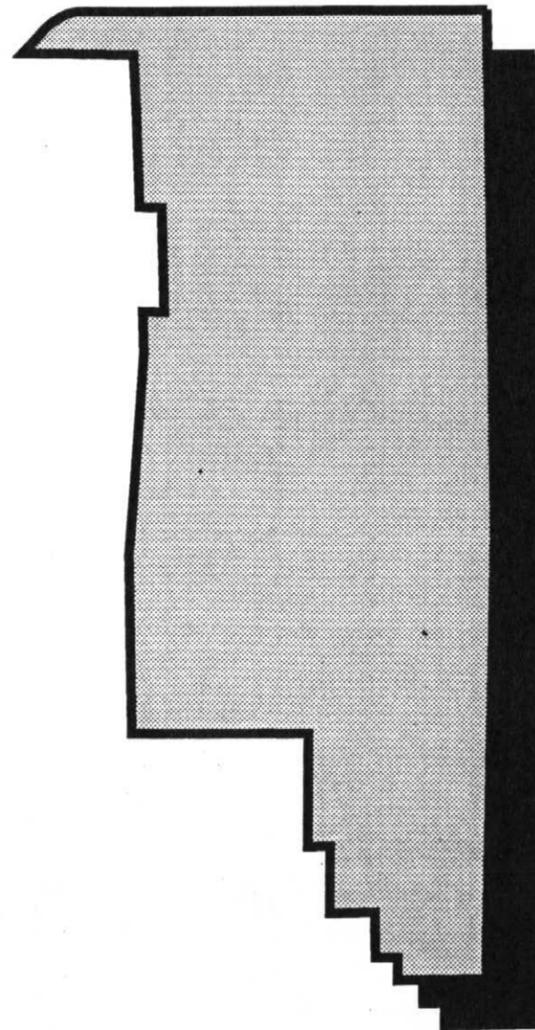


SUMMERLIN'S SOUTHERN COMPREHENSIVE PLANNED COMMUNITY



**LAND USE
AND
DEVELOPMENT
GUIDE**



**CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING**

Government center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741
(702) 455-4181



**RESOLUTION
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING THE SUMMERLIN'S SOUTHERN COMPREHENSIVE PLANNED COMMUNITY
LAND USE AND DEVELOPMENT GUIDE**

WHEREAS, pursuant to NRS 278, the Board of County Commissioners (hereinafter referred to as the "Board") adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate area plans; and

WHEREAS, Howard Hughes Properties has submitted a land use and development guide in satisfaction of part of the Major Project Review procedures contained in Chapter 26 of Clark County Code describing the development they propose on 6,138 acres on the west side of the Las Vegas Valley located west of the unincorporated town of Spring Valley; and

WHEREAS, a certified copy of a report entitled Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide as adopted by the Clark County Planning Commission has been received by the Board as specified in Nevada Revised Statute 278.220; and

WHEREAS, notice of a public hearing on the land use and development guide was published in the newspaper and mailed to nearby property owners as required by Nevada Revised Statutes and the Clark County Code respectively, and

WHEREAS, a public hearing on the Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide was held by the Board on May 17, 1995 in accordance with Nevada Revised Statute 278.220;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

1. That planned land use categories as set forth in the plan legend do not designate any specific zoning classification. The color coded areas constitute general categories of planned land uses within a range of options and do not guarantee property owners or neighbors a particular zoning classification in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commissioners and Board of County Commissioners within the general guidance contained in this land use and development guide coupled with consideration to the health, safety, morals, and general welfare, the character of the area, the area's peculiar suitability for particular uses, the availability of water and other required resources, conservation of the value of buildings and property, and encouraging the most appropriate land use. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

2. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the land use and development guide, the applicant shall have the burden of establishing that the request either complies with the land use and development guide or that exceptional circumstances or conditions apply to the property in question which warrants a deviation from the land use and development guide. This type of application shall be heard first by the Planning Commission during at least one public hearing at which parties of interest and citizens shall have an opportunity to be heard.

**RESOLUTION
(OF THE CLARK COUNTY PLANNING COMMISSION)
ADOPTING THE SUMMERLIN'S SOUTHERN COMPREHENSIVE PLANNED COMMUNITY
LAND USE AND DEVELOPMENT GUIDE**

WHEREAS, the Clark County Planning Commission is charged with the preparation and adoption of long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereinafter referred to as "Clark County"), as specified in the Nevada Revised Statutes, Chapter 278 inclusive; and

WHEREAS, pursuant to NRS 278, the Board of County Commissioners adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate area plans; and

WHEREAS, Howard Hughes Properties has submitted a land use and development guide in satisfaction of part of the Major Project Review procedures contained in Chapter 26 of Clark County Code describing the development they propose on 6,138 acres on the west side of the Las Vegas Valley located west of the unincorporated town of Spring Valley; and

WHEREAS, notice of a public hearing on the land use and development guide was published in the newspaper and mailed to nearby property owners as required by Nevada Revised Statutes and the Clark County Code respectively,

WHEREAS, a public hearing on the Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide was held before the Clark County Planning Commission on April 18, 1995;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commission:

1. That the Clark County Planning Commission does adopt and accept the descriptive text and maps entitled "Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide", with the revisions as noted in the staff recommendation, as an Amendment to the Clark County Comprehensive Plan.

2. That the "Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide" be submitted to the Clark County Board of Commissioners for their endorsement, adoption, and certification as an Amendment to the Clark County Comprehensive Plan, the Master plan for Clark County, Nevada.

PASSED, ADOPTED, AND APPROVED this 18th day of April, 1995.

CLARK COUNTY, NEVADA

By: Scott Johnson
Chairman
Clark County Planning Commission

By: Richard B. Holmes
Executive Secretary
Clark County Planning Commission

3. That the Clark County Board of County Commissioners adopts the certified copy of the "Summerlin's Southern Comprehensive Planned Community Land Use and Development Guide" as an Amendment to the Clark County Comprehensive Plan with the following changes:

Page 9: that the second paragraph in the Overall Planned Land Uses section be modified to read: "**Residential:** Up to 18,000 dwelling units (approximately 3 dwelling units per gross acre) are proposed. A wide variety of housing types are anticipated within the residential areas, including affordable housing. Other uses such as schools, parks and places of worship will also be located within the residential areas. Additionally, resorts and related uses and village retail/service areas of approximately 5 acres or less may be located within lower or medium density residential areas. Where this occurs the uses will be designed to protect adjacent residences and will have appropriate access to arterial streets. Two residential categories are delineated on the map."

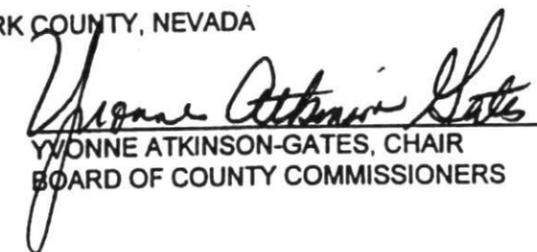
Page 10: that the twelfth and last paragraph in the Overall Planned Land Uses section be modified to read: "**Gaming:** Casino gaming should generally be limited to the Regional Employment/Retail areas. Specific proposals for "resort style" gaming establishments may be considered in the Lower Density and Medium Density Residential areas of CPC provided such "resort style" establishments would be oriented toward active outdoor recreational activities such as golf, tennis and horseback riding, having gaming as a program component. Project design will be sensitive to adjacent off-site land uses, including appropriate height limitation, and appropriate access will be provided to arterial streets to minimize local traffic and noise impacts. This Land Use and Development Guide should not be construed as granting approval of casino gaming. Specific proposals for casino gaming will be included in Village Plans to be prepared in the future and will be subject to the requirements and procedures for enlargement of Clark County's gaming enterprise district as set forth in Chapter 463 of Nevada Revised Statutes and Chapter 29.30 of Clark County Code."

Page 27: that the fourth paragraph (bullet) in the Plan Policies, Land Use section be modified to read: "Provision of a full range of housing opportunities is possible with careful planning. Incentive programs such a density bonuses, reduced impact fees and other measures recommended by the Affordable Housing committee and adopted by the Board of County Commissioners should be utilized to provide a variety of affordable housing opportunities."

PASSED, ADOPTED, AND APPROVED this 17th day of May, 1995.

CLARK COUNTY, NEVADA

By:


YVONNE ATKINSON-GATES, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST:


LORETTA BOWMAN, COUNTY CLERK

ACKNOWLEDGMENTS

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Southern Nevada Home Builders Association
Enterprise Citizens Advisory Council
Sunrise Manor Town Advisory Board
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General Public
Greater Las Vegas Chamber of Commerce
General Public
General Public
Henderson Chamber of Commerce
Greater Las Vegas Association of Realtors
Spring Valley Town Advisory Board
North Las Vegas Chamber of Commerce
General Public
Winchester Town Advisory Board
General Public
Whitney Town Advisory Board
League of Women Voters
General Public



FOREWORD

This document is the Land Use and Development Guide for Summerlin's Southern Comprehensive Planned Community (CPC). It was prepared and submitted by Howard Hughes Properties, Limited Partnership (hereinafter referred to as the "Master Developer") in satisfaction of the requirements of the Clark County Major Projects Review Procedure. The document was reviewed and revised by Clark County staff and service providers, and was then presented to the Clark County Comprehensive Plan Steering Committee, Planning Commission and Board of County Commissioners. After required notice and public hearings, it was adopted on April 18, 1995 as an amendment to the Clark County Comprehensive Plan pursuant to NRS 278.

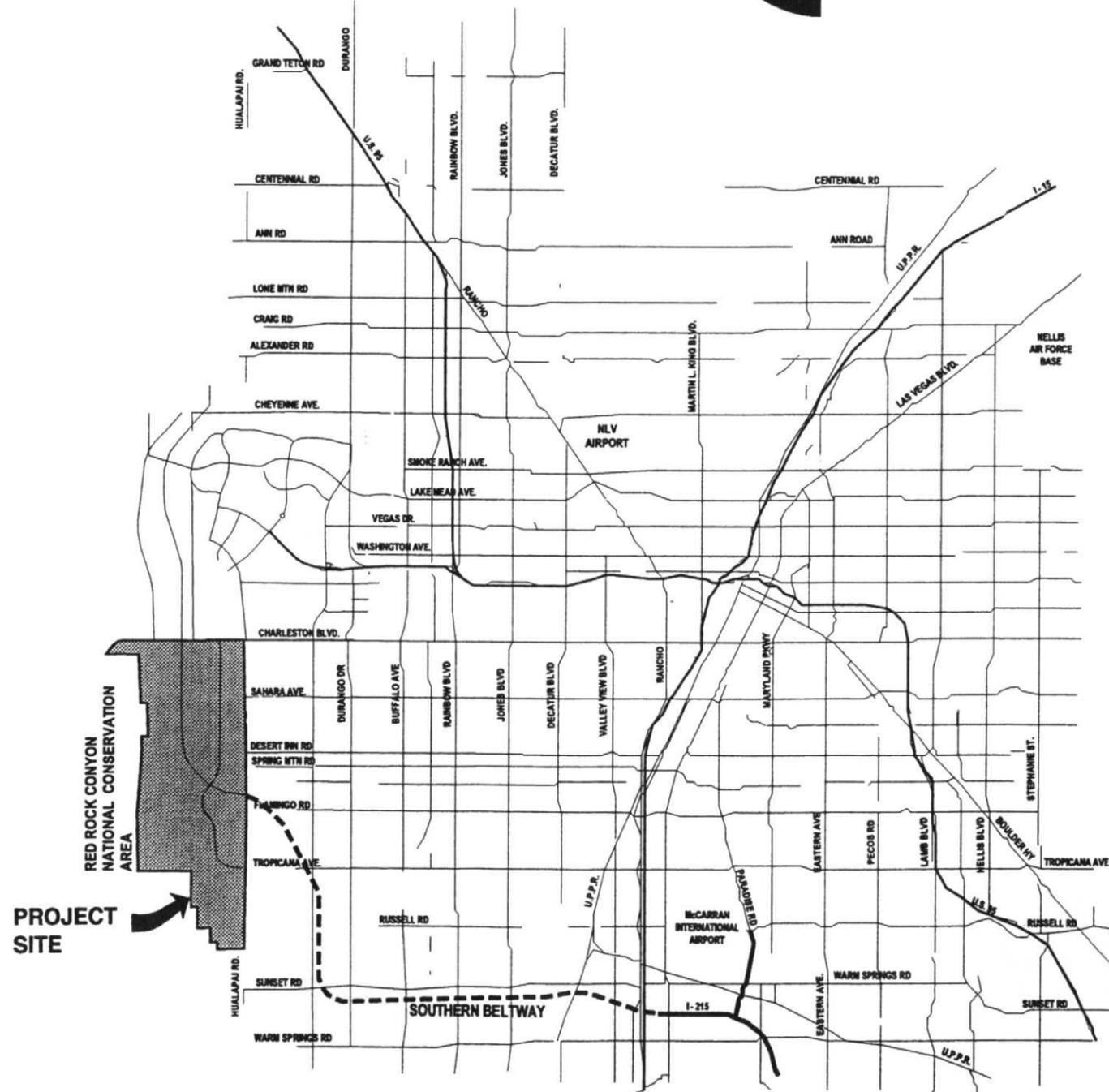
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SUMMERLIN'S SOUTHERN COMPREHENSIVE PLANNED COMMUNITY

Land Use and Development Guide



This map is for planning purposes only. No liability is assumed.

INTRODUCTION

Planning Process

Beginning in the fall of 1991, the Master Developer and the Clark County Department of Comprehensive Planning convened a series of meetings during which a broad range of issues surrounding the future development of the CPC were discussed.

In August, 1994, the Master Developer submitted a Concept Plan to the Clark County Department of Comprehensive Planning for review pursuant to the Major Projects Review Procedure (Clark County Code Chapter 26.30). The Concept Plan was presented to the Red Rock Citizens Advisory Council and the Spring Valley Town Advisory Board. Following review and comments by Clark County staff and the various regional service providers, the Concept Plan and list of issues for resolution were approved by the Board of County Commissioners on October 5, 1994.

The Major Projects Review Procedure provides that, following approval by the Board of County Commissioners of a Concept Plan and list of issues requiring resolution, the property owner seeking authorization for development may apply for approval of a land use and development guide or a "specific plan" as defined in County Code section 26.30.060. The Master Developer has requested approval of this CPC Land Use and Development Guide in satisfaction of the requirements of the Major Projects Review Procedure.

This Land Use and Development Guide will also amend the Clark County Comprehensive Plan pursuant to the provisions of NRS 278 and will serve to establish overall development guidelines for the entire CPC to be complemented by detailed Village Development Plans.

Finally, this CPC Land Use and Development Guide identifies issues and concerns to be addressed by the County and the Master Developer through the Major Projects Review Procedure and by development agreement as authorized under NRS Section 278.0201 - 278.0207.

Background

The CPC planning area is situated within unincorporated Clark County on the western edge of the Las Vegas Valley. The CPC covers 9.6 square miles and is currently undeveloped. The CPC is generally bounded by Charleston Boulevard on the north, by Russell Road on the south, by areas under BLM management including Red Rock Canyon National Conservation Area on the west, and by Hualapai Way on the east. The Master Developer is the sole land owner.

Howard R. Hughes, Jr. purchased approximately 40,000 acres in 1950, with the intent of moving his aircraft production facilities from Culver City, California to Clark County. Early plans envisioned a significant manufacturing presence over a large portion of the area

which was then known as Husite.

In 1988, the Master Developer, the Bureau of Land Management and The Nature Conservancy completed a land exchange creating a buffer between Red Rock Canyon and future development. Under the terms of the exchange, the Master Developer traded 4864 acres of Husite for 3768 acres of federal land now within the CPC boundaries. The exchange resulted in the preservation of an important prime habitat area and the expansion of a significant recreational amenity.

Contents

The CPC Land Use and Development Guide consists of a set of maps and written policies which identify anticipated land uses and general development patterns that will encourage orderly growth within the boundaries of the CPC.

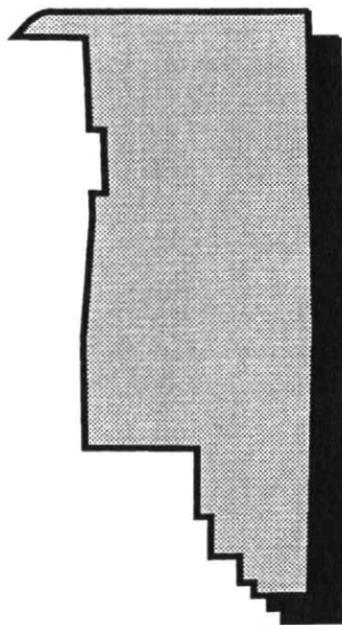
The CPC Land Use and Development Guide is somewhat different than a typical land use guide in the following respects:

- It addresses a large, undeveloped parcel of land under single ownership.
- It anticipates utilization of one zoning district, the PC Planned Community District, over the entire area encompassed within the guide and the use of development agreements for its implementation.
- It establishes broad development guidelines to be supplemented incrementally as individual "Villages" are planned.

