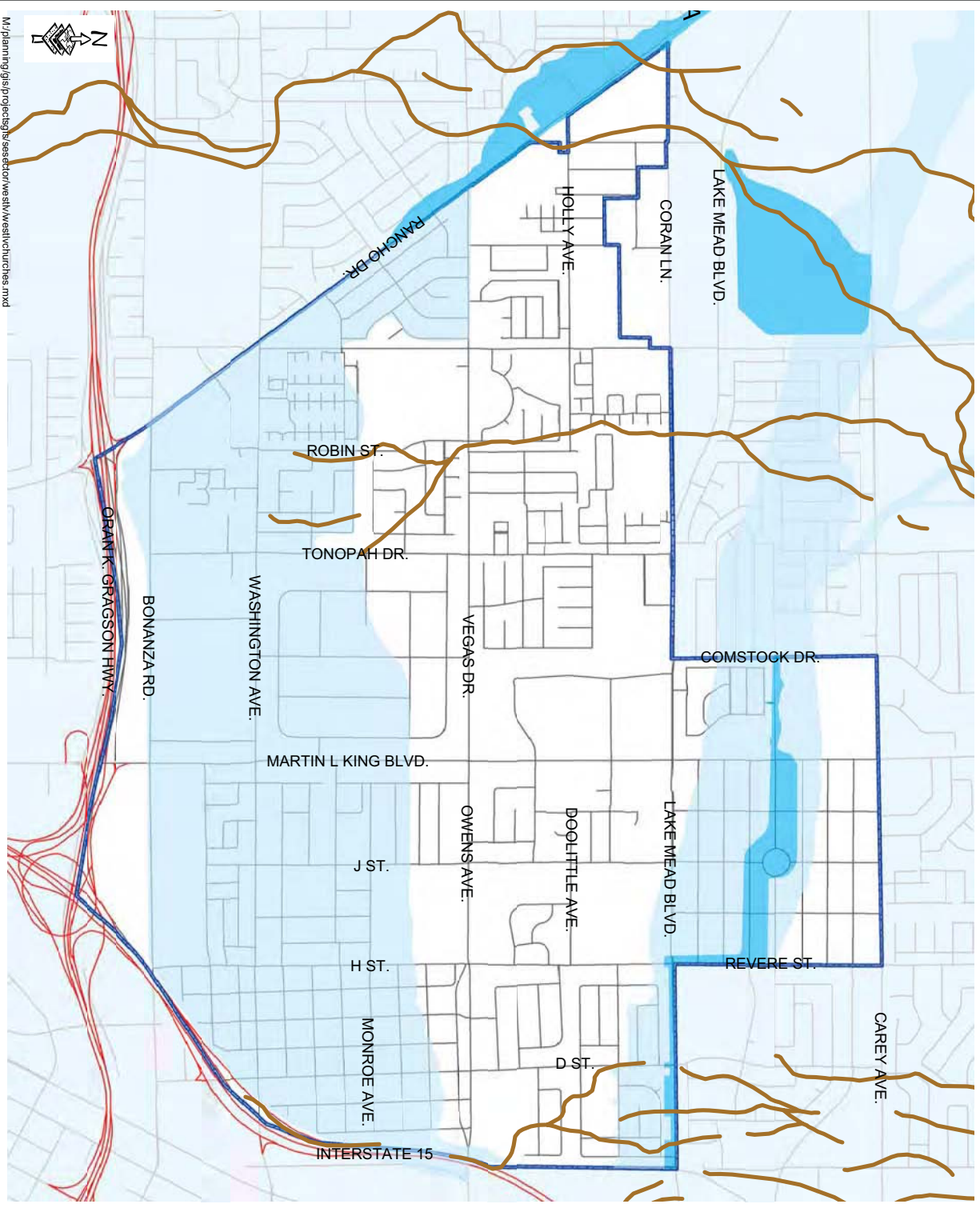
*City of Las Vegas*  
**WEST LAS VEGAS PLAN**  
 Location Map

— West Las Vegas Boundary



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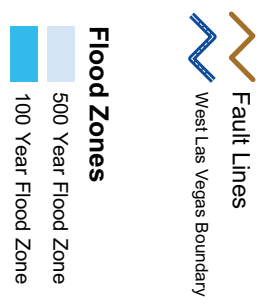


**Map 3**

*City of Las Vegas*

**WEST LAS VEGAS PLAN**

**Fault Lines and Flood Zones**





## History

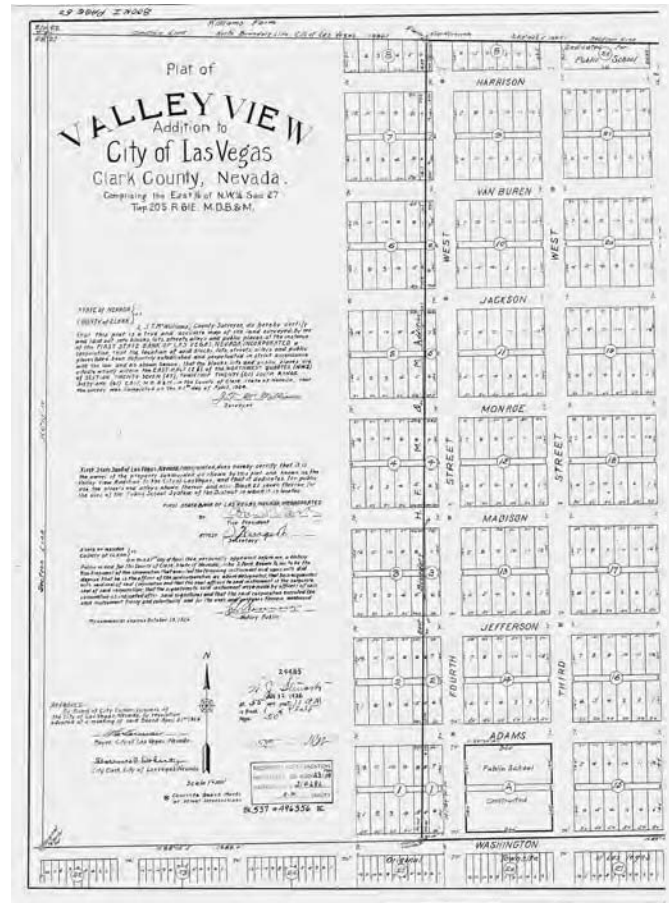
The history of West Las Vegas is intimately intertwined with the beginning of Las Vegas. In 1904 a surveyor named J. T. McWilliams began selling lots in the McWilliams townsite that later became known as the “Westside” because of its location on the west side of the railroad tracks. The boundaries for this townsite are Bonanza Road, Washington Avenue, A Street and H Street.

## McWilliams Townsite 1904

The settlement quickly became an important supply point for miners in the area when the railroad completed its connection to Las Vegas in 1905. The McWilliams townsite served as a transportation center for goods and supplies from which freight was transported by wagons to outlying areas. Additionally, the first business district in the Las Vegas Valley was established here, including the first bank, blacksmiths, wholesale houses, a drug and general store along with several restaurants. During these prosperous times the townsite population was approximately 1,500.

The boom did not last, however, when in May of 1905, the railroad, owned by the Las Vegas Land and Water Co., began to auction lots in the Clark’s Las Vegas townsite to the southeast across the tracks. The Las Vegas Land and Water Co. owned the majority of the water rights in the valley, forcing many residents of McWilliams townsite to relocate across the tracks, resulting in a rapid decline of the area.

Many of the early pioneers that settled the Las Vegas Valley, and the McWilliams townsite in particular, were African Americans. As early as the 1930s, they purchased land and started their own businesses that thrived. However, during this time Las Vegas began to institute Jim Crow Laws, which established segregation in the valley. Although African Americans had a successful established community in Las Vegas, they were forced to move to West Las Vegas, including the McWilliams townsite. Until the construction of the Bonanza Underpass in 1936, trade between the two communities was virtually cut off by the railroad tracks. Segregation resulted in overcrowded conditions and tent subdivisions sprang up next to the McWilliams townsite to accommodate the growth. Residents were forced to live in overcrowded situations due to low wage



jobs, and the high cost of land on the east side, thus many families either shared one house or lived on one lot with several structures.

The African American population for Las Vegas and West Las Vegas increased significantly during WWII when many came to work for the Las Vegas Army Air Gunnery Range (now Nellis Air Force Base), Basic Magnesium, Inc. in Henderson, Nevada, and the hotel casino industry, which was experiencing a boom in southern Nevada. During this time African American businesses flourished in the “Westside.” Hotels and casinos were built in West Las Vegas to provide entertainment for African Americans, including the former Carver House and Moulin Rouge, and the still standing Town Tavern, located on Jackson Avenue, the historic commercial strip. As African American entertainers performing on the Strip were not allowed to stay there; “Westside” hotels, boarding houses, restaurants and nightclubs such as the former Harlem Club, Brown Derby, and the Ebony Club prospered. This trend continued until the advent of civil rights legislation in the 1960s.

**MAP 4 – HISTORIC PLACES MAP** (SEE PG.9).

When integration became an established policy during the 1960s, African Americans began patronizing businesses outside the “Westside,” with very little of the white population reciprocating. The resulting economic decline discouraged investment by financial institutions.

On March 2, 1994, the West Las Vegas Plan was adopted by City Council. The Plan’s purpose was to *“Guide the future development and revitalization of West Las Vegas and to assist the community in achieving its full potential as a place to live and work.”* It was also intended to be a guide for *“proposed capital improvements and subsequent distributions of public and private funds.”*

Since the adoption of the previous Plan, the area has seen a notable amount of physical change in terms of the projects approved and built in the area. Some projects include residential subdivisions under construction; the continuing development of Enterprise Park; and commercial developments such as fast-food restaurants and pharmacies.



Moulin Rouge.



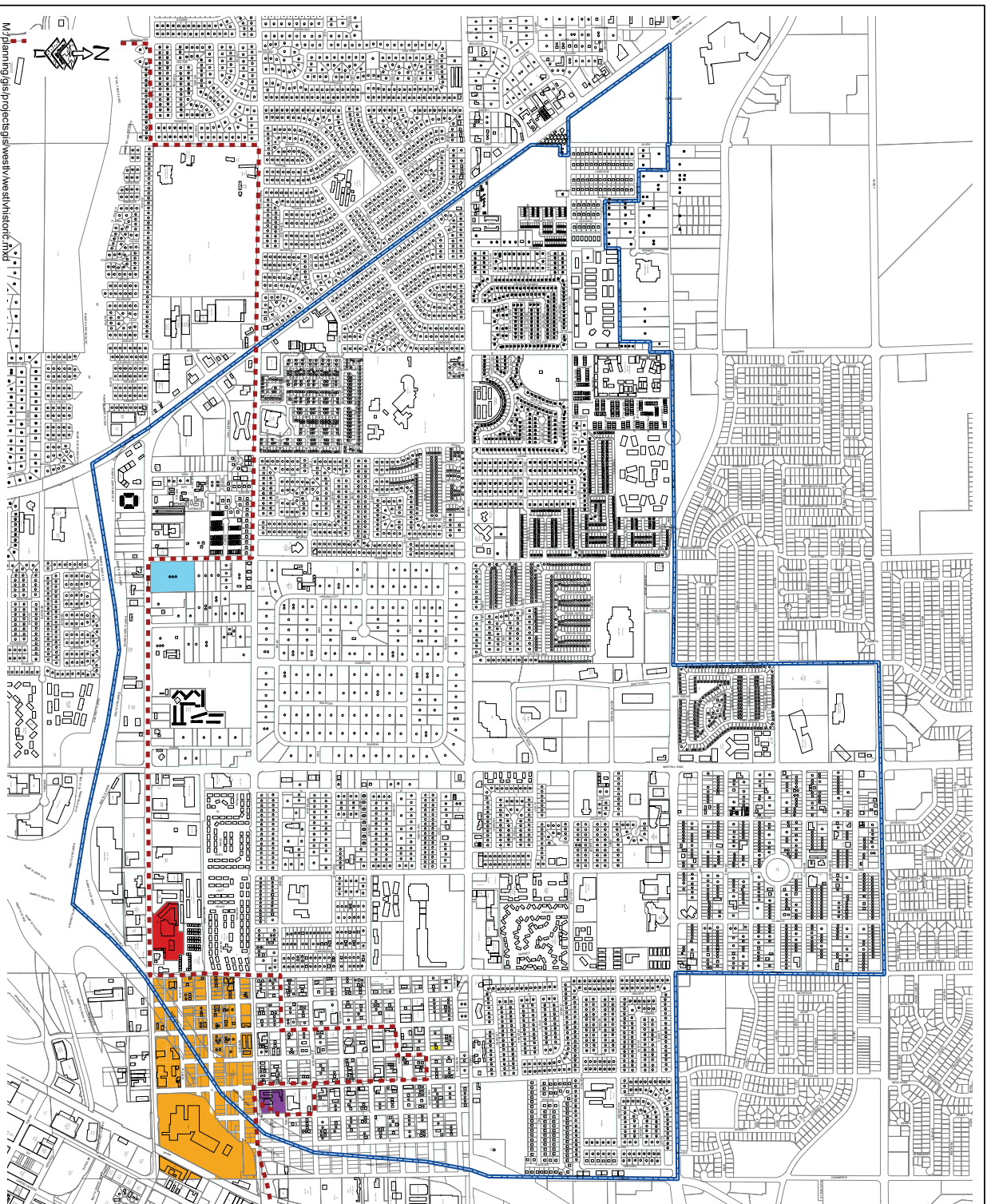
Carver House.



Historical photo of women at work in a diner.



Aerial of Westside School, now site of KCEP radio



# City of Las Vegas

## Map 4

### WEST LAS VEGAS PLAN

#### Historic Sites

- MCWILLIAMS TOWNSITE (1905)
- WESTSIDE SCHOOL (1922)
- CHRISTIENSON HOME (1932)
- BENNY BINION HOUSE (1940)
- MOULIN ROUGE (1955)

West Las Vegas Boundary

Pioneer Trail



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## Redevelopment

A portion of the Downtown Las Vegas Redevelopment Area, established in 1986, is within the West Las Vegas Plan Area. The governing body for the Redevelopment Area is the Las Vegas Downtown Redevelopment Agency Board (Mayor and City Council) and the authority for the Redevelopment Area is derived from the Nevada Revised Statutes, Sections 279.382 to 279.680. The Redevelopment Agency has broad powers under state law which include the ability to acquire property and dispose of it for public and private development, to assist property owners in the rehabilitation and development of their properties, to undertake and pay for public improvements, and to finance its activities through the issuance of bonds or other forms of borrowing.

The Redevelopment Agency board members are the City Council members. The Redevelopment Agency's goal is to work with the community and private sector to reverse the physical, economic and social decay within its designated boundaries. The redevelopment area encompasses 3,079 acres; the portion within the West Las Vegas area encompasses 508.8 acres, 16.5% of the total redevelopment area.

On April 5, 1992, an updated Las Vegas General Plan was adopted. On October 1, 2003, the City Council adopted a new Downtown Redevelopment Plan map, which consolidated many of the land use categories into four general land use categories: Mixed Use; Commercial; Industrial; Public Facility. The Plan provides the flexibility to facilitate improvements by allowing a variety of land use.

Listed below are recent redevelopment projects in West Las Vegas, including completed, current and future projects:

### 1995

**Las Vegas Enterprise Park** (acquired) - City assembled 68-acre West Las Vegas site to facilitate economic development. Enterprise Park has since become home to several federal offices and private businesses, with a few development parcels remaining.

**Magic's Westland Plaza**, aka "Site Parcel A" (completed) - 52,000 square feet, including a Vons grocery store and in-line retail on 22 acres. Las Vegas Redevelopment Agency contributed.



Enterprise Park.

## 1998

**Las Vegas Business Center** - 30,000 square feet incubator for start-up businesses managed by the City. Includes office space with shared amenities and has the Small Business Administration Business Information Center on site.

**McDonalds Restaurant** - First fast food chain franchise to return to West Las Vegas, Enterprise Park, and has now spurred other retail around that intersection.

**Veterans Administration Ambulatory Clinic** – 14, 800 square feet of hospital clinic in two stories, owned and managed by a private for-profit operator, on 12.5-acre site at Las Vegas Enterprise Park.

## 1999

**Hair Unlimited** (completed early 1999) - 2,300 square feet retail barber shop. Las Vegas Redevelopment Agency contributed.

## 2000

**Community Health Center** - 18,000 square feet medical and dental offices offering subsidized care in Las Vegas Enterprise Park.

## 2002

**Metropolitan Police - Bolden / West Las Vegas Area Command** - 17,000 square feet neighborhood sub-station, located in Las Vegas Enterprise Park.

## 2003

**Unique Enterprises** - 34,000 square feet of light manufacturing space with 100 employees located in Las Vegas Enterprise Park.

**Edmond Town Centre**, aka “Site Parcel B” - 11-acre site, with 84,350 square feet of in-line and pad retail.

## 2004

**Moreland Building, Las Vegas Office** - 192,000 square feet, 2-story on 5-acres at Las Vegas Enterprise Park. This project is currently vacant and the developer is marketing for users.

**Federal Bureau of Investigation (FBI)** has selected the Las Vegas Enterprise Park as the site for their new regional headquarters. They will build a 3-story, 102,000 square foot building.

**Approval of the Redevelopment Visual Improvement Program** to assist businesses in improving the curb appeal of their sites through matching grant funds.

## 2005

Redevelopment Area Expansion and rewrite of the Redevelopment Plan– Previous expansions were approved in 1988 and 1996. The Redevelopment Agency is continually seeking ways to allow developers to build a more complex and desirable urban environment.

### **Planning Process.**

A staff committee, composed of staff of the Department of Planning and Development, the Neighborhood Services Department, and the Ward 5 Council office, was formed to oversee development of the Plan. A number of community meetings were held to gain input for the development of the Plan. Representatives from various neighborhood groups, business owners, and other interested parties were also contacted to provide input. These groups and agencies are listed as follows:

- \* WLV Neighborhood Plan Planning Team
- \* Neighborhood Associations
- \* Ward 5 Business Owners Association
- \* Interested parties

A series of community meetings were held:

### **11/13/03 Kickoff Meeting**

A kick-off meeting with community residents and local business owners was held to discuss the proposed West Las Vegas Plan update. City Planning staff presented key reasons for the update, changes that have occurred in West Las Vegas, past successes of the original West Las Vegas Plan and the West Las Vegas Neighborhood Plan as well as outstanding issues. Recent development within the last five years in West Las Vegas was also discussed. During the meeting, West Las Vegas residents asked questions and provided comments that will assist in the Plan update effort.



### **02/11/04 Second Community Meeting**

A second community meeting for the West Las Vegas Plan was co-hosted by the Planning and Development Department and the Neighborhood Services Department at Doolittle Community Center. A meeting to discuss historic preservation was planned prior to the community meeting, however due to low attendance, the meeting was rescheduled. The focus of the community meeting was three-fold: a Zoning and Land Use Educational, Presentation of the Draft Outline, and discussion of the Executive Summary Action Item list. There was discussion, comments and questions about the Action Plan list. All residents and business owners on the notification list were mailed the Action Item list to make comments on.



### **04/01/04 Third Community Meeting**

A third community meeting for the West Las Vegas Plan was held at the West Las Vegas Arts Center. The primary focus of the meeting was to discuss and finalize the Executive Summary Action Item list. The goal of the meeting was to finalize this list and to eliminate any items that were not appropriate. The twelve items from the Action Item list were discussed in detail. There was discussion, comments and questions on many of the Action Items. Other items discussed included a discussion of the status of the Pioneer Trail and brief update on the status of the West Las Vegas Plan, including a synopsis of each section of the draft, and the next steps for the Draft Plan.



### **05/06/04 Fourth Community Meeting**

A fourth community meeting for the West Las Vegas Plan took place at the Doolittle Community Center. The primary focus of the meeting was to have break-out group discussions to review the current future land use maps and to have residents make comments for General Plan land use changes. The first item discussed was the Finalized Action Item list. The comments taken from the

previous community meeting on April 1 were incorporated into this list. To better illustrate the meaning and intent of the Action items, photos were taken within West Las Vegas. The second item discussed was the General Plan Land Use classifications. Photos taken from the West Las Vegas Plan area demonstrated each type of land use. The land use map break out session was the third item on the agenda. Meeting attendees recommended General Plan land use changes by marking on Plan maps.

**08/03/04 Fifth Community Meeting**

A fifth community meeting for the West Las Vegas Plan was held at Doolittle Community Center. The primary focus of this meeting was to discuss the proposed addition of a portion of the West Las Vegas Plan into the Redevelopment Plan area. Three primary items were discussed: the Redevelopment Plan land use categories – Mixed Use, Commercial, Public Facility and Industrial; the process of the Redevelopment Plan expansion by the Office of Business Development; and the meeting concluded with two land use break-out sessions to discuss appropriate Redevelopment Plan land use designations for the two proposed Redevelopment Plan expansion areas within West Las Vegas - the Bonanza Corridor and the Old Westside area.

**11/07/05 Sixth Community Meeting**

A sixth community meeting for the West Las Vegas Plan was held at Doolittle Community Center. The primary focus of this meeting was to present a final draft of the West Las Vegas Plan and discuss the proposed General Plan designation changes with property owners. Staff determined that current General Plan designations weren't consistent with either the current zoning or current land use of specific properties and proposed General Plan designation changes. In addition, the thirteen items from the Action Item list were discussed in detail.

