

# Executive Summary

The Existing Conditions Report provides information on development potential and constraints in Whitney. The report includes sections on the natural and built environment, public facilities service conditions, and population. A detailed list of the material covered in the report can be found in the Table of Contents.

Individual sections reflect how each topic influences the possible density/intensity of land uses within the community. Information for this report was collected during July of 2010. Individually, each known topic may not significantly limit community development. However, when combined with other factors, critical areas of opportunity or concern will appear. This report will be used to determine the development constraints and opportunities within the Whitney Land Use Plan and constitutes a rational process in the identification of issues and the development opportunities for the community.

The natural conditions existing in Whitney present few constraints that cannot be mitigated through engineering. Several conditions such as the severe slope areas in and along flood plains, the subsidence faults in the planning area, as well as the flood zones directly adjacent to the washes that traverse Whitney may constrain certain types of development.

Clark County is divided into six Community Districts in order to establish alternative development standards particularly suited for different geographic areas. Whitney is within Community Districts One, Two, Three and Six. District One is defined as a “regional economic base and employment center” and District Two is defined as “the urban growth area.” These District designations indicate that there are sufficient services for development. District Three indicates a shortage of available services for immediate development and District Six is an open space and conservation district.

The Whitney Planning Area consists of 38 square miles or 24,418 acres. As of July 2010 data, Whitney currently has 7,692 developed acres. Within the remaining 16,726 acres of developable land, is the Rainbow Gardens Conservation Area. Because there has been no formal land use to designate it as a conservation area, it is considered vacant for existing land use purposes although there is a conservation easement on the site. In addition to the vacant developable land, there are opportunities for community revitalization along Boulder Highway.





# Natural Conditions

## Geological Hazards

### **Soils**

The U.S. Department of Agriculture survey identifies potential and limitation of soil types. Soils within the Las Vegas Valley are primarily erosion remnants (sand, silt, etc.) from the surrounding mountains that have been deposited by flowing water to form alluvial fans.

### **Groundwater**

Groundwater in the Valley is generally divided into two categories: principal and shallow. Principal groundwater is the source of 15% of our drinking water supply and is located several hundred feet below ground. Shallow groundwater is located near the surface in the central part of the Valley and along the washes to the east. Generally, the shallow groundwater is of poor quality. In areas with very shallow groundwater, dewatering is often necessary, especially in the area near Boulder Highway.

### **Faults**

Excessive groundwater withdrawal has contributed to subsidence faults in the Las Vegas Valley, including several parts of Whitney. Known faults lie in western Whitney within Sections 14 and 25 (see Map 1). These same areas also may have inferred and concealed faults. A combination of active faults and soluble material in soft soil increases the potential of sink/swell in the foundation of a development in Whitney. Multistory level development in areas with soluble and clay material may not be suitable without appropriate engineering. The Federal Housing Administration (FHA) requires engineering studies and the development of possible mitigation measures for residential projects requesting federally-insured mortgages and located within 500 feet of a fault.

### **Slopes**

Slopes are an important planning consideration that can highly impact the cost of construction. There are a few areas (Sections 13, 14 and 28) within central Whitney and another portion within eastern Whitney (Section 29) where development may be constrained by existing steep slopes of 12% or greater. Most of the steep slope areas are in the northeast portion of the plan within conservation areas.

Generally, public roads exceeding 12% are not approved based on inaccessibility of public services such as garbage pick-up and fire service. Slopes of 12% or greater may be graded to make it possible for road construction. Development in areas with severe slopes can be very expensive and is not recommended.



Faults, slopes, and material corrosion are only a few points of potential problems which may arise due to development in inappropriate areas. Such problems could be mitigated through planning and more appropriate development choices on those sites.

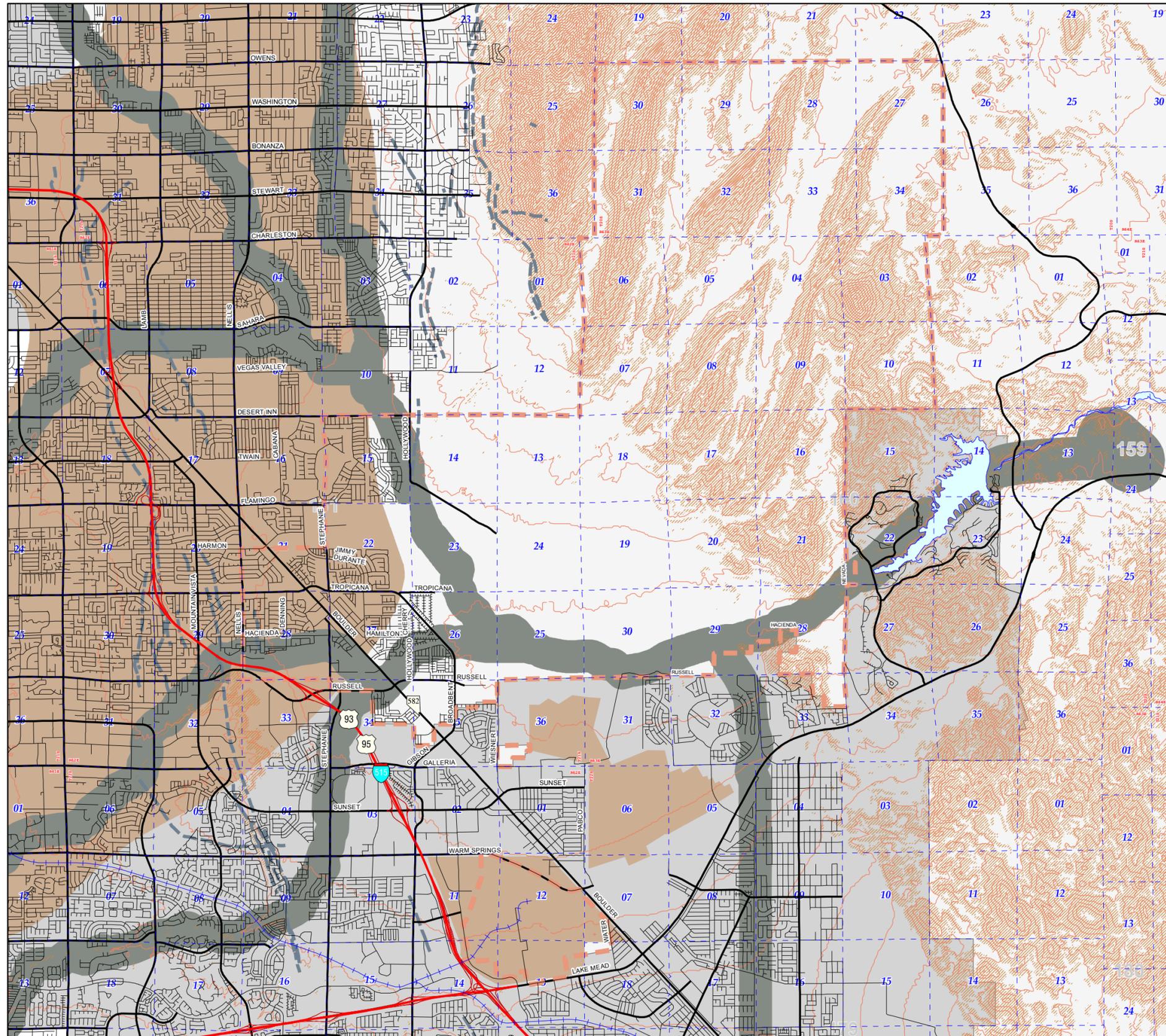
Additional information on soils, faults, and slopes can be found in the 1967 U.S. Department of Agriculture, Soil Conservation Service Soil Survey, Las Vegas and Eldorado Valleys Area, Nevada; Task One: Existing Conditions, Comprehensive Plan for Clark County Nevada; Conservation Element, Comprehensive Plan for Clark County Nevada; and Clark County Geographic Information System Management Office (GISMO).



# Comprehensive Planning

## Existing Conditions - Map 1 Geologic Hazards

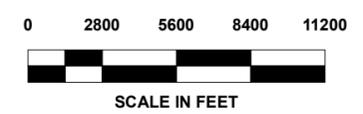
### Whitney Planning Area



-  Planning Area Boundary
-  Fault Lines
-  100 Foot Contours
-  Slopes 12% and Greater
-  Drainage Soils
-  Hydro-Collapsible Soils
-  Incorporated Cities/Tribal Lands

**Drainage Soils:**  
Potential drainage areas or recent sediment deposits. May also have solubility, clay swell, corrosion, gypsum salt, expansive or hydro-collapsible potential.

**Hydro-Collapsible Soils:**  
Solubility, clay swell, corrosion, gypsum salt, expansive or hydro-collapsible potential.



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## **Natural Environment**

There is multiple Bureau of Land Management (BLM) wildlife conservation, study, and management areas which encompass the entire Whitney planning area (see Map 2). The Clark County Multiple Species Habitat Conservation Plan (MSHCP) requires a mitigation fee prior to any disturbance of land. The regulations for this mitigation are established in the Unified Development Code (Title 30, Sections 30.32 and 30.80). This fee is used to implement the MSHCP.

