

LAND USE GOAL 1

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Implement a comprehensive land use plan to promote development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities.</p>	<p>1 Implement a comprehensive land use plan to promote economic vitality and employment opportunities through development that is compatible with adjacent land uses and the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.</p> <p>2 Too general.</p> <p>3 Spring Valley has specifics. Staff does not.</p>	<p>(GENERAL) Implement a comprehensive land use plan to promote economic viability, employment opportunities, and enhanced quality of life with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities.</p>

LAND USE GOAL 2

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
Provide for a compatible diversity of land uses.	Delete	(GENERAL) Provide for a compatible diversity of land uses.

LAND USE GOAL 3

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide opportunities for viable developing low-density residential areas as a lifestyle choice.</p>	<p>Delete</p>	<p>(ESTATE RESIDENTIAL) Provide opportunities for developing low-density residential areas as a lifestyle choice.</p>

LAND USE GOAL 4

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide single family development options to accommodate for a variety of lifestyles, ages, and affordability levels.</p>	<p>Provide single family housing options to accommodate for a variety of lifestyles, ages, and affordability levels.</p>	<p>(SINGLE FAMILY RESIDENTIAL) Provide for single family housing to accommodate a variety of lifestyles, ages, and affordability levels.</p>

LAND USE GOAL 5

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.</p>	<p>1 reference to “multiple family residential” be substituted with “higher density residential development.”</p> <p>2 Provide multi-family housing options to accommodate a variety of lifestyles , ages, and affordability levels.</p> <p>3 Should read "provide for"</p>	<p>(MULTIPLE FAMILY RESIDENTIAL) Provide for higher density housing alternatives to meet a range of lifestyles, ages, and affordability levels.</p>

LAND USE GOAL 6

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide for professional development integrated throughout the community, including conversion of residential uses facing arterials.</p>	<p>1 Provide for office professional development integrated throughout the community, including conversion of residential uses facing arterials.</p> <p>2 Change to Commercial.</p>	<p>(COMMERCIAL)</p> <p>Provide for professional workplace development integrated throughout the community, including conversion of residential uses accessing arterials.</p>

LAND USE GOAL 7

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide for commercial development integrated throughout the community to promote walkability and enhance quality of life.</p>	<p>1 Delete/not appropriate.</p> <p>2 Provide for commercial development integrated throughout the community.</p> <p>3 Provide for the formation, retention, and expansion of commercial development alternatives. Retain existing commercial lands to provide jobs, goods, services, entertainment, and other amenities for Clark County workers, residents, and visitors.</p> <p>4 "Appropriate to the community" instead of "integrated throughout."</p>	<p>(COMMERCIAL)</p> <p>Provide for commercial development integrated in appropriate locations throughout the community.</p>

LAND USE GOAL 8

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Pedestrian circulation should be encouraged and provided on all development sites.</p>	<p>Delete</p>	<p>(GENERAL) Pedestrian circulation should be encouraged and provided on all development sites.</p>

LAND USE GOAL 9

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Reserve areas for activities that provide for distribution, logistics, manufacturing, disaster recovery, corporations, destinations, lifestyle amenities, employment, and power centers to bolster the economic viability of Southern Nevada.</p>	<p>1 Reserve areas for activities that provide for distribution, logistics, manufacturing, disaster recovery, corporations, destinations, lifestyle amenities, and employment.</p> <p>2 Reserve areas for large scale industrial and commercial development.</p> <p>3 Business and Research Park development depends on efficient land use processes, location, the delivery of essential infrastructure, and access to transport, including road and freight networks.</p> <p>4 Staff appears to combine the traits of BDRP and PF which may not be appropriate.</p>	<p>(BUSINESS AND RESEARCH PARK) Reserve areas for activities that provide for distribution, logistics, manufacturing, disaster recovery, corporations, destinations, lifestyle amenities, and employment to bolster the economic viability of Southern Nevada.</p>

LAND USE GOAL 10

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide opportunities for compatible industrial development.</p>	<p>Industrial includes lands planned and zoned for light industrial uses, office uses and business parks. Their uses range from warehousing, distribution centers and manufacturing to business parks and research facilities. The success of industrial development depends on efficient land use processes, location, the delivery of essential infrastructure, and access to transport, including road and rail networks.</p>	<p>(INDUSTRIAL) Provide opportunities for compatible industrial development.</p>