**01/26/06 Planning Commission****03/01/06 City Council Adoption of Plan**

**04/27/08 APA Community Planning Workshop**

On April 27, 2008, the Historic West Las Vegas community was selected as the site for the 2008 APA Planning Workshop. The one-day workshop engaged an estimated 60 community leaders, citizens, stakeholders and guest planners to propose specific solutions to urban planning challenges. The workshop resulted in a list of the following recommendations for the area:

- Consider the development of a strategic implementation plan comprised of a community vision with strategies to build successes and drive momentum
- Investigate techniques to create an environment and incentive for homeownership
- Examine methods to provide a mix of housing types to attract young adults
- Study ways to increase density and develop mixed-use with housing on the upper levels and business on the lower levels on areas such as Jackson Avenue and D Street
- Analyze strategies to promote and preserve locally owned businesses
- Provide attractive streetscapes with tree lined, narrow streets, lighting, crosswalks and sidewalks for pedestrians
- Examine the establishment a main thoroughfare connecting Union Park to Historic West Las Vegas
- Study methods to revamp the community's image and perception
- Consider renaming streets to celebrate and support community achievement and foster a positive image
- Examine the placement of signage to promote the Historic West Las Vegas Community
- Consider an expansion of the Redevelopment Area and the incorporation Tax Increment Financing (TIF) funds
- Investigate the creation of community development corporations. Encourage churches and third party organizations to be proactive in the construction of housing and partnership opportunities
- Analyze the creation and enforcement of design standards for the community
- Examine streamlining the planning and approval process for new development
- Include current landowners, especially churches in the strategic plan development

**04/02/09 First Neighborhood Meeting (GPA-33721)**

The first neighborhood meeting was held at Doolittle Community Center and 57 members of the public participated. The primary focus of the meeting was to present proposals to amend the West Las Vegas Plan. The amendment encouraged the implementation of streetscape and median improvements, community identity markers and improved neighborhood livability.

Comments were received and proposals were revised for presentation at the following meeting.

**04/30/09 2009 Second Neighborhood Meeting (GPA-33721)**

The second neighborhood meeting was held at Doolittle Community Center and 45 members of the public participated. The primary focus of the meeting was to present revised proposals from comments received at the 04/02/09 neighborhood meeting. Comments were received and incorporated into the document.

**05/28/09 Planning Commission****07/01/09 City Council Adoption of Plan**





# Background Information

## EXISTING LAND USES

The existing land uses in the West Las Vegas area are classified in five primary land use categories: Residential; Vacant; Public and Community Facilities (Non-Profit); Commercial; and Industrial as shown in Table 1. Each land use category will be further analyzed later in this section. Some uses, such as religious facilities are distinguished in the table for illustrative purposes and discussed more specifically.

## RESIDENTIAL LAND USES

The largest existing land use category is residential. Table 2 profiles the number of units and acreage of the residential land uses. Note that mobile homes are classified as single-family homes and are separated for comparison purposes.

**MAP 5 - EXISTING LAND USE MAP** (see pg. 19)

## SINGLE-FAMILY RESIDENTIAL

The largest residential category is single family residential, which consists of detached homes on individual lots, accounting for 71.3% of all properties designated as residential within West Las Vegas. Single-family dwellings are currently located in more than thirty subdivisions. There are a few newly constructed subdivision developments in the West Las Vegas area, including Whispering Timbers located near Lake Mead and Martin Luther King Boulevards; and Cactus Springs located at the northwest corner of Robin Street and Washington Avenue.

The existing subdivisions vary largely in number of lots, size of lots and date of establishment. West Las Vegas is home to one of the oldest residential subdivisions in Las Vegas, the McWilliams Townsite (a.k.a Las Vegas Original Townsite – Second Amendment), established in 1905. A majority of the

*Table 1 - Total General Land*

Land Use Type	Acres	Percent
Residential	949.9	59.2%
Vacant	248.2	15.5%
Public and Community Facilities	219.7	13.7%
Religious Facilities*	46.6*	2.9%*
Commercial	97.3	6.1%
TCPU**	54.7	3.4%
Industrial	33.5	2.1%
<b>TOTAL</b>	<b>1,603.3</b>	<b>100.0%</b>

Source: City of Las Vegas.

\* Included in Public and Community Facilities Category.

\*\* Transportation, Communication Public Utilities

*Table 2 – Existing Residential Land Uses*

Residential Land Use Type	Lots	Acres	Percent*
Single Family Residential	3,965	677.0	71.3%
Apartment	61	140.6	14.8%
Duplex, Triplex, Fourplex	325	80.6	8.5%
Townhome/Condominium	106	33.5	3.5%
Group Quarters	7	16.4	1.7%
Mobile Home	3	1.8	0.2%
<b>TOTAL</b>	<b>4,467</b>	<b>949.9</b>	<b>100.0%</b>

Source: City of Las Vegas.

\* Based on number of acres.

# Map 5

*City of Las Vegas*

## WEST LAS VEGAS PLAN

### Existing Land Use Categories

- Single Family
- Mobile Home
- Duplex
- Townhouse
- Condominium
- Apartment
- Group Quarters Facility
- School/Park/Open Space
- Non-Profit Organization
- Tourist Commercial
- Office
- Service Commercial
- General Commercial
- Ind/Comm/Trans/Utility
- Right of Way

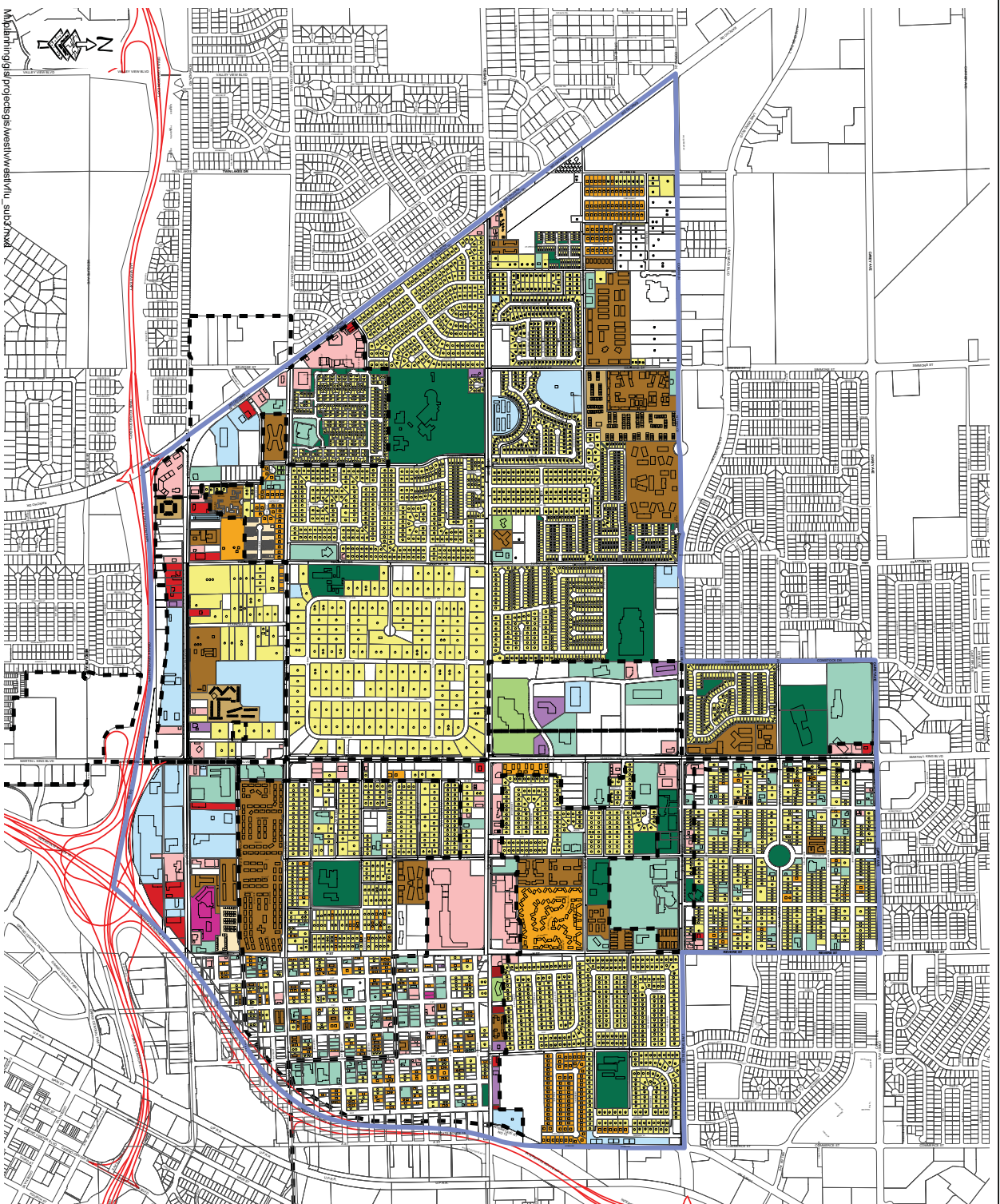
- Downtown Redevelopment Area
- West Las Vegas Boundary



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**Geographic Information System**  
Planning & Development Dept.  
702-228-6301

Data current as of: July 31, 2009



MapPlanningGIS/projects/gis/westlasvegas/plan\_sub37.mxd

subdivisions are zoned R-1 (Single Family Residential) with minimum lot sizes of 6,500 square feet and R-CL (Single Family Compact-Lot) with minimum lot sizes of 3,500 square feet. Other subdivisions are zoned R-E (Residence Estates) with minimum 20,000 square foot lot sizes; R-PD (Residential Planned Development), lot sizes are established at time of rezoning; as well as R-2 (Medium-Low Density Residential) with 6,500 square foot lot sizes. The Bonanza Village Tract, located at the northeast corner of Washington Avenue and Tonopah Drive, was first established in the mid 1940's and is one of the largest subdivisions found in West Las Vegas, with half-acre and larger lots.

The construction of residential subdivisions has increased since the early 1990's after experiencing a construction lull during the 1970's and 1980's. Most of the construction during the 1990's took place on the western portion of the Plan area. Typical construction consisted of three-bedroom homes with two baths on lots less than 3,500 square feet in size zoned R-CL (Single Family – Compact Lot). Historically, during the 1920's through the 1940's, 50's and 60's, many residential structures were constructed on much larger lots, typically 6,500 square feet in size, found on the eastern portion of the Plan area. The predominantly single story residential structures ranged in size from 900 square feet to nearly 1,600 square feet in size and normally consisted of two to three bedrooms with one bathroom.

West Las Vegas has experienced a recent upswing in residential housing prices, although not as robust as many of the suburban areas of the Las Vegas Valley. Since 1999 Single Family Residential (SFR) homes on average have increased a healthy 37% (or \$31,000) while Multifamily Residential (MFR) has increased only slightly less at 32% (or \$24,000). The average lot size has remained relatively consistent at roughly 6,000 square feet.

*Table 3 - Housing Sales and Prices since 1999*

Year	Average Sales Prices			Average Growth Rate		
	Single Family Residential	MultiFamily Residential	SFR and MFR	SFR	Multi-Family Res.	SFR and MFR
1999	\$84,154	\$75,759	\$82,755	37%	32%	38%
2000	\$91,655	\$84,026	\$90,452			
2001	\$102,402	\$89,608	\$101,060			
2002	\$112,074	\$95,269	\$110,719			
2003	\$115,034	\$99,825	\$113,870			

## MULTI-FAMILY RESIDENTIAL

Multiple family residential uses, which include duplexes, triplexes, four-plexes, apartments, condominiums, and townhouses, consist of 254.7 acres (26.8% of Residential category) of the total residential land area and are located throughout the West Las Vegas area.

The largest multi-family category is the Apartment category with approximately 140.6 acres (55.2% of Multi-Family Residential category). Apartment communities are located throughout the West Las Vegas area, but are primarily located near the intersections of Holly and Simmons, and a few smaller complexes near Lake Mead Boulevard and H Street. Smaller apartment buildings are also scattered throughout the H F M & M Addition and Valley View Addition subdivisions, located towards the southeast end of the Plan area. The Apartment category also represents Housing Authority-owned property as well, which is discussed in the Public Facilities section.

The second largest multi-family category is the Duplex, Triplex, and Fourplex category, with approximately 79.9 acres (31.6% of Multi-Family Residential). Duplexes, triplexes, and fourplexes are found primarily in the northwest portion of West Las Vegas.

The trend in construction of multi-family dwellings, primarily apartment complexes, increased greatly in the 1990's in the western edge of the Plan area, following the same trend as single-family residential development during the same period. Two apartment complexes were constructed since 2000. Prior to the increased construction in the 1990's, there was very little apartment construction activity in the 70's and 80's. The 1960's saw a surge of multi-family activity on the eastern section of the Plan area.

## VACANT LAND

Vacant land is the second largest land use category in West Las Vegas, comprising of 15.5% (248.2 acres) of the total land area.

Vacant property exists in nearly all land use categories within West Las Vegas, including residential, commercial, industrial, mixed-use and public facility. Vacant parcels indicated with a residential land use designation (both single family and multi-family) are the largest vacant land category. Vacant land occurs in the residential category

*Table 4 - Vacant Land in West Las Vegas*

<b>Planned Land Use</b>	<b>Parcels</b>	<b>Acres</b>	<b>Percent*</b>
Residential	229	82.8	33.4%
Commercial	75	84.1	33.9%
Industrial	20	43.9	17.7%
Mixed Use	101	21.0	8.5%
Public Facility	5	16.4	6.6%
<b>TOTAL</b>	<b>430</b>	<b>248.2</b>	<b>100%</b>

\* Determined by number of acres by land use designation. Source: PLU Code.



when residences have been abandoned, boarded up and had subsequently deteriorated to the point the structure had to be demolished. The residential areas that have a majority of the vacant residential properties are mainly located in the Vegas Heights, Bonanza Village Tract, H F M & M Addition and the Valley View Addition subdivisions.

Vacant lands designated as commercial in the 2020 Master Plan are primarily located at: the southwest corner of Owens and H Street (Edmond Town Center); the southeast corner of Simmons and Holly; the southeast corner of Rancho Drive and Coran Lane; and the southwest corner of Owens Avenue and H Street. As shown on the Vacant Lands Map (Map No. 7), there are many other parcels that are not fully developed. Predominantly on the large vacant commercial parcels, development has simply not occurred. Other vacant land use categories include light industrial, mixed use and public facility.

Vacant lands result for some of the following reasons: commercial and industrial lands may be approved or planned for development (such as the Las Vegas Enterprise Park and Edmond Town Center); residential parcels calculated as vacant are phased for development (Whispering Timbers and Cactus Springs); and residential property that no longer contains a residence. The latter of the three examples raises the most concern since this type of vacant land occurs in random patterns and generally has no development plans. **MAP 6 - VACANT LAND MAP** (SEE PG 23).

## PUBLIC AND COMMUNITY FACILITIES

This section addresses the number and location of public amenities, including parks, schools, libraries, fire, Metro police, cultural and other public buildings and facilities which are required to serve the residents of West Las Vegas. It also examines quasi-public uses such as churches, cultural and community centers, and social services to help plan the desired numbers and locations of facilities to most efficiently serve the local community.

Public and community facilities represent nearly 13.7%, or approximately 219.7 acres of the 1,603.4 total acres in the West Las Vegas area, excluding the area of street rights-of-way. These facilities include cultural and community resources, semi-public uses such as churches, fraternal organizations, and social services. Concentrated along Lake Mead Boulevard between Martin Luther King Boulevard and H Street are several public and semi-public uses comprised of civic, cultural and recreational facilities. These facilities include the West Las Vegas Library, Doolittle Community Center, Doolittle Senior Center, West Las Vegas Arts Center, and the Andre Agassi College Preparatory Academy. Because of the nature and proximity of



West Las Vegas Library.



West Las Vegas Arts Center.

**WEST LAS VEGAS PLAN**

**Vacant Land**

**Vacant Land  
by General Plan Designation**

- Residential
- Commercial
- Light Industrial/Research
- Mixed Use
- Public Facility
- West Las Vegas Boundary

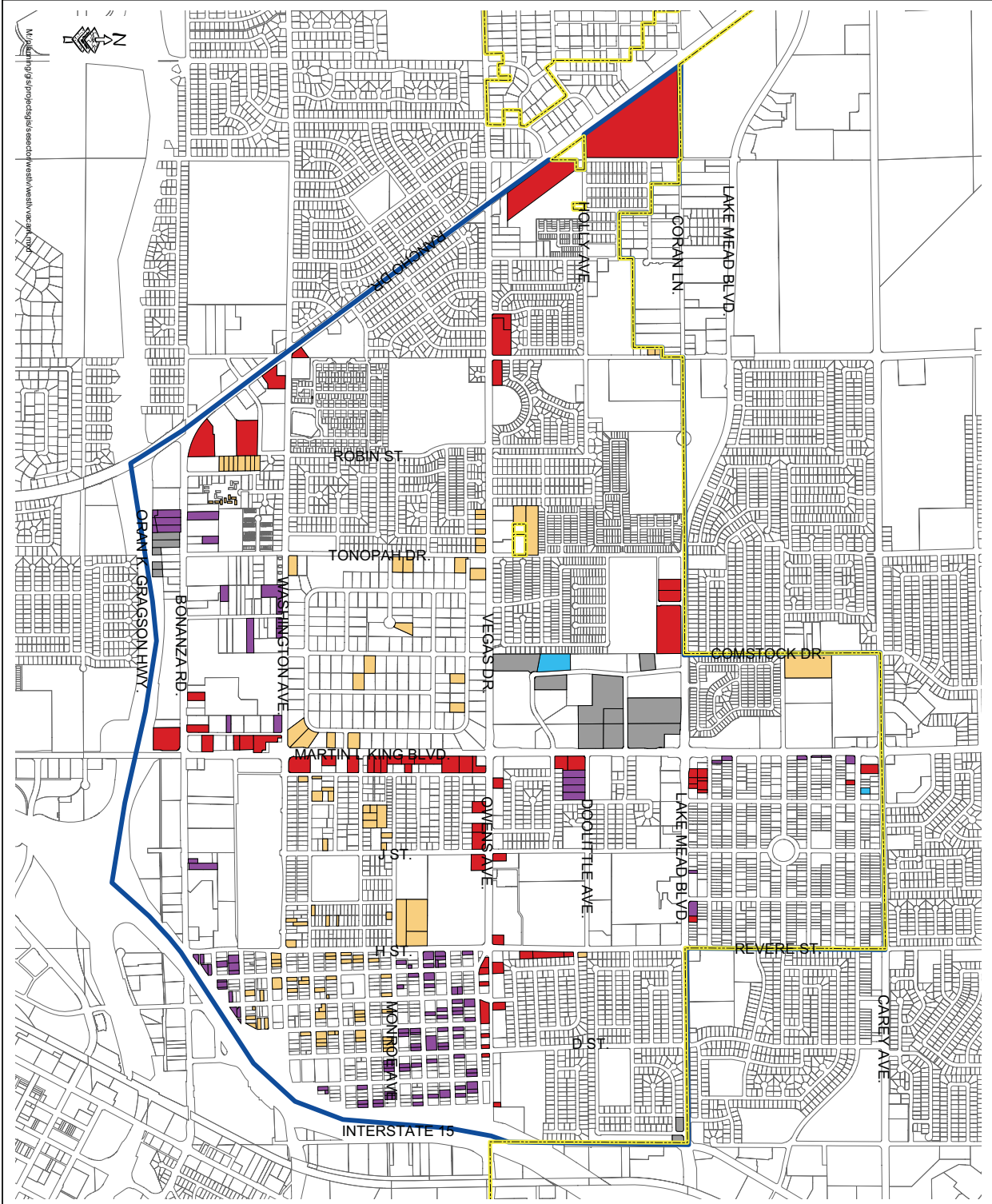
215.52 acres of Vacant Land  
13.4% of total acreage is vacant



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these facilities, this area serves as the cultural and community center of the West Las Vegas area.

For a detailed list of Cultural and Community Facilities please refer to the Appendix.

**MAP 7 - PUBLIC AND COMMUNITY FACILITIES MAP** (SEE PAGE 25)

## Parks

There are a number of recreational areas currently located within the West Las Vegas area, including two parks designated specifically for children.

- Clarence Ray Memorial Park, Tonopah Drive and Bonanza Road. Open space and two playgrounds on 1.4 acres.
- Doolittle Park, J Street and Lake Mead Boulevard. Three baseball fields, three basketball courts, a fitness course and jogging path, picnic areas, a playground and open space on 18.37 acres.
- Ethel Pearson Park, Washington Avenue and E Street . Two basketball courts, a jogging path, a roller hockey rink, a playground, picnic areas and open space on 2.59 acres. The park was designated as a children's park on July 12, 1999.
- Fitzgerald Tot Lot, Monroe Avenue and H Street. A jogging path, a picnic area and a playground on 0.86 acres.
- James Gay III Park, Harrison Avenue and B Street. Three tennis courts, a playground, a picnic area and open space on 7.18 acres.



Doolittle Park.



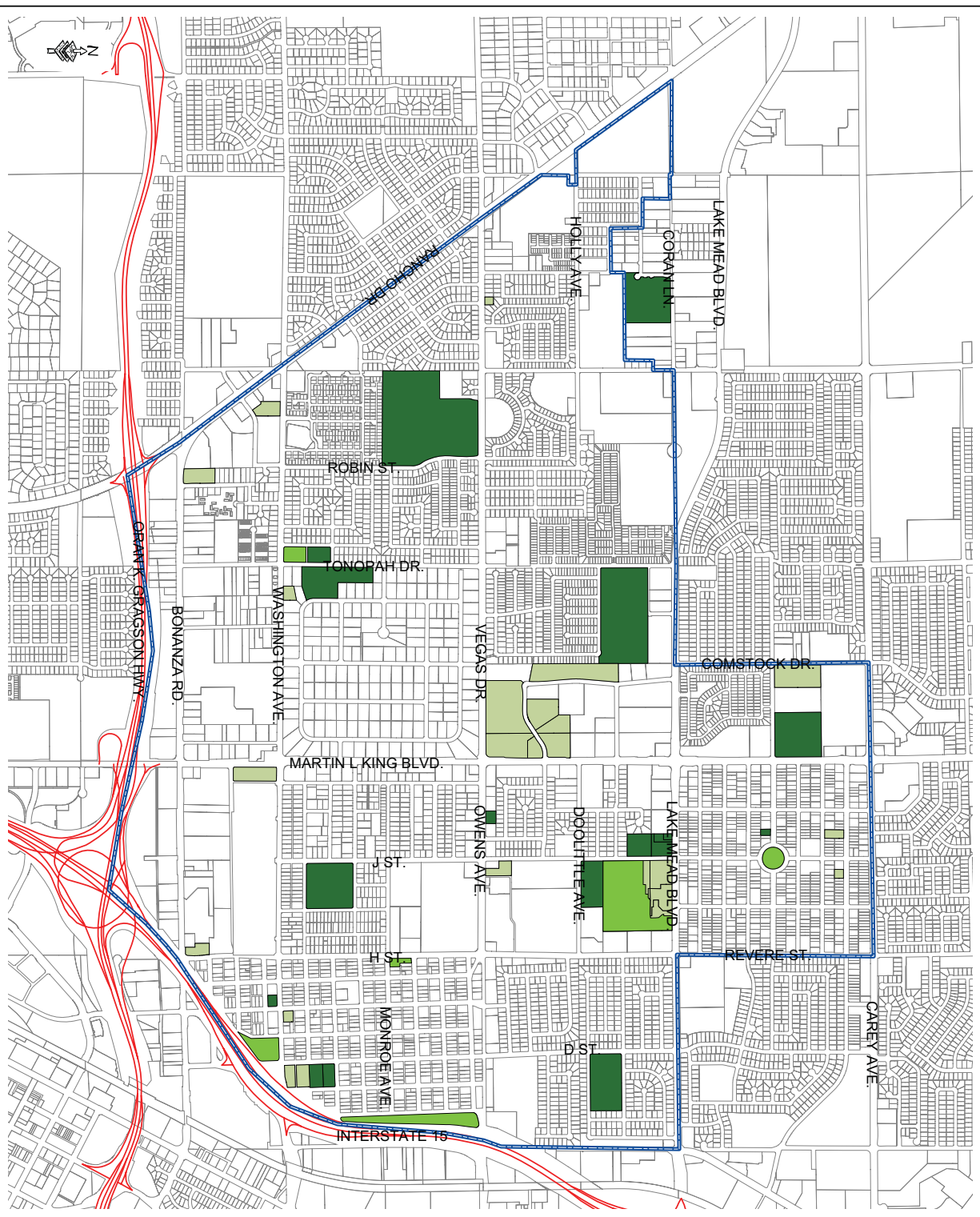
Gay Park.