The CPC Land Use and Development Guide will provide the framework for future land use decisions such as review of zoning requests and village development plans and will aid in the planning of additional public services and facilities.

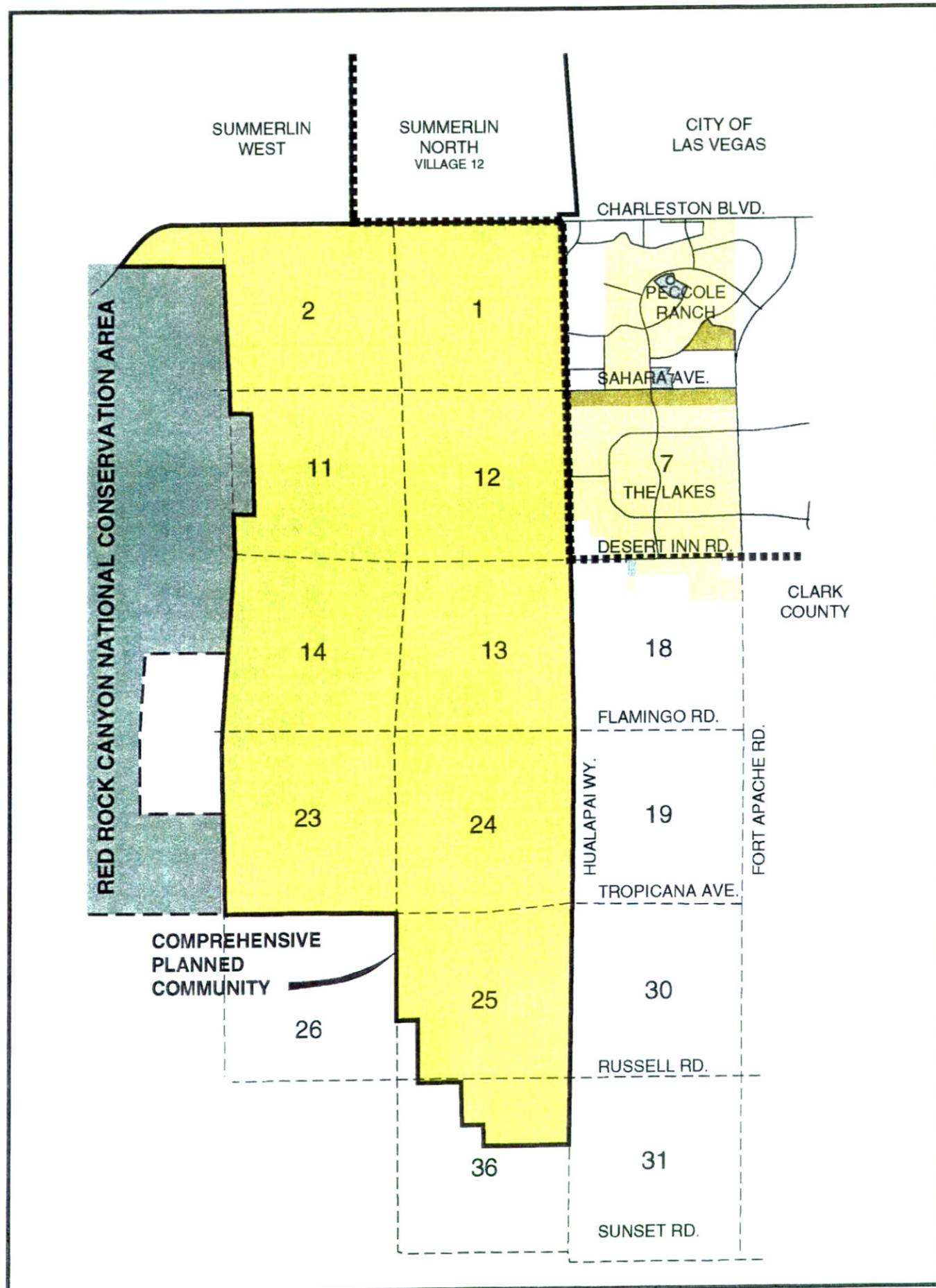
This Land Use and Development Guide includes five chapters. Chapter One contains maps and narratives that show the physical characteristics and the location of existing and planned urban land uses adjacent to the CPC. Chapter Two describes the overall plan for the CPC. Chapter Two also contains a conceptual description of the character of the proposed development and will contain detail development plans for each Village with the CPC as they are completed and approved by the Board of County Commissioners. Chapter Three describes the existing and proposed community services for the CPC. Chapter Four lists general development goals for residential, commercial and industrial land uses. Chapter Five discusses plan implementation measures and recommendations.





**CHAPTER ONE:
EXISTING
CONDITIONS**





COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Existing Land Use



date: April, 1995

Legend:

- Vacant Land
- Residential Low
- Residential Medium
- Schools, churches, public facilities
- CPC (Vacant Land)
- National Conservation Area
- Limits City of Las Vegas
- Section Number

Sources:
 Record of Title, Bureau of Land Management - 1994
 Photo Atlas, Landlscor, Inc. - 1993

Existing Adjacent Land Uses

This map shows existing land uses for properties adjacent to the CPC. The land use information was obtained from aerial photography and site reconnaissance.

LAND USES IN THE CITY OF LAS VEGAS

Lands north of Charleston Boulevard and west of Hualapai Way are currently vacant. Two Summerlin planning areas are contiguous to the CPC northern boundary on Charleston Boulevard. These are Summerlin North (Village 12) and Summerlin West.

Vacant portions of Peccole Ranch adjoin CPC along the east side of Hualapai Way. Much of The Lakes is characterized by detached single family residences at densities less than 8 units to the acre along Hualapai Way. Attached residences in the 9 to 18 units to the acre range are on the south side of Sahara Avenue running from approximately Fort Apache Road to Hualapai Way. Approximately 30 acres at the southwest corner of The Lakes remain vacant. Detached single family homes are currently being constructed on this site.

The remaining undeveloped portion of The Lakes adjoining CPC at Hualapai Way and Desert Inn Road is currently under development for single family detached homes in the 3 to 8 units per acre range.

LAND USES IN CLARK COUNTY

The Unincorporated Town of Spring Valley adjoins the easterly boundary of CPC from Desert Inn Road south.

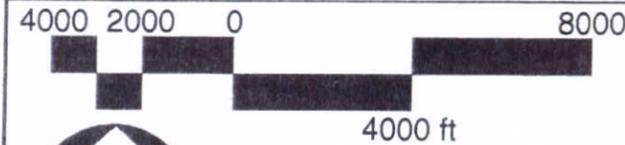
South of The Lakes, extending to Sunset are predominantly vacant section 18 and vacant sections 19, 30 and 31. Section 18 contains some detached residences, attached residences and a church along Desert Inn Road between Fort Apache Road and Hualapai Way.

South and west of CPC are vacant Bureau of Land Management (BLM) lands. Most of these lands are part of the Red Rock National Conservation Area. The BLM conservation area designation sets aside lands as open space preserve for protection of natural and cultural resources and public recreation.

This map is for planning purposes only. No liability is assumed.

COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Planned Land Use



date: April, 1995

Legend:

- Residential 0-0.5 units per acre
- Residential Low
- Residential Medium
- Multiple - use Planned Community
- Commercial
- Residential/Commercial
- Schools, churches, public facilities
- CPC
- National Conservation Area
- Limits City of Las Vegas
- CD2/CD3 Boundary
- Section Number

Sources:

Record of Title, Bureau of Land Management - 1994

Photo Atlas, Landiscor, Inc. - 1993

Planned Adjacent Land Uses

This map shows planned land uses of areas near the CPC. The land use information was obtained from the City of Las Vegas, the Summerlin General Development Plan adopted by the City of Las Vegas and the Spring Valley Land Use and Development Guide.

LAND USES IN THE CITY OF LAS VEGAS

Preliminary development plans for Village 12, on the north side of Charleston Boulevard, have been approved by the City of Las Vegas in Summerlin's north planning area. A mixture of employment and residential land uses are planned along the Charleston Boulevard frontage in Village 12. Development plans have not been prepared for Summerlin West. To the east are the planned communities of Peccole Ranch and The Lakes.

Information from the City of Las Vegas indicates that planned development in Peccole Ranch along Hualapai Way is proposed as predominantly single family detached residential in the 3 to 8 units per acre range. Commercial and multi-family attached residential in the 9 to 20 units per acre range is indicated for undeveloped portions of Peccole Ranch fronting Sahara Avenue and Charleston Boulevard extending west to Hualapai Way.

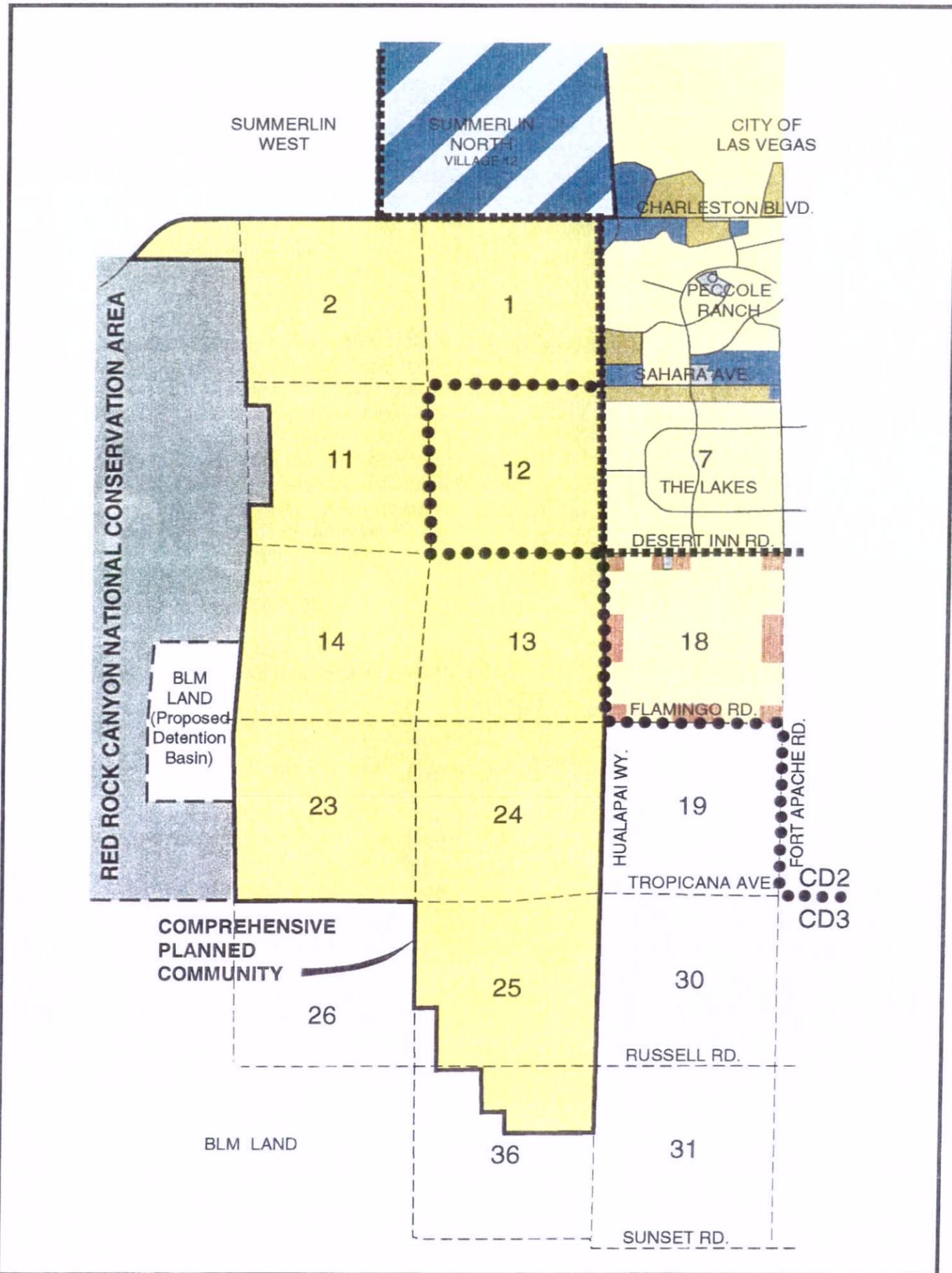
LAND USES IN CLARK COUNTY

Sections 18, 19, 30 and 31 are included in the Spring Valley Land Use and Development Guide (LUDG). The pattern of development proposed in the Spring Valley LUDG is one of low density residential land use in section interiors (not exceeding eight units per acre) and more intensive uses on the perimeter of sections. Land uses such as commercial and residential in the 9 to 18 units per acre range are indicated at the intersections of section line arterial streets and the intersections of center section arterial streets and section line arterials.

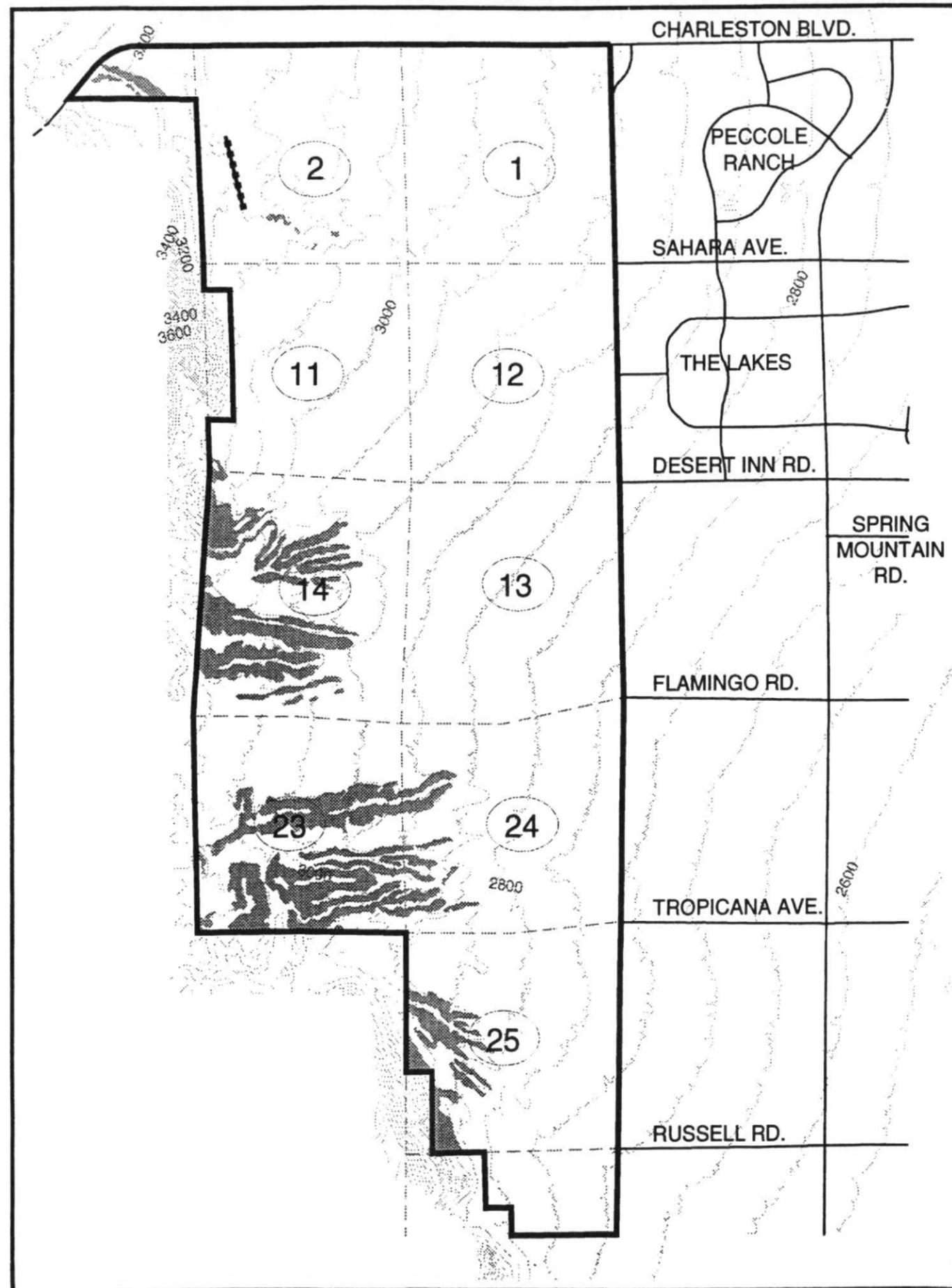
Section 12 of the CPC and section 18 are in the urban growth area known as Community District 2 (CD2). In CD2 growth is encouraged where urban development already exists in order to maximize the use of general public services.