An analysis performed by University of Nevada, Reno as Science Advisor to the MSHCP of known species occurrences in the Whitney Planning Area identified presence of four species of interest (Map 2) to the MSHCP including the Desert Tortoise (*Gopherus agassizii*), the Las Vegas Bearpoppy (*Arctomecon californica*), the Mojave Gypsum Bee (*Andrena balsamorhizae*), and the Rosy Twotone Beardtongue (*Penstemon bicolor ssp roseus*).

Additional information on soils, faults, and slopes can be found in the [Clark County Multiple Species Habitat Conservation Plan](#); Task One: Existing Conditions, Comprehensive Plan for Clark County Nevada; Conservation Element, Comprehensive Plan for Clark County Nevada; and Clark County GISMO.

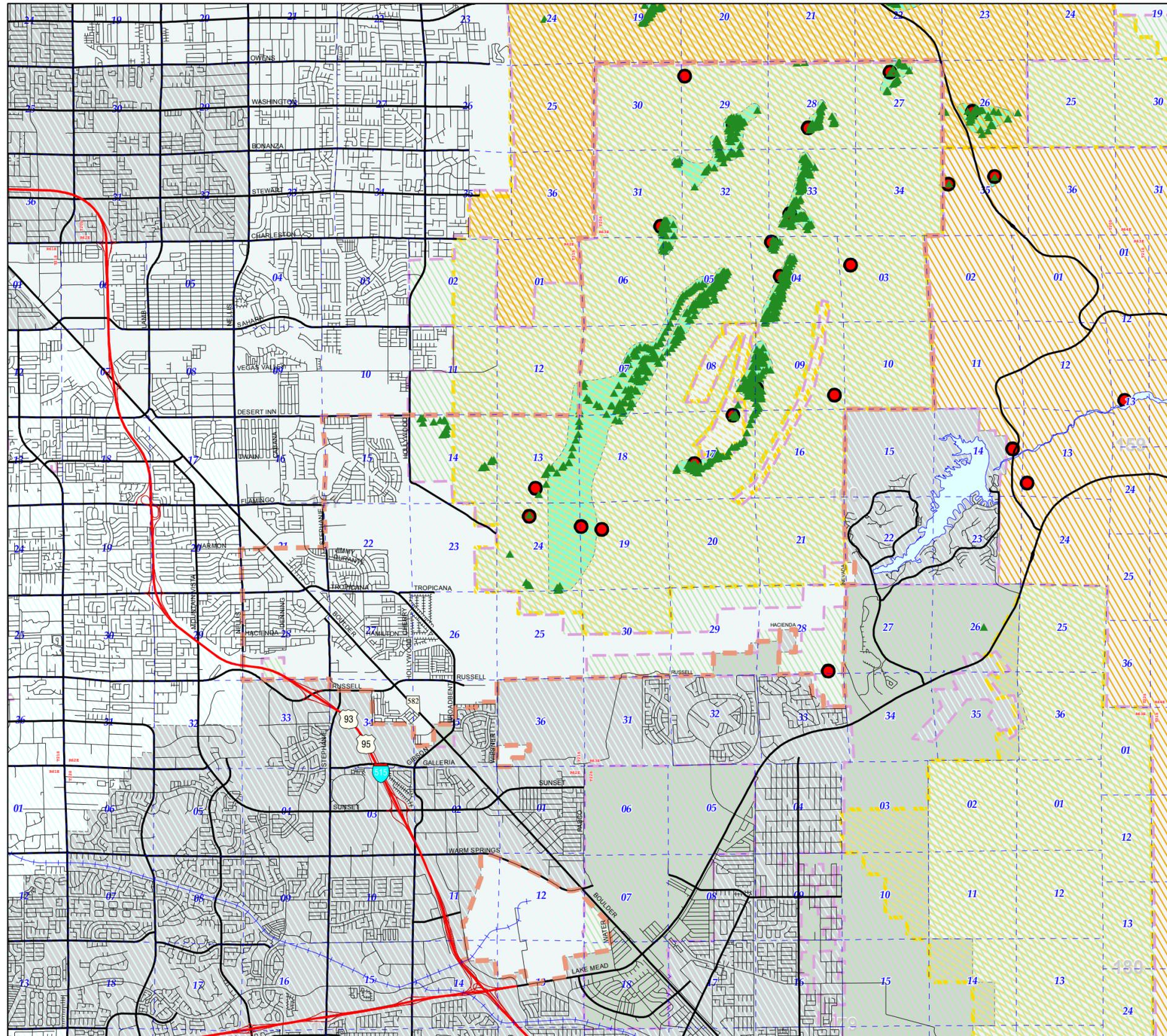




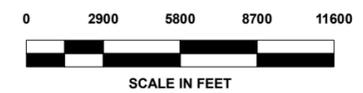
# Comprehensive Planning

## Existing Conditions - Map 2 Natural Environment

### Whitney Planning Area



- Nevada Natural Heritage Program Sites
- BLM Areas of Critical Environmental Concern
- BLM Wilderness Areas
- Red Rock Canyon National Conservation Area
- Sloan Canyon National Conservation Area
- Large Scale Tortoise Translocation Area
- Desert Tortoise Conservation Center
- Desert Wildlife Management Areas
- Boulder City Conservation Easement
- Conservation Management Areas**
- IMA: Intensively Managed
- LIMA: Less-Intensively Managed
- MUMA: Multiple Use Managed
- UMA: Un-Managed
- MSHCP Areas**
- Sheep Fleabane
- White-Margined Beardtongue
- Yellow Twotone Beardtongue
- Rosy Twotone Beardtongue
- Southwestern Willow Flycatcher
- MSHCP Covered Species Areas
- MSHCP Covered Species: Bearpoppy Sites (RECON)
- Planning Area Boundary
- Incorporated Cities/Tribal Lands



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## **Surface Hydrology**

Floods are natural events that may become a problem when urban development competes with natural tributaries for use of the floodplain. The Duck Creek wash runs along the southern portion of Whitney, as shown on Map 3. The Wetlands divides Whitney between the developable land to the west and the conservation area to the east and northeast. Land inside of these washes is not suitable for development. The weather and topography of this area contribute to the creation of 100-year floodplains that are capable of causing death, personal injury, and/or property damage. To reduce flood hazards, the Federal Emergency Management Agency (FEMA) requires developments located in the 100-year floodplain to be protected by physical structures and insurance.

The physical structures that are used to control flood hazards are drainage facilities. Drainage facilities are man made structures and include detention basins and conveyance systems. These facilities allow for land to be developed in and around flood zones. New flood control facilities will be outlined in the Flood Control section under Service Factors.

The Clark County Department of Development Services (CCDS) reviews design plans and proposed on-site facilities to ensure conformance with FEMA and the Clark County Regional Flood Control Master Plan. Interested parties should contact the CCDS to determine where flood protection and insurance is needed.

Additional information on surface hydrology can be found in the Clark County Regional Flood Control Master Plan; Task One: Existing Conditions, Comprehensive Plan for Clark County Nevada; Conservation Element, Comprehensive Plan for Clark County Nevada; and Clark County GISMO.



## **Safety**

### **Flood Control**

The wash systems in Whitney include the Flamingo wash, the Las Vegas wash (a.k.a. the Wetlands), Pittman wash, and Duck Creek wash as shown on Map 3. The Regional Flood Control District's (CCRFCD) recommended Master Plan projects are a combination of detention and conveyance structures, designed to detain 100 year flows and reduce the peak flows downstream. Information on this program can be found on their web page: <http://www.ccrfcd.org>.

The CCRFCD has adopted Uniform Regulations for the control of drainage. These regulations include land development policies and construction procedures regarding drainage. The agency responsible for enforcing these regulations in the Whitney Planning Area is the Clark County Department of Development Services. Guidelines for submitting drainage studies can be located on the CCDS web page located at: [http://www.co.clark.nv.us/Development\\_Services/index.htm](http://www.co.clark.nv.us/Development_Services/index.htm) . Standards for street drainage facilities can be found on the Regional Transportation Commission (RTC)'s web page: [http://www.rtcnv.com/mpo/streets/streets\\_drawingsvol1.cfm#DRAINAGE](http://www.rtcnv.com/mpo/streets/streets_drawingsvol1.cfm#DRAINAGE) .