Just west of the West Las Vegas area boundary is Lorenzi Park, a regional park on 59.37 acres at Washington Avenue and Twin Lakes Drive. As a regional park, Lorenzi Park is intended to serve residents in an eight-mile radius and provide a range of major park facilities and to serve as a venue for major outdoor events. Lorenzi Park features an amphitheatre, four baseball and softball fields, two basketball courts, a concession stand, a fitness course, a jogging path, picnic areas, playgrounds, and ten tennis courts.

## Semi-Public Facilities

A notably high number of religious facilities are located in the West Las Vegas area and account for approximately 2.9% of the total acreage, compared to 0.6% of the City as a whole. Of the approximate 46 religious facilities in the area, over 90% are located east of Martin Luther King Boulevard. Although there are several facilities on two or more acres including the St. James Parish Center, the Evergreen Baptist Church, and the True Love Baptist Church, the majority of the facilities in the West Las Vegas area are located on small lots of less than a quarter acre. These facilities are generally located in residential districts and are single-family homes that have





**Map 7**

*City of Las Vegas*

**WEST LAS VEGAS PLAN**

**Community Facilities**

- Public Facilities
- Parks
- Schools

West Las Vegas Boundary



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been converted to a religious use. **MAP 8 - EXISTING RELIGIOUS FACILITIES MAP** (SEE PAGE 27)

Fraternal organizations are also located within West Las Vegas, including:

- Veterans of Foreign Wars Post No.10057 Lodge, 1905 H Street
- St. Marks Fraternal Organization Lodge, 1300 Gold Avenue

## Social Services

Numerous social service facilities, including: Equal Opportunity Board of Clark County facilities, the Housing Authority of the City of Las Vegas are located within the West Las Vegas area and provide a wide variety of services to the population within and beyond the plan area. For a detailed list of Social Service providers, please refer to the Appendix.

## COMMERCIAL USES AND INDUSTRIAL LAND USES

Commercial uses, consisting of nearly 6.1% of the total area, are located primarily along the major arterials throughout the West Las Vegas area including Owens Avenue, Martin Luther King Boulevard, Bonanza Road, and Rancho Drive. Please refer to the Existing Land Use Map, Map No. 5.

Industrial uses, comprising nearly 2.1% of the total area, are primarily concentrated on the north and south side of Bonanza Road but are found scattered throughout the Plan area. The General Plan designates the south side of Bonanza as LI/R (Light Industrial/Research) as well as other sites through out the Plan area including vacant parcels located at the southeast corner of Simmons and Holly; west of the northwest corner of Owens Avenue and Interstate 15; and various lots within the Enterprise Plan district. The commercial uses together with industrial uses represent approximately 8.3% of the land area (see Table 1).

Many of the existing industrial and commercial areas are not aesthetically attractive due to deteriorating or dated buildings, and to lack of landscaping and other amenities that are required by Municipal Code (Title 19). The condition of many of the industrial and commercial sites is a retardant to the future development and redevelopment of adjacent sites and presents an unfortunate image of the West Las Vegas area. Consequently, the improvement of these properties and the development of new commercial properties is an emphasis of this plan and will be discussed in the chapter on "Implementation."



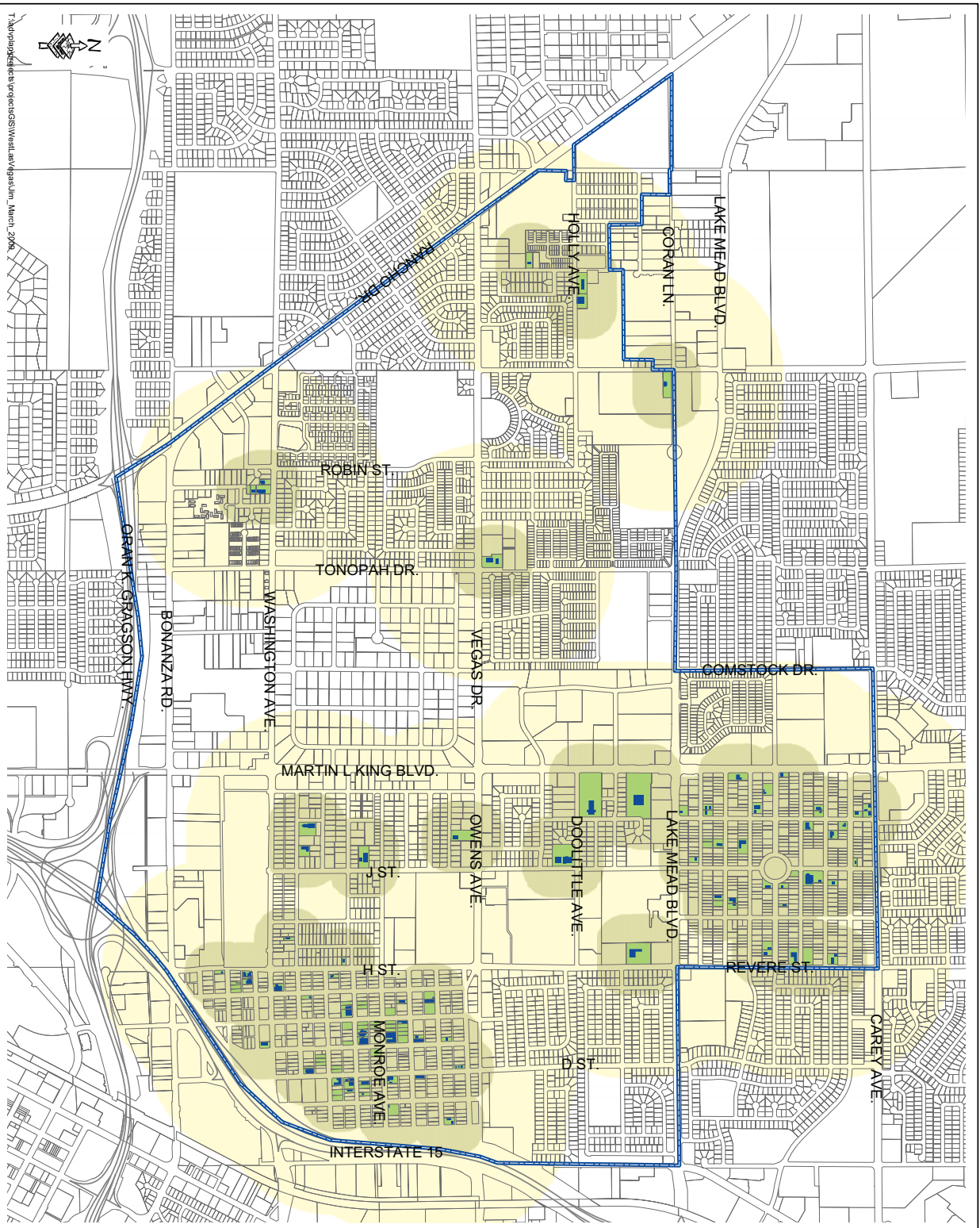
VA Hospital on Martin L.King Boulevard.



US Post Office on Martin L.King Boulevard.



Convenience store at Owens.



Map 8

# City of Las Vegas

## WEST LAS VEGAS PLAN

### Religious Facilities

46 Religious facilities are located within the West Las Vegas Area.  
Over 90% are located east of Martin L. King Boulevard.

West Las Vegas Boundary

Parcels coded as religious facilities

Building footprints

400 Foot Buffer

1500 Foot Buffer



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Since the adoption of the previous West Las Vegas Plan, particularly since 1998, new commercial and industrial development within the West Las Vegas area has occurred, bringing such services as: Cox Communications; pharmacies such as Walgreens and CVS Pharmacy; fast food restaurants including A&W/KFC Restaurant and Jack in the Box; the West Las Vegas Business Center; Enterprise Community Health Center; the Nucleus Plaza addition (84,350 sq ft.) and other Retail and Commercial Centers (note: this is not an all inclusive list).

## Approved Non-Restricted Gaming Locations

Gaming in the City of Las Vegas is allowed only in areas specifically designated on the State Gaming Enterprise District Map by either Gaming Enterprise Districts (GED) or by Non-Restricted Gaming Locations. The non-restricted gaming licenses are governed by NRS.463.3072 to 463.3094, inclusive.

Two locations within the West Las Vegas Plan area designated as Non-Restricted Gaming Locations: the Moulin Rouge, located at 900 West Bonanza Road; and the Ultra New Town Tavern, located at 600 Jackson Street. These locations are exempted from Gaming Enterprise Requirements per LVMC.6.40.150.

The Gaming Enterprise Districts and Locations Approved for Non-Restricted Gaming map was originally adopted on December 4, 1991. The city is required to update the map at least once every four months, per NRS.463.309.

## Other Land Uses.

### County Islands.

There are approximately thirty (30) identified parcels that are located within the West Las Vegas Plan area boundary, but are not located within the City of Las Vegas boundaries. These parcels are under the jurisdiction of Clark County and therefore the city cannot initiate annexations, as restricted by NRS 268.580, No. 2 (c).

## Public Infrastructure and Facilities

### Local Streets

Locally, the circulation system in West Las Vegas is anchored by five primary arterials (minimum 100-foot right-of-way) and three secondary arterials (minimum 80-foot right-of-way). One of the secondary arterials, Martin Luther King Boulevard, is scheduled for a widening project that will upgrade the roadway to a 100-foot right-of-way.

The primary arterials are:

- Carey Avenue (east to west)
- Lake Mead Boulevard (east to west)
- Owens Avenue (east to west)
- Bonanza Road (east to west)
- Rancho Drive (northwest to southeast)

The secondary arterials are:

- Washington Avenue (east to west)
- Martin Luther King Boulevard (north to south)
- H Street (north to south)

In terms of regional access, the West Las Vegas area is well served by the U.S. 95 (Oran K. Gragson Highway) that runs east to west along the southern boundary of the Plan area, and Interstate 15 (I-15) that runs northeast to southwest along the eastern boundary. The U.S. 95 intersects I-15 at the interchange known as the “Spaghetti Bowl.” There are several access ramps available to West Las Vegas residents for both I-15 and U.S. 95:

- Lake Mead Boulevard
- Washington Avenue/D Street
- Martin Luther King Boulevard
- Rancho Drive

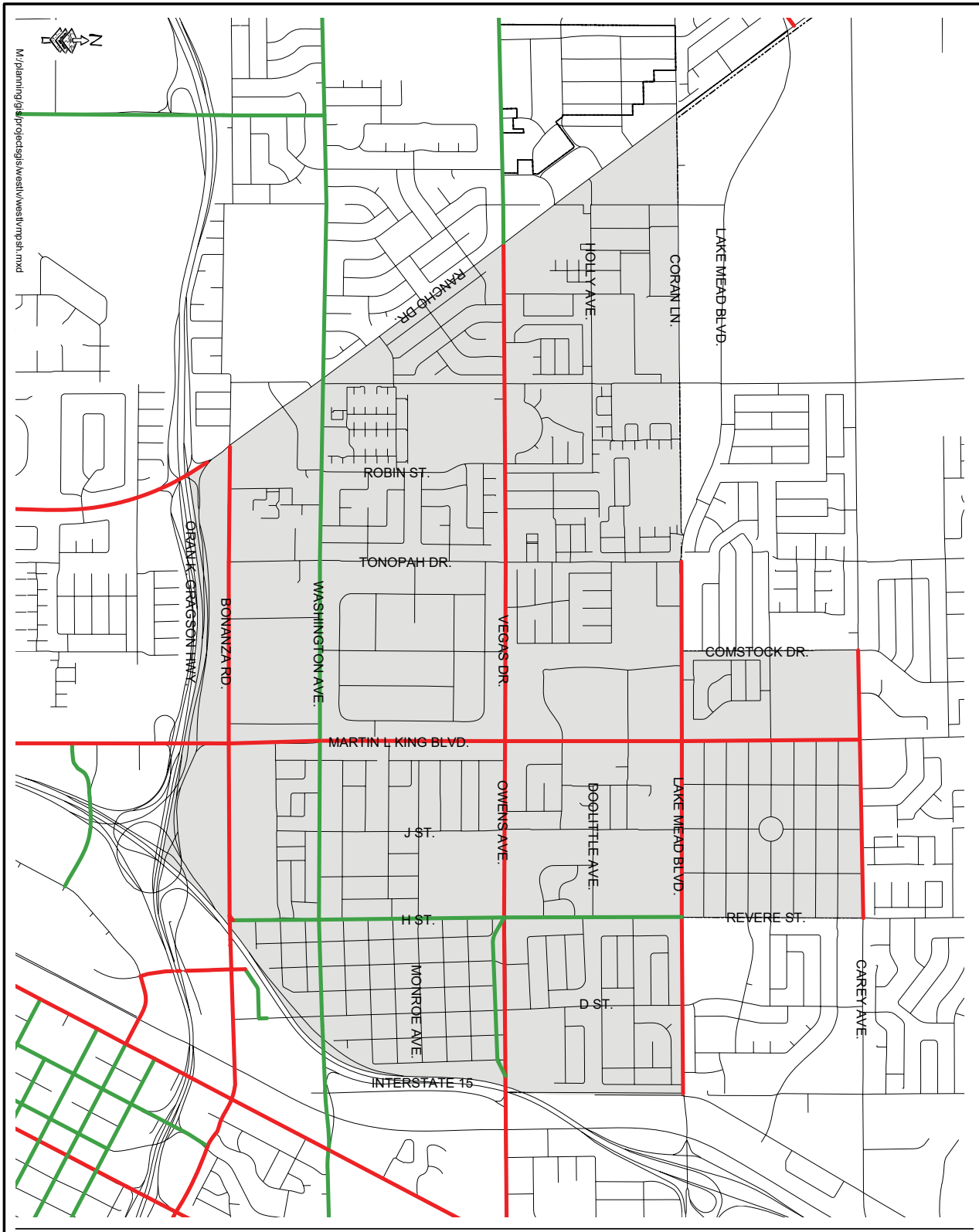
**Map 9 - West Las Vegas Plan Master Plan of Streets and Highways** (see page 30)

### Levels of Service

The existing circulation system in West Las Vegas, as it relates to vehicle movement, is currently more than adequate. Level of service (LOS) for arterial roadways is defined in terms of average travel speed of either a section or the entire arterial under consideration. Table 4 generally defines the LOS for arterials.

Most of the streets in West Las Vegas do not have a level of service lower than LOS B, and there are only three of the streets, Bonanza Road, Martin Luther King Boulevard and Rancho Drive, with lower levels of service during peak hours, 7 to 8 a.m. and 5 to 6 p.m. During these hours, the level of service may decrease to (LOS C).

The factors that contribute to this high level of service rating in West Las Vegas are based on existing land uses. Due to the high percentage of vacant land (15.5 percent), there are a reduced number of properties in the study area that generate vehicular movement (Please refer to Map 5, West Las Vegas Existing Land Uses).



**Map 9**

*City of Las Vegas*

**WEST LAS VEGAS PLAN**

Master Plan of  
Streets and Highways

- Street Classification**
- ▬ Parkway Arterial (120 ft.)
  - ▬ Primary Arterial (100 ft.)
  - ▬ Secondary Collector (80 ft.)
  - ▬ Frontage Streets (70 ft.)



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Additionally, commercial land uses, which are major trip generators, account for only 6.1 percent of the total land use for the study area. Typically, the percentage of commercial land use for a community is closer to ten percent. It is important to note that most of the commercial ventures in West Las Vegas are local in terms of their service areas; therefore, the traffic generated by these businesses is not as great as if their service areas were regional in nature.

### Street Improvements

There are numerous areas in need of road improvement within West Las Vegas. The City of Las Vegas Public Works Department has identified these areas and a work program has been developed as outlined in the West Las Vegas Plan Road Improvement Map (Map 10) below. Projects currently under construction include the improvements being made to Vegas Drive/Owens Avenue between Rancho Drive and I-15, which includes both roadway resurfacing and storm drain improvements. The Public Works Department is currently on a seven-year rotation basis for applying a slurry seal coat to City streets. Comstock Drive, Tonopah Drive and Simmons Street are the neighborhood streets that received a seal coat during the 2002-03 fiscal year.

*Table 5– Arterial Levels of Service*

Level of Service	Definition
A	Primarily free flow operations at average travel speeds of about 90 percent of the free flow speed. Vehicles are completely unimpeded in their ability to maneuver within traffic.
B	Reasonably unimpeded operations at average travel speeds usually about 70 percent of the free flow speed. Maneuvering within the traffic stream is only slightly restricted and stopped delays are not bothersome.
C	Represents stable operations, however, ability to maneuver and change lanes in midblock locations may be more restricted than LOS B. Lower average travel speeds of about 50 percent of the average free flow speed are typical.
D	Small increases in flow may cause substantial decreases in speed. Average travel speeds are about 40 percent of free flow speed. Characterized by significant approach delays and average travel speeds of one-third of free flow speed or lower.
F	Characterized by extremely low speeds below one-third to one-quarter of the free flow speed.

Source: Federal Highway Capacity Manual.

Improvements in the design stage include Martin Luther King Boulevard, which has been identified for a street widening project that will begin construction in 2005. The project will increase the width of the street right-of-way between Alta Drive and Carey Avenue, and resolve circulation problems on Martin Luther King Boulevard by increasing capacity. The construction work is expected to be completed by early 2006. Other street improvements that are in the design or planning phases include the pavement reconstruction project for Bonanza Village, and the resurfacing of Revere Street.

Another area of concern is the lack of sidewalks and the need for sidewalk repairs. The city has not programmed these projects in its five-year Capital Improvement Plan and therefore the Department of Public Works does not have the funds currently available to install new sidewalks or to repair existing sidewalks. Other funding sources need to be investigated, including possible use of Community Development Block Grant funds or the creation of Special Improvement Districts.

**MAP 10 - WEST LAS VEGAS PLAN ROAD IMPROVEMENT MAP** (SEE PAGE 33)**Citizen's Area Transit (CAT)**

The existing pattern of development has created a strong dependence on the automobile for transportation. For many West Las Vegas residents this presents a serious problem: 25 percent of West Las Vegas households do not have a vehicle and 39 percent have only one vehicle, according to 2000 Census Data. While the number of households without any vehicles has decreased over the last ten years, a convenient and efficient public transportation system is essential to meet the transportation needs of this community.

The Regional Transportation Commission operates the public transportation system for the Las Vegas Valley, Citizens Area Transit (CAT). There are number of routes that service the West Las Vegas community. Bus routes have been revised over the years to accommodate changes in ridership. Major routes run north to south along Martin Luther King Boulevard and Rancho Drive. Routes also travel east to west on Carey Avenue, Lake Mead Boulevard, Owens Avenue, Washington Avenue and Bonanza Road. The H Street/D Street bus route primarily circulates on a loop within the West Las Vegas neighborhood.