The other sections within Clark County's jurisdiction are in Community District 3 and are currently considered premature for urban development. These sections may be considered for urban land uses when necessary services and infrastructure are provided.

Other than the Red Rock Canyon National Conservation Area, no other land uses are planned at this time for the BLM lands south and west of the CPC.

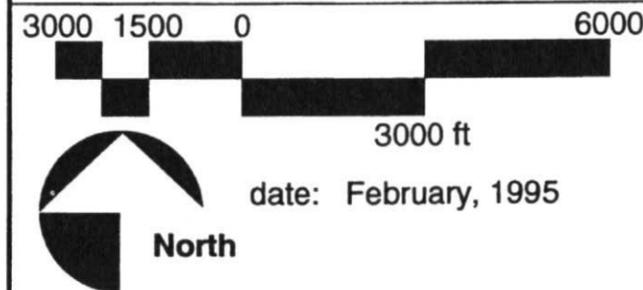


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COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Physical Features



Legend:

-  Bedrock Fault
-  Slope In Excess of 15%
-  Section Line
-  Section Number

Sources:

USDA Soil Conservation Service - Soil Survey of Las Vegas Valley Area, Nevada July 1985.

Fault Scarps and Fissures in Las Vegas Valley, Nevada Bureau of Mines and Geology, Bulletin 95, Plate 1.

Subsidence in Las Vegas Valley 1980 - 1991, Final Report Nevada Bureau of mines and Geology, plate 2.

Phase 1 Site Analysis for the Summerlin South Property, December 1991 SWCA, Inc. Environmental consultants

Physical Features

Natural features include slopes, faults, and washes which could affect development in the CPC planning area.

During field investigation, a northwest-southeast trending fault was observed within the Kaibab limestone near the northwest corner of the CPC. Based on a review of published reports, the observed fault is thought to be a non-active older bedrock fault. No compaction faults or fissures are known to exist within the CPC, based on Nevada Bureau of Mines and Geology, Bulletin 95, 1981.

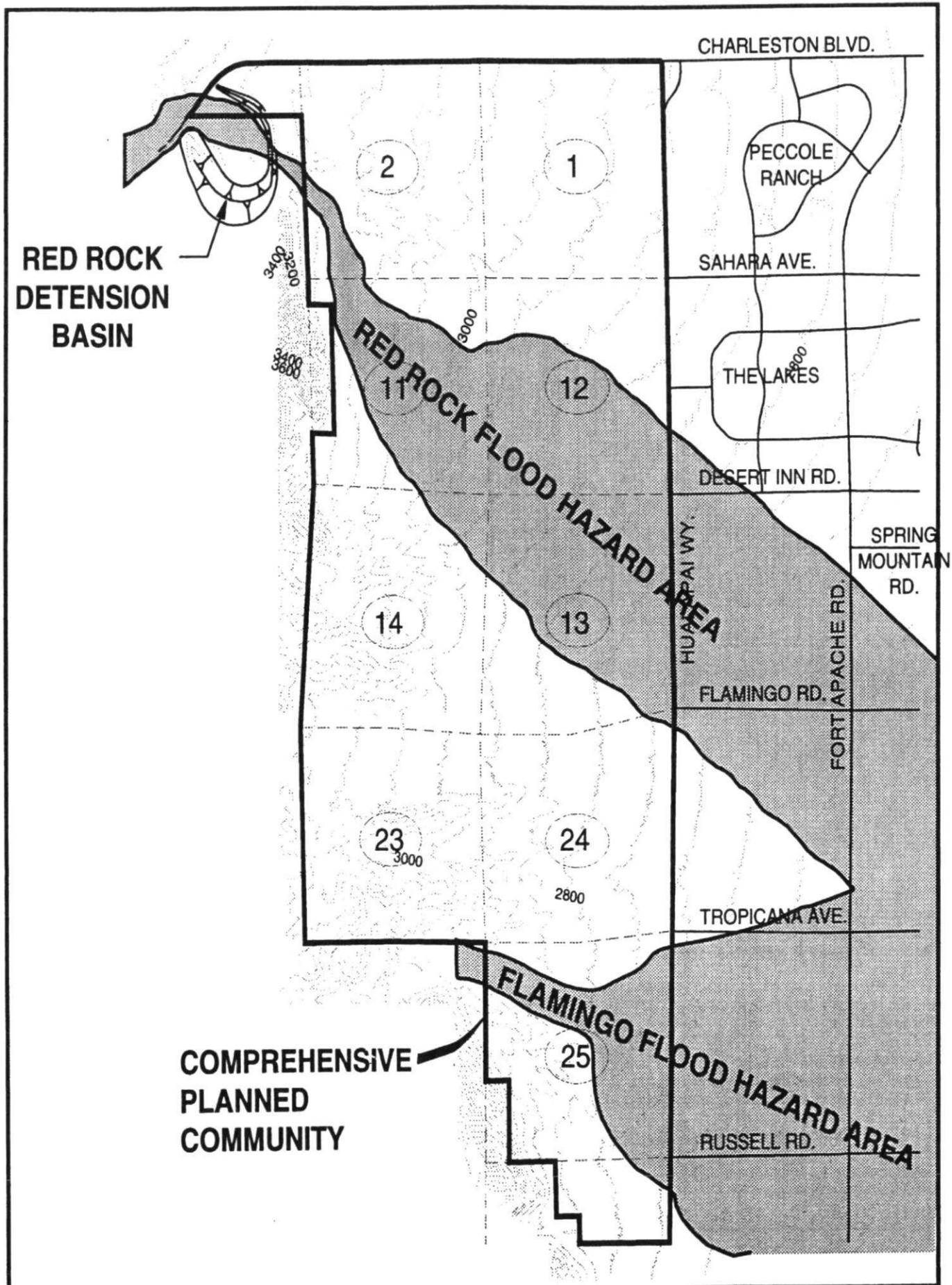
Soil settlement is anticipated to be low, and liquefaction is considered unlikely. Ground rupture is not considered a hazard at the site, and there are no known landslide features. The potential for seismic induced flooding is considered very low.

Corrosion potential for steel in all of the CPC is very high. Corrosion potential for concrete in most of the CPC is low. In those areas where concrete corrosion potential is high, the Clark County Building Department usually requires concrete additives to minimize corrosion. Most of the area is poor for lawns and landscaping because of the thin soil layer. Gravel suitable for construction exists in several locations in the CPC.

The USDA SCS Soil Survey of Las Vegas Valley Area Nevada (Part of Clark County), published in 1985, is available from the local SCS office and shows the soil units in detail. The Clark County Building Department usually requires a soils analysis to obtain site specific soils information for any proposed development.

The majority of the existing site slopes are approximately 2 to 3% from west to east. Portions of the southwestern area of the site have slopes in excess of 15%.

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**COMPREHENSIVE PLANNED
COMMUNITY
LAND USE AND
DEVELOPMENT GUIDE**

**Surface
Hydrology**

3000 1500 0 6000
3000 ft

date: February, 1995

North

Legend:

- Approximate 100 - Year floodplain
- Section Line
- Section Number
- Detention Basin

Sources:

- The Master Plan Update of the Las Vegas Valley
Clark County Regional Flood Control District, August 1991
- 1989 FIRM Insurance Rate Maps For Clark County,
Nevada Federal Emergency Management Agency
- Does not include FEMA Letters of Map Revision

Surface Hydrology

The Surface Hydrology map shows the general locations of washes and 100-year floodplains in the CPC. The major alluvial fans crossing the area are the Red Rock and Flamingo. Alluvial fans are created when rocks and debris erode from upper mountain elevations and are deposited into valleys and canyons. The buildup of this material creates fan shaped deposits. Alluvial fans pose a potential problem for development because of the unpredictable route of floodwaters. The short-duration, high-intensity storms typical in the Las Vegas Valley tend to cause fast moving floods capable of causing a great deal of damage to developed areas.

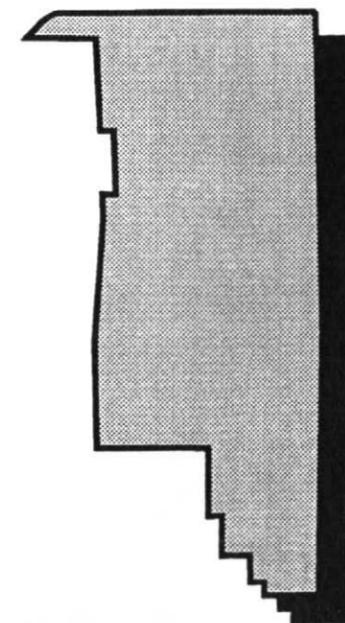
Several government entities are involved with drainage and flood control in Clark County. The Clark County Department of Public Works usually requires a drainage study of development locating in areas of special flood hazard. It reviews projects for on-site drainage design, conformance with the Clark County Regional Flood Control Master Plan and potential regional impacts. Drainage flows resulting from a project must not impact upstream, downstream or surrounding areas. Guidelines for drainage studies and standards for drainage facilities can be found in the Public Works Improvement Standards Manual and the Clark County Regional Flood Control District (CCRFCD) Hydrologic Criteria and Drainage Manual.

The CCRFCD, whose jurisdiction covers both the incorporated cities and the unincorporated areas within Clark County, has planned a number of facilities which will eventually encircle the Las Vegas Valley and mitigate major flood hazards. These facilities are described in the CCRFCD's adopted Master Plan. The CCRFCD and the County also have adopted Uniform Regulations for the Control of Drainage. These regulations include land use development policies and construction procedures relating to drainage. The agency responsible for enforcing these regulations in the CPC is the Clark County Department of Public Works.

The Federal Emergency Management Agency (FEMA) requires any development locating in the 100-year floodplain (or "flood hazard zone") to be protected with physical structures and/or flood insurance. (Note: The 100-year flood has a one percent chance of occurring in any given year. The 100-year floodplain is the area that is inundated by the 100-year flood.)

A comprehensive Stormwater Management Plan has been prepared for the CPC. Portions of the Plan have been incorporated into the Clark County Regional Flood Control Master Plan.

This map is for planning purposes only.
No liability is assumed.



CHAPTER TWO:

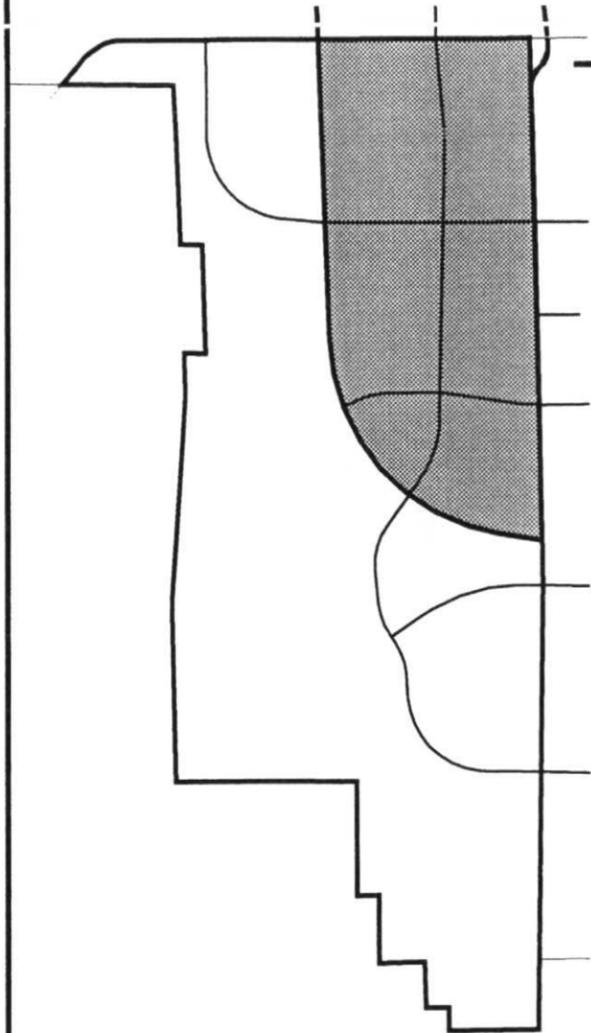
COMMUNITY PLAN



Generalized Land Use Plan

(15 YEAR PLAN)

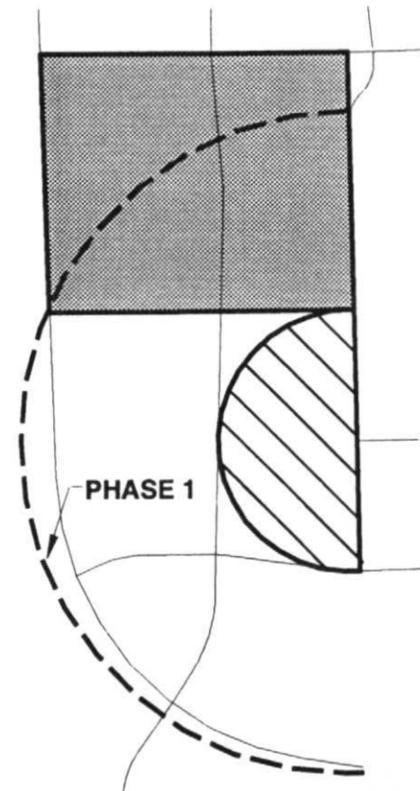
See page 9



Development Phasing Plan

(5 YEAR PLAN)

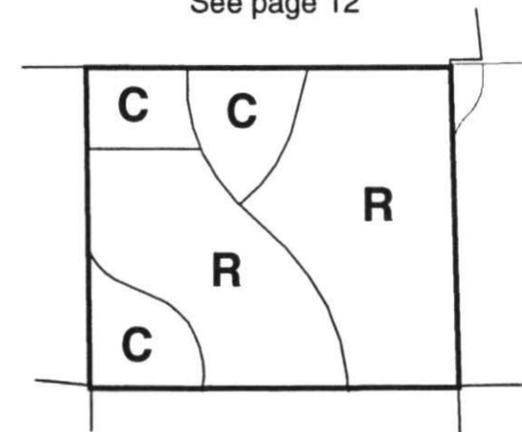
See page 11



Village Plan

(1 - 2 YEAR PLAN)

See page 12



C - Commercial
R - Residential

No Scale

Note: These diagrams are illustrative only and do not represent actual development or land use proposals.

The Plan Process

The Plan for the CPC is described in three distinct levels of detail. Two of these levels - the Generalized Land Use Plan and the Development Phasing Plan - are included in this Land Use and Development Guide. The third level - the Village Plan - will include a number of individual plans, each containing one or more villages, submitted and considered as development of the CPC progresses through the zoning process as a development plan in the PC Planned Community zoning district. The individual Village Plans will be prepared as supplements to this Land Use and Development Guide as they are approved. This Land Use and Development Guide will be reviewed and updated as necessary in conjunction with consideration of each Village Plan.

The Generalized Land Use Plan

The Generalized Land Use Plan provides a general overview of the development proposed to occur within the CPC over the next 15 years. It describes the overall planned land uses, and provides a general indication of the location of proposed major arterial roadways and where residential, commercial and employment activities may be located.