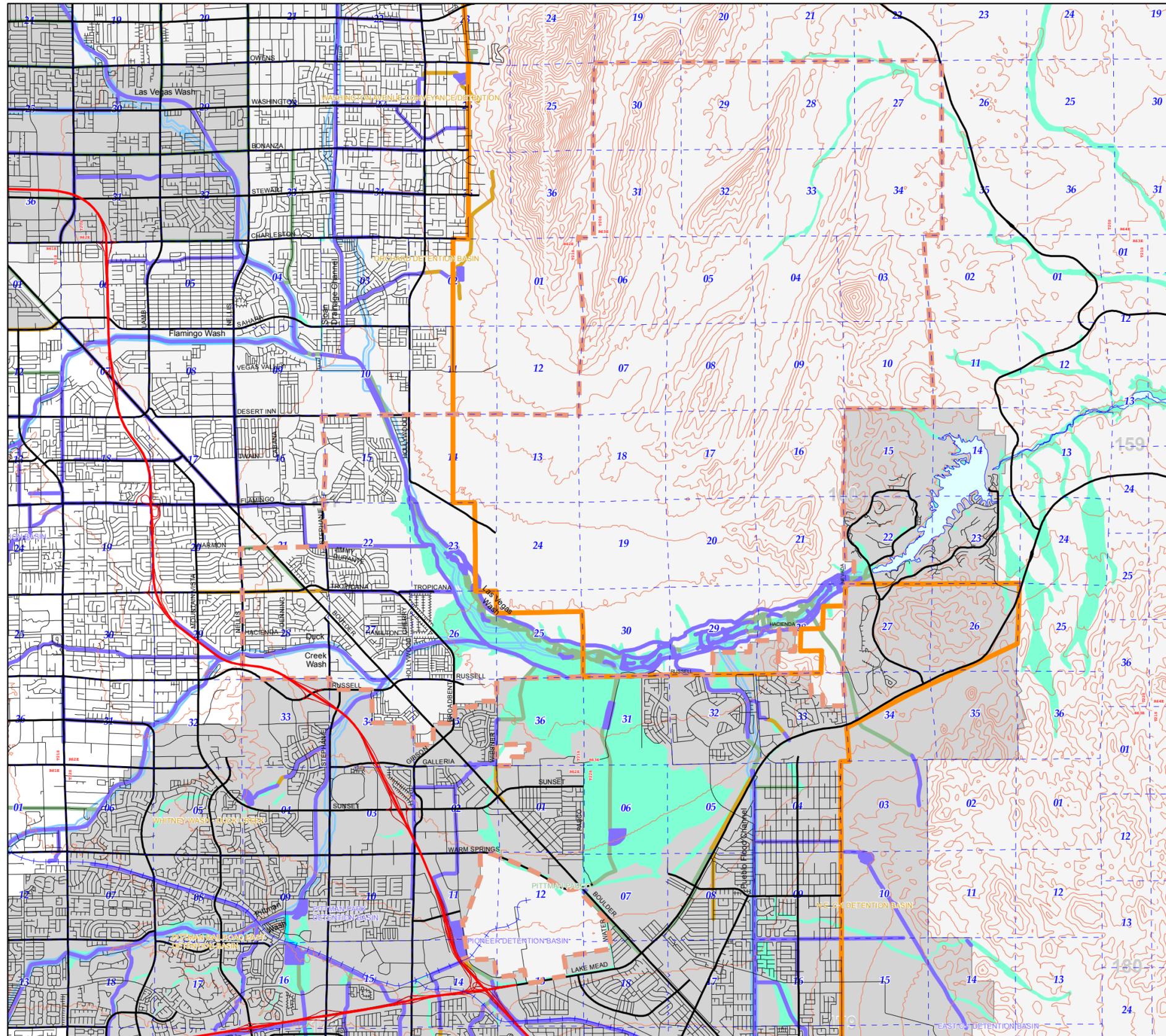
Although a factor, drainage is not a primary concern when determining land use. Both the CCRFCD's existing and planned improvements and CCDS guidelines allow for land in Whitney to be developed in and around flood zones.

Additional information on flood control may be found in the Regional Flood Control District's Flood Control Master Plan; Task One: Existing Conditions, Comprehensive Plan for Clark County Nevada; Conservation Element, Comprehensive Plan for Clark County Nevada; and Clark County Geographic Information System Managers Office.



# Comprehensive Planning

## Existing Conditions - Map 3 Surface Hydrology Whitney Planning Area



-  100 Year Flood Zone
-  Natural Lakes and Rivers
-  Completed Detention Basins
-  Detention Basins Under Construction
-  Detention Basins to be Completed in 10 Years
-  Proposed Detention Basins
-  Completed Flood Conveyances
-  Conveyances Under Construction
-  Conveyances to be Completed in 10 Years
-  Proposed Conveyances
-  Washes
-  100 Foot Contours
-  Planning Area Boundary
-  Incorporated Cities/Tribal Lands

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SCALE IN FEET

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## **Utilities**

### **Natural Gas Service**

Southwest Gas (SWG) provides natural gas service to Whitney through a series of major and minor service lines. Major service lines are depicted on Map 4. SWG has the ability to supply existing and future development through their expanding system.

There are no constraints on land use associated with natural gas facilities in Whitney at this time, other than incompatible uses directly adjacent to major facilities. SWG is a private utility company regulated by the State of Nevada. Services to new developments are determined by agreements between SWG and individual developers.

For future expansion plans and a history of natural gas service you can go to the SWG website at: <http://www.swgas.com/>

### **Electric Service**

Nevada Energy (NE) provides electricity to Whitney through a series of major and minor service lines. Power substations locations are depicted on Map 4. NE has the ability to supply existing and future development through their expanding system.

There are no constraints on land use associated with electrical facilities in Whitney at this time, other than incompatible uses directly adjacent to major facilities. NE is a private utility company regulated by the State of Nevada. Services to new developments are determined by agreements between NE and individual developers.

For future expansion plans and a history of electrical service or energy conservation tips go to the NE website at: <http://www.nvenergy.com/>



## **Solid Waste**

All solid waste in the Whitney Planning Area goes to the APEX Regional Waste Management Center located in the Northeast Planning Area of Clark County.

Outside of the Whitney Planning Area is the closed Sunrise Mountain Landfill located between Desert Inn Road and Charleston Boulevard and approximately 1 mile east of Hollywood Boulevard. This 720-acre unlined municipal solid waste landfill operated from the 1960's until October 1993 when the APEX Regional Waste Management Center opened. There is an additional area in the northwest portion of Whitney that was part of an expansion to the landfill. At this time, it is undetermined if this site was used to store municipal solid waste. This facility was designed with a refuse capacity of approximately 61 million cubic yards. The landfill has an estimated 47 million cubic yards of waste in place.

The BLM-Henderson Landfill is approximately 144 acres in size and was closed about 25 years ago. It is located just south of Whitney. The site is designated as open space in the City of Henderson Open Space Plan.

There are no convenience centers, transfer centers or landfills located in Whitney. However, there is a recycle center, Nevada-Pic-A-Part. Within the City of Henderson is the Black Mountain Transfer Station. E-Z Recycling, Darling International, Inc., and The Ribbon Factory are recycling centers within the City of Henderson. Within Sunrise Manor is Abbie's Recycling Center. All these centers serve the Whitney planning area.

More information on solid waste in Clark County is available in the Conservation Element of the Clark County Comprehensive Plan.



## **Water Service**

The Las Vegas Valley Water District (LVVWD) provides water to Whitney through a series of service lines, reservoirs and pressure zones as shown on Map 4. The water district has the ability to supply existing and future development through their expanding system. As the water district expands their service lines and facilities, development will follow.

The County Island west of Boulder Highway and north of Lake Mead Drive is not within the service area of the LVVWD. Water service to this site is provided privately or through the City of Henderson.

There are no constraints on land use associated with the water supply facilities in Whitney at this time. Developers have the responsibility to install adequate water services to new development.

For future expansion plans and a history of the water district, contact the LVVWD or go to their website at <http://www.lvvwd.com>.

Areas of Whitney developed before water service was available have private wells to provide water. Wells are regulated by the State Engineer. More information is available through the Nevada Department of Conservation and Natural Resources website: <http://dcnr.nv.gov/>.



## **Water Reclamation Service**

The Clark County Water Reclamation District (CCWRD) provides the primary sanitary sewer service to Whitney through a series of collection lines, lift stations and treatment plants as shown on Map 4. The sewer service map does not show private sewer and/or septic systems. The water reclamation district has the ability to supply existing and future development through their expanding system.

Their main facility is located at the east end of Flamingo Road. It currently has a capacity of 115 million gallons per day. The water reclamation district is expanding this facility to handle 140 million gallons per day.

All future land use alternatives will generate additional need for sanitary sewer capacity. Infrastructure installation and maintenance costs are generally less expensive per capita for higher intensity development when compared with lower intensity development. Property owners have the responsibility to connect new development to the existing system.

### **Odor Easement**

There is an odor easement approximately 2.25 mile radius around the main CCWRD treatment facility. Land within this easement can be negatively impacted by the County and City of Las Vegas' (operators) wastewater treatment facilities. Any property having a transfer of ownership or which is developed enters into an agreement with wastewater operators indemnifying the operators against losses resulting from the operation of the treatment facilities.

For future expansion plans, operations information or a history of the CCWRD, go to their website at: <http://www.cleanwaterteam.com/home.html>.