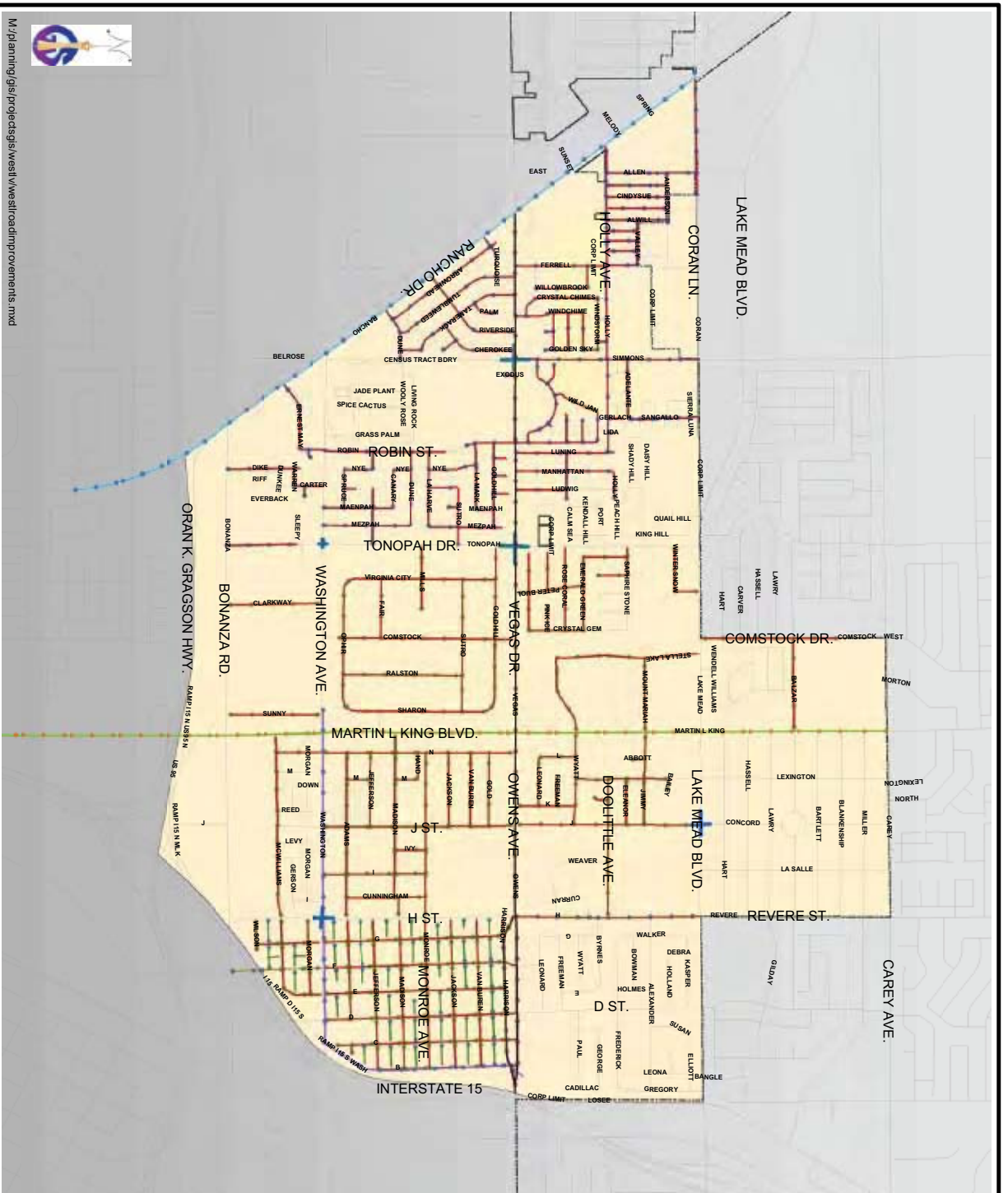
Bus shelters are provided by a private company and are paid for with advertising in the shelter. The number of shelters within the neighborhood has steadily increased along the major streets, although a number of stops still do not have any amenities or proper accessibility.

**Pioneer Trail**

The Pioneer Trail is a recreation trail that passes through sixteen (16) sites that show the historical progression of settlement in the Las Vegas Valley. The trail, which is six miles long and, for the most part, to be a five-foot wide sidewalk, begins at the Las Vegas Springs Preserve and ends at the Old Mormon Fort. It passes through some of the earliest settlements of African Americans, Asian Americans, Hispanic Americans, Native Americans and European Americans. Included with the walk will be markers that denote the history of all the historic structures along the route; banners will be installed to mark the trail route. In addition, opportunities for public artwork will be included in the trail design.

The trail plan was originally developed by the Regional Transportation Commission and sponsored by Clark County. The trail has received funding through a grant program that is supported by the sale of Bureau of Land Management land by the Federal Government. Construction of the trail will be a joint effort by Clark County and the City of Las Vegas, with the City of Las Vegas managing the construction

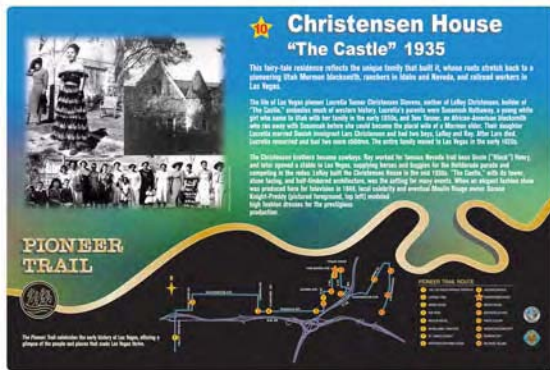






process. Construction documents are scheduled to be completed by late 2005, with construction to be completed in 2006.

As a trail that interconnects West Las Vegas and Downtown North, the Pioneer's Trail is invaluable to the Cultural Corridor in providing pedestrian access to the area. With a link to the Downtown area and to the regional trails system at Valley View Boulevard, access by both Valley residents and visitors will be much improved.



Pioneer Trail marker.

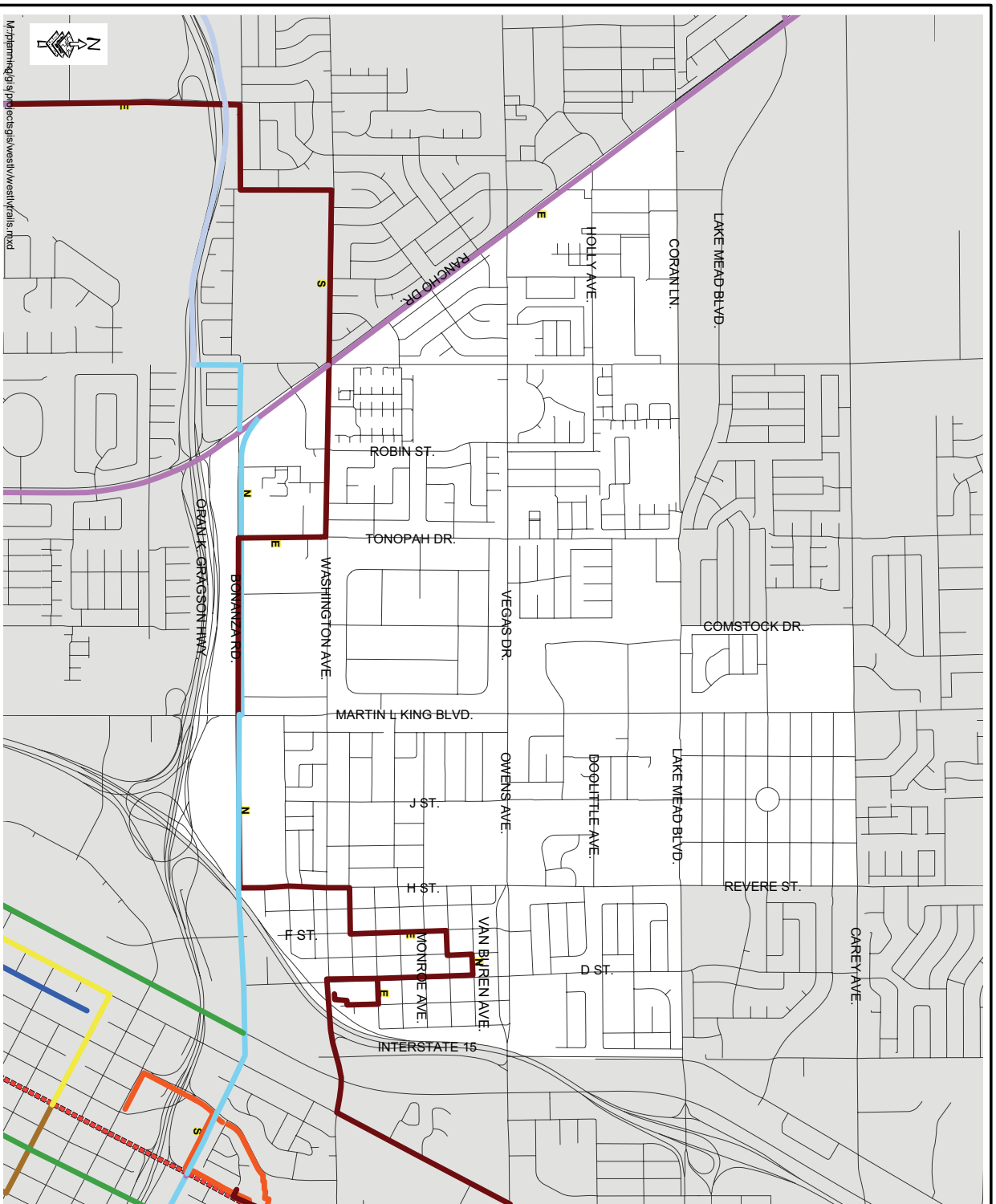
## Bonanza Trail

The Bonanza Trail, funded by a 12.2 million dollar grant from the Bureau of Land Management, will extend nearly 10 miles from Summerlin eastward to downtown Las Vegas. The project is scheduled to begin construction in 2006, and has a construction timeframe of approximately one year.

The Bonanza Trail is part of a larger regional trails plan that has been developed by the City of Las Vegas, the Southern Nevada Regional Planning Coalition, and the Regional Transportation Commission. The goal of this cooperative planning effort is to support the continued development of an interconnected regional trail system, which provides an alternative mode of transportation and recreational opportunities.

When the project is completed, the Bonanza Trail will consist of a 10- to 12-foot wide paved surface with landscaping, benches and other amenities. Trailheads along the corridor will provide convenient rest and information stops for users of the trail. The trail is intended to connect to other planned trail segments and will provide access to downtown Las Vegas.

**Map 11 - Trails Map** (See page 35)



Map 11

# *City of Las Vegas* WEST LAS VEGAS PLAN

## TRAILS

- EQUESTRIAN
- MULTI-USE EQUESTRIAN
- MULTI-USE NON-EQUESTRIAN
- BELTWAY
- BONANZA TRAIL
- LAS VEGAS WASH
- LONE MOUNTAIN TRAILS
- PEDESTRIAN PATH
- BONANZA TRAIL
- PIONEER TRAIL
- ART TRAIL
- BOULDER PLAZA
- CULTURAL CORRIDOR
- ENTERTAINMENT TRAIL
- TORTOISE TRAIL
- Las Vegas Blvd Trail
- Scenicway



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## Population

The following information describes the population and income characteristics of the West Las Vegas community as compared to the City of Las Vegas and Clark County. The purpose of the comparison is to understand the population that makes up the West Las Vegas community. The data is mainly derived from the April 1, 2000 U.S. Census. The Plan area is divided into five census tracts as noted in **MAP 12 - WEST LAS VEGAS CENSUS TRACTS MAP** (SEE PG 37)

For much of the time from 1970 until 1990, West Las Vegas population changed very little, decreasing from 15,857 in 1970 to 15,629 in 1990. During that same time, the city of Las Vegas' population went from 125,787 to 258,295, an increase of 105 percent. During the 1990's, the City's population exploded. According to the 2000 Census, Las Vegas had 478,630 residents, an increase of 85 percent from 1990. West Las Vegas' population increased as well. By the 2000 Census, the West Las Vegas population had grown to 20,453, an increase of 31 percent or more than 4,800 residents. From 1970 to 2000, the West Las Vegas share of the city's population decreased from 13 percent to 4 percent.

Chart 1 Population Trends

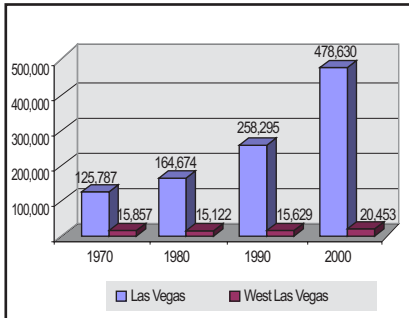
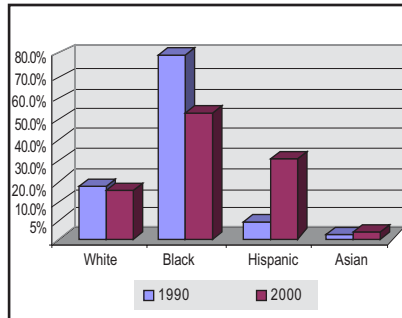


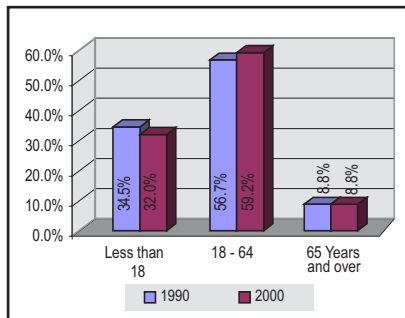
Chart 2 Race & Ethnicity

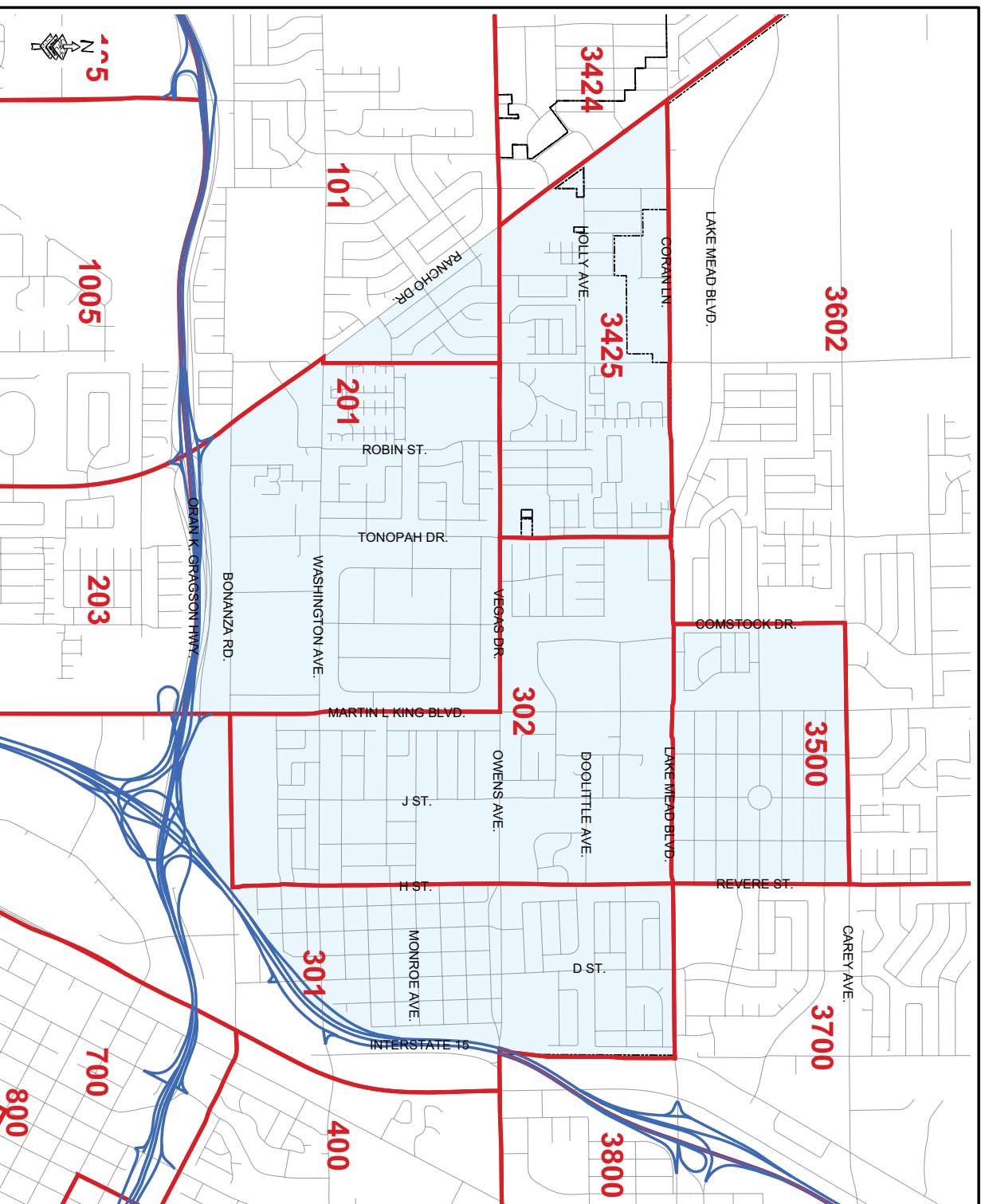


## Race and Ethnicity

The West Las Vegas area underwent a change during the 1990's. According to the 1990 Census, 78.2 percent of the areas population was classified as Black. By Census 2000 that figure had decreased to 52.0 percent, going from 12,067 to 10,627. Conversely, the Hispanic population went from 914 or 5.9 percent of the population to 6,041 or 29.5 percent of the population. Citywide, 10.1 percent of the population is Black and 23.5 percent is Hispanic.

Chart 3 Age Distribution





Map 12

*City of Las Vegas*  
**WEST LAS VEGAS PLAN**  
**CENSUS TRACTS**

 Census Tracts



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## Age Composition

West Las Vegas is becoming a little less youthful and little more middle-aged. Persons under 18 years of age went from 34.5 percent of the population to 32.0 percent. Those between 18 and 64 went from 56.7 percent of the population to 59.2 percent. Persons over 65 years of age remained at 8.8 percent. Citywide 25.9 percent of the population is under 18 years of age, 62.5 percent between 18 and 64 years of age and 11.6 percent 65 years of age and over.

## Household Composition

West Las Vegas has a significantly higher rate of single parent households than does the city of Las Vegas. Greater than one-third of all households in West Las Vegas is headed by a single parent compared to the City total of about 18 percent. The figure for West Las Vegas is down from 1990 when more than 40 percent of the areas households were single parent. Non-family households experienced no change while Married Couple households increased to nearly one-third of the households in the area.

Chart 4 Educational

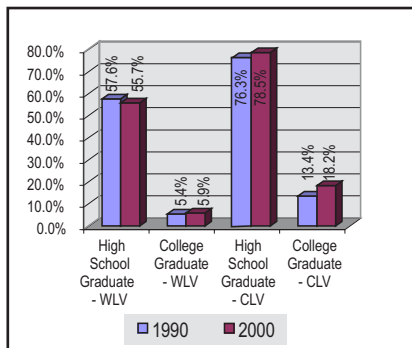


Chart 5 Household

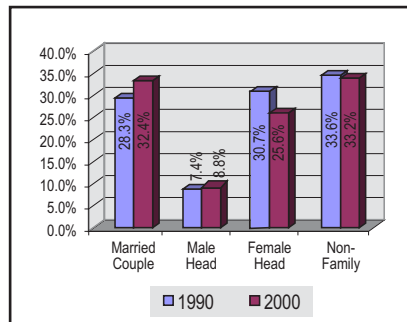
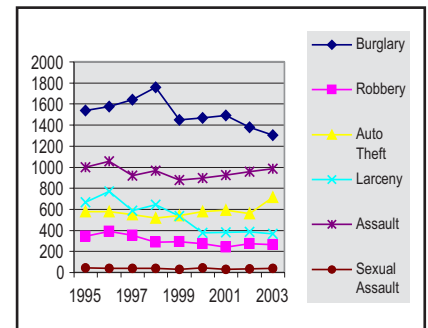


Chart 6 Crime Statistics-Calls for Service



## Educational Attainment

Educational attainment in West Las Vegas changed very little between 1990 and 2000. Less than 60 percent of the areas adults over 25 years of age graduated from high school while just under six-percent had a college degree. For the city of Las Vegas, 78.5 percent of the population had a high school diploma and 18.2 percent a college degree.

## Crime Statistics

Overall, crime as defined by calls for service, has steadily gone down in West Las Vegas since 1995. Non-confrontational crimes such as Burglary and Larceny have decreased substantially during the past eight years. Among the more confrontational

crimes, robbery has decreased slightly while the number of Assaults and Sexual Assaults have remained about the same. Perhaps more telling than the number of crimes reported decreasing is the reduction in the rate of crime. West Las Vegas population has increased by over 40 percent during the past ten years. The overall crime rate has gone from about 260 per 1,000 population to about 166 per 1,000 population.

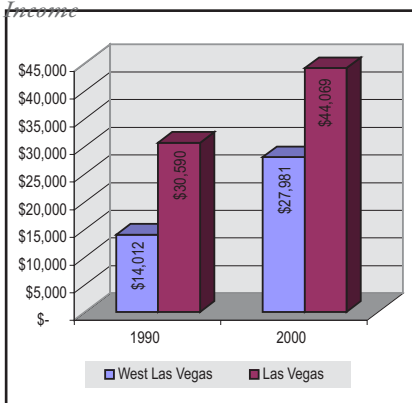
## Income

In 1990, West Las Vegas households had a median income \$13,911, substantially lower than that of the Citywide median of \$30,590. At that time, the median household income for West Las Vegas was 46 percent of the City median. Census 2000 showed that West Las Vegas median household income had climbed to \$27,981, 64 percent of the City median. While still lower than the Citywide median of \$44,069, the increase of 101 percent in income was substantially higher than that of the City, 44 percent, during the same time period. Another indication that household prosperity may be on the increase in West Las Vegas is that the number of persons living at or below poverty level income decreased from 38.6 percent in 1990 to 27.1 percent in 2000.

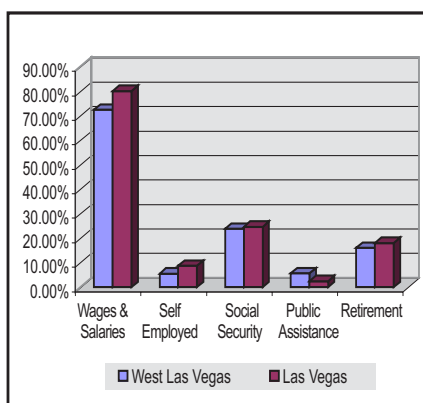
## Income Sources

About 70 percent of the areas households receive wage and salary income compared to 82 percent citywide. The greatest difference between the City as a whole and West Las Vegas is in the income from public assistance category where 13 percent of the areas receive some sort of income supplement from the government compared to about 6 percent for the City. The current rate in West Las Vegas represents a decrease of nearly 65 percent from the 1990 figure of 21.4 percent. The City's rate stayed about the same.

*Chart 7 Median Household Income*



*Chart 8 Income Sources*



## Occupation

The majority of employment for persons 16 years of age and older is the service sector. The rate of employment in services is 50 percent higher in the area (39 percent) than in the City (26 percent) as a whole. Employment in construction and the trades was at a higher rate in West Las Vegas as well. Conversely, West Las Vegas had half the rate of the City for residents employed in management, professional and related occupations. Other occupations had similar rates for City and West Las Vegas residents.

## Unemployment

Unemployment in West Las Vegas was nearly twice the rate of the City, 12.3 percent versus 7.0 percent respectively. While still high, the rate represented a substantial decrease from the 1990 figure of 16.9 percent.