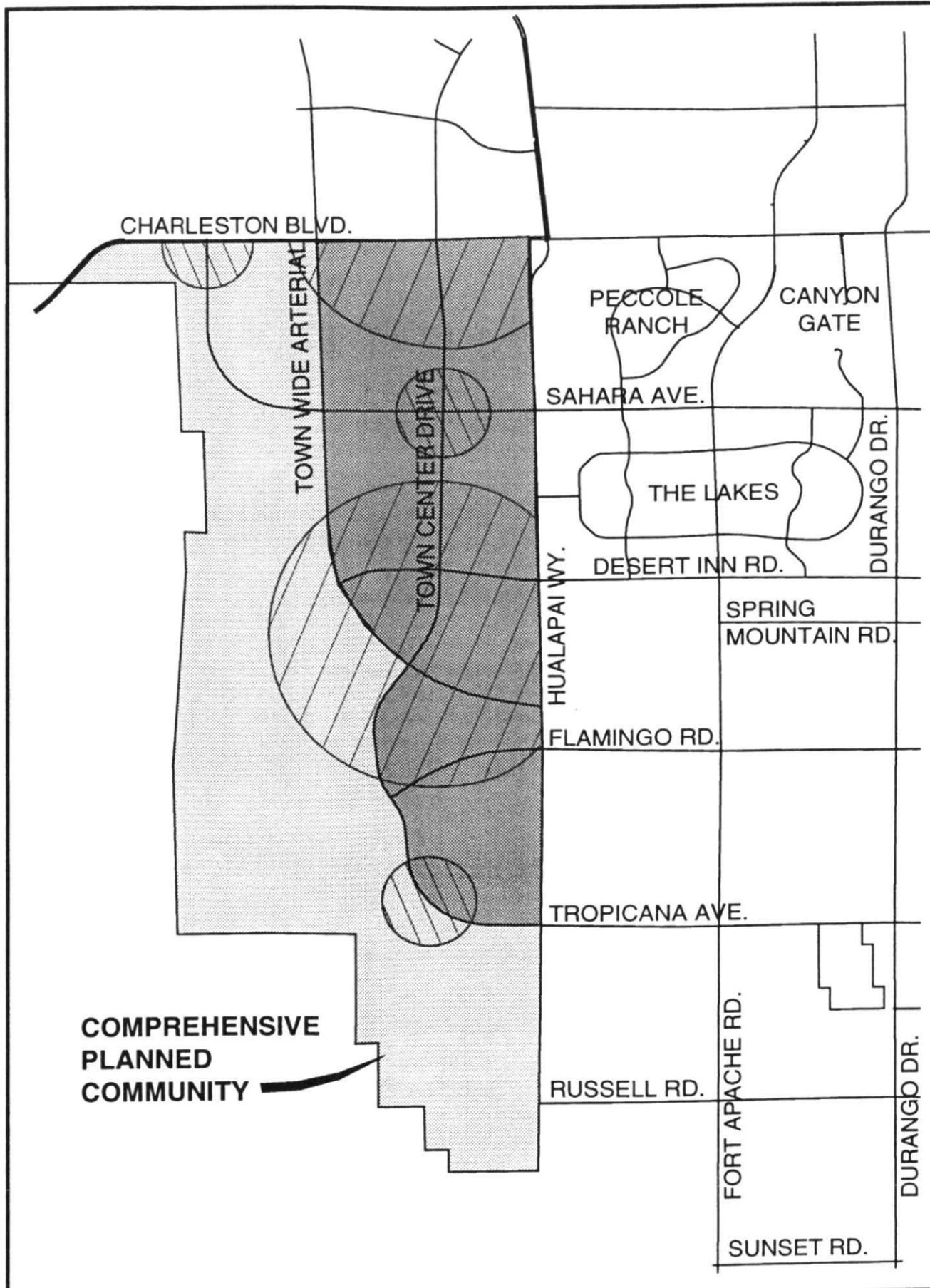
The Development Phasing Plan

The Development Phasing Plan provides a description of the development expected to occur within the CPC over the next 5 years. It provides a general indication of the location of the proposed starting point and the amount of development activity expected within the first 5 year period.

The Village Plan

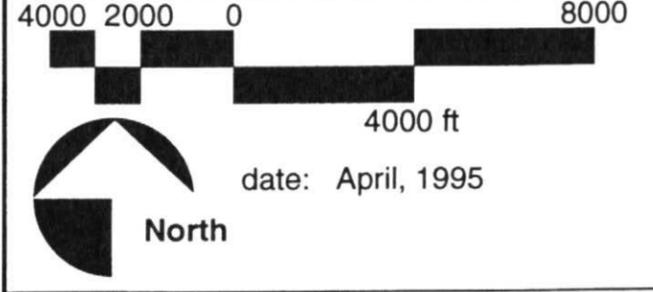
The Village Plan provides a more detailed description of the proposed development than the previous two types of plans. Separate plans will be submitted for each Village with each plan covering 250 to 1000 acres proposed to be developed over a one to five year period of time. Each Village Plan will indicate the major development parcels proposed and will specify the category of land use proposed for each development parcel.

Village Plans may be submitted individually or in multiples dependent upon market conditions, technical factors and planning considerations. The size, number, and boundaries of villages may change due to variable market technical or planning considerations.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Generalized Land Use



Legend:

- 
 Regional Employment/Retail Area
 In addition to residential uses indicated by underlying color,
 up to 460 acres of employment land uses
 140 acres retail land uses
 100 acres institutional land uses
- 
 Community Employment/Retail
 In addition to residential uses indicated by underlying color,
 up to 80 acres of employment land uses
 60 acres retail land uses
 80 acres institutional land uses
- 
 Lower Density Residential
 Residential land uses with an average density of up to 4 units per gross acre (based on total acreage in this category).
- 
 Medium Density Residential
 Residential land uses with an average density of up to 8 units per gross acre (based on total acreage in this category).

This map is for planning purposes only. No liability is assumed.

GENERALIZED LAND USE

This chapter provides a general overview of the CPC. It describes the overall planned land uses, and provides a general indication of where commercial and employment activities may be located.

OVERALL PLANNED LAND USES

The CPC consists of 6,138 acres of vacant land to be developed within a PC-Planned Community zoning district. The CPC is under the sole ownership of the Master Developer. The property offers virtually no impediments to development. The following land uses are anticipated:

Residential: Up to 18,000 dwelling units (approximately 3 dwelling units per gross acre) are proposed. A wide variety of housing types are anticipated within the residential areas, including affordable housing. Other uses such as schools, parks and places of worship will also be located within the residential areas. Additionally, resorts and related uses and village retail/service areas of approximately 5 acres or less may be located within lower or medium density residential areas. Where this occurs the uses will be designed to protect adjacent residences and will have appropriate access to arterial streets. Two residential categories are delineated on the map:

- **Lower Density Residential** generally consists of lower density residential types at densities of up to 8 units per acre. The housing types will include predominantly single family detached housing with the possibility of some attached units. Gated communities, clustered communities and active adult lifestyle communities may be included.

The lower density area may also include attached residences of up to 25 units per acre. These uses will typically be located in areas of lower slope gradient, on or near arterial streets.

In many cases, topography will dictate lower density uses near the westerly boundary of the CPC. Clusters of attached residences including apartments, condominiums, and congregate care residences may also occur in western areas in response to view and topographic opportunities.

The average residential density of the area indicated as "Lower Density Residential" on the Generalized Land Use Plan will not exceed an overall average density of 4 units per gross acre.

- **Medium Density Residential** consists of both lower density single family detached housing as well as higher density attached and detached residential uses. Higher density uses of up to 50 units per acre will be located to complement activity nodes and/or planned employment centers. Higher density uses will be buffered from lower density residential uses within the CPC and from existing residential neighborhoods outside the CPC boundaries. Multifamily residential uses at densities of more than 18 units per acre are expected to absorb a relatively small share of the total residential acreage. The average residential density of the area indicated as "Medium Density Residential" on the Generalized Land Use Plan will not exceed an overall average density of 8 units per gross acre.

Employment / Retail: Up to 920 acres of commercial and industrial land uses are planned.

- **Regional Employment/Retail** areas will include land uses of significant intensity which typically generate a substantial amount of employment and traffic. The uses may include retail sales, eating and drinking establishments, cinemas, theaters, business offices, services, resort* and related uses, general commercial uses, warehousing, distribution, assembly, repair and other compatible light industrial land uses.

- **Community Employment/Retail** areas will generally be limited to land uses required to serve the local community. The uses may include offices, retail sales, eating and drinking places, services, some limited repair and other general commercial land uses.

Institutional areas described in this plan will include public and semi-public uses, including but not limited to government facilities, schools, religious and cultural facilities and utility sites.

*This Land Use and Development Guide should not be construed as granting approval of gaming resorts. Proposed gaming resorts will be considered on a case by case basis as part of the zoning approval process.

Land Use Allocation / Plan Flexibility

The map depicts a generalized indication of the anticipated location of the land uses outlined above. Actual land uses and their specific locations within the CPC will be subject to market conditions, technical and planning considerations, the overall economy, and similar factors beyond the control of the Master Developer and Clark County.

The land within the CPC is proposed to be developed generally as follows with a flexibility of up to +20% of the acreage in each non-residential land use category and +10% of the acreage in each residential land use category:

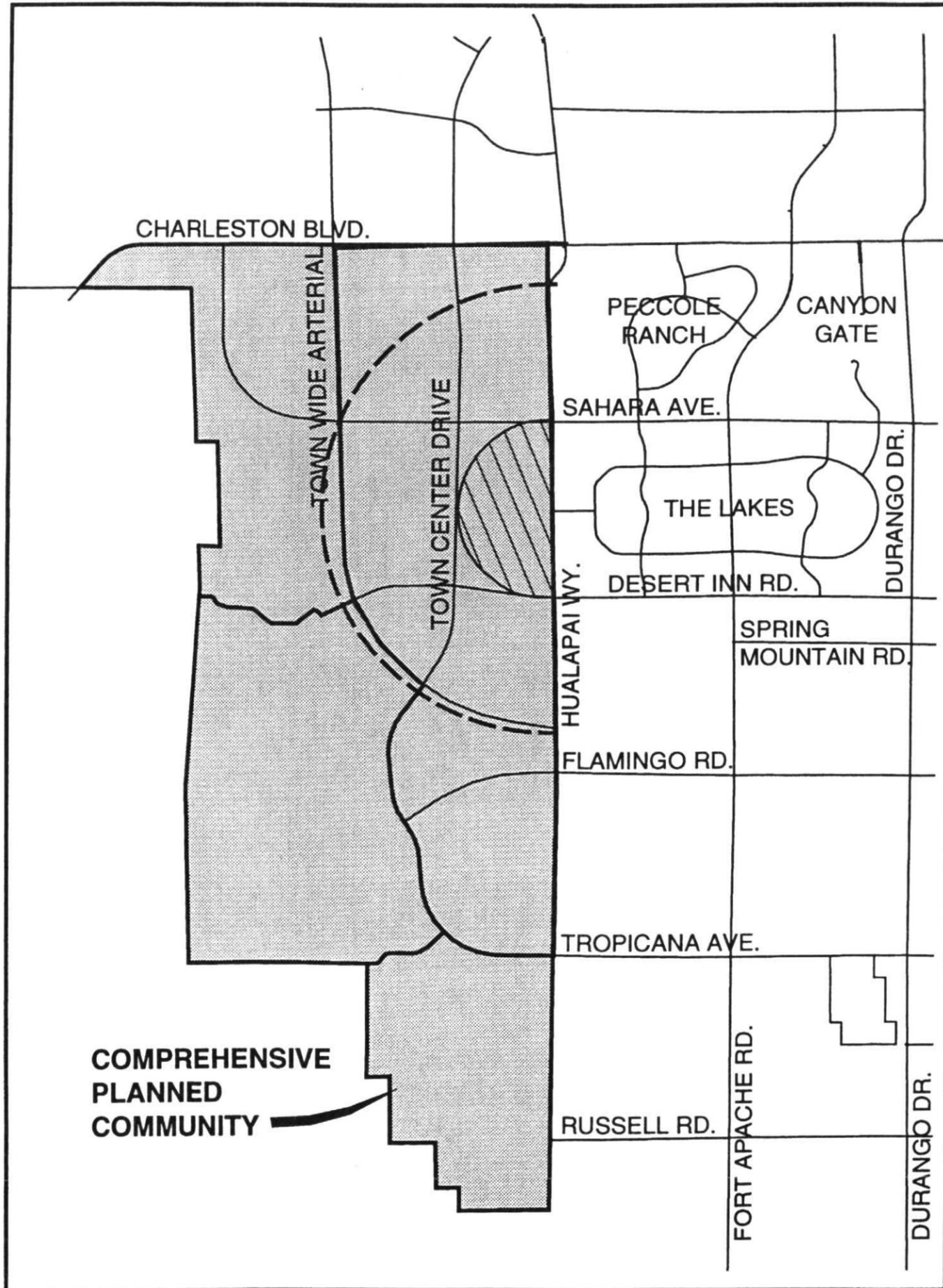
General Category	Approximate Acreage	Approximate Percentage
Residential - single family	2,760 ac.	45%
Residential - multi-family	540 ac.	9%
Retail/Service	200 ac.	3%
Employment	540 ac.	9%
Institutional	180 ac.	3%
Open Space*	920 ac.	15%
<u>Right-of-way</u>	<u>998 ac.</u>	<u>16%</u>
TOTAL	6,138 ac.	100%

*includes golf courses

The full complement of land uses within the ranges described above is anticipated at build out of the Project. Development of land in several of the land uses categories will tend to lag until the Project has matured and is approaching completion.

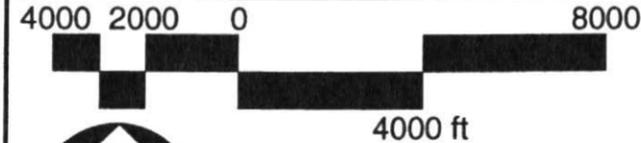
The generalized designations described above and shown on the map will be given more specific definition as detailed planning takes place. The planning policies and assumptions surrounding the CPC must reflect the fact that a flexible approach to land use is essential.

Planned land use categories as set forth in the Generalized Land Use Plan legend do not designate any specific zoning classification. The color coded areas constitute general categories of planned land uses within a range of options and do not guarantee property owners or neighbors a particular zoning classification in the future. Requests for specific zone reclassification are subject to the discretion of the Planning Commission and Board of County Commissioners within the general guidance contained in this Land Use and Development Guide coupled with consideration of the health, safety, morals, and general welfare, the character of the area, the area's peculiar suitability for particular uses, the availability of water and other required resources, conservation of the value of buildings and property, and encouraging the most appropriate land use. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Development Phasing



date: April, 1995

Legend:

-  PC - Planned Community
-  Approximate land absorbed in 5 years assuming development proceeds uniformly in all directions from starting point.
-  Probable starting vicinity

A bulk sale may increase the number of units and coverage absorbed annually.

Development Phasing

The CPC is expected to be developed on a Village by Village basis. Development is proposed to begin along Hualapai Way between Desert Inn Road and Sahara Avenue. Development is expected to proceed from the initial Village in a logical progression. Development areas will be limited to those located within Clark County's Community District 2 or to other areas approved by the Board of County Commissioners through a development agreement.

Development within the first five years is expected to absorb between 1,000 and 1,500 acres, based on an assumed average residential absorption rate of 1,000 dwelling units per year. A bulk sale may increase the number of units and acreage absorbed annually. Commercial and employment activity is expected to follow initial residential development.

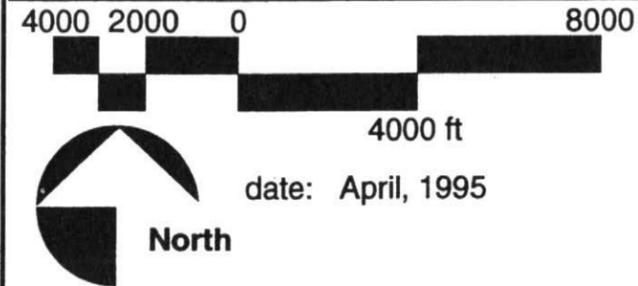
Due to the differences in land use emphasis and the dependence upon market conditions, individual Villages are expected to develop at different rates. It is anticipated that more than one Village may be under development at any given time. The intent of the Master Developer is to have a sufficient level of inventory available within each type of land use, based on the rate of absorption supported by the market, while avoiding an over supply in any given product segment.

More detailed information regarding development schedules will be provided with each Village Plan.

This map is for planning purposes only. No liability is assumed.

COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Villages



Legend:

- PC - Planned Community
- Village Boundary
- Arterial Roadway
- 15** Village Number
- Section Line
- Section Numbers

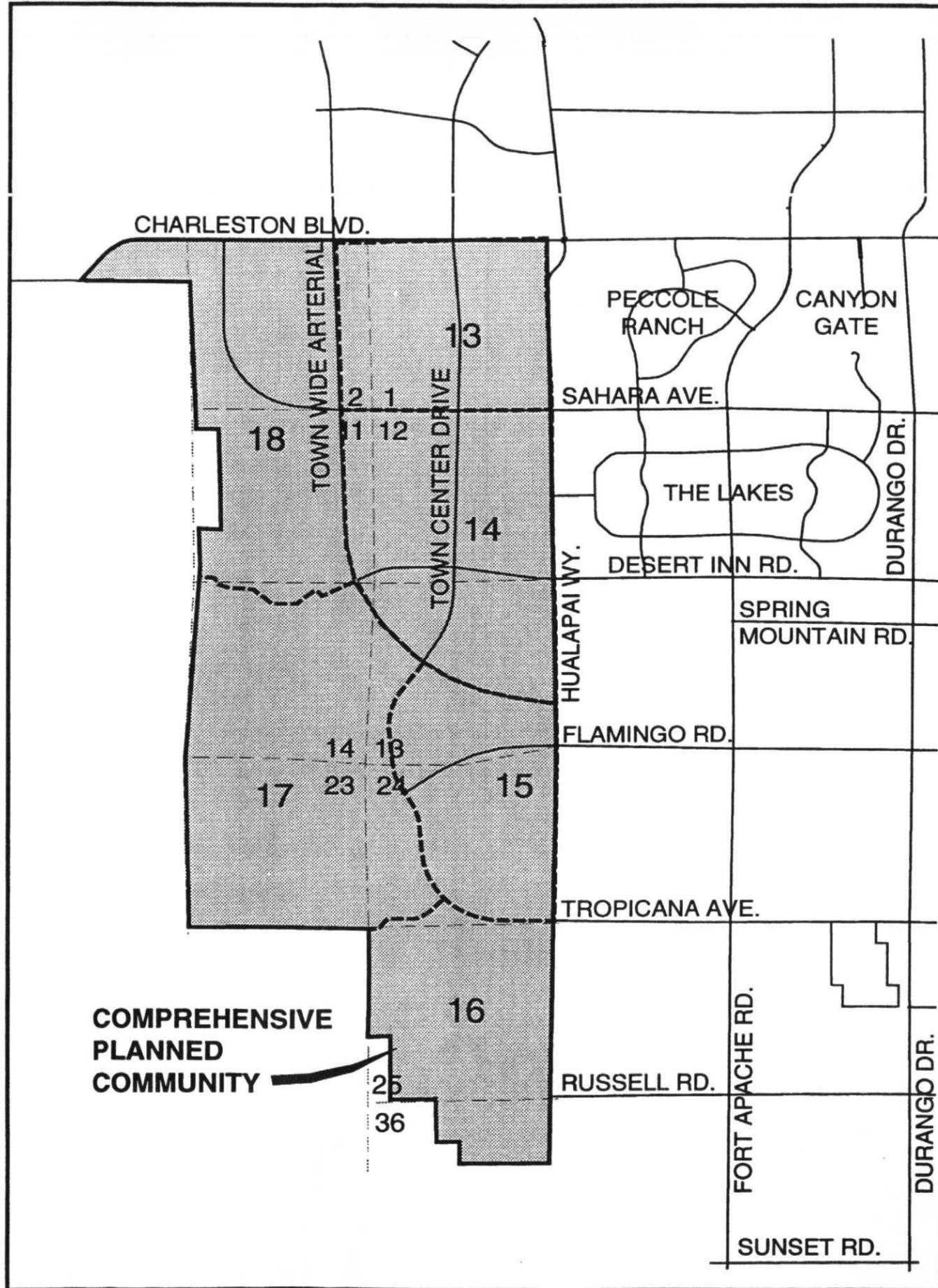
Note: Villages 1 - 12 and 19 - 30 are located north of Charleston.

Village Plans

Village Plans will indicate specific uses to be located within each Village. In addition, Village Plans will delineate the nature and location of infrastructure improvements, and define the nature and location of public facilities such as schools, fire stations, and libraries. Village Plans will be submitted and considered through the zoning process.

The Village Plans will provide the basis for the detailed implementation of each Village within the CPC. It is anticipated that each Village Plan will address the following issues:

- the property boundaries and acreage of the Village.
- the proposed land uses within the Village.
- the Master Developer's proposed phasing plan and start and completion dates for development of the Village.
- the proposed transportation and circulation routes.
- the proposed overall density of residential development within the Village.
- an analysis of the adequacy of existing roads and water, sewer and drainage improvements to serve the Village together with a description of the roads and improvements to be constructed as part of the development and those required to mitigate the off site impacts generated by the development.
- a description of proposed measures for transportation demand management.
- a description of the proposed parks, fire stations, schools, police stations, libraries and other public facilities, if any, to be located within the Village.



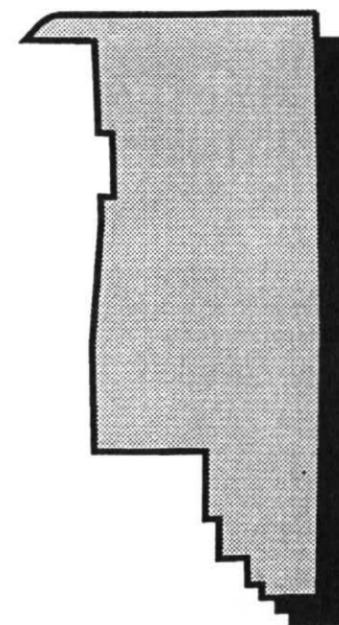
This map is for planning purposes only.
No liability is assumed.



Village Plan Inserts

This envelope is provided to receive each Village Plan as it is approved by Clark County.

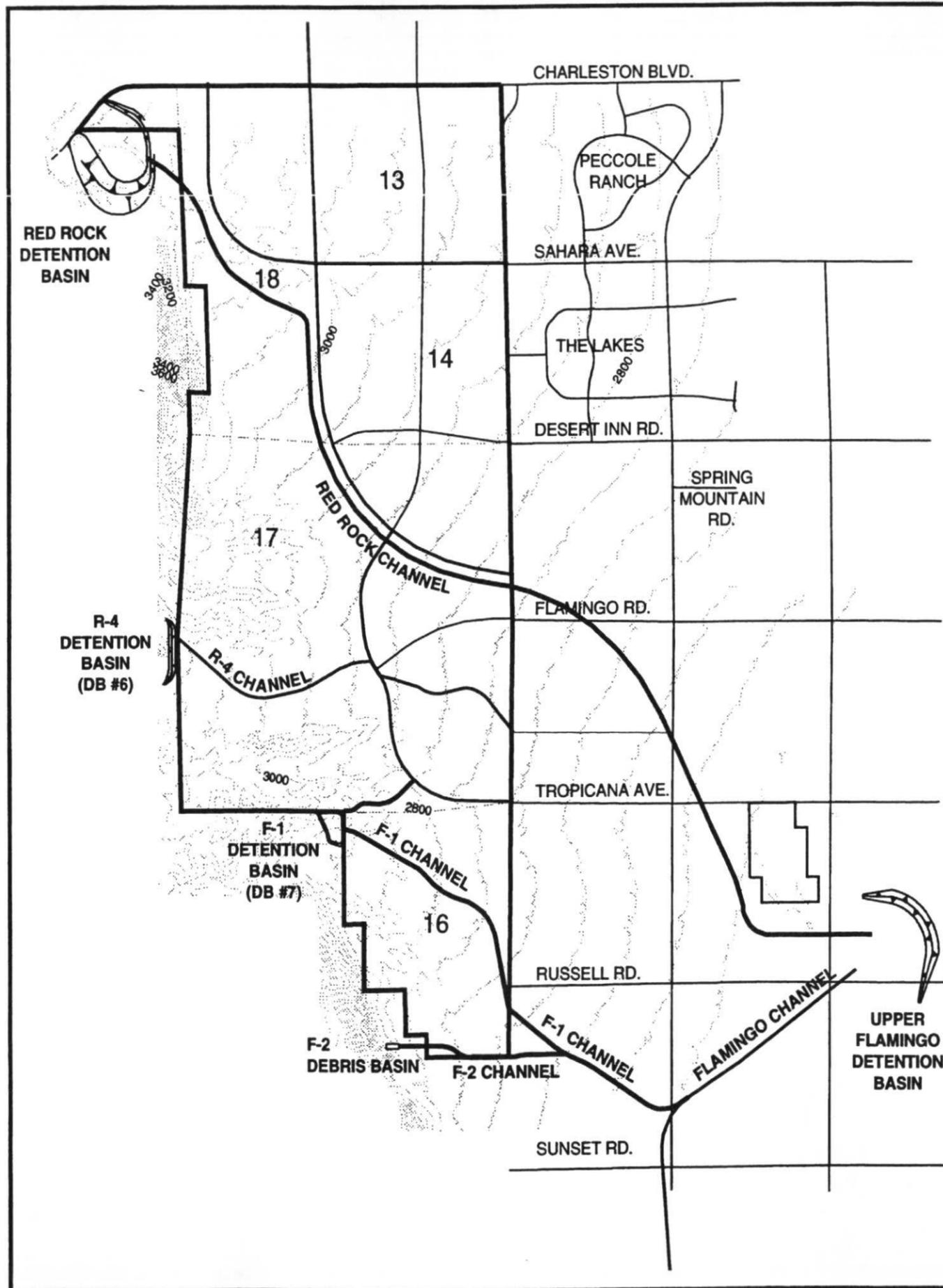




CHAPTER THREE:

**COMMUNITY
SERVICES**





COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Regional Drainage Facilities

4000 2000 0 8000
4000 ft

date: April, 1995

North

Legend:

- Proposed drainage channel
- Detention Basin
- 13 Village Number

Sources:

The Master Plan Update of the Las Vegas Valley
Clark County Regional Flood Control District, August 1991

Clark County Regional Flood Control District
10 year Construction Program, July 1994.
(Fiscal year 1993/1994 through Fiscal year
2001/2002).

Regional Drainage Facilities

The Drainage Facilities map shows existing and proposed regional drainage facilities in and adjacent to the CPC. The Clark County Regional Flood Control District (CCRFCD) has planned a number of facilities that are to eventually ring the Las Vegas Valley and mitigate major flood hazards. The Clark County Regional Flood Control District Master Plan Update adopted in August 1991, covers both unincorporated Clark County and the incorporated cities within Clark County. The projects recommended in the Master Plan are a combination of detention and conveyance structures which are designed to detain 100 year stream flows long enough to reduce downstream flows, thus reducing the need for additional downstream channel improvements.

Areas of the CPC are prone to periodic flooding. Both the Red Rock and Flamingo Washes flow from west to east across the CPC and drain into the Tropicana/Flamingo Wash.

The CCRFCD Master Plan includes the following projects:

1. Increase the capacity and inlet of the Upper Flamingo Detention Basin and improve the wash from Fort Apache Road;
2. Increase the capacity of the Red Rock Detention Basin; Improve the Red Rock Floodway through the CPC from the Red Rock Basin to Hualapai Way; Improve the Red Rock Channel from Hualapai Way east.
3. Construct Detention Basin #7 with spillway, improve the floodway through the CPC, and extend the channel east of the CPC.
4. Construct Detention Basin #6 with spillway, improve the floodway through the CPC, and extend the channel east of the CPC.
5. Construct Debris Basin F-2 and construct channel from Debris Basin F-2 to F-1 Channel.

The CCRFCD Master Plan projects are proposed as joint efforts by the U.S. Army Corps of Engineers and CCRFCD. Construction of the Red Rock Detention Basin expansion is projected to start in 1995. These projects will substantially reduce flood hazards for existing communities downstream and east of CPC. Each project is scheduled to be constructed independently of development of the CPC. Coordination of channel alignments with other public facilities and development will occur where feasible.

This map is for planning purposes only.
No liability is assumed.

CPC Drainage Facilities

Development of portions of the CPC will depend on completion of construction of certain US Army Corps of Engineers/CCRFCD regional drainage facilities. For example, the construction of the Red Rock Detention Basin and Red Rock Channel will remove portions of Villages 13, 14, 15, 17 and 18 from the flood hazard area. Construction of the F-1 Detention basin (DB#7) and F-1 Channel will remove portions of Village 16 from the flood hazard area. Construction of the R-4 Detention Basin and Channel and the F-2 Debris Basin and Channel will be needed as part of the system to convey offsite stormwater through the CPC.

Other on-site facilities such as permanent channels, detention basins, and internal stormwater collection systems will be constructed as needed as development progresses.

Regional Major Street Network

The Major Street Network map identifies existing arterial and collector streets, and the projected regional street network. Currently, traffic adjacent to the planning area is relatively light when compared to more fully developed areas of the Las Vegas Valley. As urban growth continues, installation of new roads and improvements to existing streets will further enhance traffic circulation adjacent to and within the CPC.

The Regional Transportation Commission (RTC) has initiated planning for a beltway project which may be constructed by RTC or the Nevada Department of Transportation (NDOT) along the perimeter of the Las Vegas Valley. The western portion of this corridor traverses the CPC planning area. The alignment indicated on the map is schematic, as the final alignment is still under consideration.

Existing offsite roads which extend to the CPC include Charleston Boulevard, Sahara Avenue, and Desert Inn Road. Tropicana Avenue is improved west to Durango Drive. Flamingo Road is improved west to Durango Drive, and Spring Mountain Road is improved west to Durango Drive. Access roads have been completed from the intersection of Desert Inn Road and Durango Drive south past Spring Mountain Road to Hacienda Road and east on Spring Mountain Road and Flamingo Road to Rainbow Boulevard.

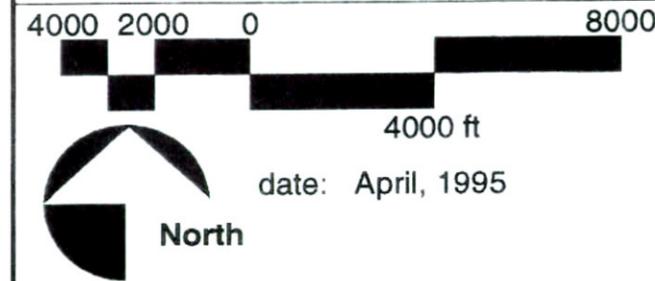
Projects under construction or proposed in the "1994 Road and Infrastructure Guide" and the "1994 Regional Transportation Plan Update" include:

- Desert Inn Road (Durango Drive to Jones Boulevard) construct to 4 lanes; completion 1997.
- Spring Mountain Road (Durango Drive to Rainbow Boulevard) construct to 4 lanes; completion 1997
- Southern Beltway - Section 6 (Decatur Boulevard to I-15) construct to 4 lanes limited access; completion 1998.
- Southern Beltway - Section 7 (Buffalo Drive to Decatur Boulevard) construct to 4 lanes limited access; completion 2000.
- Durango Drive (Flamingo Road to Desert Inn Road) construct to 4 lanes; completion 1997.
- Flamingo Road (Durango Drive to Rainbow Boulevard) construct to 4 lanes; completion 2002.

Roads east of Hualapai Way are generally projected to be constructed as part of adjacent development or through RTC funding where provided in the Transportation Improvement Plan and Capital Improvement Program. All road improvements will be completed in accordance with requirements established in the Regional Transportation Plan.

COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Major Street Network



Legend:

Existing:

2 - Lane Paved

4 - Lane Paved

••••• - Half Street

••••• - Full Street

6 - Lane Paved

□□□□□ - Half Street

□□□□□ - Full Street

Proposed:

Major Arterials
Village Arterial or
Western Beltway Corridor

Proposed: (Offsite)

Section Line Arterials

Quarter - Line Arterials

Southern Beltway Corridor

Other:

16 Village Number

Village Boundary

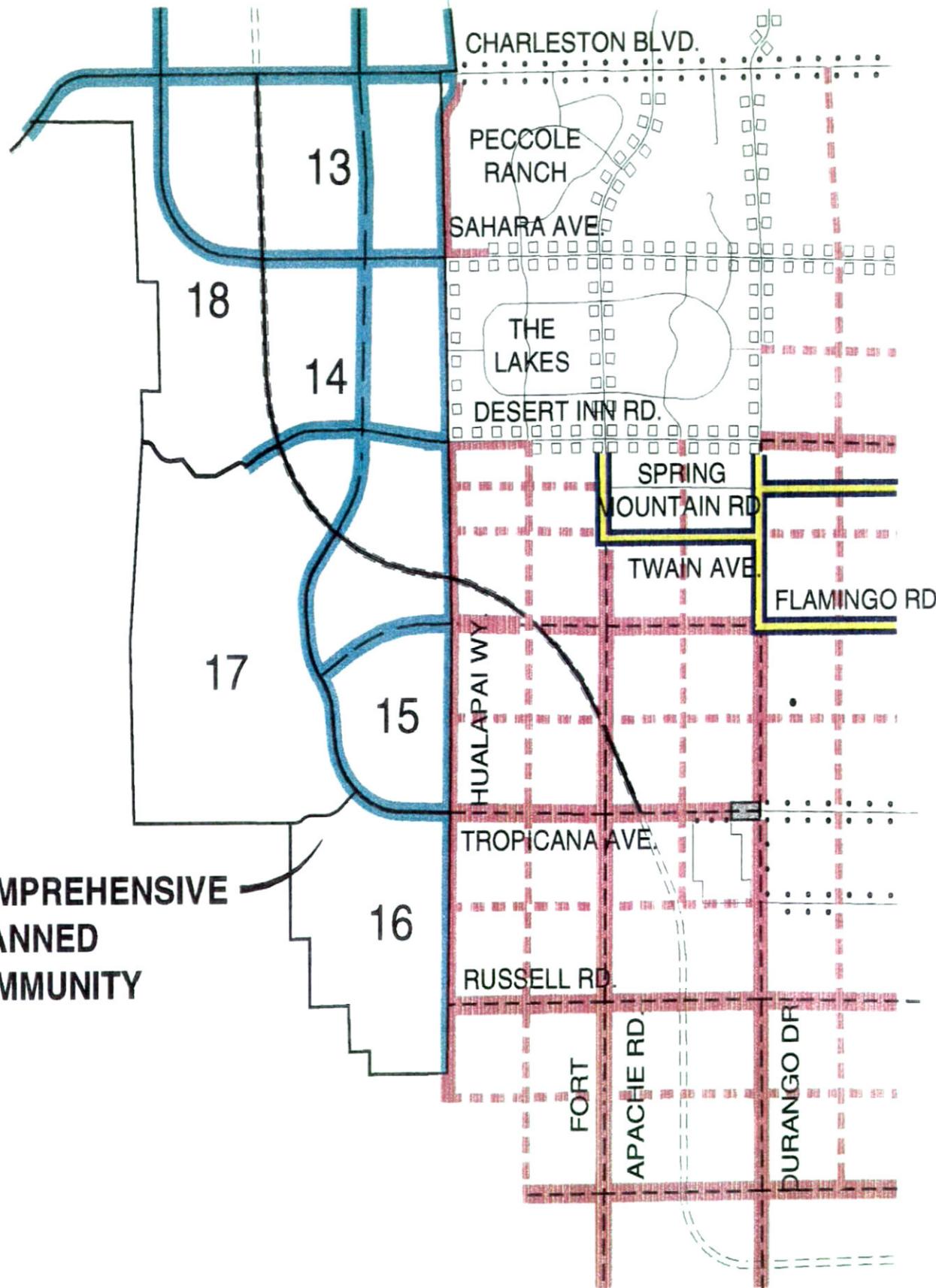
Source:

1994 Road and Infrastructure Guide - Clark County Department of Public Works

Summerlin Master Plan Transportation Element 1993 - Echelon Industries

Regional Transportation Plan Update 1993 - Regional Transportation Commission (RTC)

COMPREHENSIVE PLANNED COMMUNITY



This map is for planning purposes only. No liability is assumed.