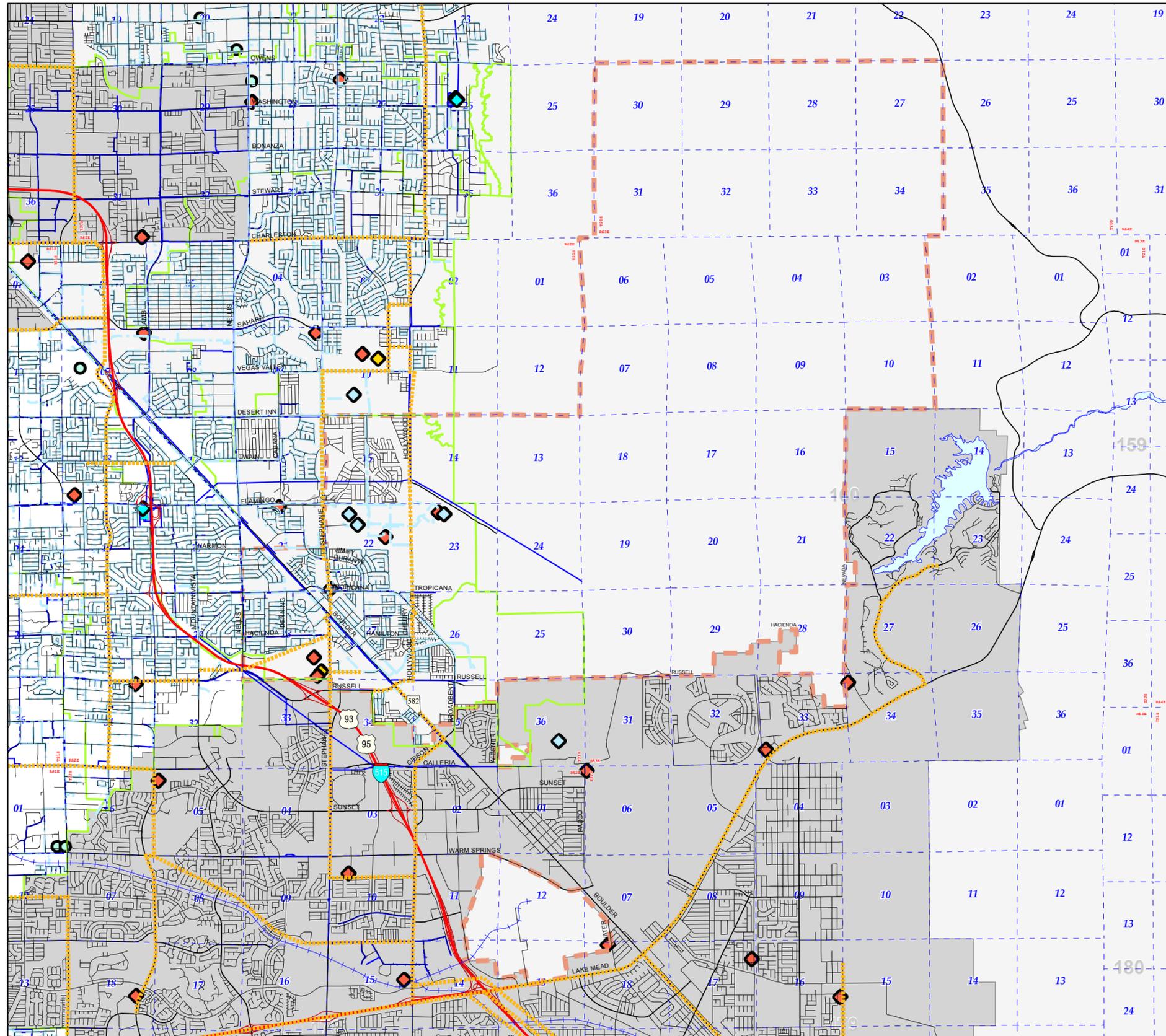
Established neighborhoods within Whitney that operate on septic systems are regulated by the Clark County Health District. More information is available on their website: <http://www.cchd.org/>.



# Comprehensive Planning

## Existing Conditions - Map 4 Utilities

### Whitney Planning Area



- Kern River Gas Pipeline
- Southwest Gas Lines
- ◆ Electrical Power Plants
- ◆ Power Substations
- Sewer Lines (Diameters 8" or >)
- Water Pressure Zones
- Water Service Lines (Diameters 10" or >)
- Reservoirs
- ◆ Water Pumping Substations
- ◆ Water Reclamation Facilities
- Wellheads
- - - Planning Area Boundary
- Incorporated Cities/Tribal Lands

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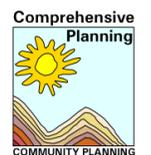
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# Service Factors

## Community Resources

### **Libraries**

The Las Vegas-Clark County Library District (LVCCLD) plays an important role in unincorporated Clark County, the City of Las Vegas, the City of Mesquite and parts of Henderson and North Las Vegas through 23 urban, suburban and rural branches. The library district is funded through property taxes, sales taxes and user fees. It is a separate municipal corporation from Clark County governed by a Board of Trustees. The district officially formed in 1985, although the Las Vegas Library District and the Clark County Library District had been operating as one consolidated library system since 1973.

The LVCCLD serves the Whitney Planning Area with two branches as shown on Map 5. Each library is experiencing significant increases in circulation. The libraries include Green Valley Library at Green Valley Parkway and Sunset Road, Whitney Library at Tropicana Avenue and Nellis Boulevard. Each library has a service area of approximately two and one half miles. The Green Valley Library opened in 1989 and the Whitney Library which opened in 1994 both include a conference room, multipurpose room, story-time room, an art gallery, and offers free wireless Internet access (Wi-Fi).

The Henderson District Public Libraries (HDPL) has a role for southern portion of the Las Vegas Valley Urban Area (LVVUA). The roots of HDPL go back to 1943 when a petition to create the Henderson School Public Library was introduced, and then approved by the Clark County Board of County Commissioners in 1944. The first library was located on Pacific Street in 1943. The Henderson School Public Library became a county library district in 1956 during a special session of the Nevada Legislature in a major overhaul of education laws. At that time, statutes were written to convert school library districts to county library districts with identical boundaries.

The HDPL serves the southern portion of the Whitney Planning Area with one branch as shown on Map 5. The James I. Gibson Library is located at Basic Road and Water Street. The facility opened in 1989 and is a full-service facility including a children's room. This library replaced the original library at this location.

The provision for library services does not restrict the growth or land uses in Whitney. However, some of developable area of the Whitney Planning Area lies outside of the two and one half mile service area. Population growth will lead to higher circulation numbers for the existing system. More facilities may be needed to keep up with the level of service adopted by the LVCCLD and the HDPL.

In April 2001 the LVCCLD adopted a five year strategy service plan to address facility, service and other operational issues. More information is available at their website: <http://www.lvcclld.org/> and from Clark County GISMO.



For more information about the HDPL go to their website at <http://www.hdpl.org/>.



## **Parks, Recreation and Open Space Facilities**

### **Public**

Clark County provides a system of public parks, recreation and open space facilities. Facilities are managed through the Parks & Community Services Department. Statistics for parks are separated into four geographic areas referred to as quads. The Whitney Planning Area is in the Northeast and Southeast Quadrants within Park Revenue Districts Three, Four, Five and Nine. In 1999 Clark County adopted the Clark County Nevada Parks & Recreation Master Plan 2000-2020. This plan contains information on facility standards or level of service, park classifications, implementation strategies and funding sources for parks in unincorporated Clark County. The current capital facilities programs are available from the Parks and Community Services Department.

### **Level of Service**

Clark County has level of service standards for each facility type offered by the department. These standards help in the determination of which facilities and locations are most in need of construction, remodeling and funding.

Clark County has a goal of 2.5 acres of programmable park area per 1,000 residents for parks. Programmable park area does not include special use facilities.

### **Inventory of Facilities in Whitney**

There are six park classifications and four leisure facility classifications used for the urbanized Las Vegas Valley. These are used as guidelines for future site and development activities. The Parks & Community Services Department offers the following facilities for parks as illustrated on Map 5:

#### Park Classifications

- Mini-Park (< 5 acres)
- Neighborhood Park (5-25 acres)
- Community Park (26-160 acres)
- Regional Park (>160 acres)
- Special Use Park (size varies)

#### Leisure Facility Classifications

- Neighborhood Recreational Centers
- Regional Recreation Centers
- Specialized Centers
- Community Resource Centers

The 2,750 acre (150 acres currently developed) Clark County Wetlands Park, located in central Whitney, provides a glimpse of the natural history of the region and the promise of the restoration of a valuable resource. The Wetlands Park is a habitat for numerous species of wildlife and an essential step toward cleaner water in Southern Nevada. At the Wetlands Information Center visitors can view Wetlands videos, displays and



photographs that explain the County’s plans for the area, the ecological and esthetic riches of the wetlands and the serious environmental problems the park will help solve.

Table 1 shows the existing park facilities located within Whitney.