Chart 9 Occupation

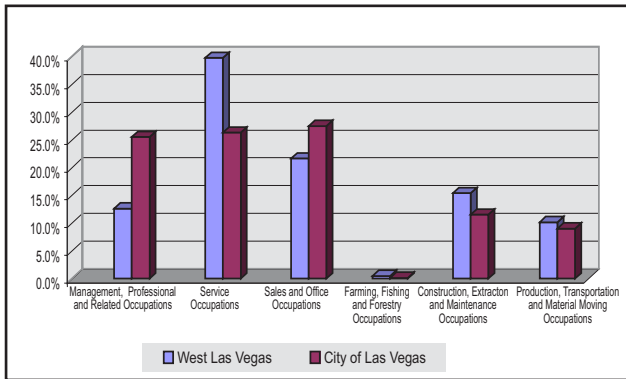


Chart 10 Unemployment

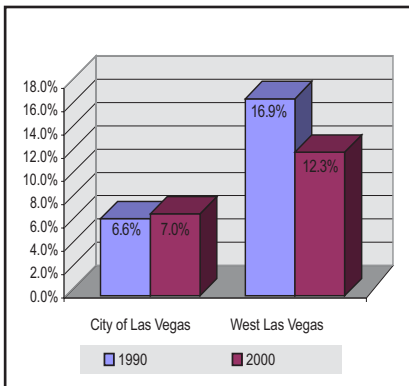
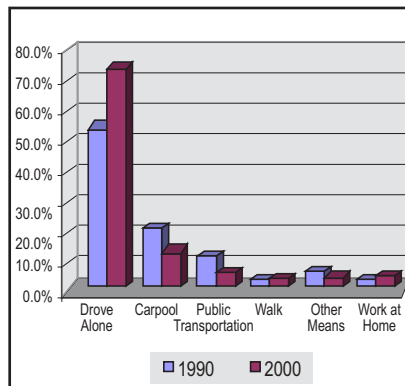


Chart 11 Commuting to





## Commuting to Work

Fewer West Las Vegas residents commuted to and from work in an automobile (77.4%) than did the remainder of the City (88.9%). However, carpooling was more common in West Las Vegas. Area residents used public transportation for commuting at nearly three times the rate of the City. This may be due to the proximity of West Las Vegas to employment centers, bus routes through the area and the fact that 25 percent of West Las Vegas households do not have a vehicle available to them. The commute time for area residents was slightly higher than for the City.

## Economy

According to a review of business licenses for the Plan area, West Las Vegas has approximately 674 active businesses, compared to 312 businesses licenses stated in the original West Las Vegas Plan adopted March 2, 1994. Many types of businesses are located in the Plan area. The type and size of these businesses vary considerably; they range from a large newspaper plant to small home-based businesses.

The most intense commercial activity is located along Primary Arterials, namely Rancho Drive (between Vegas Drive and U.S. 95), Owens Avenue (between Martin Luther King Boulevard and A Street), Martin Luther King Boulevard (between Lake Mead Boulevard and U.S. 95), and Bonanza Road (between Rancho Drive and H Street). There is some encroachment of commercial activity into the residential neighborhoods; primarily these licenses are for home occupation permits, in which business is allowed in the home.

## Local Economy

Prior to the 1960's West Las Vegas had a thriving economy. The end of segregation however, eventually led to the collapse of the localized economy, as discussed in the Introduction section. Dollars that originally supported black owned businesses moved out of the community and notably contributed to the economic weakening of the West Las Vegas community. Private investment was virtually non-existent and the commercial areas began to deteriorate.

There has been economic growth in the area since the Plan's original adoption in 1994. However, there are still many poorly maintained properties, vacant building and unkempt lots in the area. The commercial districts within West Las Vegas have not greatly changed since the Plan's last approval. There has been increased commercial development along the major primary arterials in the Plan area.

*Table 6 -  
Number of  
West Las Vegas Businesses*

<b>Business Type (NAICS Classification)</b>	<b>Total</b>
Construction	5
Manufacturing	2
Wholesale Trade	1
Retail Trade	142
Transportation & Warehousing	5
Information	9
Finance & Insurance	9
Real Estate & Rental/Leasing	84
Professional, Scientific, and Technical Services	35
Administrative	106
Education Services	1
Health Care & Social Assistance	34
Arts, Entertainment, & Recreation	47
Accommodation & Food Services	42
Other Services (except Public Admin)	149
Public Administration	3
<b>Total Number of Business Licenses</b>	<b>674</b>

NOTE: there are 136 different CLV business categories represented in WLV out of around 380+- business categories the City tracks. Also, out of the 674 licenses there are many firms that have more than one license, for example



There is need to integrate the West Las Vegas economy into the regional economy by encouraging the development of neighborhood commercial and office space.

### Las Vegas Enterprise Park

In January of 1995 the city of Las Vegas assembled approximately 75 acres west of Martin Luther King Boulevard between Lake Mead Boulevard and Vegas Drive for \$3.5 million. Infrastructure improvements, including interior streets and stubbing utilities to each site, was completed by the city in October 1997 for the cost of approximately \$3 million.

### Completed Projects

- **Unique Enterprises**  
A 34,000 sq. ft. plastics and paper products warehouse with a capital cost of \$3 – 4 million, the facility currently employs 45 workers with plans to hire 12 additional workers in 2004. The city sold the land for \$524,000.
- **Metro Bolden Area Police Substation**  
The City donated land for the facility, valued roughly at \$920,000.
- **Enterprise Health Clinic**  
Providing subsidized health and dental care for area residents, the 3.19-acre site is leased from the city by Clark County. The center is operated by UMC and is looking to expand to provide an AIDS health clinic on site.
- **Moreland Health Clinic**  
Constructed by the Moreland Corporation for the Department of Veterans Affairs, the building is currently vacant. The Moreland Corporation owns the 13-acre site and as of March 2004 is exploring sale or re-use opportunities for the property.
- **Las Vegas Business Center**  
Funded through federal CDBG and EDA grants, the center is located on a 2-acre site donated by the city. The center houses an SBA-sponsored Business Information Center and the Evolve Center, a workforce reintegration program for felons operated by the city of Las Vegas Department of Neighborhood Services. Additional market-rate office space is leased to business tenants.
- **McDonald's Restaurant.** Private investment valued at \$500,000.
- **King Station U.S. Post Office**  
The post office facility is located on a 4.64-acre parcel donated by the city of Las Vegas.

### Proposed Projects

- **RLT Corporation**  
The proposed training center for McDonald's franchises will create 30 new jobs for training and corporate support. The facility will also help market job opportunities in 22 valley restaurants to the area residents. The city sold the land for \$258,000.
- **Urban Chamber of Commerce**  
Plans show 20,000 square feet of office space for the Urban Chamber, professional services tenants, business incubator tenants, and a retail banking tenant. The facility is projected to create 40 jobs in its first year, and 217 jobs within the first nine years of operation. The project is contingent on the Urban Chamber securing an EDA grant. The city is contributing 3 acres of land, valued at approximately \$850,000.
- **FBI Headquarters**  
Harwood & Associates is under contract with the General Services Administration to construct 106,000 square feet of Class "A" office space, with construction expected to start November or December 2004. A total of 230 jobs will be based at the facility. The city's contribution of land is valued at \$544,000.

### Building Permits

During the 12-month period between July 2003 and June 2004, 403 building permits were issued in the West Las Vegas area totaling a valuation of \$28,866,918. In terms of valuation, the greatest amount of permit activity was in the Single Family New category followed by Commercial Additions and Commercial New. Permit valuation in the West Las Vegas Area accounted for 1.51% of total permit activity in the city of Las Vegas for the same period.

### Public Investment

The City of Las Vegas has recently made significant improvements to the West Las Vegas area in the previous five years, in particular public works infrastructure investments and neighborhood services investments. The City has made substantial improvements to the public infrastructure in the West Las Vegas area since 1998. Approximately \$58,343,924 was funded during the years 2000-2004, including full street improvements, street rehabilitation and other capital improvement projects such as public facility, sewer and lighting improvements.

### Neighborhood Services Department

The Neighborhood Services Department has also funded improvements in the neighborhoods as shown below:

*Table 7 – West Las Vegas Building Permits*

<b>West Las Vegas Building Permits (July 2003 – June 2004)</b>		
Permit Type	Permits	Valuation
Single Family New	206	\$17,728,454
Single Family Additions	17	\$376,268
Single Family Remodel	6	\$95,720
Apartments Multiplex	11	\$3,774,553
Commercial New	7	\$3,802,192
Commercial Additions	1	\$520,000
Commercial Remodel	10	\$440,350
Pools & Spas	2	\$26,000
Signs	13	\$145,380
Mobile Homes	1	\$36,000
Miscellaneous*	129	\$1,922,001
<b>TOTAL</b>	<b>403</b>	<b>\$28,866,918</b>

\*Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

Table 8 - Public Investment

Capital Improvement Projects/Location	Project Type	Cost	Completion Date
Variety Day Home	Expansion	\$800,000	Completed by 2004
Mayfair Neighborhood	Street Rehabilitation	\$2,000,000	Completed by 2004
West Las Vegas Arts Center	Security Parking	\$35,000	Completed by 2004
Alta/Rancho UPRR	Road Improvements	\$7,700,000	Completed by 2004
Martin Luther King, Palomino to Carey	Road Improvements	\$1,000,000	Completed by 2004
Rancho Drive from Vegas Drive/ to I-15 Owens Avenue	Full Street Improvements	\$12,000,000 (Approx.)	Completed by June 2004
2004 Total = \$23,535,000			
Doolittle Community Center	Improvement	\$10,037,000	December 2003
Rancho Drive Sewer Project – Coran Lane to Redondo Avenue	Sewer Improvement	\$9,761,000	October 2003
Variety Day Home	Facility Improvement	\$740,975	June 2003
F Street Construction	Street Rehabilitation	\$342,005	January 2003
2003 Total = \$20,880,980			
Washington Avenue from Martin Luther King Blvd to I-15	Full Street Improvements	\$10,205,000	July 2002
2002 Total = \$10,205,000			
Bonanza Village - Security wall and associated street paving	Wall and Paving	\$907,428	November 2001
West Las Vegas - Phase 7	Street Rehabilitation	\$650,000	August 2001
West Middle School Sports Lighting	Lighting	\$597,185	January 2001
2001 Total = \$2,154,613			
Carey Avenue from Martin Luther King to Revere/H Street	Full Street Improvements	\$590,486	October 2000
2000 Total = \$590,486			
Lubertha Johnson Park	Park Improvements	\$334,000	December 1999
1999 Total = \$334,000			
West Las Vegas, Phase 5	Street Rehabilitation	643,845	June 1998
1998 Total = \$643,845			
<b>TOTAL</b>		<b>\$58,343,924</b>	

Additionally, rehab programs are available for the West Las Vegas neighborhoods. Since they are located within a designated low-income Census Tract making these homes eligible to receive assistance through the following grant-funded programs:

- \* City of Las Vegas Single Family Rehabilitation Program (up to \$50,000)
- \* City of Las Vegas Emergency Repair program (up to \$15,000)

The home must be owner occupied and the owner must be income qualified.

*Table 9 - Neighborhood Services Department Funded Improvements*

<b>Program</b>	<b>Project Type</b>	<b>Cost</b>	<b>Dates</b>
NPF (Neighborhood Partners Fund)	Landscaping & Beautification Projects	\$21,500	1999-2004
	Rehabilitation/Safety & Security Projects	\$13,800	
	Total	\$35,300	
YNAPP (Youth Neighborhood Partnership Program)	Beautification Projects	\$2,000	2001-2004
	Rehabilitation & Neighborhood Cleanup Projects	\$2,000	
	Total	\$4,000	
CDBG (Community Development Block Grant) Federal Grant Funds	CDBG Construction	\$7,230,647	1999-2004
	CDBG Public Service Act	\$1,597,529	
	HOME Housing HOME Single Family	\$6,433,558	
	Rehab Projects	\$1,228,360	
	CDBG Single Family Emergency Repair Projects	\$148,717	
	Total	\$16,638,811	
	<b>Total Investments</b>	<b>\$16,678,111</b>	



# *Land Use Goals, Objectives, And Policies*

Included in this section are the land use goals, objectives, policies, and recommendations from the “Master Plan 2020,” the “Redevelopment Plan,” and the “West Las Vegas Neighborhood Plan.”

## LAS VEGAS MASTER PLAN 2020

### Goals, Objectives, and Policies

The West Las Vegas area is included in the Neighborhood Revitalization area of the Master Plan 2020 (Ordinance #2000-62 adopted 9/6/2000). The Plan addresses the area by stating:

“Neighborhood revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. These may be neighborhoods which require improvements in infrastructure, or which have seen increases in property crime, vandalism and graffiti. These neighborhoods may be experiencing greater amounts of through traffic and noise than in the past; the rapid growth of the city can be most directly felt in its mature neighborhoods.” (Page 41)

The Master Plan seeks to stabilize and improve these areas that form the heart of the community, protect them from intrusion of non-residential land uses, and where a transition to incompatible non-residential activities is underway, to integrate these uses in a sensitive and attractive manner. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment.

To specifically address a strategy for neighborhood revitalization areas, the Master Plan 2020 sets forth land use goals, objectives, and policies. Those having particular applicability to the West Las Vegas area are set forth as follows:

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

POLICY 2.1.1: That mixed-use residential/ commercial developments occur on sites currently occupied by declining commercial centers or vacant land.

POLICY 2.1.2: That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

POLICY 2.1.3: That urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses, be supported.

POLICY 2.1.4: That new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating areas and other amenities and parking areas located away from the street.

POLICY 2.1.5: That neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate.

POLICY 2.1.6: That, where feasible, neighborhoods be distinguished from one another through urban design elements, lighting, or landscaping features, or other community focal points which are unique to each neighborhood.

POLICY 2.1.7: That the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work.

POLICY 2.1.8: That the concept of walkable communities with porches and neighborhood amenities be promoted in areas of residential reinvestment.

OBJECTIVE 2.2: To ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible.

POLICY 2.2.1: That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts.

POLICY 2.2.2: That senior citizens' and assisted living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas.

POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.

POLICY 2.3.2: That the West Las Vegas Plan provide such direction for West Las Vegas and adjacent areas.

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

POLICY 2.3.5: That special area plans be prepared for other areas of the city where appropriate.

POLICY 2.3.7: That the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of commercial areas near the Downtown, as identified within the Redevelopment Area, in order to optimize the vitality of these areas, and to support the role of the Downtown as the regional center for finance, business, and governmental services, entertainment and recreation, while retaining gaming and tourism.

OBJECTIVE 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

POLICY 2.4.1: That the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations.

POLICY 2.4.3: That the City facilitate the removal of graffiti and waste materials left on public or private property and work with owners of neglected property to improve the overall appearance of older neighborhoods across the city.

POLICY 2.4.4: That crime prevention and public safety be the primary priority for the city's neighborhoods, and that this priority be reflected in design and lighting of public spaces and in neighborhood design, using established CPTED (Crime Prevention Through Environmental Design) principles, providing that this approach does not contradict other important planning and design principles.

POLICY 2.4.5: That the City work with neighborhood and homeowners' associations to learn about local concerns as they arise and respond to these concerns in a comprehensive and timely manner.

POLICY 2.4.6: That the City assist local residents in mature neighborhoods in developing self-help techniques to protect and preserve the integrity of their neighborhoods, and neighborhood associations and assist in the development of special improvement programs offering lower cost loans or other discounts for neighborhood restoration projects.

POLICY 2.4.7: That the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

POLICY 2.4.8: That the City improve the quality and appearance of signage through review, amendment and consistent application of its Sign Code.

OBJECTIVE 2.5: To broaden and improve the range and types of professional and technical education and training to serve the citizens of Las Vegas and the Las Vegas Valley.

POLICY 2.5.1: That the City cooperate with regional and private educational institutions to bring higher educational opportunities to the City.

POLICY 2.5.2: That the City cooperate with regional and private educational institutions to bring vocational and technical training to the City.

OBJECTIVE 2.6: To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city.

POLICY 2.6.1: That the City investigate the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area.

POLICY 2.6.2: That the City take steps to encourage the development of two, three and four-plex housing opportunities.



## LAS VEGAS REDEVELOPMENT PLAN

### Objectives

The Redevelopment Agency proposes to eliminate and prevent the spread of blight and deterioration in the Redevelopment Area. Major objectives of the Redevelopment Plan are stated as follows:

- A. The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities;
- B. The assembly of land into parcels suitable for modern, integrated development and allowing for improved pedestrian and vehicular circulation in the Redevelopment Area;
- C. The replanning, redesign and development of undeveloped areas that are stagnant or improperly utilized;
- D. The strengthening of retail, office, and other commercial and residential functions in the downtown area;
- E. The strengthening and diversification of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth;
- F. The provision of adequate land for parking and open spaces;
- G. The establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties in the Redevelopment Area;
- H. The provisions of necessary public improvements to correct existing deficiencies;
- I. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the entire Redevelopment Area;

- J. The minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency;
- K. The orderly development of the Redevelopment Area;
- L. The rehabilitation and preservation of historically and architecturally worthwhile structures and sites;
- M. The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups;
- N. The upgrading of the quality of life in the Redevelopment Area.

## WEST LAS VEGAS NEIGHBORHOOD PLAN

The “West Las Vegas Neighborhood Plan” encompasses the same boundaries as the “West Las Vegas Plan”. A neighborhood plan is a community plan that reflects the vision and aspirations of the neighborhood and results in a position statement for the neighborhood. Recommendations applicable to the West Las Vegas Plan area from this neighborhood plan that address land use and other issues specific to the area include:

### Community Facilities And Youth Programs

GOAL 1: Enhance the quality of life of West Las Vegas residents

ISSUE 1.5: Safety conditions at parks remain an issue. Although the children’s park designation significantly reduced the incidents in most parks, those bordering the freeways and industrial areas along Bonanza still have problems. Periodic vagrant activity, drugs, alcohol continue to lead to the park underutilization. These activities have also caused safety concerns regarding bathroom facilities. With the parks now being targeted toward children’s activities, the community feels bathroom facilities should still be addressed with special consideration to security issues.

RECOMMENDATION 1.5: More stringently enforce the children’s park designation and, at a minimum, install and properly maintain port-a-potties.

### Land Use

GOAL 2. Plan for future development

ISSUE 2.1 Buffering residential areas from commercial areas became an issue as a result of a proposal to change the south side of Bonanza Road between Rancho and Martin Luther King Boulevard from various commercial uses to Light Industrial/Research (LI/R). This proposal resulted from several applications for projects in that area that allowed such a change. Community meetings were held on each project and the neighborhood expressed no opposition to the developments. Based on this information, the PDD initiated an amendment of the General Plan along Bonanza Road to LI/R.

The planning team agrees with the change on the south side of Bonanza Road but was concerned with any light industrial designations extending further than the north side of Bonanza. Other examples of encroachment concerns are LI/R designated parcels located at Rancho Drive/Robin Street and Simmons Ave/Holly Street. Both are adjacent to single family residential neighborhoods. An industrial business currently owns a large parcel that extends from Bonanza Road to Washington Avenue. The parcel is presently vacant, but residents are concerned that future uses could place industrial businesses right in their backyard.

**RECOMMENDATION 2.1.1:** Maintain medium-low residential designations in established neighborhoods and maintain medium/high density residential designations along with open space in residential areas that serve as buffers between single-family homes and commercial development. This would include support for mixed-use development.

**RECOMMENDATION 2.1.2:** Support efforts by the City of Las Vegas to establish commercial and residential development standards. This would include allowing no billboards in residential areas.

**ISSUE 2.2:** The issue of county islands, unincorporated parcels of land surrounded by City land, stems from the difficulty of coordinating activities in neighborhoods that cross city and county lines. While not a direct land use concern, it triggers land use issues.

**RECOMMENDATION 2.2:** The planning team shall begin a resident initiative to annex into the city all county islands in West Las Vegas neighborhoods to provide for consistent standards of jurisdiction, development and maintenance. The process is one that is administered by the government jurisdictions involved.

#### Housing

**GOAL 3:** Preserve the character of existing neighborhoods.

**ISSUE 3.1:** Vacant and/or abandoned housing has been an issue of concern for some time. Although there are opposing views on the subject, the consensus of the community is that these properties must be rehabilitated or torn down. Currently, there are no time limits on vacant properties as long as they are boarded and secured. The problem with that comes with the frequency in which the vagrants remove the boards. This allows for other criminal activity to occur while the owner is notified and re-secures the building. A windshield survey of the area identified other problems including abandoned vehicles, trash and debris. Properties without landscaping in front, broken fences and severe presences of weeds and growth, were also evident from the survey.

**RECOMMENDATION 3.1.1:** Continue City of Las Vegas rehabilitation programs that assist those financially or physically unable to bring homes up to current building code standards.

**RECOMMENDATION 3.1.2:** Establish volunteer code-officer programs, coordinated by the City, utilizing retired contractors and apprentices to identify homes not in code compliance and to determine reasons for violations.

**RECOMMENDATION 3.1.3:** Support an amendment to the municipal code to impose a six-month time limit on boarded structures requiring the owner at that time to either utilize the structure or demolish it. Additional time should be granted upon a comprehensive review by the City of Las Vegas.

ISSUE 3.2: An infill housing strategy is being implemented in the Vegas Heights neighborhood utilizing HOME (Home Investment Partnership Program) funds. The team has noted some positive outcomes. Several non-profit developers have either constructed new homes or have rehabilitated existing homes in the area. There is a need to see these types of infill developments on a larger scale. The current infill developments have occurred in spotty areas on a small scale. Through a windshield survey, numerous adjacent vacant parcels were identified that, if feasible, could lead to amore clustered approach to infill development.

RECOMMENDATION 3.2: Encourage market rate infill housing consistent with the character of existing residential areas.

ISSUE 3.3: In West Las Vegas, there are several available residential areas with large lot sizes. These areas are not experiencing the development of market-rate housing, which is evident from windshield surveys. The Whispering Timbers project at Lake Mead and Martin L. King Blvd. is one notable exception. While affordable housing fulfills a role in providing home ownership, the development of market-rate housing is still desirable and should be encouraged. Without successful market rate projects, the market values of the existing neighborhoods in the area may continue to decline.