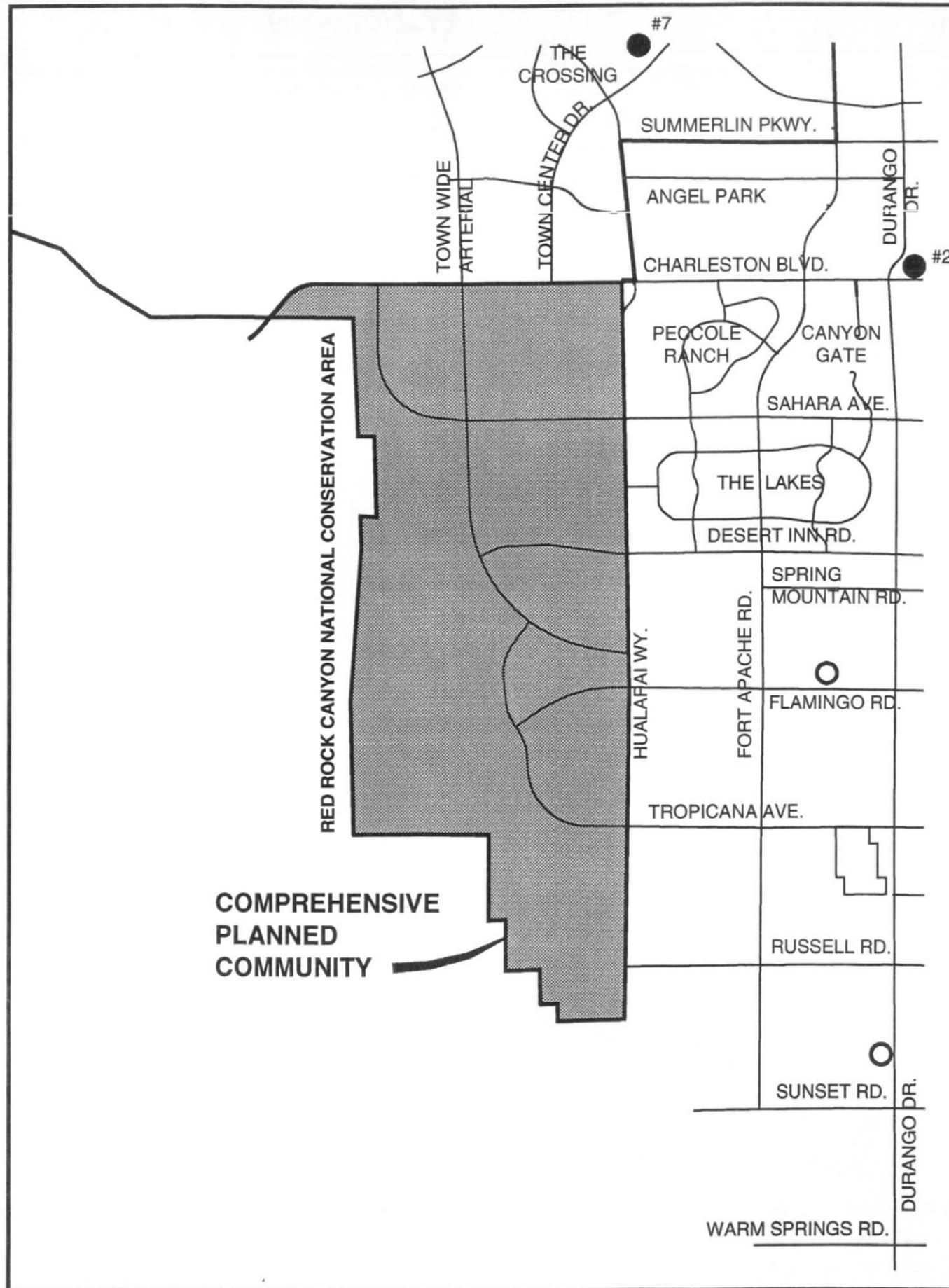
CPC Major Street Network

Streets within the CPC will be constructed as development and projected traffic warrants. The proposed major street network is based upon the July, 1993 Draft Summerlin Master Transportation Element and the RTC Regional Transportation Plan.

The internal and external street network, facility widths, transit facilities, air quality mitigation and off-site impacts will be further clarified at a master plan level in the Summerlin Transportation Master Plan (STMP) to be completed in 1995. Facility design and offsite mitigation, where required, will be addressed in a Development Agreement if possible or at the village level in the development plan traffic analyses. The STMP will provide the framework for preparation of the village development plan traffic analysis. As development in the CPC and the region proceeds the STMP will be updated as needed.

The 1995 STMP is being prepared in coordination with all affected transportation entities including Clark County, RTC, NDOT, and the City of Las Vegas. This master plan will include all existing and planned development projected through buildout of Summerlin North, West and CPC.

Access will be provided as required to private properties west of the CPC.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Fire Service

5000 2500 0 10000
5000 ft

North

date: April, 1995

Legend:

- Existing Fire Station (by number)
- Proposed Fire Station

Source:
Fire: City of Las Vegas Fire Department

This map is for planning purposes only. No liability is assumed.

Regional Police Service

Police protection for the CPC is currently provided by the Metropolitan Police Department's Southwest Station located on Spring Mountain Road near Jones Boulevard and by the Northwest Station at Jones Boulevard and the US-95 expressway. Plans call for relocating the Northwest Station to Lake Mead Boulevard west of US 95 at Rock Springs Drive.

In addition to their regular duties and responsibilities, officers are assigned to units which specialize in such areas as canine operations, bicycle patrol, traffic enforcement, helicopter patrol and gang diversion. There is also a SWAT team which responds to emergency situations.

CPC Police Service

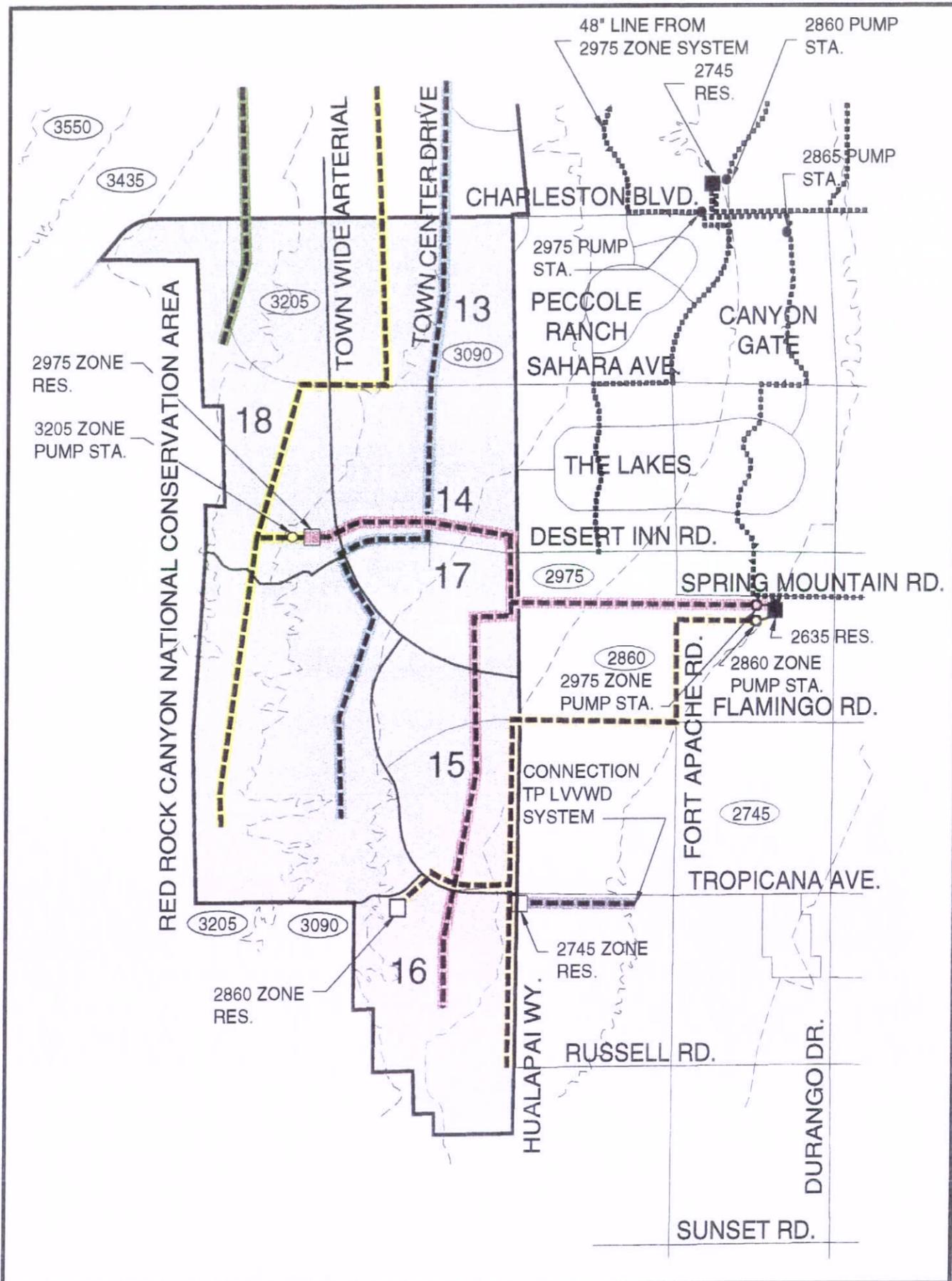
The development expected within the CPC will require significant police services (approximately 36 patrol units) however the projected population within the CPC alone does not generate the need for a new police substation.

Regional Fire Service

The CPC is currently served by Clark County Fire Station #22 located at Flamingo Road and Rainbow Boulevard, City of Las Vegas Fire Station #2 at Durango Drive and Charleston Boulevard and City of Las Vegas Fire Station #42 at Cheyenne Avenue and the US 95 Expressway. Fire Station #7 in Summerlin will offer protection to the northern portions of the CPC. Station # 7 is expected to be completed in 1995.

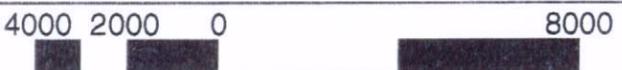
CPC Fire Service

Water supply with a minimum fire flow of 1,500 GPM with a duration of 2 hours will be provided for fire suppression needs as the CPC is developed. Depending on the occupancy or hazard classification, the required fire flow for specific sites may be higher. Additional station sites will be established as needed to provide full fire prevention service to the CPC. The location of fire stations will be coordinated between the Master Developer and the Clark County Fire Department. Generally, a fire station should be located within 1.5 miles or a 3 minute response time from each developed property. Adequate fire flow and a fire station or approved alternatives must be in place before the first home is occupied.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Water Service



date: April, 1995

Legend:

- Existing:
- 2 - Lane Paved
 - 4 - Lane Paved
 - Half Street
 - Full Street
 - 6 - Lane Paved
 - Half Street
 - Full Street

- Proposed:
- 2745 Water Line
 - 2860 Water Line
 - 2975 Water Line
 - 3090 Water Line
 - 3205 Water Line
 - 3320 Water Line

Source:
Las Vegas Valley Water District

Regional Water Service

The Las Vegas Valley Water District (LVVWD) provides water service to areas adjacent to portions of the CPC planning area.

The Water Service map indicates the major water facilities, both existing and proposed, and the five different pressure zones in the CPC. Pressure zones are based on topography and generally act as independent water systems with their own reservoirs and pipelines; therefore, land adjacent to existing development may be in an unserved pressure zone.

Water service is now supplied by the LVVWD to the 3090 and lower zones within the portion of Summerlin located north of Charleston Boulevard.

CPC Water Service

Water facilities capable of meeting the water demands and fire requirements of new developments, within the LVVWD's service area, are provided in accordance with the LVVWD service rules, policies and procedures. In cases involving major expansions of the LVVWD system into unserved areas, the LVVWD may participate with the developer in a financial arrangement to install oversized main extensions capable of serving future development outside of the developer's property.

Projected Annual Water Usage Rates (Acre-Feet/Acre/Year)	
Residential-Low & Medium Density	3.17
Residential-High Density	7.07
Retail/Service	4.31
Employment	4.31
Institutional (Schools, Churches)	3.00
Parks/Irrigated Open Space	7.47
ROW/Non-Irrigated Open Space	0.00

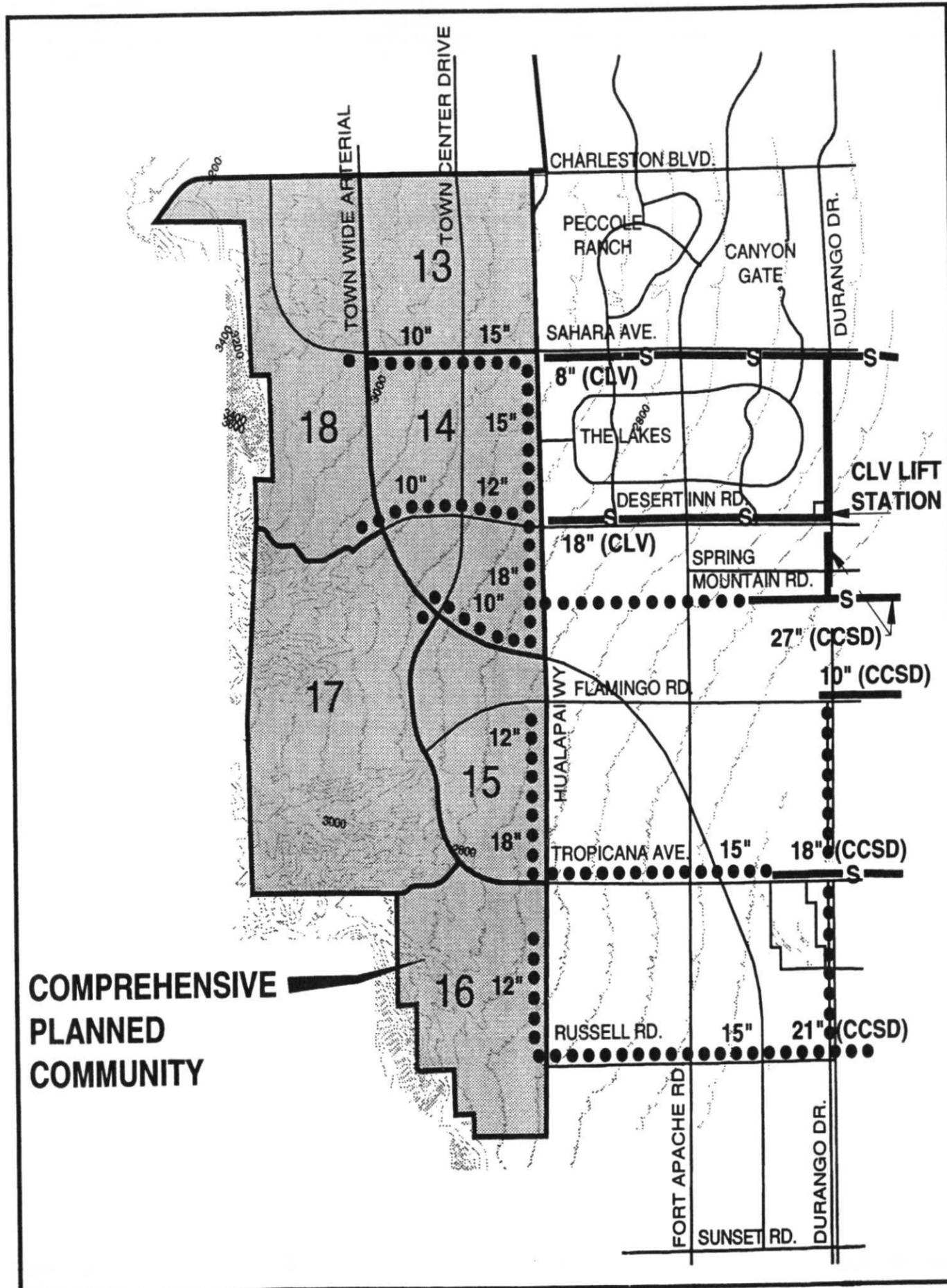
Source: LVVWD Table dated 03/09/92

The approximate amount of water capacity anticipated for the CPC and the approximate dates the supply will be needed are as follows:

	ACRE FT/YR.
1995-2000	7,200
2000-2005	19,000
2005-20102	6,000

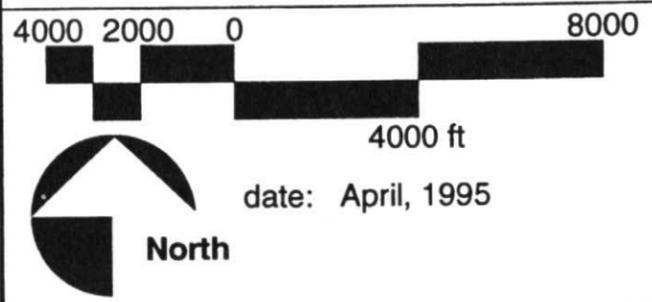
The amounts of water capacity are cumulative. Projected dates of usage are based on the time of actual connections to service users. Estimates of the timing of water usage are highly speculative and dependent on assumptions of future market conditions. Changes in market conditions could dramatically impact the rate of land absorption and water usage.