<b>Table 1. Whitney Existing Park Facilities</b>			
<b>Park Facility</b>	<b>Location</b>	<b>Acres</b>	<b>Facilities Offered</b>
Silver Bowl Complex	Boulder & Russell	79	Archery, Ball Fields, Playground, RC Airfield, RC Dirt Track, RC Paved Track, Restrooms
Wetlands Park & Information Center	Broadbent & Wetlands Park	150	Center, Picnic Tables, Restrooms, Walking Course
Whitney Park & Information Center	Tropicana & Boulder	11	Basketball, Center, Picnic Tables, Playground, Restrooms, Tennis, Volleyball, Walking Course
	<b>Total Acreage</b>	240	

**Private Facilities**

There are private parks, common areas and leisure facilities in Whitney. These include private parks, swimming pools and golf courses. There is no current information regarding the number and acreage of private parks and swimming pools. Private parks and leisure facilities are not included in the level of service for parks and recreation facilities for Clark County. Stallion Mountain Golf Course is located within portions of Whitney and Sunrise Manor. It is generally north of Flamingo Road and west of Hollywood Boulevard.

**Land Use Considerations**

The Clark County Nevada Parks & Recreation Master Plan 2000-2020 contains policies relating to the location of parks in the county. Generally, parks are best located in easily accessible places in close proximity to residential areas. Joint use facilities also provide a good opportunity to expand park acreage. Overall, as the population increases in Whitney as well as other areas of the Las Vegas Valley, more programmable park area and ancillary facilities will be needed. Additional facilities will be needed under any land use alternative.

For more information on park recreation and open space, please contact the Clark County Parks & Community Services Department or go to their website at: <http://www.accessclarkcounty.com>.



## **Schools**

### **School District Service Area**

Clark County School District (CCSD) provides public educational services to the entire County covering 8,060 square miles. It is a separate governmental entity from Clark County and divides the County into five regions. Under state law, each county in Nevada has one school district responsible for K-12 education. The school district is funded by local sales taxes, property taxes, state funding and other sources. In the 2003-04 school year there were 268,357 students in 302 schools in Clark County.

### **Whitney Schools**

Based upon the 2005-2006 school zoning, Whitney is served by two high schools, two middle schools, and seven elementary schools as shown on Map 5. The University of Nevada, Las Vegas (UNLV) also serves this community but the main campus is located within Paradise. Sam Boyd Stadium (a.k.a. Silver Bowl) is the football stadium for UNLV that is located at the terminus of Russell Road in Whitney. Table 2 shows the name and type of each school. Not all schools listed on the table are located within the Whitney Planning Area, but do serve Whitney residents.

In 2004, portions of Whitney Planning Area west of the Broadbent Boulevard alignment received a “Cautious Impact” designation by the CCSD. The CCSD is concerned about increasing housing units in this area prior to the establishment of additional schools to accommodate the growth. This includes zone changes conforming to the land use plan.

### **Future School Sites**

The CCSD has also either purchased or reserved future school sites based on land use, zoning and projected population estimates and densities. In anticipation of future needs, the school district has been aggressively pursuing new school construction. There is one proposed elementary school within Whitney located at Jimmy Durante Boulevard and Slow Bluff Drive. The latest round of school construction began with the 1998 Capital Improvement Program as revised in 2002. This program includes new schools and rehabilitation and modernization of existing schools, several of which will serve Whitney. The timeline for program completion has also been accelerated due to the rapid population growth in Clark County, and is expected to be completed early. Other future school sites are included on the map.

More school sites may be necessary due to changes in land use and population growth since the last major plan update in 2000. Each school type has a different level of service and requires a certain functional land area. The most current level of service and functional land area for schools is available from the CCSD.

More school district information may be found by visiting the CCSD website at: <http://www.ccsd.net/>.



**Table 2. Existing Schools Serving Whitney Planning Area**

<u>Elementary Schools</u>	<u>Locations</u>
Cynthia Cunningham	Jimmy Durante & Flamingo
Harley Harmon	Hacienda & Hillsboro
Edna F. Hinman	Merlayne & Melton
Jim Thorpe (K-2)	Galleria & Patrick
Harriet Treem (3-5)	Galleria & Patrick
J. M. Ullom	Sun Valley & Conrad
Whitney	Tropicana & County
<u>Middle Schools</u>	<u>Locations</u>
Francis H. Cortney	Hacienda & Morris
Thurman White	Galleria & Patrick
<u>High Schools</u>	<u>Locations</u>
Basic	Palo Verde & Burkholder
Chaparral	Twain & Lamb
<u>Universities and Special Schools</u>	<u>Locations</u>
University of Nevada, Las Vegas	Tropicana & Maryland



## Fire Protection

Public safety is of vital importance to every citizen and visitor in Clark County and is one of the most fundamental and valuable services provided by government. The key factor in minimizing loss of life and reducing property damage is the ability to quickly deliver sufficient personnel and equipment to the site of the fire or emergency medical incident. Therefore, it is critical for fire units to have the lowest response time to emergency incidents. Response time encompasses the travel distance required to get to the site and availability of personnel and equipment to respond. The Clark County Fire Department (CCFD) and the City of Henderson (COH) provides fire protection and emergency medical response to Whitney. The CCFD and COH currently have four fire stations that provide service to the area, Stations 17, 82 – Henderson, 83 - Henderson, and 86 – Henderson are shown on Map 5.

Additional information regarding the Clark County Fire Department fire can be found by visiting the County web page at <http://www.accessclarkcounty.com>.

For more information about the City of Henderson Fire Department go to their website: <http://www.cityofhenderson.com/fire/php/firebody.php>



## Police

The agency responsible for providing police protection in the Whitney Planning Area is the Las Vegas Metropolitan Police Department (METRO). The stations and area commands are shown on Map 5. The Southeast Area Command, located at 3675 E. Harmon Avenue is responsible to patrol Whitney. METRO was formed by the Legislature in 1972 by merging the Clark County Sheriff's Office and the Las Vegas Police Department. Both Clark County and the City of Las Vegas are responsible for funding METRO.

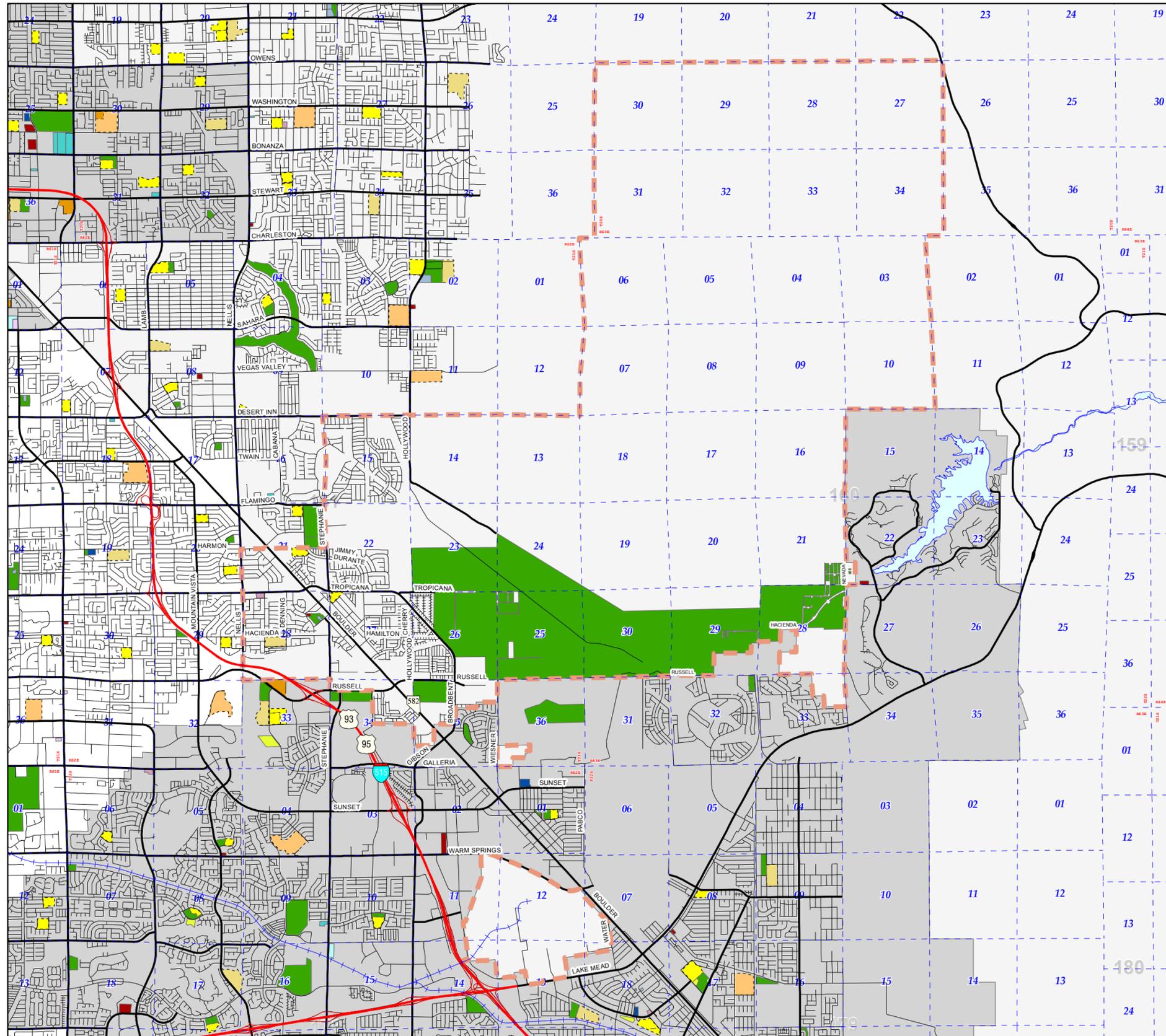
In 2003, METRO had 2,050 commissioned police officers and 1,070 civilian support staff, not including Detention Services personnel. This equates to 1.7 commissioned officers and 1.0 civilian support staff per 1,000 residents in 2003. This was below the U.S. average of 2.5 to 4.5 commissioned officers per 1,000 residents.