RECOMMENDATION 3.3: Develop a private non-profit community land bank whose role would be to assemble abandoned and vacant lots for residential housing development. This would be the overall revitalization of the community.

#### Circulation

West Las Vegas contains a network of roads, which facilitate traffic to, through and from the community. Because of the tremendous growth in the Valley, circulation has become more of a regional issue. High traffic along the major arterials through the neighborhood serves as a reminder that close proximity to Downtown and the major employment centers is a mixed blessing. Planning for the transportation demands of the future is vital to the future health of the neighborhood.

#### GOAL 4: Enhance the existing circulation system

ISSUE 4.1: Due to the development that has occurred northwest and northeast of West Las Vegas, its secondary streets have become victim to drive through traffic during peak travel times. Byrnes Avenue, Tonopah, J Street, and Simmons are some of the worst cases.

RECOMMENDATION 4.1: Narrow secondary streets with various techniques, such as landscaping, to discourage non-residential traffic and assist in slowing down traffic in high pedestrian areas.

ISSUE 4.2: Traffic flows along major arterials become extremely heavy during peak morning and afternoon travel times. These slowdowns can be exacerbated when buses must pull over to service transit riders. This is especially the case on MLK Blvd. Many of the bus stops are not sheltered and have no trash receptacles.

RECOMMENDATION 4.2.1: Develop bus turnouts along the major arterials.

RECOMMENDATION 4.2.2: Continue to work on providing covered bus shelters and trash receptacles at all stops that have adequate space requirements. For those not meeting those requirements, seek alternative sites or explore the possibility of acquiring additional space.



RECOMMENDATION 4.2.3: Plan and budget for the local system as part of the regional system to ensure funding for road development and maintenance are addressed on a regional level.

ISSUE 4.3: Potholes, alligator cracks and separations are examples of some of the road hazards encountered when traveling through the community. The need to revitalize these roads to address traffic flow, public transportation, and pollution are critical to maintaining a local system that can carry its share in the regional system.

ISSUE 4.4: Each year, the city assesses its road development and maintenance issues to determine which roads will be supported through RTC (Regional Transportation Commission) funding and which will be supported City of Las Vegas Public Works funding. To handle heavier traffic flows on both major and secondary arterials due to development, use of CDBG (Community Development Block Grant) program funds has also been necessary, which takes dollars that otherwise might be used for programs and services in the community.

#### Public Safety

GOAL 5: Ensure the public welfare of all residents

RECOMMENDATION 5.2.1: Encourage citizens to participate in the Adopt-A-Block program.

RECOMMENDATION 5.2.2: Strictly enforce the building codes on vacant and abandoned property. This will ensure vacant and abandoned properties are always properly boarded and secured.

#### Economic Development

GOAL 6: Integrate the West Las Vegas economy into the regional economy.

ISSUE 6.2: Tourism is the principal driver of our economy, and disposable incomes and the consumer's willingness to spend, in turn, drive tourism. This dependence on tourism places Las Vegas at risk when economic conditions are not conducive to supporting that industry due to the number of sectors of the valley's economy that are linked directly or indirectly to it. With no expansion and diversification of activities, a lack of strategies that could expand the local economy makes West Las Vegas vulnerable to these same economic downturns. These 'local recessions' generally have a stronger negative effect on urban communities than any other.

RECOMMENDATION 6.2: Support the development of a comprehensive economic development strategy that focuses on community assets on the recruitment and expansion of business and job creation.

ISSUE 6.3: Local economies thrive off of their respective niches within the greater regional economy. These types of developments create jobs, rotate consumer dollars within the community, and serve as incentives for medium/large business recruitment by serving their "lunchtime" populations. West Las Vegas has yet to define its niche.

RECOMMENDATION 6.3: Encourage the development of neighborhood commercial, class "A" office space and big box stores in conjunction with business development and expansion incentives designed to raise the median income and lower unemployment in West Las Vegas.

ISSUE 6.4: There is a need for a local revolving loan fund to provide for the capital and equipment needs of local business. Without capital services available to those enterprises that have proper growth management and strategies, sound business development is limited.

**RECOMMENDATION 6.4:** Create a revolving loan program as well as other financial products that can be coordinated with the City of Las Vegas Business Incubator to assist local residents and businesses in obtaining credit and capital services currently unavailable to them through traditional finance markets.

## Analysis

The goals, objectives, policies and recommendations stated in the “Master Plan 2020,” the “Redevelopment Plan,” and the “West Las Vegas Neighborhood Plan” are the guiding principles for the formulation of the land use plan and for future decisions affecting the West Las Vegas area. The applicability of these principles to the area is discussed in the chapter on “Implementation.”

Although each plan has its own stated goals, objectives, policies and recommendations, there is some commonality amongst them. The issues addressed by all three plans are discussed below. Policies from the “Master Plan 2020” and the “Redevelopment Plan” are grouped together with the policies of the “West Las Vegas Neighborhood Plan” under central issues that are identified.

**Infill Development.** One of the central issues in all three plans is to pursue infill development is key to addressing the vacant land issues in the West Las Vegas area.

- The “Master Plan 2020” references infill development as objectives and policies in the following: POLICY 2.1.2 states: “That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.” OBJECTIVE 2.6 states: “To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city.” POLICY 2.6.1 states: “That the City investigate the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area.” POLICY 2.6.2 states: “That the City take steps to encourage the development of two, three and four-plex housing opportunities.”
- The Redevelopment Authority (RDA) states these objectives. “A: The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities.”; and “C: The replanning, redesign and development of undeveloped areas that are stagnant or improperly utilized.”

- “The West Las Vegas Neighborhood Plan” states these recommendations: RECOMMENDATION 3.2: “Encourage market rate infill housing consistent with the character of existing residential areas;” and RECOMMENDATION 3.3: “Develop a private non-profit community land bank whose role would be to assemble abandoned and vacant lots for residential housing development. This would be the overall revitalization of the community.”

**Commercial Development.** Commercial Development is a common element in all three plans. The references in all three plans are listed below:

- The “Master Plan 2020” states as a policy: POLICY 2.1.4 “That new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating areas and other amenities and parking areas located away from the street.”
- The “Redevelopment Plan” contains this objective: “E: The strengthening and diversification of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth.”
- “The West Las Vegas Neighborhood Plan” states this recommendation: RECOMMENDATION 6.3 - “Encourage the development of neighborhood commercial, class “A” office space and big box stores in conjunction with business development and expansion incentives designed to raise the median income and lower unemployment in West Las Vegas.”

**Neighborhood Revitalization.** A key common element in all three plans is neighborhood revitalization.

- The “Master Plan 2020” contains many policies that address neighborhood revitalization, including the following: POLICY 2.1.5: “That neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate.” POLICY 2.1.6: That, where feasible, neighborhoods be distinguished from one another through urban design elements, lighting, or landscaping features, or other community focal points which are unique to each neighborhood. POLICY 2.1.8: That the concept of walkable communities with porches and neighborhood amenities be promoted in areas of residential reinvestment.
- The “Redevelopment Plan” contains these objectives: “G: The establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties

in the Redevelopment Area.” And “M: The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups.”

- “The West Las Vegas Neighborhood Plan” consists of these recommendations: RECOMMENDATION 3.1.2: “Establish volunteer code-officer programs, coordinated by the City, utilizing retired contractors and apprentices to identify homes not in code compliance and to determine reasons for violations.” RECOMMENDATION 3.1.3: “Support an amendment to the municipal code to impose a six-month time limit on boarded structures requiring the owner at that time to either utilize the structure or demolish it. Additional time should be granted upon a comprehensive review by the City of Las Vegas.”

**Neighborhood Preservation.** Another central issue of all three plans is the preservation of neighborhood.

- The “Master Plan 2020” references this issue in a number of goals and objectives. GOAL 2 states: “Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.” POLICY 2.3.4 states: “That historic districts provide such direction to preserve the architectural heritage of Las Vegas.” OBJECTIVE 2.4 states: “To ensure that the quality of existing residential neighborhoods within the city of Las Vegas is maintained and enhanced.” POLICY 2.4.6 under this objective states: “That the City assist local residents in mature neighborhoods in developing self-help techniques to protect and preserve the integrity of their neighborhoods, and neighborhood associations and assist in the development of special improvement programs offering lower cost loans or other discounts for neighborhood restoration projects.”
- The “Redevelopment Plan” contains these objectives: “L: The rehabilitation and preservation of historically and architecturally worthwhile structures and sites.” And “M: The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups.”
- “The West Las Vegas Neighborhood Plan” states the following recommendation: RECOMMENDATION 3.1.1: “Continue City of Las Vegas rehabilitation programs that assist those financially or physically unable to bring homes up to current building code standards.”

**Property Maintenance.** Property maintenance is a common issue in all three plans. The references made in all three plans to this issue are listed accordingly:

- The “Master Plan 2020” references this issue in a number of goals and objectives. OBJECTIVE 2.4 states: “To ensure that the quality of existing residential neighborhoods within the city of Las Vegas is maintained and enhanced.” POLICY 2.4.3 under this objective states: “That the City facilitate the removal of graffiti and waste materials left on public or private property and work with owners of neglected property to improve the overall appearance of older neighborhoods across the city.”
- The “Redevelopment Plan” states as an objective in Letter A: “The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others ... aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities.”
- “The West Las Vegas Neighborhood Plan” states the following recommendations: RECOMMENDATION 5.2.1: Encourage citizens to participate in the Adopt-A-Block program. RECOMMENDATION 5.2.2: “Strictly enforce the building codes on vacant and abandoned property. This will ensure vacant and abandoned properties are always properly boarded and secured.”

**Parks and Recreation.** All three plans address parks and recreation in varying degrees. West Las Vegas lacks large regional parks and recreational opportunities, as is the case in many older areas of the community. This issue is addressed in all three plans below.

- The “Master Plan 2020” references this issue in POLICY 2.4.1, stating: “That the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations.”
- The “Redevelopment Plan” states as an objective in Letter F: “The provision of adequate land for parking and open spaces;” and in Letter H: “The provisions of necessary public improvements to correct existing deficiencies.”
- “The West Las Vegas Neighborhood Plan” states in Recommendation 1.5: “More stringently enforce the children’s park designations and, at a minimum, install properly maintained port-a-potties.”

**Traffic Circulation.** Another issue addressed by all three plans is the recognition for better access and exposure to West Las Vegas by mass transit and improved traffic circulation.



- The “Master Plan 2020” references this issue in the following goals and objectives: POLICY 2.1.7 – “That the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work.” And POLICY 2.4.7: That the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.
- The “Redevelopment Plan” states as an objective in letter B: “...allowing for improved pedestrian and vehicular circulation in the Redevelopment Area.” Also as an objective, letter J states: “The minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency.”
- “The West Las Vegas Neighborhood Plan” states in: RECOMMENDATION 4.2.1: “Develop bus turnouts along the major arterials.” RECOMMENDATION 4.2.2: “Continue to work on providing covered bus shelters and trash receptacles at all stops that have adequate space requirements. For those not meeting those requirements, seek alternative sites or explore the possibility of acquiring additional space.” RECOMMENDATION 4.2.3: “Plan and budget for the local system as part of the regional system to ensure funding for road development and maintenance are addressed on a regional level.” RECOMMENDATION 5.3: “Install a flashing school zone beginning on Martin Luther King at Jimmy and continuing along MLK ending at Hart Street. This zone should only be active during appropriate times before and after school.”

Other goals and objectives are identified above for each plan. Not all, however, are addressed by all three plans. Nevertheless, all the goals and objectives have applicability to the West Las Vegas Area.

## *Land Use Plan and Strategy*

Several plans for future development of the West Las Vegas area have been prepared. Those plans that address land use configuration include: the “Downtown Redevelopment Plan” and the “West Las Vegas Neighborhood Plan.” A general synopsis of these plans are addressed in the following subsections.

### **Downtown Redevelopment Plan.**

Chapter 279 of the Nevada Revised Statutes sets forth the provisions for the redevelopment of blighted areas. According to section 279.388, a blighted area is: “The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors...” Some of the factors listed include: age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses; an economic dislocation, deterioration or disuse, resulting from faulty planning; prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered; and a growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

Prerequisite to the redevelopment of blighted areas, exercising the rights vested in Chapter 279 of the Nevada Revised Statutes is, among other things, the adoption of a redevelopment plan. The City’s redevelopment plan, titled the “Redevelopment Plan for the Downtown Las Vegas Redevelopment Area” or the Las Vegas Redevelopment Plan for short was adopted by the City on March 5, 1986 (Ordinance #3218) and amended on February 3, 1988 (Ordinance #3339), April 1, 1992 (Ordinance #3637), and November 4, 1996 (Ordinance #4036). The West Las Vegas area, from Washington Avenue south, was included with the Downtown area in the “Original Downtown Redevelopment Area” established in 1986.

Redevelopment Map Area, Map 13 shows the intended land use implementation designations for the redevelopment areas. Map No. 13 was adopted by City Council on October 1, 2003.

**Redevelopment Plan.** The current portion of the West Las Vegas Plan area that is included in the Redevelopment Plan Area is primarily located on the east side of the Plan area, including Martin Luther King Boulevard between Carey Avenue and U.S.

95/I-15 Interchange; along Owens Avenue between Martin Luther King Boulevard and Interstate 15; the north and south sides of Bonanza Road between Martin Luther King Boulevard and Interstate 15; and properties located in the northern portion of the H F M & M Addition and Valley View subdivisions bounded by Van Buren Avenue to the north, Monroe Avenue and Washington Avenue to the south, B Street to the east and H Street and D Street to the west. A smaller portion of the Redevelopment Plan area is located along the east side of Rancho Drive, between U.S. 95 and Dune Street extending easterly to Robin Street and Dike Lane.

The Redevelopment Plan for the Downtown Las Vegas Redevelopment Area (RDA) was adopted March 5, 1986 (Ordinance # 3218). The West Las Vegas area was part of the original plan. Land uses were established as part of the original plan and amended by Ordinance # 3637, adopted April 1, 1992. Map 13 depicts the land use categories that are currently in effect at this time, as adopted (GPA-9219) on March 1, 2006.

- Mixed Use [L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), PF (Public Facility)]
- Commercial [O (Office), SC (Service Commercial), GC (General Commercial)]
- Industrial [LI/R (Light Industry/Research)]
- Public Facility [PF (Public Facility)]

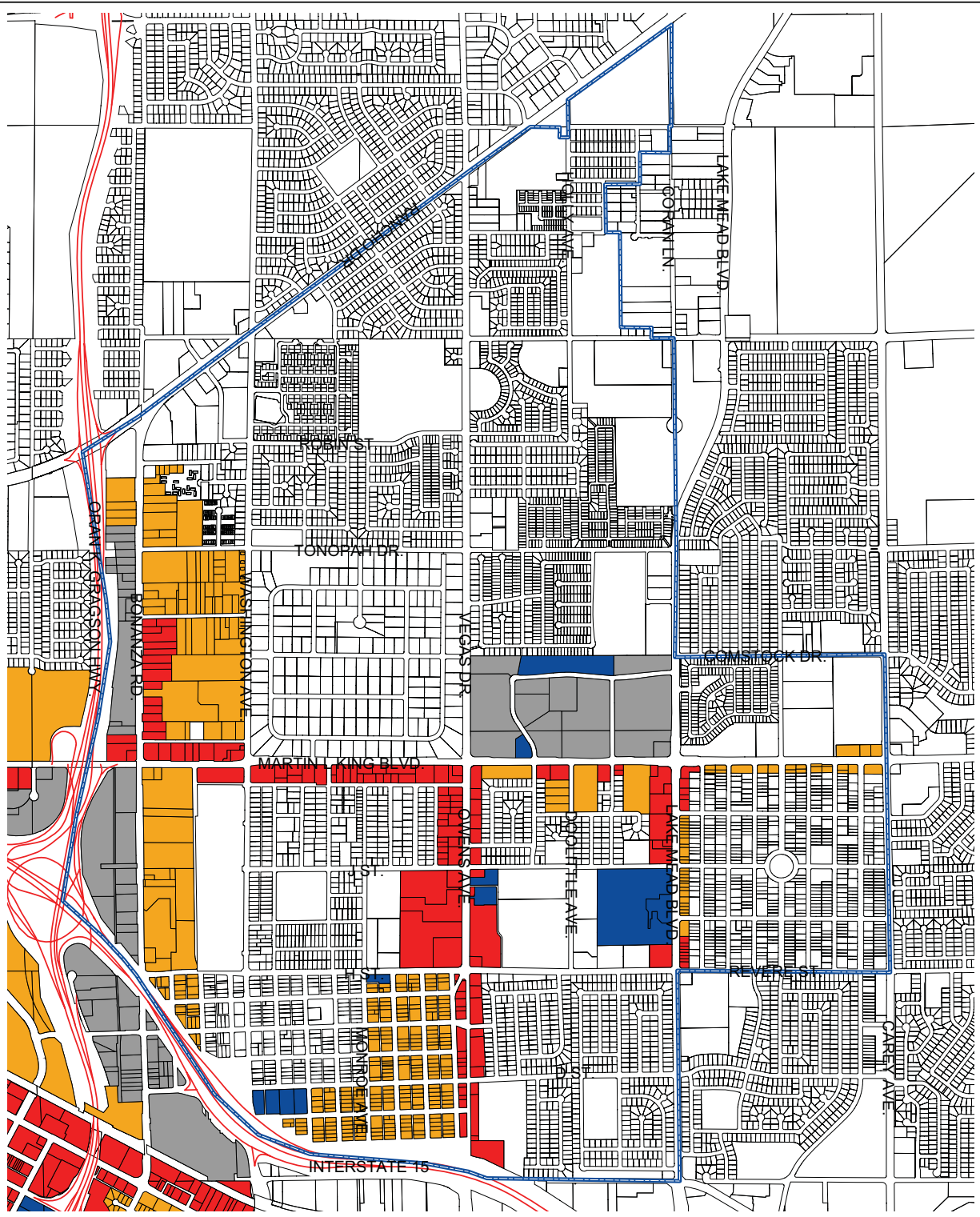
Expansion of the Las Vegas Redevelopment Plan, included a portion of West Las Vegas along the Bonanza Road corridor, was approved by City Council.

## West Las Vegas Neighborhood Plan.

The City Council adopted the “West Las Vegas Neighborhood Plan” on April 3, 2002. The plan was prepared and presented by the West Las Vegas Neighborhood Planning Team. The plan boundaries are the same as the West Las Vegas Plan. The neighborhood plan results from a community-driven process reflecting the vision and aspirations of the neighborhood, resulting in a position statement. The mission of the Plan is:

*“To develop strategies, guidelines and policies which monitor, track and channel both the public and private resources needed for the increased development required to address the socio-economic needs of the West Las Vegas community.”*

*City of Las Vegas*  
**WEST LAS VEGAS PLAN**  
Redevelopment Area



- Downtown Redevelopment Plan**
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
  - Commercial (O, SC, GC)
  - Public Facility (PF)
  - Industrial (L/R)



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The West Las Vegas Neighborhood Plan (WLVNP) 2001 seeks to accomplish the following goals:

- Enhance the quality of life of West Las Vegas residents
- Plan for future development
- Preserve the character of the existing neighborhoods
- Enhance the existing circulation system
- Ensure the public welfare of all residents
- Integrate the West Las Vegas economy into the regional economy

**Recommendations.** The West Las Vegas Neighborhood Plan references four Land Use Issue Locations (pages 21-22) and recommended changes on the Suggested Land Use Changes Maps. Listed below each Land Use Issue, West Las Vegas Neighborhood Plan recommendation and the Issue status:

- 1) Southeast corner of Simmons and Holly Avenue from LI/R (Light Industry/Research);

**WLVNP Recommendation:** To change the General Plan designation to MLA (Medium Low Attached Residential).

**Status:** The property is surrounded by residential development on three sides to the east, west and south [ML (Medium Low Density Residential)] and multi-family residential [H (High Density Residential)] to the north. The two existing communication towers (100 foot tall) are located on the 7.5-acre site. At the May 6, 2004 West Las Vegas community meeting, the residents recommended this property remain as LI/R (Light Industrial/Research) due to a deed restriction that limits the type of uses permitted on the property. Previously a General Plan Amendment (GPA-0028-02) application was submitted to change the land use designation to ML (Medium Low Density Residential), but was withdrawn from the agenda because it was determined it was not needed.

**Action:** *None Recommended.*

- 2) Northwest corner of Robin Street and Washington Avenue;

**WLVNP Recommendation:** To change the General Plan designation from LI/R (Light Industry/Research) to MLA (Medium Low Attached Residential).

**Status:** Accomplished. A General Plan Amendment (GPA-0022-01) to ML (Medium Low Density Residential); a Rezoning (Z-0049-01) to R-PD8 (Residential Planned Development – 8 units per acre); and a Site



Development Plan Review [Z-0049-01(1)] for a 283-lot single family residential development was approved by City Council on September 5, 2001.

**Action:** *None Recommended*

- 3) Middle corner of “H” Street, Harrison and Owens Avenue;

**WLVNP Recommendation** No change is recommended, restating previous recommendation for open space.

**Status:** A General Plan Amendment (GPA-2497) to Amend the City of Las Vegas Downtown Development Plan Map (Map 5) of the Las Vegas Redevelopment Plan from Park/School to Commercial [O (Office), SC (Service Commercial), and GC (General Commercial)] for the subject property as part of a larger request was approved by City Council on October 1, 2003.

**Action:** *None. The site is part of the Redevelopment Plan Area.*

- 4) North side of Bonanza Road from Rancho Drive to Martin Luther King Boulevard.

**WLVNP Recommendation:** From various GC (General Commercial), SC (Service Commercial), and M (Medium Density Residential) to LI/R (Light Industry/Research) use.

**Status:** To the north of the subject properties are L (Low Density Residential), ML (Medium Low Density Residential) and M (Medium Density Residential) designated properties. At the May 6, 2004 community meeting, the residents recommended these properties change to a Mixed Use land use designation.

**Action:** *The subject area became part of the Redevelopment Plan area via a General Plan Amendment (GPA-9219). The General Plan Amendment was approved by City Council on March 1, 2006.*

Specific recommendations outlined in the West Las Vegas Neighborhood Plan are outlined in the chapter on Land Use Goals, Objectives, and Policies.