LAND USE GOAL 11

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide opportunities for a mixture of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which create walking environments (nodes).</p>	<p>1 Encourage opportunities for a mixture of uses such as commercial, office, recreational, entertainment, public facilities, residential and other activities within close proximity to each other, both vertically and horizontally, which create walking environments (nodes).</p> <p>2 “as appropriate to the individual character of each township.”</p> <p>3 Not appropriate</p>	<p>(MIXED USE)</p> <p>Provide opportunities for a mixture of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which create walking environments (nodes).</p>

LAND USE GOAL 12

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Encourage walking environments through appropriate site design and building features.</p>	<p>1 Delete</p> <p>2 To promote walkability and an integrated community, require pedestrian and vehicular connections between all developments.</p>	<p>(GENERAL)</p> <p>Encourage walking environments through appropriate site design and building features.</p>

LAND USE GOAL 13

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Provide areas which can promote higher intensity activity centers or districts with uses such as hotels; casinos; entertainment uses; general business, professional and public offices; commercial and multiple family residential.</p>	<p>Add to Mixed Use.</p>	<p>(COMMERCIAL TOURIST/MIXED USE) Provide areas which can promote higher intensity activity centers or districts with uses such as hotels; casinos; entertainment uses; general business, professional and public offices; commercial and multiple family residential.</p>

LAND USE GOAL 14

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Encourage urban growth patterns that use increased densities and intensities and provide transit oriented development, which reduce automobile dependence and air pollution.</p>	<p>Eliminate</p>	<p>(GENERAL) Encourage urban growth patterns that use increased densities and intensities and provide transit oriented development, which reduce automobile dependence and air pollution.</p>

LAND USE GOAL 15

5/7 FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	6/18 SECOND STAFF RECOMMENDATION
<p>Encourage walking environments through appropriate site design and building features.</p>	<p>Not appropriate</p>	<p>(GENERAL) Encourage walking environments through appropriate site design and building features.</p>

PROPOSED LAND USE GOAL 1

FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	SECOND STAFF RECOMMENDATION
	<p>(GENERAL) Spring Valley is a suburban area offering a diverse mix of neighborhoods, lifestyles, small-to-medium businesses, ethnicities, and uses associated with a vibrant growing township. Housing options range from rural to high density. There is a recognition that businesses and other developments must meet prescribed standards for compatible appearance as well as safety and building standards. Compatible employment opportunities will be encouraged with a special focus on healthcare, high-technology and logistics. Areas designated for such job creation will be protected from encroachment by uses which might limit their development.</p>	

PROPOSED LAND USE GOAL 2

FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	SECOND STAFF RECOMMENDATION
	<p>(GENERAL) Utilize land use planning to encourage employment areas, recreational opportunities, varied residential life styles, multi-modal transit, and pedestrianism to foster a more vital, interactive and secure community, to conserve infrastructure as well as to be more environmentally sensitive. The General Policies apply to all land uses.</p>	

LAND USE GOAL 3

FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	SECOND STAFF RECOMMENDATION
	<p>(Overall Residential) Protect Residential categories from non-compatible categories while enhancing the use of alternate modes of transportation between compatible categories. Ensure appropriate buffering between land categories, and establish traffic flow criteria that minimize traffic congestion or the safe movement of vehicles.</p>	

PROPOSED LAND USE GOAL 4

FIRST STAFF RECOMMENDATION	6/5 WORK GROUP COMMENTS	SECOND STAFF RECOMMENDATION
	<p>(Estate Residential) In Clark County, Estate Residential land use includes three distinctive types, traditional rural uses, estate type single family homes and areas included in the RNP-1 overlay. On larger lots that are no greater than 2 dwelling units per gross acre. In order to preserve and maintain areas, development proposals within or adjacent to Estate Residential areas should demonstrate compliance with the following lifestyle policies. In addition, the Rural Neighborhood Preservation Overlay District (RNP-I and RNP III) has been established to impose additional development standards within and abutting the Estate Residential uses as designated by the Board of County Commissioners. The intent is to maintain a rural character and limit impact of non-residential development within and abutting the RNP-I overlay.</p>	