# Comprehensive Planning

## Existing Conditions - Map 5 Facilities

### Whitney Planning Area



#### Public Schools

- Elementary
- Middle
- High
- Alternative

#### Government Facilities

- County
- State
- Federal
- Military

#### Miscellaneous Facilities

- Police
- Fire
- Park
- Library
- College
- Community Center
- Recreation Center

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SCALE IN FEET

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## **Transportation**

### **Surface Transportation**

The Whitney Planning Area has a surface transportation network that is somewhat consistent with a series of Arterial, Collector and Local streets following the Las Vegas square mile grid pattern (see Map 6). Arterial streets vary in right-of-way width from 100 to 150 feet, collectors are typically 80 feet, and local streets anything less than 80 feet. Arterials and Collectors provide higher traffic capacity than local streets and are more appropriate locations for intense land uses. Traffic is distributed throughout the network.

There are two regional roads and a railroad spur within Whitney. Boulder Highway (State Highway 582) and a portion of Interstate 93/95 traverse the western portion of Whitney. I-93/95 has access from Russell Road. The railroad line spur exists in the Southern County Island.

The right-of-way width and functional class for the Freeway, Arterial and Collectors in the Whitney Planning area are consistent with the adopted Clark County Transportation Element and Clark County Public Works design criteria. All Capital Improvement Projects (CIPs) are planned, designed and constructed by Clark County Public Works.

### **Air Transportation**

The McCarran International Airport (LAS) is the primary air transportation facility in Clark County and is located in Paradise Township. LAS is operated by the Clark County Department of Aviation. New facilities are continually being added to keep ahead of passenger demand.

### **Transit**

The RTC operates bus service in the Las Vegas Valley. Numerous routes are operated in Whitney. Schedules and routes change to meet passenger demand. As part of an effort to improve transit options in the Valley, the RTC is planning bus rapid transit for Boulder Highway. This system will connect the City of Henderson with downtown Las Vegas. A regional fixed guide way system is planned for the Las Vegas Valley. A long term phase of this system is planned to run from Henderson to the Las Vegas Boulevard corridor and the Union Pacific Railroad right-of-way.

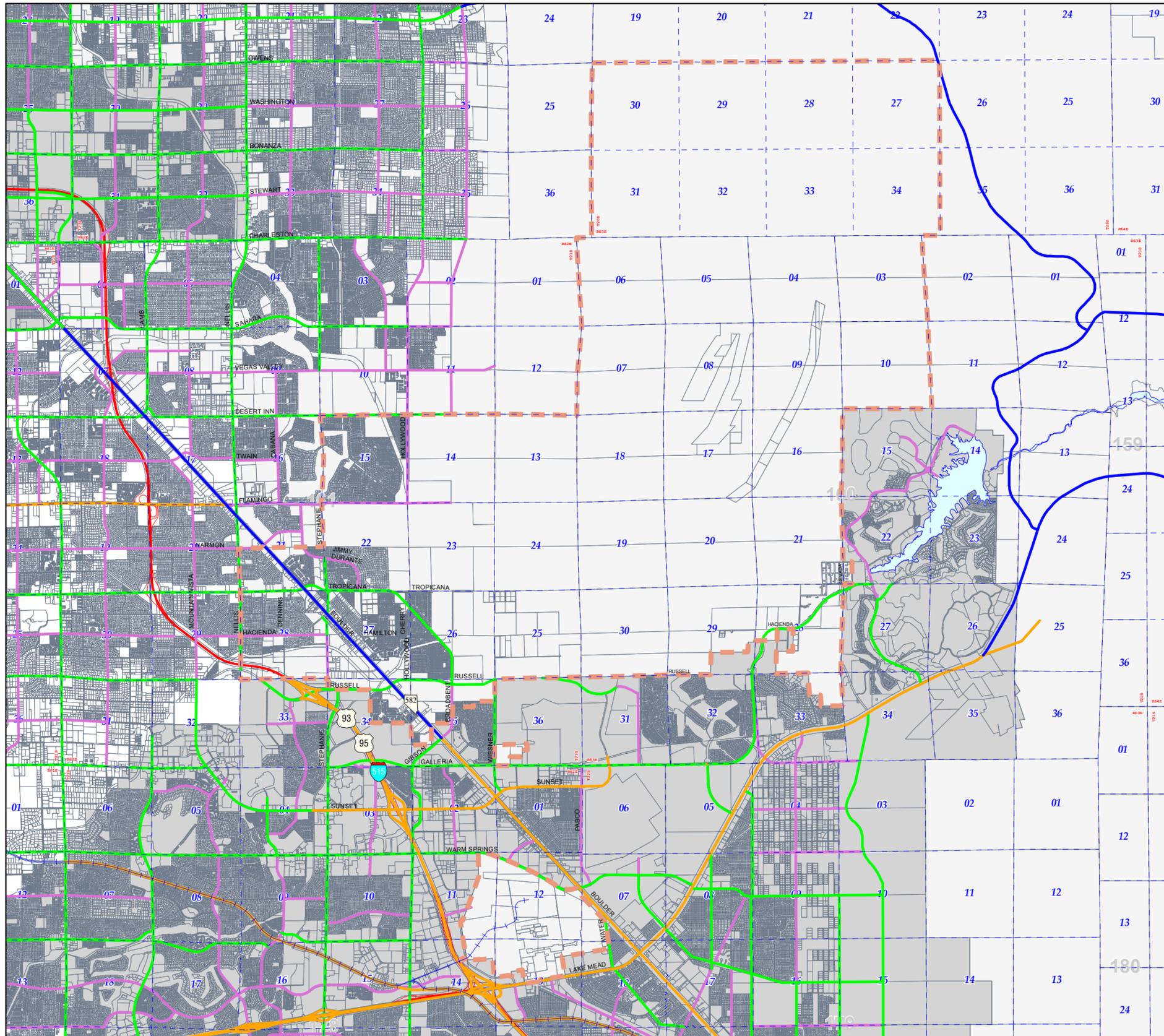
The RTC is currently involved in the process of developing a Long Range Transit Plan. The purpose of this plan is to analyze and prioritize practical transit alternatives and identify future transit corridors. This long range plan should ultimately have an effect on some of the arterial systems within the Whitney planning area.

RTC studied the Boulder Highway corridor for potential Transit Orientated-Development (TOD). The intersections of Tropicana Avenue, Kentucky Avenue, and Russell Road have been sites selected for future TOD locations.



Additional information on transportation and transit projects and issues can be found at <http://www.accessclarkcounty.com/pubworks/pworks.htm> and from the RTC at <http://www.rtcnv.com>





# Comprehensive Planning

## Existing Conditions - Map 6 Transportation

### Whitney Planning Area

- Las Vegas Blvd (300+ ft R-O-W)
- Las Vegas Blvd (200+ ft R-O-W)
- Interstates/State Hwys (200+ ft R-O-W)
- Arterials (120+ ft R-O-W)
- Arterials (100+ ft R-O-W)
- Collectors (80+ ft R-O-W)
- Collectors (60+ ft R-O-W)
- - - Railroads
- - - Monorail
- Whitney Planning Area
- Whitney Planning Area
- Whitney Planning Area
- Planning Area Boundary
- Incorporated Cities/Tribal Lands

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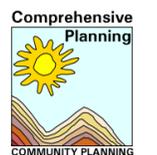


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# Overlay Districts

Additional information about these overlay districts is located within Title 30.48 which can be found at the County's website at <http://www.accessclarkcounty.com>.

## **Airport Airspace Overlay**

The Airspace Overlay restricts structures and other obstructions from intruding into the airspace utilized by, and thereby jeopardizing the safety of, aircraft operating from McCarran International Airport in the Whitney Planning Area (Map 16)

## **Gaming Enterprise District Overlay**

The Gaming Enterprise District Overlay (Map 7) identifies the areas for potential expansion of gaming activities and to identify those areas not suitable for gaming, avoiding incompatible development with residential, schools, or place of worship uses and developments from resort hotels and the impacts associated with such intense uses. This overlay typically includes property along the Boulder Highway Corridor north of Tropicana Avenue.