## Land Use Plan Strategy.

Based on the guiding principles of the preceding chapter on Land Use Goals, Objectives, and Policies and the plans developed for the area as discussed above in this chapter, a strategy was developed for the configuration of proposed land uses for the West Las Vegas area.

**Residential Land Use.** Much of the existing residential land use has been long established, since the late 1950's with the exception of development during the '90's and the recent development of Cactus Springs (2003) and Whispering Timbers (2001). One of the main driving factors for the revitalization of the West Las Vegas area is the advent of more commercial development. However, the establishment of more residential "rooftops" is key to the success of the commercial development. As was discussed in the Background information section, residential land use utilizes more than half (approximately 59%) of the available lands in West Las Vegas. The difficulty in planning for additional "rooftops" in the area is that West Las Vegas is an established area that does not have opportunity to "sprawl" or expand its boundaries due to its central and urban location. The key to residential development is to pursue Infill Development and Redevelopment opportunities.



Lubertha Johnson Park.

If a parcel is vacant or to be redeveloped within or adjacent to existing residential uses and it could logically be developed for either residential or nonresidential uses, then the parcel should be designated for residential development.

Much emphasis needs to be placed on the enhancement of existing residential areas such as the Vegas Heights subdivision located at the most northern end of the Plan area, which consist of a mix of land uses including single family residential, duplex-triplex-fourplex units, apartments, commercial, non-profit organizations (including religious facilities), and vacant lands.

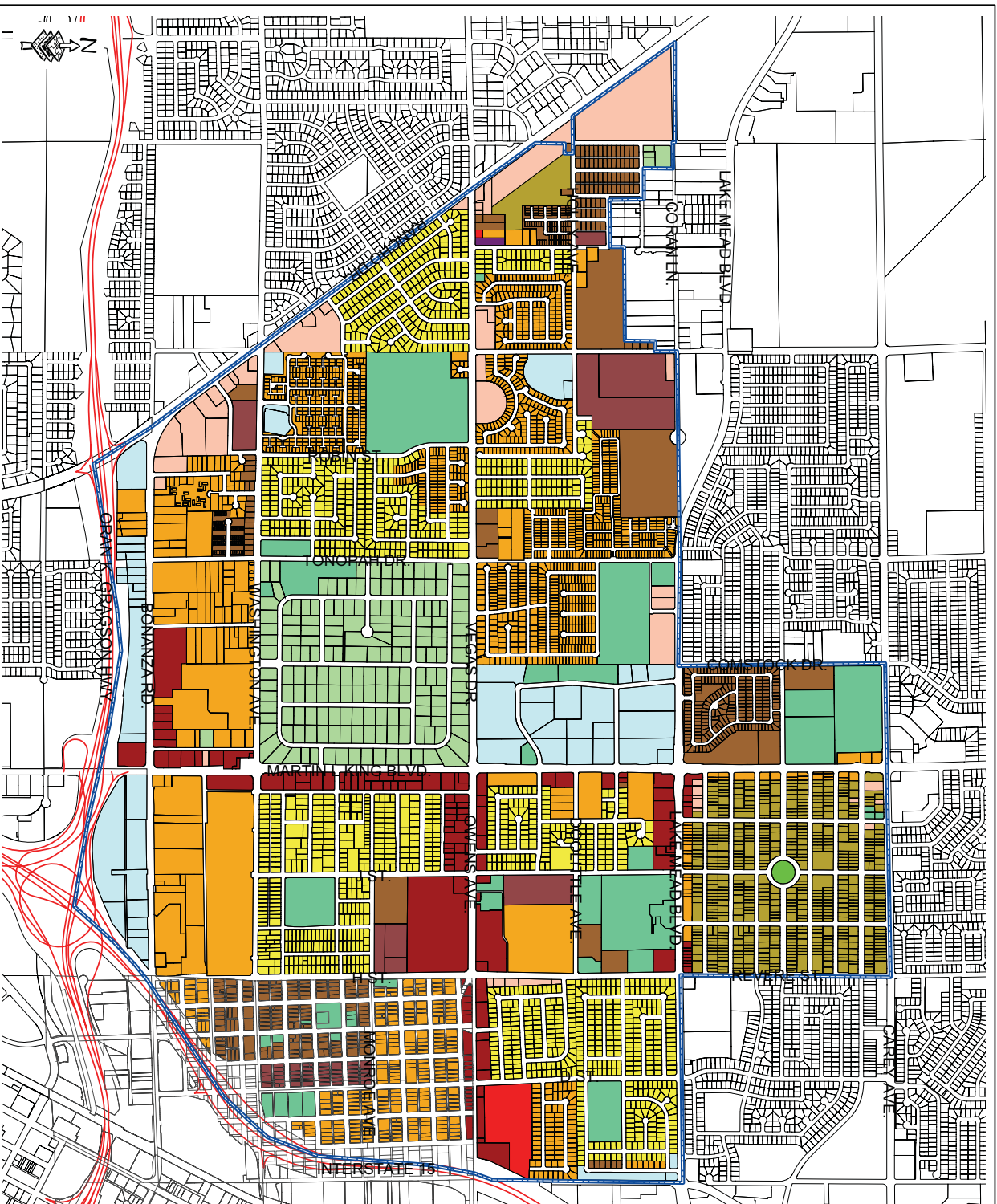


Cactus Springs.

Likewise, where possible, mixed-use development with residential development located on the second floor and above low intensity commercial uses of commercial buildings should be encouraged. A potential location for mixed-use development is the Old Westside Area, which includes Jackson Avenue, already designated for mixed-use development in the Redevelopment Plan.

The West Las Vegas area consists of numerous neighborhood associations. The neighborhood associations should be encouraged to initiate self-help programs to rid areas of junk and trash and to repair and improve existing dwellings. In conjunction with the neighborhood associations, a cooperative





# Map 14 *City of Las Vegas* **WEST LAS VEGAS PLAN** **LAND USE CATEGORIES**

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Light Industrial / Research
- Planned Community Development
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School

— West Las Vegas Boundary

Adopted March 2, 1994 GPA-07-94



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# Map 15

City of Las Vegas

## WEST LAS VEGAS PLAN ZONING CATEGORIES

- U - Underdevelop (GPA Designation)
- R-A - Ranch Acres District
- R-E - Residence Estates District
- R-D - Single-Family Residence-Restricted District
- R-PD - Residential Planned Development District
- R-1 - Single Family Residence District
- R-MH - Mobile Home Residence District
- R-CL - Single-Family Compact Lot District
- R-2 - Two-Family Residence District
- R-3 - Limited Multiple Residence District
- R-4 - Apartment Residence District
- R-5 - Downtown Apartment District
- R-MHP - Residential Mobile Home Park District
- P-R - Professional Offices and Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial District
- C-1 - Limited Commercial District
- C-2 - General Commercial District
- C-M - Commercial Industrial District
- M - Industrial District
- C-V - Civic District
- C-PB - Planned Business Park District
- P-C - Planned Community District
- PD - Planned Development
- TC - Town Center
- T-D - Traditional Development
- Resolution of Intent

West Las Vegas Boundary

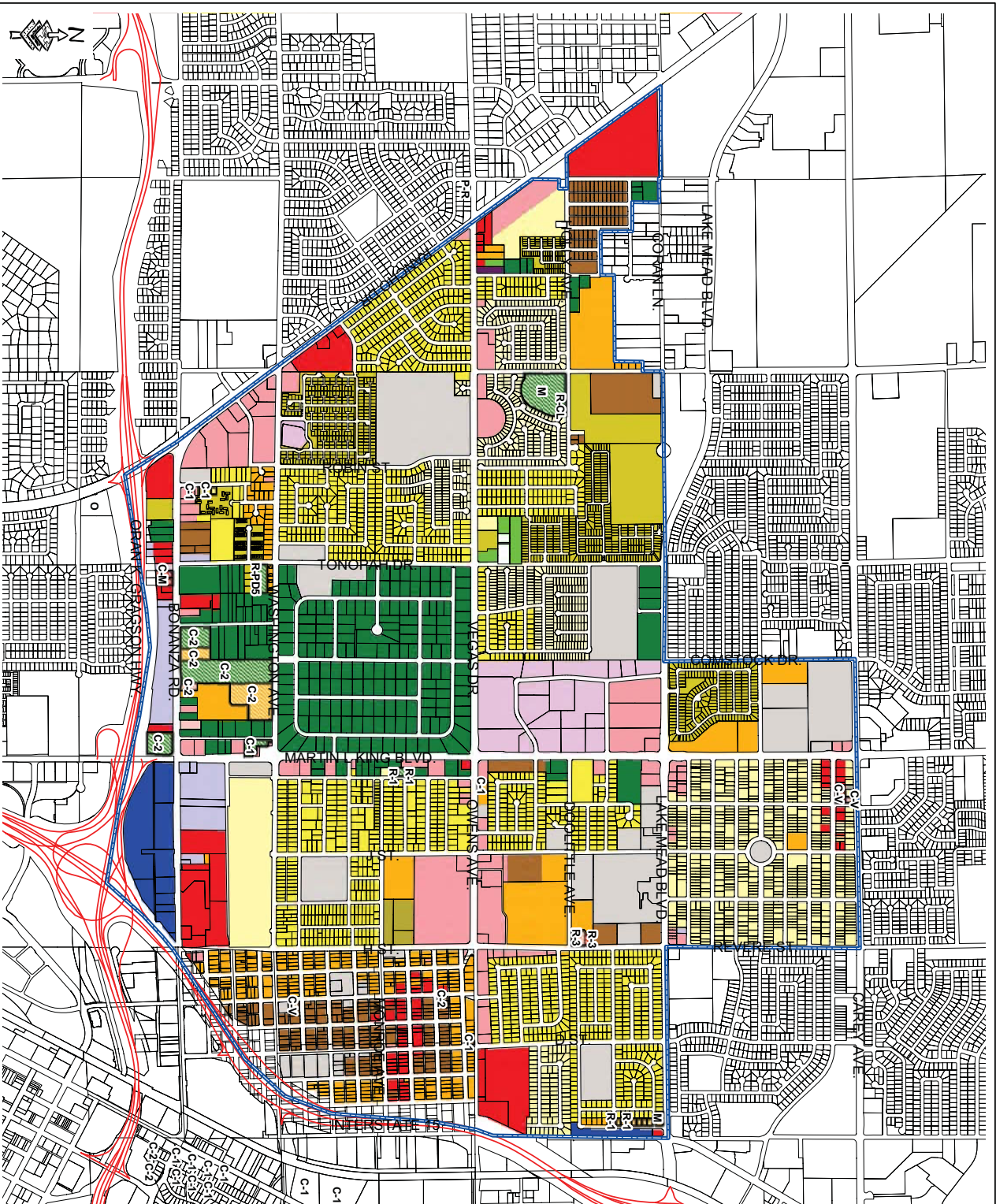


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effort by the residents and code enforcement should be used as a tool to invoke improvements to the areas.

**Commercial Development.** Commercial development in West Las Vegas consists of approximately 6.1 percent of the total land area. Many of the existing commercial uses are primarily consumer serving uses such as retail stores, restaurants, and automotive-related services. The primary commercial corridors are along Rancho Drive, Owens Avenue, Lake Mead Boulevard, and Martin Luther King Boulevard. Some commercial areas and in particular, some strip commercial centers are badly maintained and lack amenities such as landscaping, adequate parking and building articulation as currently required by the Las Vegas Zoning Code, Title 19. Improvements to commercial areas throughout the West Las Vegas area are a high priority. An emphasis should be placed on enhancement of these properties by complying with Title 19 (Section 19.08.045) commercial design standards. With any approval of future development or other zoning related applications (including variances and special use permits) of the existing commercial properties; aesthetic and safety improvements should be made to the subject site, to the extent most practical and logical.



Abundant Life Church.

Locations that are currently vacant and consist of land use designations other than commercial should be considered for land use changes to commercial. The low percentage of commercial business in the area means that the West Las Vegas population must travel outside the Plan area for many basic services. Bonanza Road, between Rancho Drive and Martin Luther King Boulevard, is dissected by current land use designations of LI/R (Light Industry/Research) to the south and a combination of M (Medium-Density Residential), H (High Density Residential), SC (Service Commercial) to the north. The Redevelopment Plan expansion, approved by City Council on March 1, 2006 as GPA-9219, includes this particular area, and consists of Mixed Use and Commercial land use designations.

**Industrial Land Use.** The Industrial land use designation (LI/R) is largely found in two primary locations: on the south side of Bonanza Road; and Enterprise Park located at the southwest corner of Lake Mead Boulevard and Martin Luther King Boulevard. The proposed future land use plan reinforces the continued use of these areas for industrial development.





At the edges of existing industrial development, much attention should be given to providing buffers or transitions to other land uses. Zoning regulations and design standards should be implemented to reinforce this strategy.

Other existing LI/R (Light Industry/Research) locations are found scattered throughout West Las Vegas. Some of these spot locations are not conducive to the surrounding land use designations such as: property located at the southeast corner of Simmons and Holly, which is bounded by Medium-Low Density residential and High Density residential land uses; and property located north of Owens Avenue, west of Interstate-15 abuts Low and Medium Density residential and Commercial (Redevelopment Plan) designated property. In these cases the Future Land Use designation may be recommended to change to a less intense land use classification, unless otherwise stated. Another property, located near the southwest corner of Lake Mead Boulevard and Losee Road, appears to be conducive to the adjacent uses. The above mentioned areas are all vacant properties and therefore the change to land use designations that are more comparable to the existing surrounding land uses should be considered.

While it is important to stabilize and improve industrial areas, this plan does not promote expanding these areas, except as logical extensions of existing development.

#### **Inconsistent General Land Use Plan and Zoning Classification designations.**

As shown in Inconsistent General Plan and Zoning Designations map (Map 16), there are a number of parcels in which the General Plan Designation and the Zoning classification are not consistent. Some properties consist of a more intense Zoning classification than General Plan land use designation; conversely, other properties have a more intense General Plan land use designation than Zoning classification.

It is recommended that, where appropriate, parcels with inconsistent land use designations and zoning classifications are modified by this Plan to be in conformance with the respective Master Plan land use designation and Zoning classifications.

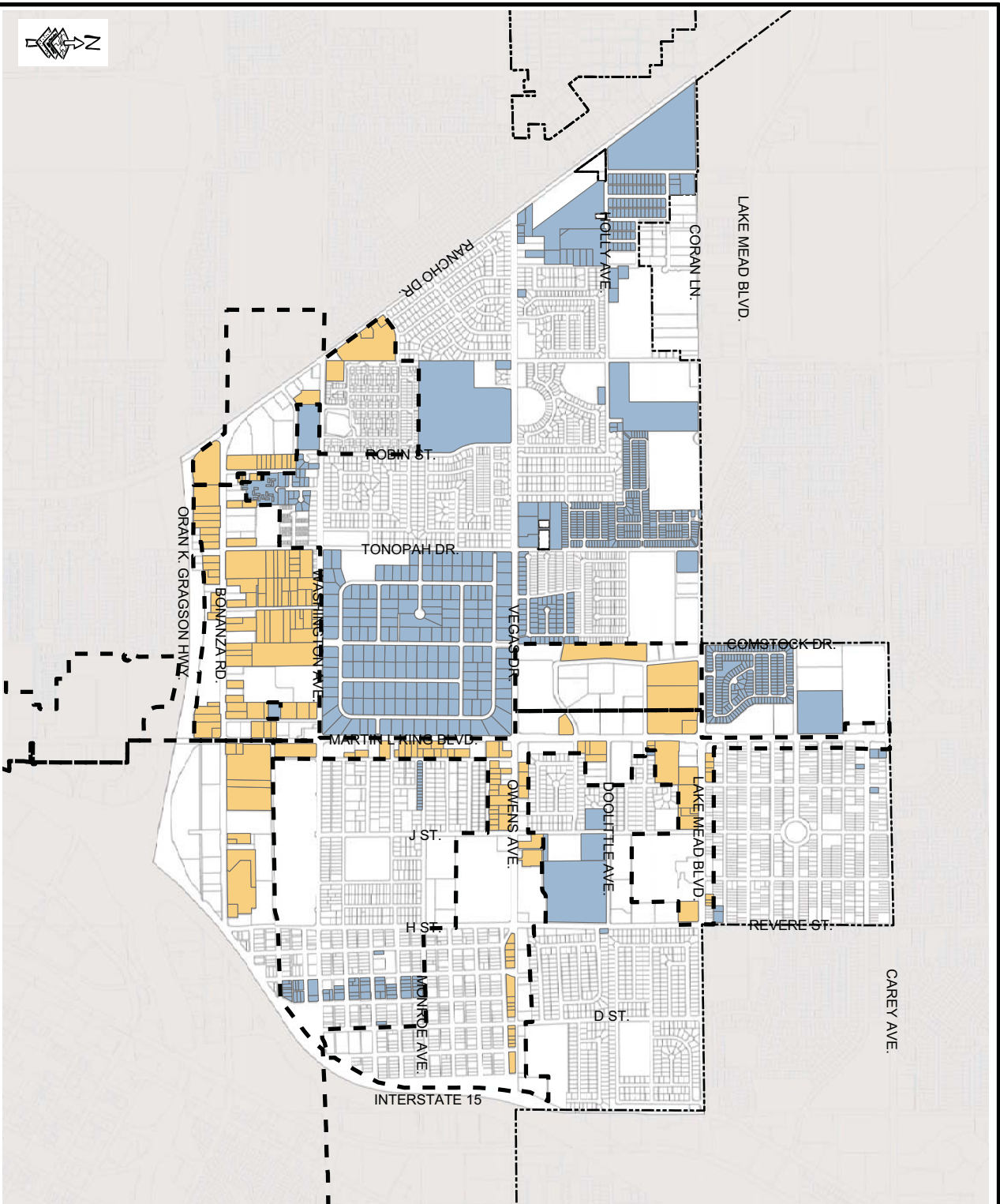
**Jackson Avenue.** Jackson Avenue is a key element to the revitalization of the Old Westside area of West Las Vegas. The revival of this once thriving street is important to the area's future. Every effort should be made to provide amenities to this area in the way of enhanced streetscapes and building facades. It is recommended to implement a "Main Street" Program for Jackson Avenue.

# Map 16

*City of Las Vegas*

## WEST LAS VEGAS PLAN Inconsistent General Plan and Zoning Designations

- Redevelopment Area
- Outside Redevelopment Area
- Downtown Redevelopment Area



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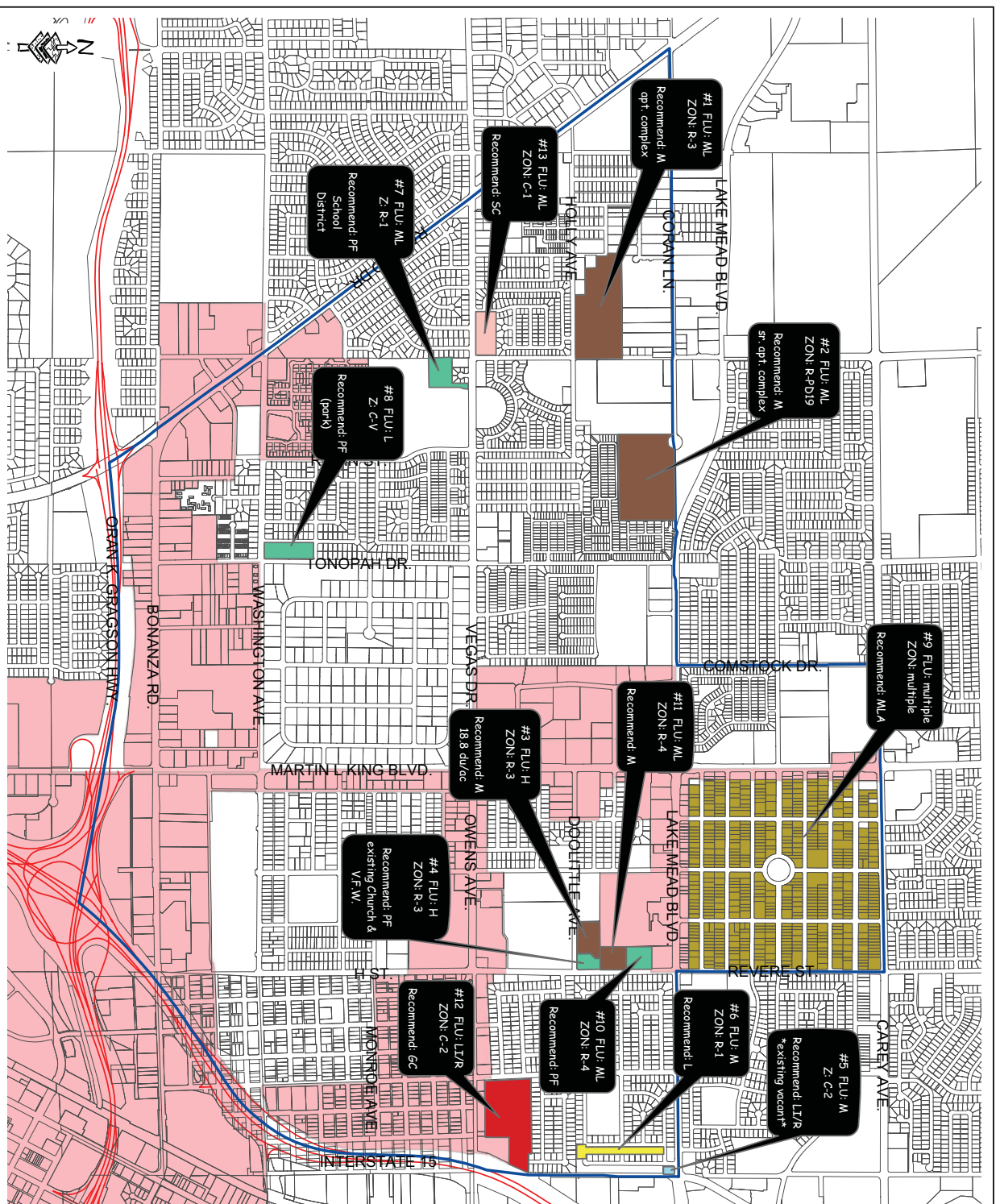
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**Land Use Plan Map.** Map No. 14 illustrates the Current Future Land Use within the area and the environs. The land uses identified were compared to isolate areas of potential conflict between incompatible land uses and to determine the best potential land uses. A comparison of the inconsistent General Plan and Zoning classifications was made in order to remedy these inconsistent General Plan designations.