This map is for planning purposes only. No liability is assumed.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Sewer Service



- Legend:**
- Existing:
 - Sewer Main
 - CCSD Clark County Sanitation District
 - CLV City of Las Vegas
 - Proposed:
 - Gravity Sewer Main
 - Force Main (FM)
 - Lift Station
 - Village Number

Source:
Clark County Sanitation District - Sewer Service Maps, 1993.

This map is for planning purposes only. No liability is assumed.

Regional Sewer Service

The Clark County Sanitation District (CCSD) and the Sanitation Division of the City of Las Vegas Department of Public Works provide sewer service to areas adjacent to portions of the CPC. The Sewer Service map identifies major sewer interceptors (main sewer lines) in the area.

All wastewater in the service area is conveyed through an extensive pipeline collection system and is routed to sewer treatment facilities. Three treatment plants serve the Las Vegas Valley: the Clark County Sanitation District treatment plant located at 5857 East Flamingo Road; the Clark County Sanitation District Advanced Wastewater treatment plant at 4060 South Hollywood Boulevard; and the City of Las Vegas treatment plant at 5500 East Vegas Valley Drive.

Existing
A 27" line exists in Twain Avenue feeding the Twain/Flamingo interceptor system of the CCSD. This line presently extends west to one and a quarter miles from the CPC where the line terminates approximately 100' west of El Capitan. An 18" line exists at Hualapai Way and Desert Inn Road feeding the Sahara Avenue/Oakey interceptor system of the City of Las Vegas. An 8" line exists at Hualapai Way and Sahara Avenue, which also feeds this system. An 18" line exists at El Capitan and Tropicana Avenue that flows to the Tropicana Avenue interceptor of the CCSD.

Proposed Projects
CCSD has initiated a "Crosstown Interceptor and Relief Sewers" project. This project will provide additional capacity in the Twain and Tropicana Interceptor Sewers. Portions of the Crosstown Interceptor have been constructed and another segment is currently under construction. The total Crosstown Interceptor is estimated for completion in the 1998 to 2010 timeframe. As development in the unincorporated Town of Spring Valley continues the available capacities of the Twain and Tropicana Interceptors will decrease. It is estimated that capacity in the Tropicana Interceptor west of Industrial Road will be used up by the year 2000.

The CCSD's Capital Improvement Plan (CIP) also includes a new interceptor sewer titled "West Russell Road Interceptor Relief Sewer" which will provide capacity relief to the Tropicana Interceptor and the Flamingo Interceptor sewer systems. This will provide a 21-inch sewer at the intersection of Russell Road and El Capitan Way that connects into the Crosstown Interceptor. This project is scheduled for design and construction in fiscal year 1999 2000.

CPC Sewer Service

On alignments where additional growth is anticipated, the CCSD has a Mainline Extension Policy which allows it to participate with developers in a financial arrangement to install oversized sewer lines capable of serving future development.

Sewers east of Hualapai Way are projected to be constructed by adjacent development as it occurs. If sewers are needed by the CPC prior to construction by adjacent development, they will be extended under standard CCSD extension agreements.

Projected Sewer Flow Rates

1. Residential Wastewater Contribution: 250 gallons/day/ERU (ERU = Equivalent Residential Unit)
 - a. Single-Family Residential Unit = 1.0 ERU
 - b. Multi-Family Residential Unit = .7 ERU
2. Non-Residential Wastewater Contribution: 2000 gallons/acre/day

Source: Clark County Sanitation District Table B

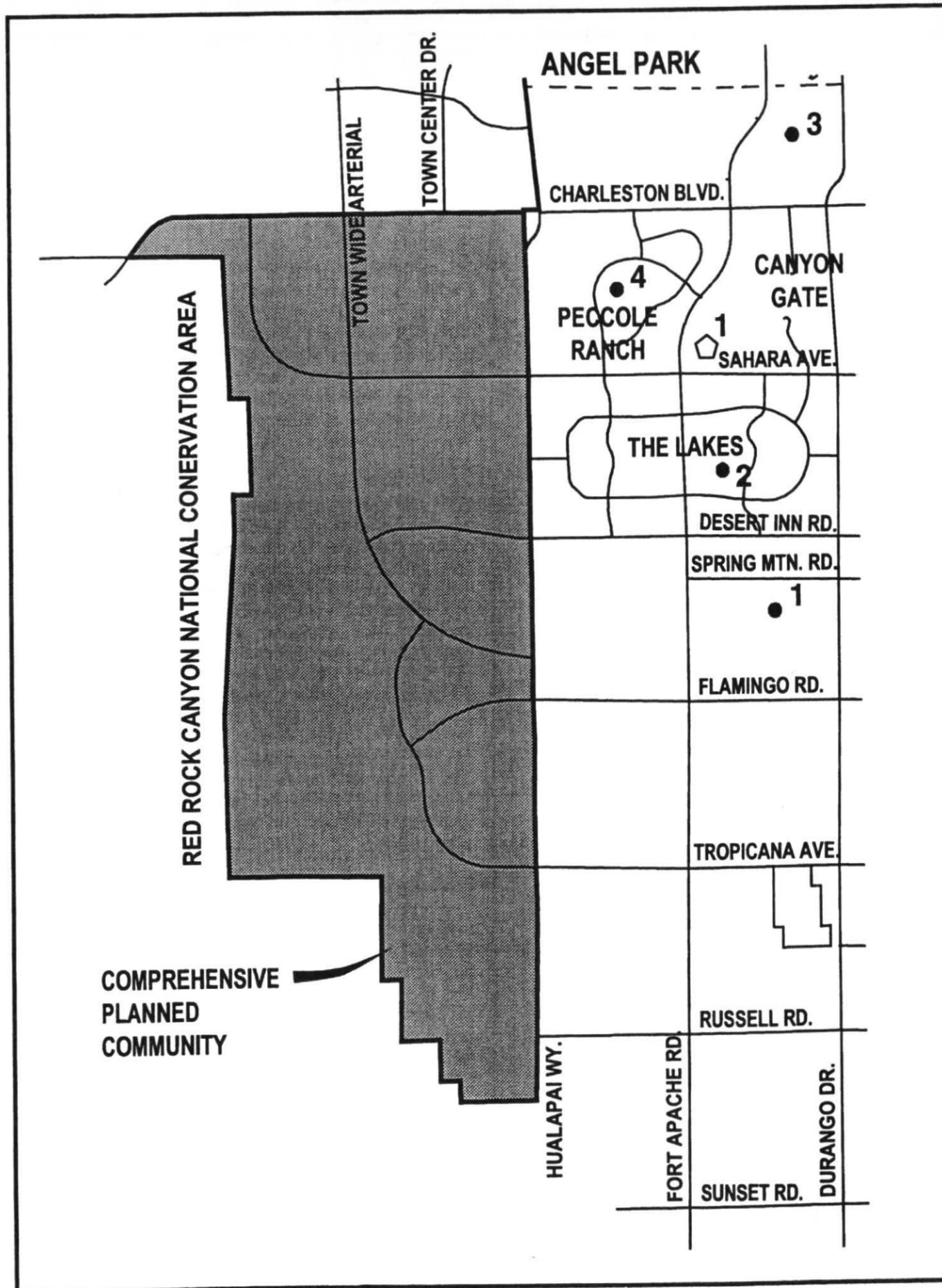
The approximate amount of sewer capacity required for the CPC and the approximate dates the capacity will be needed are as follows:

Year	Average (MGD)	Peak (MGD)
1995 - 2000	1.6	3.2
2000 - 2005	4.3	8.6
2005 - 2010	5.9	11.8

Of the total sewer capacity, approximately 8.7 MGD will flow into the Twain interceptor, approximately 2.2 MGD will flow into the Tropicana interceptor and approximately .9 MGD will flow into the Russell interceptor.

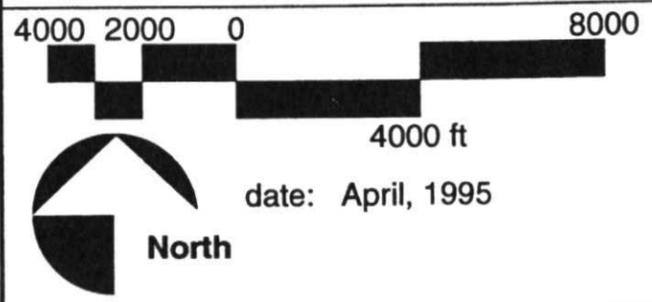
Projected dates of usage are based on the time of actual connections to service users. All amounts are cumulative. Estimates of the timing of sewer usage are highly speculative and dependent on assumptions of future market conditions. Changes in market conditions could dramatically impact the rate of land absorption and sewer capacity requirements.

CCSD, Las Vegas Valley Water District and the Master Developer have provided funding for an analysis of utilizing treated waste water for irrigation of common area landscaping, parks, and golf courses. The feasibility of constructing a satellite treatment facility on the west side of the Las Vegas Metropolitan Area in unincorporated Clark County will be considered in the analysis. This study is projected to be completed in fall of 1995.



COMPREHENSIVE PLANNED COMMUNITY LAND USE AND DEVELOPMENT GUIDE

Schools and Libraries



- Legend:**
- Elementary Schools
- Existing:
 1. BENDORF, Patricia
 2. CHRISTENSEN, M.J.
 3. JACOBSON, Walter E.
 4. PIGGOT, Clarence A.
- Libraries
- ◻ Proposed:
 1. SAHARA WEST

Source:
Clark County School District, 1993 - 94.

This map is for planning purposes only.
No liability is assumed.

Regional Schools

The map shows the locations of public schools in the vicinity of the CPC Planning area.

In addition, the Milton I. Schwartz Hebrew Academy, the Meadows School, and the Las Vegas Day School provide private schools in the vicinity.

CPC Schools

The specific number of Schools to be constructed to serve the CPC area will be determined during the planning and consideration for each village. Generally the number of schools will be determined by the following criteria:

	Grades		
	K - 5	6 - 8	9 - 12
1. Student Generation by Household Type:			
Single Family	0.233	0.111	0.128
Multi-Family	0.150	0.060	0.057
2. Number of Students Per School	598	1549	2477
3. Size of Typical School Site	10 ac.	20ac.	40 ac.

Source: Clark County School District, December 21, 1994

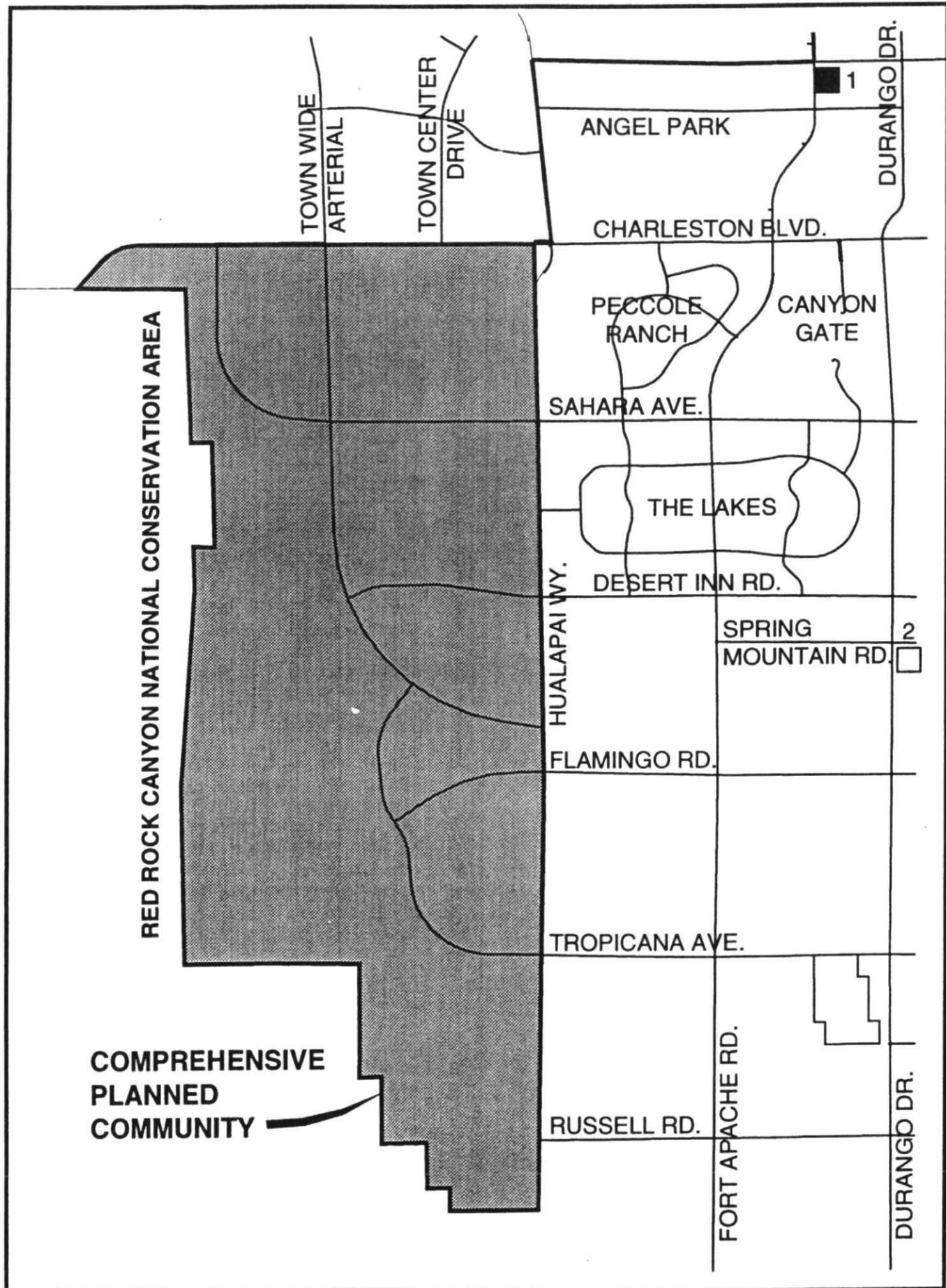
Based on these figures and the District's policy of providing additional capacity to promote a better learning environment and to allow for future growth, the student population expected at the CPC may require as many as 7 elementary schools, 2 middle schools, and 1 high school to be constructed in the area. The location of school sites within the CPC will be coordinated between the Master Developer and the Clark County School District. The District's Demographic Criteria will be revised to reflect changes in enrollment patterns over time.