## **Mixed-Use Overlay**

The Mixed Use Overlay is intended to encourage a diversity of compatible land uses, including a mixture of residential with at least one or more of the following: commercial, office, educational, or institutional. It provides a mechanism to encourage new housing and innovative urban design that is less dependent on automobile transit and can be used to revitalize older commercial corridors and increase opportunities for infill housing. Properties surrounding the Boulder Highway/Fremont Street Corridor are included in the Mixed Use Overlay District (Map 18).

## **Odor Easement**

This easement area (Map 7) can be negatively impacted by the County and City of Las Vegas' (operators) wastewater treatment facilities. Any property having a transfer of ownership or which is developed enters into an agreement with wastewater operators indemnifying the operators against losses resulting from the operation of the treatment facilities.

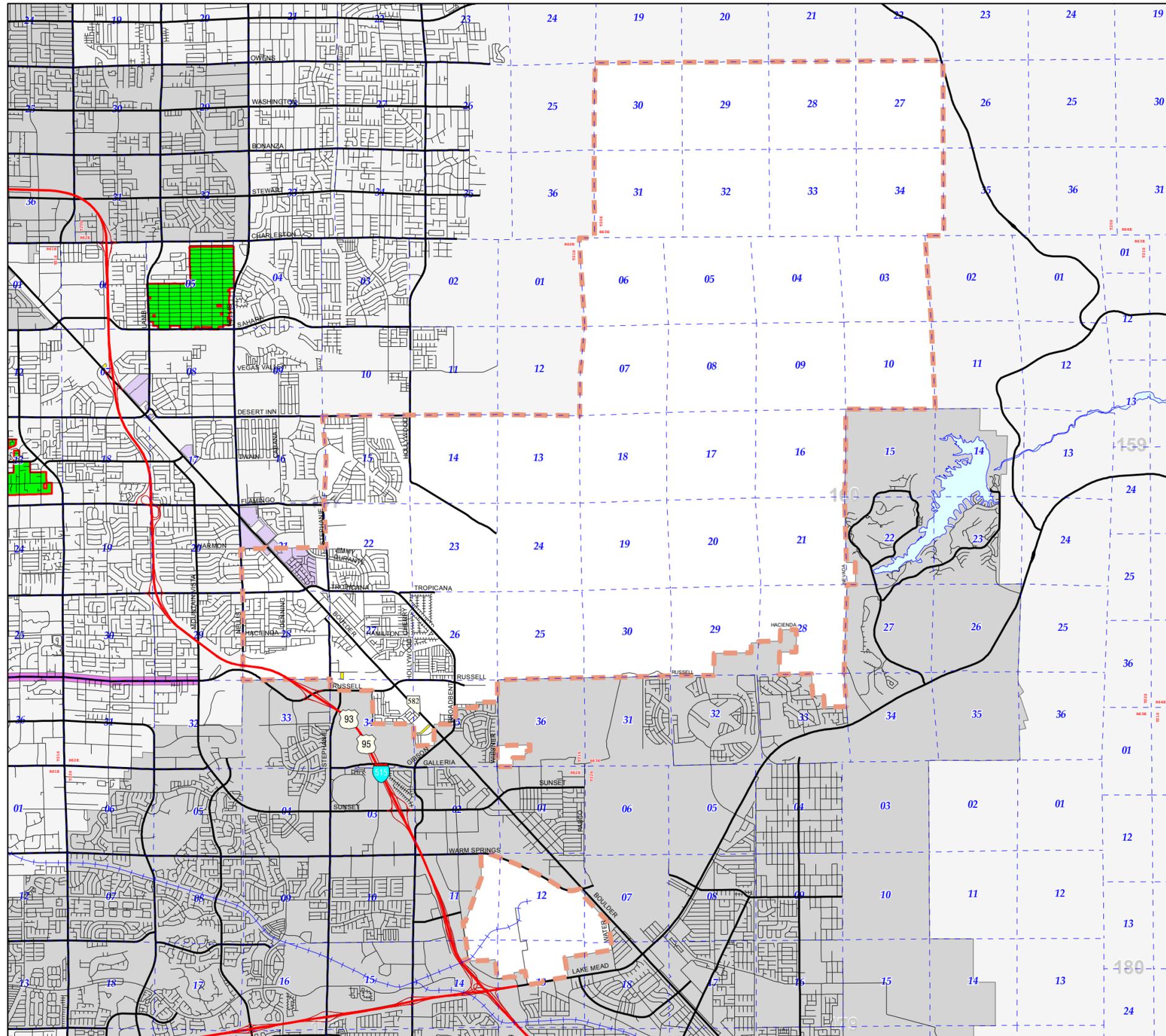




# Comprehensive Planning

## Existing Conditions - Map 7 Overlay Districts

### Whitney Planning Area



- Adult Use
- Las Vegas Blvd Corridor
- Master Plan Resort/Hotel
- Asian Design
- Existing Adult Use
- SOSA
- Desert Inn Transition Corridor
- Russell Transition Corridor
- Gaming Enterprise
- Residential Neighborhood Preservation
- Planning Area Boundary
- Incorporated Cities/Tribal Lands
- Military Facilities

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## **Historical Sites, Historical Markers, and Points of Interest**

At this time, there appears to be no record of any National Historical Sites or Nevada Historical Markers within the Whitney Planning Area (See Map 8), but there are some in the vicinity.

**Nevada Historical Marker 141** is located on State Route 41 about a half mile south of Lake Mead National Recreation Area. The historical marker commemorates the Old Spanish Trail (Armijo's Route). On January 8, 1830, the first pack train to pass from Santa Fe, New Mexico, to Los Angeles crossed the Las Vegas Valley. Antonio Armijo, a Santa Fe merchant, commanded the train and 30 drivers. The successful completion of the journey opened a trade route between the two Mexican provinces of New Mexico and California.

Described as the "longest, crookedest, most arduous pack mule route in the history of America," Armijo's party brought manufactured goods to Los Angeles and returned driving herds of mules and horses. Later termed the Old Spanish Trail, this route was a principal means of reaching the Pacific Coast until the termination of the war with Mexico in 1848.

**Nevada Historical Marker 214** is located south of Russell Road at the former Mountain Vista Road entrance to Vo-Tech High School. The historical marker commemorates the valor and service of Rafael Rivera, the first non-Indian of record to view and traverse the Las Vegas Valley. In January 1830, as a scout in Antonio Armijo's sixty-man trading party from Abiquiu, New Mexico, he was sent in search of water. After days of being lost in the desert, he found himself at the top of a mountain looking down at a lush, fertile valley. In his journals he called it "Las Vegas," meaning "the meadows" in Spanish. Although he was believed to be dead by the rest of the party, he found his way back to them after two weeks and led them to the valley. Rivera's pioneering route became a vital link in the Old Spanish Trail, with Las Vegas Springs a most essential stop on this popular route to Southern California.