A proposed General Plan land use map was then prepared based on these comparisons, the goals and objectives of this study, and the availability of the necessary infrastructure to support alternative land uses. This map is identified as

**MAP 17 – PROPOSED FUTURE LAND USE** (SEE PG. 69)



# Map17 City of Las Vegas

## WEST LAS VEGAS PLAN Proposed Future Land Use

Approved GPA-7292 - 03-01-06



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- Existing RDA Area
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

# Implementation

In addition to the programs that form the Plan summary, other Program options to forward goals of the West Las Vegas Plan area shall include the following:

## LAND USE.

The Action Plan items listed under this category pertain to planning for future land use and improving land use in the West Las Vegas Plan area.

- 1. Explore opportunities to introduce mixed-use development in existing commercial areas while maintaining medium-low and medium-high residential designations to serve as buffers between single-family homes and commercial development.**

An Issue from the West Las Vegas Neighborhood Plan was the need to buffer residential areas from commercial areas, which became an issue as a consequence of the General Plan Amendment (GPA-0010-00) change to the south side of Bonanza Road between Rancho Drive and Martin Luther King Boulevard from various commercial uses to Light Industrial/Research (LI/R). The Planning Team, which worked on creating the West Las Vegas Neighborhood Plan, agreed with the change on the south side of Bonanza Road but was concerned with any light industrial designations extending further than the north side of Bonanza. Other examples of encroachment concerns are LI/R designated parcels located at Rancho Drive/Robin Street and Simmons Ave/Holly Street.

**Action:** *The Planning and Development Department, in cooperation with Neighborhood Services and Office of Business Development, shall initiate a study to explore opportunities to introduce mixed-use development in existing commercial areas while maintaining medium-low and medium-high residential designations to serve as buffers between single-family homes and commercial development.*

**Source:** *West Las Vegas Neighborhood Plan; Las Vegas 2020 Master Plan*

- 2. Identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities, including potential locations for neighborhood serving commercial development that is within walking distance of residences.**

Approximately 15.5% or 248.2 acres in the West Las Vegas Plan area are vacant. This figure does not take into account many other properties in the Area that consist



Edmonds Town Center.



Martin L.King Boulevard corridor.



of vacant or boarded up structures. Vacant and underutilized land represents an excellent opportunity for residential and commercial infill development opportunities in West Las Vegas. As was discussed earlier, the difficulty in planning for additional “rooftops”, which will spur on commercial development, is that West Las Vegas is an established area that does not have opportunity to “sprawl” or expand its boundaries due to its central and urban location. The key to residential and commercial development is to pursue Infill Development opportunities.

**Action:** *The Planning and Development Department, in cooperation with the Office of Business Development, shall conduct an inventory study to identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities, including potential locations for neighborhood serving commercial development that is within walking distance of residences.*

**Source:** *West Las Vegas Neighborhood Plan; Las Vegas 2020 Master Plan; Redevelopment Plan*

### **3. Examine the effect of distance separation requirements for religious facilities (Church, House of Worship per Title 19) on economic development opportunities in West Las Vegas.**

Religious facilities (church, house of worship, mosque, synagogue, etc.) comprise of 2.9% or 46.6 acres of the West Las Vegas Plan area as compared to 0.6% of the City as a whole. Over 90% are located east of Martin Luther King Boulevard. Although there are several facilities on two or more acres, the majority of the facilities in the West Las Vegas area are located on small lots of less than a quarter acre. These facilities are generally located in residential districts and are single-family homes that have been converted to a religious use.

**Action:** *The Planning and Development Department, in cooperation with Office of Business Development, shall conduct a study to determine if distance separation requirements between religious facilities would positively impact economic development opportunities in West Las Vegas.*

**Source:** *Input at Community Meeting*

### **4. Identify inconsistencies in land use and zoning within the Plan area and amend where appropriate.**

The Inconsistent General Plan and Zoning Designations Map for West Las Vegas Plan (Map 16) shows a number of parcels in which the General Plan Designation and the Zoning classification do not harmonize with each other. Some properties consist of a more intense Zoning classification than Master Plan land use designation; conversely,

other properties have a more intense Master Plan Land Use designation than Zoning classification. It is recommended that, where appropriate, parcels with inconsistent zoning and land use designations are modified by this Plan to be in conformance with the respective Master Plan designation and Zoning classifications. Other properties with inconsistent Master Plan land use designations/Zoning classifications that are not amended by this Plan update will undergo further analysis/research and the property owners will be notified of any proposed changes.

**Action:** *The Planning and Development Department shall initiate a study to identify inconsistencies in land use and zoning within the Plan area and amend where appropriate.*

## **5. Implement a Main Street Program for Jackson Avenue.**

In the early days of West Las Vegas, Jackson Avenue had been the commercial strip for the Westside, with several small cafes and shops. During the 1940s Jackson Avenue became the home to many small jazz and social clubs including black-owned businesses such as the former Harlem Club, Ebony Club, the Brown Derby and the Town Tavern. Today, Jackson Avenue remains as the commercial strip. There is little in the way of community services such as a market, shops, barbers, and cafes; however, there are a few churches and small private clubs mixed with vacant properties. To revitalize the once vibrant street it is recommended that a Main Street program be implemented to include, but not limited to: façade and streetscape restoration and business start-up support.

The Main Street Program will incorporate the following goals and strategies to improve walkability and the quality of life along the corridors of Historic West Las Vegas centering on Jackson Avenue and H Street:

- Reclaiming streets for pedestrians
- Rights-of-way where pedestrians, bikes, cars, and transit can co-exist
- Sidewalks that allow for diverse pedestrian activities
- Well-lit, shaded and furnished spaces that promote public interaction
- Intersections that are easy and safe to cross
- Link infrastructure improvements with economic development and housing opportunities

**Action:** *1. The Planning and Development Department, in conjunction with the Office of Business Development and the Neighborhood Services Department, shall investigate and implement a Main Street program for Jackson Avenue.*

2. *Improve Jackson Avenue from D Street to H Street with repaired and replaced sidewalks, repaved streets, street trees, sidewalks, pedestrian light fixtures and banners.*
3. *Establish a Main Street subcommittee to work with staff on the streetscape design for Jackson Avenue.*
4. *Planning and Development Department shall develop a Walkable Community Plan with the goal to improve the quality of life of residents by providing convenience and access.*

**Source:** *West Las Vegas Plan, Input from Community Meeting (2009)*

## INFRASTRUCTURE.

The Action Plan items listed under this category pertain to circulation and infrastructure in the West Las Vegas Plan area.

### **6. Examine the circulation and transportation corridors within West Las Vegas, and opportunities for infrastructure improvements, including: sidewalks, streetlights, pedestrian overpasses, bus turnouts along major arterials and the provision of covered bus shelters and trash receptacles at all stops.**

An Issue pertaining to circulation and transportation from the West Las Vegas Neighborhood Plan is the traffic flows along major arterials have become more intense during peak morning and afternoon travel times. Traffic congestion is also attributed to buses stopping at non-turnout lane bus stops. Many of the bus stops are not sheltered and have no trash receptacles. A concern from the May 6, 2004 community meeting was the need for infrastructure improvements on many streets, such as sidewalks, streetlights and pedestrian overpasses.

At the April 27, 2008 APA Community Workshop, a recommendation was to establish a main thoroughfare to connect Symphony Park to the Historic West Las Vegas community with the intention that the multi-billion dollar, 61-acre mixed use cultural, economic and educational center, less than a mile from Historic West Las Vegas, could be a catalyst for redevelopment.

This implementation item was revisited in an update of the West Las Vegas Plan in 2009. On an April 2, 2009 neighborhood meeting participants provided comments on the repair and maintenance of sidewalks, need for bike lanes, lighting, shade bus stops and removal of overhead wiring.

Additionally, the City has recently changed the way it plans for its capital projects by

standardizing the CIP process. This new approach stems from the City's strategic planning efforts and a move towards performance based budgeting. Coordinating capital expenditures so that budgeting and planning efforts are linked logically and efficiently is one way to support the City's strategic planning priority of manage cost and revenue resources to achieve efficient operations.

- Action:** 1. *Connect infrastructure planning in West Las Vegas to the Capital Improvement process, including, but not limited to, sidewalks, landscaping, streetlights, pedestrian overpasses, and bus turnouts, and coordinate infrastructure developments requiring capital expenditure so that budgeting and planning priorities are linked logically and efficiently.*
2. *Phase 1 – Implementation*
- a. *Establish bike lanes from an area bound by Lake Mead Avenue, Tonopah Drive, Washington Avenue and D Street.*
  - b. *Replace and repair sidewalks and provide street trees in an area bound by Washington Avenue, H Street, D Street and I-15.*
  - c. *Provide streetscape and median improvements on D Street between Washington Avenue and Jefferson Avenue to include landscaped medians, new ornamental street lights and banners.*
3. *Phase 2 – Implementation*
- a. *Study the removal of overhead wiring and replace with underground wiring.*
  - b. *Examine B and C Streets for sidewalk installation, replacement or repair.*



**Source:** *Input at Community Meeting; (2004 & 2009); West Las Vegas Neighborhood Plan; West Las Vegas Plan; Las Vegas 2020 Master Plan, (2008 APA Workshop)*

## 7. Explore and identify the impact of the population growth north of West Las Vegas on traffic and land uses in West Las Vegas.

The West Las Vegas Neighborhood Plan indicated that the West Las Vegas area has had increased drive-through traffic on secondary streets in residential neighborhoods due to the development that has occurred northwest and northeast of West Las Vegas. Especially impacted are Byrnes Avenue, Tonopah Drive, J Street, and Simmons Street.

North Las Vegas had a population of approximately 148,000 as of July 1, 2003 and is projecting a population of 188,000 for July 1, 2005. For 2010 the population

is projected at approximately 261,500. The majority of the growth will occur in the new areas like Aliante that are north/northwest of West Las Vegas. The City of Las Vegas had a population of approximately 535,269 on July 1, 2003 and is projecting a population of 568,000 for July 1, 2005 and 643,000 for July 1, 2010. During the past couple of years nearly 50% of the City's growth has occurred in Ward 6, northwest of WLV. Another 45% of the growth has occurred in Ward 2 and 4.

**Action:** *The Planning and Development Department and the Public Works Department shall conduct a study to assess the population growth occurring north of West Las Vegas in the City of Las Vegas and the City of North Las Vegas and how the growth impacts traffic and land uses in the West Las Vegas area.*

**Source:** *West Las Vegas Neighborhood Plan*

## **8. Identify and prioritize primary and secondary streets for traffic calming devices to discourage non-residential traffic and assist in slowing down traffic in high pedestrian areas.**

The West Las Vegas Neighborhood Plan recommends to “narrow secondary streets with various techniques, such as landscaping, to discourage non-residential traffic and assist in slowing down traffic in high pedestrian areas.” The concern is the burgeoning growth north of the West Las Vegas area has impacted the local neighborhoods with cut-through traffic.

**Action:** *The Planning and Development Department and the Public Works Department shall determine streets that experience a high volume of non-residential traffic; and where determined, the Public Works Department shall work with the Finance Department to seek funding for necessary traffic calming device improvements in the West Las Vegas area.*

**Source:** *West Las Vegas Neighborhood Plan; West Las Vegas Plan*

## **9. Enhance the Owens Avenue corridor**

At the April 27, 2008 APA Community Workshop, a recommendation was to establish a main thoroughfare to connect Symphony Park to the Historic West Las Vegas community with the intention that the multi-billion dollar, 61-acre mixed use cultural, economic and educational center, less than a mile from Historic West Las Vegas, could be a catalyst for redevelopment.

As Martin L. King Boulevard, which runs north to south, is a primary street in West Las Vegas to facilitate traffic movement, Owens Avenue, which runs east to west, is situated near I-15 and presents opportunities for access and connectivity.



Enhance the Owens Avenue corridor through investigating the following:

- Improved access to I-15 through new on-ramps or the use of parallel roads;
- Improved aesthetics through planting streets, trees, decorative street lights, etc;
- Improve connectivity to the neighborhood;
- Sidewalks

**Action:** 1. Provide a north/south parkway type corridor connecting D Street, B Street, Loose Road, running through the West Las Vegas community to facilitate redevelopment opportunities along this new corridor.

2. Realign Owens Avenue from a one-way couplet to a single four-lane road to enhance east/west circulation and encourage commercial redevelopment along this corridor.

3. Provide an I-15 frontage road for direct access to Owens Avenue from the Washington inter change and the Lake Mead interchange in order to increase access into this community and to facilitate redevelopment opportunities.

**Source:** Input at Community Meeting (2009); 2008 APA Workshop

## PUBLIC FACILITIES.

The Action Plan items listed under this category pertain to public facilities in the West Las Vegas Plan area.

### **10. Explore and identify the adequate provision of cultural and public facilities (including community centers, fire stations, police stations, social services, parks and trails, performing and fine arts, etc.).**

Public and community facilities in West Las Vegas represents nearly 13.7%, or approximately 219.7 acres of the Plan area's 1,603.3 acres. These facilities include cultural and community resources, fire and police stations, semi-public uses such as churches, fraternal organizations, and social services. Concentrated along Lake Mead Boulevard between Martin Luther King Boulevard and H Street are several public and semi-public uses comprised of civic, cultural and recreational facilities. A comment at the April 1, 2004 community meeting was made that there is a need for the expansion of public and community facilities.

**Action:** The Planning and Development Department, in coordination with the Neighborhood Services Department and Leisure Services Department, shall perform a study to determine if additional public and/or community facilities are needed in the West Las Vegas area. And where determined, the Planning and Development Department and Leisure Services Department shall work with the Finance Department to seek funding for necessary public and community facilities in West Las Vegas.

**Source:** *West Las Vegas Neighborhood Plan; West Las Vegas Plan; Las Vegas 2020 Master Plan; Redevelopment Plan*

**11. Examine and identify public safety opportunities, including additional fire and police protection services, to ensure the public welfare of all residents.**

The West Las Vegas Plan area has existing fire and police protection services. The Bolden Area Command Police Substation is located at 1851 Stella Lake Street. The Substation opened in the fall of 2002 and is the product of a combined effort between West Las Vegas residents, the Metropolitan Police Department and the City of Las Vegas to facilitate an increased presence in the West Las Vegas area. Fire Station 3 is located at 2645 West Washington Avenue and was constructed in 1980. A comment at the April 1, 2004 community meeting was made to investigate additional public safety opportunities.

**Action:** *The Planning and Development Department, in coordination with the Neighborhood Services Department, Fire Protection Services, and the Las Vegas Metropolitan Police Department, shall examine and identify public safety opportunities, which will also include fire and police protection services. And if determined that additional public safety services are needed, the Planning and Development Department and the Neighborhood Services Department shall work with the Finance Department to seek funding for necessary public safety facilities and services in West Las Vegas.*

**Source:** *West Las Vegas Neighborhood Plan; Las Vegas 2020 Master Plan*

## ECONOMIC DEVELOPMENT.

The Action Plan items listed under this category pertain to economic development opportunities in the West Las Vegas Plan area.

**12. Integrate the West Las Vegas economy into the regional economy by encouraging the development of commercial and office space.**

The West Las Vegas Neighborhood Plan concludes that local economies thrive off of their respective niches within the greater regional economy. These types of developments create jobs, rotate consumer dollars within the community, and serve as incentives for medium/large business recruitment by serving their “lunchtime” populations. West Las Vegas has yet to define its niche. The Planning Team for the West Las Vegas Neighborhood Plan determined that there is a need “to encourage the development of neighborhood commercial, class “A” office space and big box

stores in conjunction with business development and expansion incentives designed to raise the median income and lower unemployment in West Las Vegas.”

**Action:** *The Planning and Development Department, in coordination with the Office of Business Development Department, shall investigate opportunities to encourage the development of commercial and office space to better integrate the West Las Vegas area into the regional economy.*

**Source:** *West Las Vegas Neighborhood Plan; West Las Vegas Plan; Redevelopment Plan*

**13. Pursue redevelopment opportunities, including mixed economic opportunities in housing development, cultural institutions and neighborhood commercial, in the Las Vegas Redevelopment Plan area within the West Las Vegas Plan area.**

The Office of Business Development spearheads development projects in the Downtown Redevelopment Plan area, which include projects within Enterprise Park and Edmond Town Center. Many other properties are identified in the Downtown Redevelopment Plan Map, ripe for redevelopment, especially along major corridors such as Martin Luther King Boulevard, Bonanza Road and Owens Avenue as well as within the Old Historic Westside neighborhood.

**Action:** *The Planning and Development Department, in coordination with the Office of Business Development Department, shall investigate redevelopment opportunities, including mixed economic opportunities in housing, cultural institutions and neighborhood commercial in the Downtown Redevelopment Plan area within West Las Vegas.*

## HISTORIC PRESERVATION.

The Action Plan item listed under this category pertains to historic preservation in the West Las Vegas Plan area.

**14. Work with the West Las Vegas residents and neighborhoods to document and preserve existing historic, cultural and architectural resources.**

The history of West Las Vegas is intimately intertwined with the beginning of Las Vegas. In 1904 a surveyor named J. T. McWilliams began selling lots in the McWilliams townsite that later became known as the “Westside” because of its location on the west side of the railroad tracks. Many historic resources, such as the McWilliams townsite, Westside School, Christienson Home, Benny Binion House

and the Moulin Rouge are located within West Las Vegas. In order to preserve and protect the history of West Las Vegas, historic cultural and architectural resources need to be documented.

The first school, the Westside School, in West Las Vegas opened with two rooms and two teachers for four grades. From 1904 until 1923, children from McWilliams' Townsite crossed the railroad tracks to get to school in Clark's Townsite. This dangerous situation lasted until the Las Vegas School District built this two-room school on land in the new Valley View addition, adjoining McWilliam's Townsite on the east.

The school quickly expanded with two more rooms in 1928 when news of the construction of Hoover Dam brought families from the south searching for work. A kindergarten was added 1938, and in 1942 a small building from the Civilian Conservation Corps camp was moved to the site to house third and fourth grades. Fifth grade was added in 1947. Finally, in 1948, a concrete block addition with eight classrooms was built next to the original school building to house sixth, seventh and eighth grades. In May 1949, twenty-seven students graduated in the first eighth grade commencement class.

New neighborhoods and schools to serve them came quickly in the 1950s. The Westside School, was phased out for school use in 1967, and became city property in 1974. Shortly thereafter, the city leased the building to the Economic Opportunity Board (EOB) as a community center and radio station.

With the renovation of the Historic 5th Street School in the midst of downtown Las Vegas' office and legal corridors, which is home to an assortment of local arts and architectural organizations, the Westside School seeks similar opportunities for renovation and multi-purpose usage.

- Action:**
1. *The Planning and Development Department, in coordination with the residents of West Las Vegas and other interested parties, shall work to document and preserve the existing historic cultural and architectural resources found in the West Las Vegas area.*
  2. *Pursue the preservation, maintenance and protection of the Westside School.*
    - a. *Hire consultant to completing an existing conditions study and Historic American Building Survey for the existing structures;*
    - b. *Complete restoration based on consultant recommendations;*
    - c. *Continue to pursue all available funding for restoration and building improvements.*

**Source:** *Input at Community Meeting; (2004 & 2009) West Las Vegas Plan*

## Urban Design/Visual Image

Urban Design involves the physical and environmental quality of the West Las Vegas Plan area, including the perception that both residents and others have of the area. Urban Design is concerned with the visual and other sensory relationships between people and their environment, and it offers a discipline for analyzing and solving problems of the built environment.

One important aspect of Urban Design is Visual Image. Visual Image is the perception that individuals, residents, and visitors have of West Las Vegas. This perception is formed by both:

- the structural organization of the area, the physical design of the streets, blocks, and buildings
- the physical condition (environmental quality) of the area, which is determined by the orderliness and cleanliness of streets and yards and the structural condition and appearance of buildings

### **15. Improve the physical character and enhance the visual image of West-Las Vegas through streetscape improvements**

Many streets in West Las Vegas, not unlike those throughout many parts of Las Vegas itself, are visually unappealing, and present a negative visual image of the area. Improving the streetscapes (landscaping and other roadside amenities) can have a very positive impact, both on residents' feelings about their neighborhoods, and on visitors' perceptions about the entire West Las Vegas community. Emphasis on providing safe and pleasant pedestrian path system, and aesthetically pleasant and effective signage system are also important when considering streetscape improvements.

An effective method for applying streetscape improvements is to implement them along the primary and secondary streets most frequently traveled by both residents and visitors:

- east-west primary and secondary streets: Bonanza Road, Washington Avenue, Owens Avenue, Lake Mead Boulevard and Carey Avenue
- north-south primary and secondary streets: Martin Luther King Boulevard and H Street



Another objective of this streetscape program is to create attractive “gateways” which identify the area and portray a pleasant and positive image to motorists or pedestrians entering West Las Vegas along primary or secondary streets. These gateways will consist of attractive urban design and landscape features at major intersections on the periphery of West Las Vegas.

- Actions:**
1. *Implement streetscape and median improvements along the primary and secondary thoroughfares in accordance with the following guidelines:*
    - spatially define the streets by planting the trees along the public right-of-way in a linear pattern
    - use a specialized landscape planting program for major intersections use drought tolerant plant materials
    - in segments with high projected pedestrian use, give more attention to pedestrian amenities:
    - crosswalks, wider sidewalks, pedestrian activity nodes, benches, kiosks, etc. provide pedestrian linkages between residential areas and schools, libraries, parks and open space, and transit stops
    - provide all segments with appropriate lighting and signage
  2. *Based upon the input from the APA Community Workshop, initial applications of streetscape and median improvements should occur within Historic West Las Vegas.*
  3. *Include, in the streetscape and median improvements, a series of public art projects which can be implemented with community involvement.*
  4. *Implement “gateways” to be applied at the major entranceways to West Las Vegas, and Historic West Las Vegas.*
  5. *Interested community members and stakeholders work with the City of Las Vegas Arts Commission on a public art program/plan for West Las Vegas.*

**Source:** *West Las Vegas Plan, 2008 APA Community Workshop, Community Meeting (2009)*