Regional Libraries

Currently, the Las Vegas-Clark County Library District provides library service in the area through its Spring Valley, Sahara West and Summerlin libraries. A new location for the Sahara West library is scheduled to open on Sahara Avenue west of Fort Apache Road in 1995.

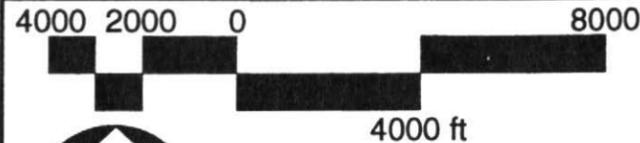
CPC Libraries

The location of any additional libraries within the CPC will be coordinated between the Master Developer and the Library District.



**COMPREHENSIVE PLANNED
COMMUNITY
LAND USE AND
DEVELOPMENT GUIDE**

**Parks and
Recreation Facilities**



date: April, 1995

Legend:

- Existing:
 - 1. Angel Park

- Proposed:
 - 2. Proposed Regional Park
200 + acres

Source:

Clark County Department of Recreation, 1994.

Clark County Comprehensive Plan, Parks Program:
Parks and Open Space, November, 1984.

Regional Parks and Recreation Facilities

Currently, Angel Park in the City of Las Vegas and Prosperity and Meyer Parks in Clark County are the closest parks to the CPC. A 290 acre site on Durango Drive between Desert Inn Road and Flamingo Road has been identified as the location of a future regional park in Clark County.

CPC Parks and Recreation Facilities

The adopted Clark County Parks and Open Space Plan (1984) contains standards for planning and developing park land. The development standard established for neighborhood parks is 2 acres per thousand residents. The neighborhood park acreage can be reduced by approximately 50% where park sites are adjacent to and combined with school sites. Based on projected population estimates for the CPC, between 45 and 90 acres of neighborhood parks should be provided depending upon the amount of adjacent school acreage.

Park sites should be combined with other public or community facilities - especially schools, fire stations, and police substations - to achieve efficiencies in development and operating costs wherever possible. Parks should be located along a trail system providing pedestrian access between parks and residential areas. Where appropriate, the trail system should be developed in conjunction with drainage control features. Floodways, detention basins, and retention basins will be designed for recreational and open space purposes where feasible.

One or more neighborhood parks within the CPC should be designed to accommodate more intensive recreational amenities for CPC residents such as lighted ball fields and tennis courts. These facilities should be located and designed to minimize adverse impacts on adjacent residential communities.

Allocation of land for neighborhood park facilities will occur at the time of Village Plan approval. In addition to neighborhood parks, other open space such as golf courses, paseos, pedestrian trails and bike paths, may also be provided by the Master Developer. The design of the parks and open space for each village will be coordinated between the Master Developer and the County. The County will have final authority on the design of any park facility intended to be turned over to the County for operation and maintenance.

This map is for planning purposes only.
No liability is assumed.

The primary revenue source for neighborhood park development in the unincorporated areas of Clark County is the residential construction tax imposed by Clark County Code Chapter 19.05. It is anticipated that parks in the CPC will be constructed by the Master Developer in conjunction with development of each Village in lieu of payment of the residential construction tax. The maximum compensation to the Master Developer for a developed park site and related improvements is a 100% credit on the residential construction tax. Credit may be transferred between Villages to allow flexibility in placement and programming of parks and to respond to topographic and other natural features. Detention basins, retention basins or floodways will only be included in the acreage for which residential construction tax is credited through mutual agreement between Clark County and the Master Developer when they meet recreational use and maintenance criteria

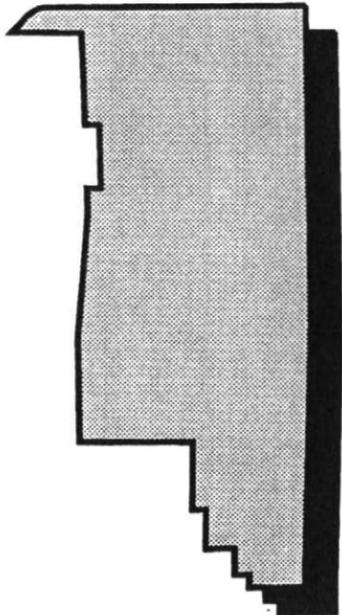
The development standard established for community parks in the Clark County Parks and Open Space Plan is also 2 acres of park land per thousand residents. The requirement for this acreage is provided or planned to be provided within existing county owned parks land.

There are no identified standards for regional and special use parks. The Open Space Plan states that regional park acreage managed by state and federal agencies far exceeds the national standard and will continue to do so until beyond the year 2000.

Community Service Campus

A "community service campus," associated with a park, is desired by Clark County. The community service campus may be designed to provide a wide range of services (including such things as a senior high school, fire station, police sub-station, and a government service building) at one central location, and serve as a community focal point. Funding for land acquisition and development of a community service campus will have to be identified from Clark County capital funds, not park tax credits, nor any anticipated funding by the Master Developer.





**CHAPTER FOUR:
COMMUNITY
PLAN**



Plan Goals

The CPC Land Use and Development Guide is intended to serve as a guide for the public, elected officials, the development community, and County staff with respect to land use decisions with the CPC Planning Area. The overall goals of this plan are:

- To promote public health, safety, and general welfare;
- To promote efficient use of public services, minimizing costs of service extension and maintenance paid by the service provider, County and/or developer;
- To promote development compatible with the natural environment;
- To promote a mix of residential, retail, commercial, industrial and institutional land uses within which CPC residents will have the opportunity to live, work and recreate, and that is appropriate and compatible with the existing character of the western portion of the Las Vegas Valley.

Due to its large size, single ownership and proximity to a major urban area, the CPC offers unique opportunities to address these goals and create an outstanding community that serves a broad range of residential and commercial needs.

Plan Policies

Public Services

PS1. Public services and facilities must meet appropriate standards.

- Public services and facilities must be planned to ensure that the CPC Planning Area is adequately served without adversely impacting existing populated areas.
- Construction of infrastructure and public facilities must be timed to run concurrently with the development it supports - both to provide adequate service and to minimize financial burden to the service provider and the developer.

PS2. The large size and single ownership of the CPC provides extraordinary opportunities to maximize the efficient use of public services and resources while minimizing costs of service extension and maintenance.

- Significant water conservation can be realized throughout the CPC by incorporating water conservation concepts and proven water conservation equipment, techniques and materials.
- More efficient use of water for large customers such as parks, golf courses, and common area landscaping

may be possible through the use of treated sewage effluent for irrigation. CPC can provide a source of sewage as well as major users of treated waste water.

- A reasonable degree of certainty with respect to water and sewer availability is essential to the funding of CPC's significant investment in regional infrastructure.
- Creation of significant employment opportunities in the CPC is desirable in order to reduce the traffic impact on the regional road system, as well as to minimize impacts on air quality.
- The magnitude of CPC allows for the development of programs and facilities to reduce transportation demand, provide for alternative modes of transportation (e.g., bicycle lanes and pedestrian systems) and accommodate mass transit.
- The CPC is large enough to support the creation of a special improvement districts to facilitate the completion of critical infrastructure improvements.
- Because of the size and scope of the CPC, it can support the creation of a new unincorporated town to provide an additional source of funding and oversight for community services and facilities.
- Development of a new community of the magnitude of CPC warrants an evaluation of regional flood control and transportation priorities in order to employ private and public resources in the most cost effective manner.
- Resource efficient practices can be employed in the siting and design of facilities to insure the maximum public benefits with the least burden on scarce resources.
- The creation of homeowners' associations will provide a vehicle for long term maintenance of common facilities and amenities.
- An expedited development review process can be considered based on prior review and facilitation by the master developer.

Natural Features

NF1. Natural land forms should be preserved.

- Land uses responsive to hilly topography should be encouraged in areas with slopes greater than 15%. These include low density and clustered residences, open space and recreational uses, such as golf courses.
- Structures should not be located on subsidence or tectonic faults.

NF2. Natural land forms should be incorporated as features of the community's design wherever possible.

- Natural land forms should be incorporated as features of an open space and recreation system.
- Major drainage facilities and utility easements should be designed in conjunction with open space where possible to provide extensive recreational and pedestrian network opportunities at a reasonable cost.

Land Use

LU1. An appropriate mix of residential, retail, commercial, industrial and institutional land uses should be used to create a community of outstanding quality that serves a broad range of residential and commercial needs.

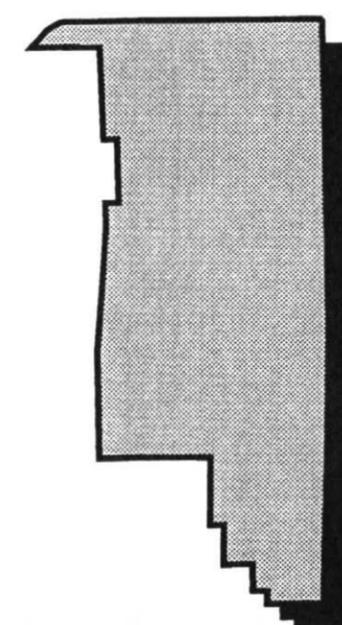
- Land uses can be integrated in a manner which links neighborhoods and villages to each other and to regional systems through a pedestrian and vehicular network.
- Provision of significant employment opportunities close to and in harmony with residential neighborhoods will enhance the quality of life for the entire region and contribute to regional economic diversity.
- Multifamily and commercial uses should be concentrated in nodes at intersections of arterial and collector streets to reduce traffic impacts on neighborhoods, unless they are part of a comprehensive business or industrial park or a transit oriented retail/multiple use district.
- Provision of a full range of housing opportunities is possible with careful planning. Incentive programs such as density bonuses, reduced impact fees and other measures recommended by the Affordable Housing committee and adopted by the Board of County Commissioners should be utilized to provide a variety of affordable housing opportunities.
- Land uses within the CPC should be designed and sited with consideration to neighboring development outside the CPC boundaries.
- Comprehensive Design Criteria, prepared and administered by the Master Developer through private land use covenants and restrictions, will insure the highest quality environment and long term maintenance of the community.

A "Transit Accessible Community" can be achieved through the development of mixed uses, employment, and multi-family residential uses where possible along transit corridors. Thoughtful placement of collector and arteria streets, bike and pedestrian systems, and appropriate streetscape design can support transit use and accessibility.

LU2. Due to the nature and magnitude of the CPC, traditional land use and zoning tools may not be adequate.

- The PC Planned Community zoning district should be used.
- Development agreements can be used to maximize the public benefit while providing needed assurances to the Master Developer.





**CHAPTER FIVE:
PLAN
IMPLEMENTATION**

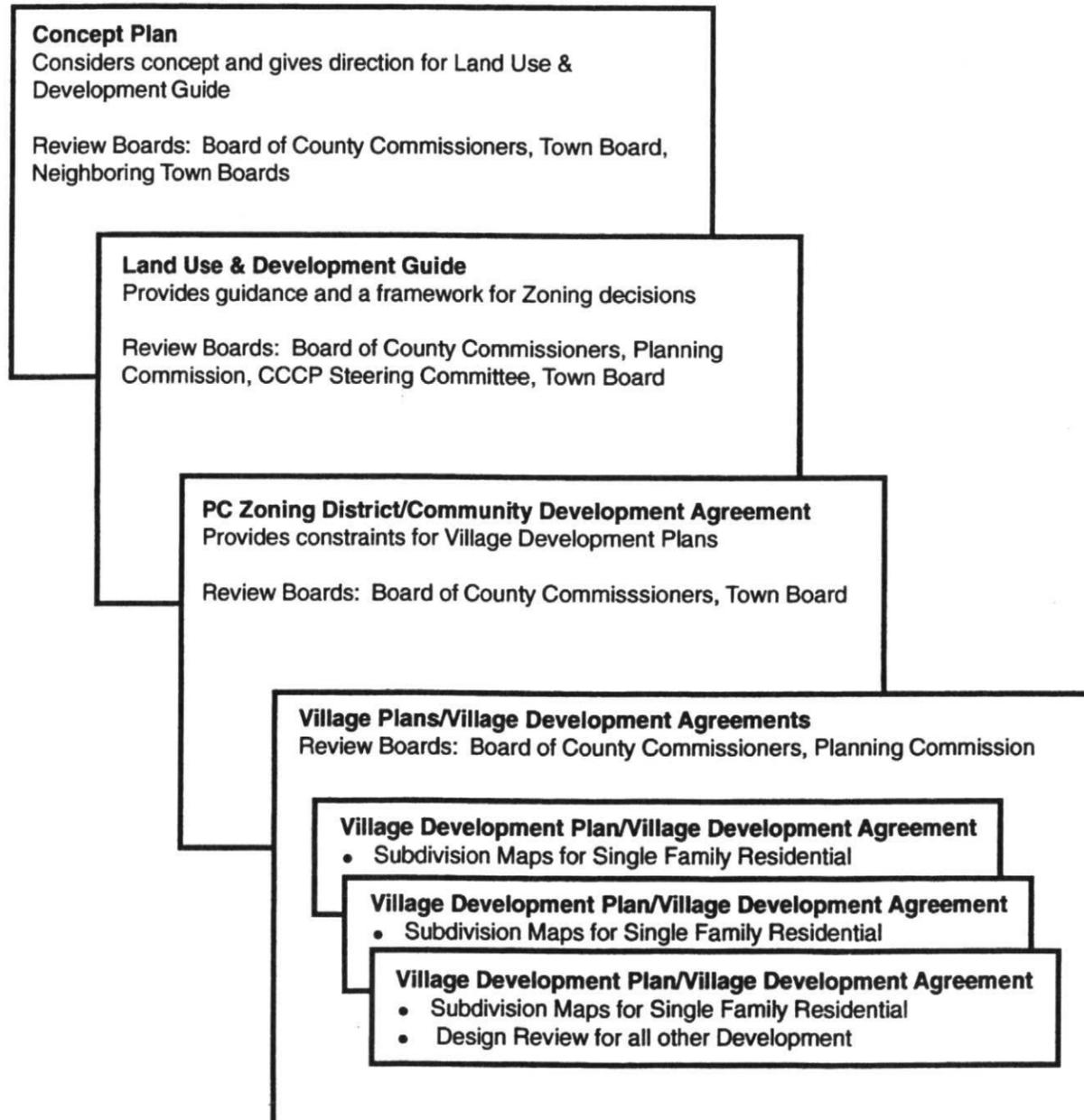


Plan Implementation

Implementation Tools and Procedures

The CPC Planning area is unique for Clark County because it is entirely owned by the Master Developer and is vacant. Orderly development will be ensured by the use of a Planned Community zoning district and by the planning guidelines set forth in this Land Use and Development Guide and the Design Criteria specifically created for the CPC and administered by the Master Developer through private land use covenants.

Development within the CPC will be reviewed within the context of the following documents and associated procedures:



Recommended Actions

The following actions are recommended to address issues identified during the process of developing this plan.

1. Reclassification to the PC Zoning District/Adoption of a Community Development Agreement

To accommodate the development of a large master planned community such as the CPC, the PC zoning district is recommended. Within the PC zoning district, the specific details of each phase or village are reviewed through consideration of a development plan. Development agreements can be used to govern the phasing of development along with necessary infrastructure and public facilities and services.

2. Creation of a New Unincorporated Town

It is anticipated that all land within the CPC planning area will be established under a phased program as a new unincorporated town within Clark County. Creation of the CPC unincorporated town is anticipated to occur with respect to an area agreed upon by the County and the Master Developer which will include at least the initial Village. Thereafter, subsequent Villages or larger areas will be annexed to the CPC unincorporated town using criteria agreed upon by the County and the Master Developer.

3. Inclusion of CPC Major Street Network in T.I.P.

The major street network for CPC shown in Chapter Three should be adopted by the RTC for inclusion in the regional Transportation Improvement Program (T.I.P.).

4. Inclusion of Drainage Enhancements

The Master Developer, Clark County Regional Flood Control District, and the Clark County Public Works Department shall coordinate planning of any betterments, modifications or schedule adjustments to the U.S. Corps of Engineers Tropicana/Fleming Flood Control Project.

5. Creation of Special Improvements Districts

A Special Improvement District should be created to fund the construction of necessary primary infrastructure.

6. Creation of Procedures for Design Review

The Master Developer will create and administer Improvement Standards to govern the design of infrastructure within the CPC, Design Criteria to govern site design and building architecture for all improvements within the CPC, and a design review process for all improvements within the CPC. All improvements will be required to satisfy the CPC Design Review process prior to submittal to Clark County for review.

Clark County should consider establishing a specific CPC review process intended to simplify and expedite the review of CPC projects by the County, based on a prior review and facilitation by the Master Developer.