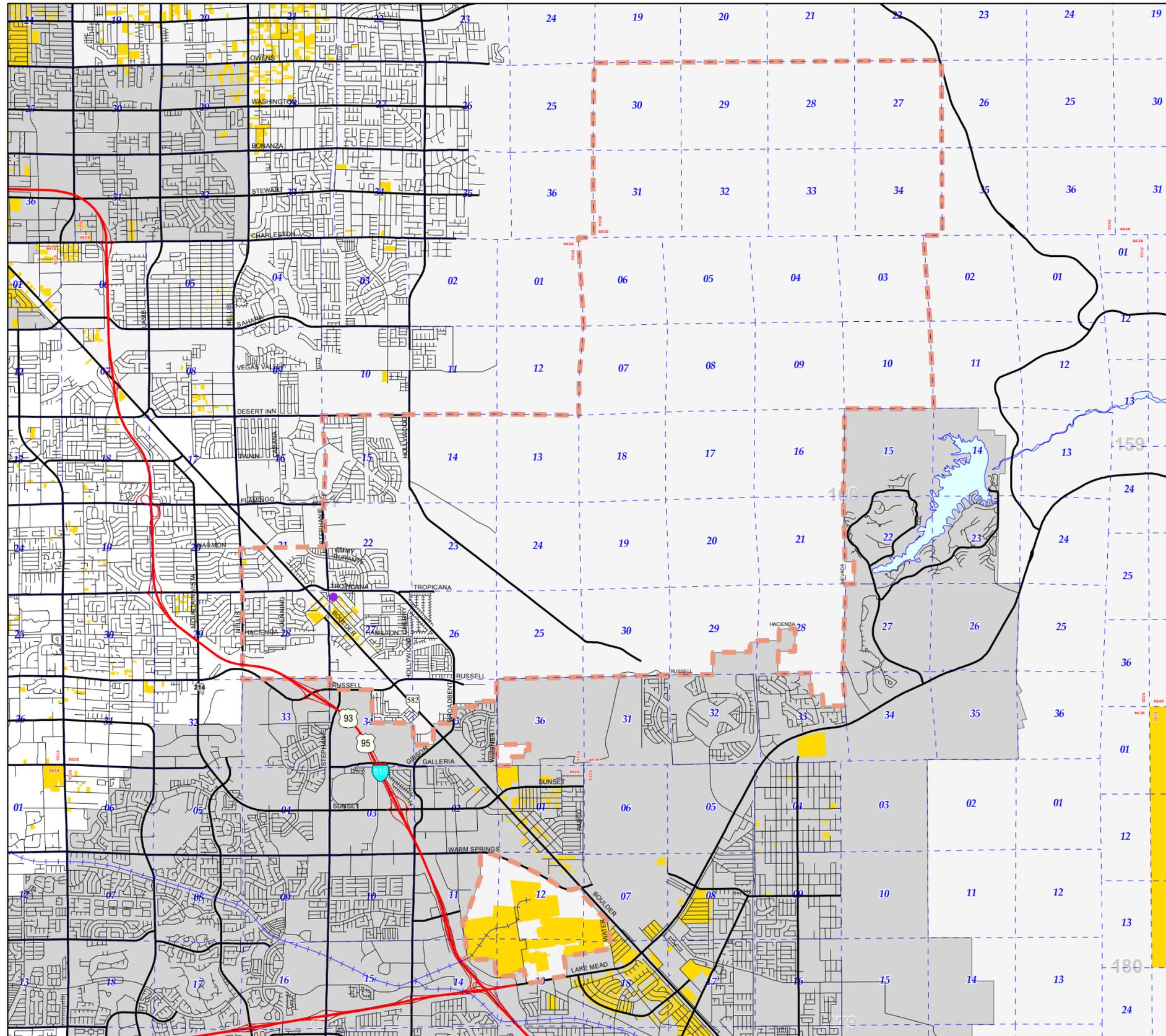


**Rainbow Gardens Geological Preserve** is a point of interest that can be accessed from the northeastern portion of the Whitney Planning Area on State Route 41. This area contains scenic volcanic gorges and rock art.

For more information about Nevada Historical Markers go to the State Historic Preservation Office at [http://dmla.clan.lib.nv.us/docs/shpo/markers/cl\\_mark.htm](http://dmla.clan.lib.nv.us/docs/shpo/markers/cl_mark.htm). For more information about National Historical Places go to <http://www.cr.nps.gov/nr/>. National Historic Landmarks can be located at <http://www.cr.nps.gov/nhl/>.







# Comprehensive Planning

## Existing Conditions - Map 8 Historical Sites

### Whitney Planning Area

- Places of Interest
- Nevada Historic Places
- Nevada Historical Markers
- National Historic Landmarks
- National Historic Places
- Planning Area Boundary
- Parcels Constructed Before 1958
- Military Facilities
- Incorporated Cities/Tribal Lands

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## Land Use

### Existing Land Use

Using data from the Clark County Assessor's Office, staff performed an analysis on the existing land uses and separated the uses into the following categories: single family residential, multi-family residential, commercial, industrial, mineral extraction, public facility, vacant land, and government land not available for development. This data is illustrated in Map 9 and the acreage and percentage of these existing land uses are in Table 3.

The Whitney Planning Area consists of approximately 41 square miles or 24,418 acres. Allowing for easements, rights of way, and government land not available for development, there are approximately 6,758 acres of developable land. Whitney currently has 6,268 developed acres, leaving 325 vacant developable acres of land or 2% of the Planning Area. There are also opportunities for community revitalization along Boulder Highway.

<b>Table 3: Whitney Existing Land Use</b>		
<b>Land Use</b>	<b>Approximate Acres</b>	<b>Percent of Land Use</b>
Single Family	1,093	3%
Multi-Family	298	1%
Industrial	58	1%
Mineral Extraction	0	0%
Commercial	227	1%
Public Facilities	4,593	19%
Government Land Not Available For Development	17,824	73%
Vacant	325	2%
<b>Total</b>	<b>24,418</b>	<b>100%</b>

### Resort Corridor

In Whitney, the resort corridor runs along Boulder Highway. This area functions as the region's primary employment and activity center. Commercial land use in the resort corridor is characterized by employment centers such as resort hotels, casinos, automobile dealerships, manufactured housing sales lots, recreational vehicle rental/sales yards, and associated service businesses. The intensity of residential uses could increase within the corridor in the form of condominium units and mixed use development.



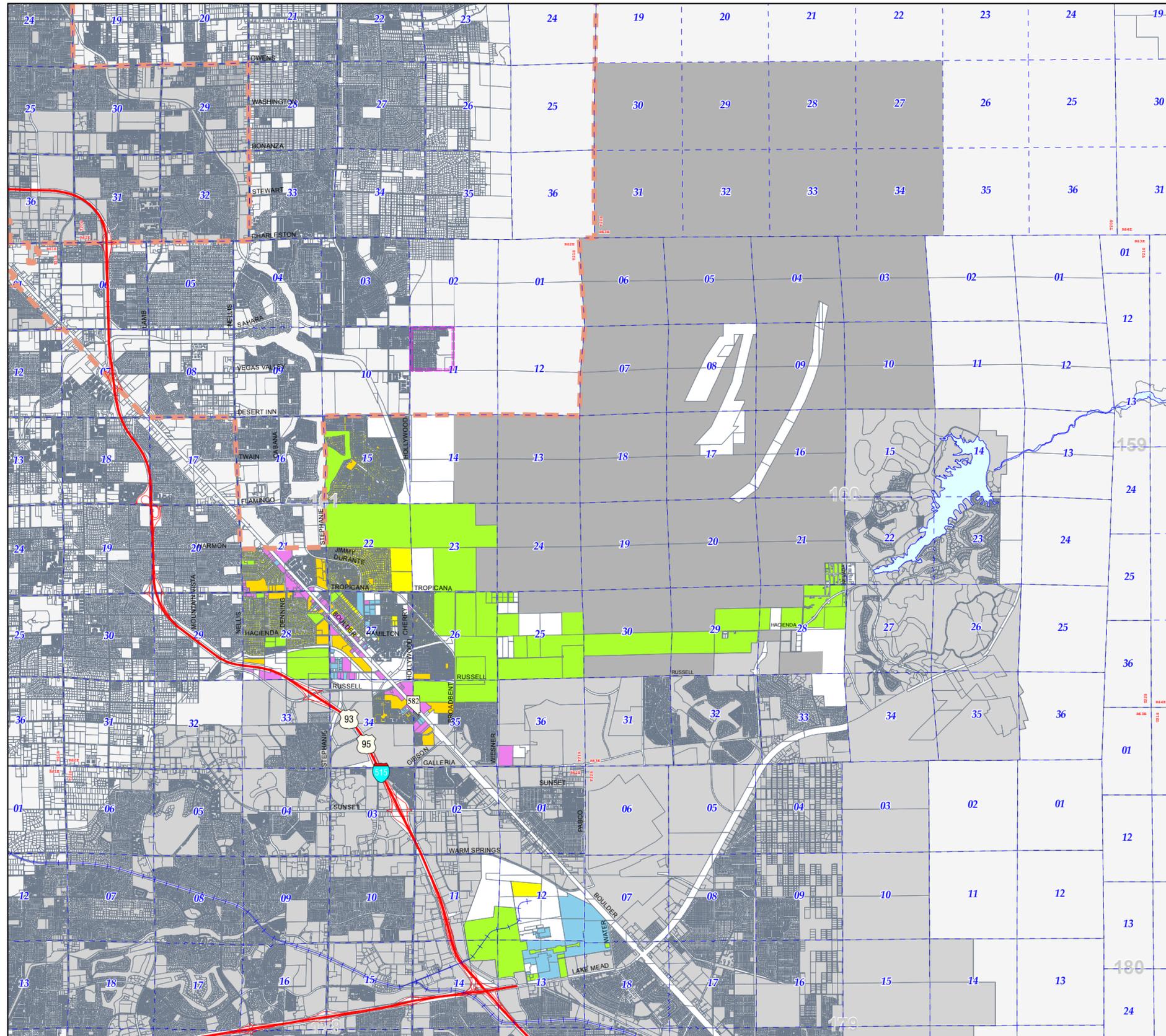


# Comprehensive Planning

## Existing Conditions - Map 9 Existing Land Use

### Whitney Planning Area

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Mineral Extraction
-  Public Facilities
-  Vacant Land
-  Government Land Not Available For Development
-  Major Projects
-  Planning Area Boundary
-  Incorporated Cities/Tribal Lands
-  Military Facilities



2009 GILIS Land Use

0 2800 5600 8400 11200



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## Planned Land Use

In the currently adopted Whitney Land Use Plan, the Planned Land Uses break down into the following percentages: Planned Land Use is shown on Map 10.

<b>Table 4: Whitney Existing Planned Land Use</b>		
<b>Land Use Category</b>	<b>Approximate Acres</b>	<b>Percentage</b>
PMLA	17,257	70
OL	239	1
PF	2,643	10
RE	426	1
SR	750	3
MF	57	1
RH	42	1
OP	52	1
CG	50	1
BPI	2,128	8
RC	113	1
SC	284	1
EC	283	1
MDP	1,094	4
<b>Total</b>	<b>24,418</b>	<b>104*</b>

\* figures rounded up to nearest %

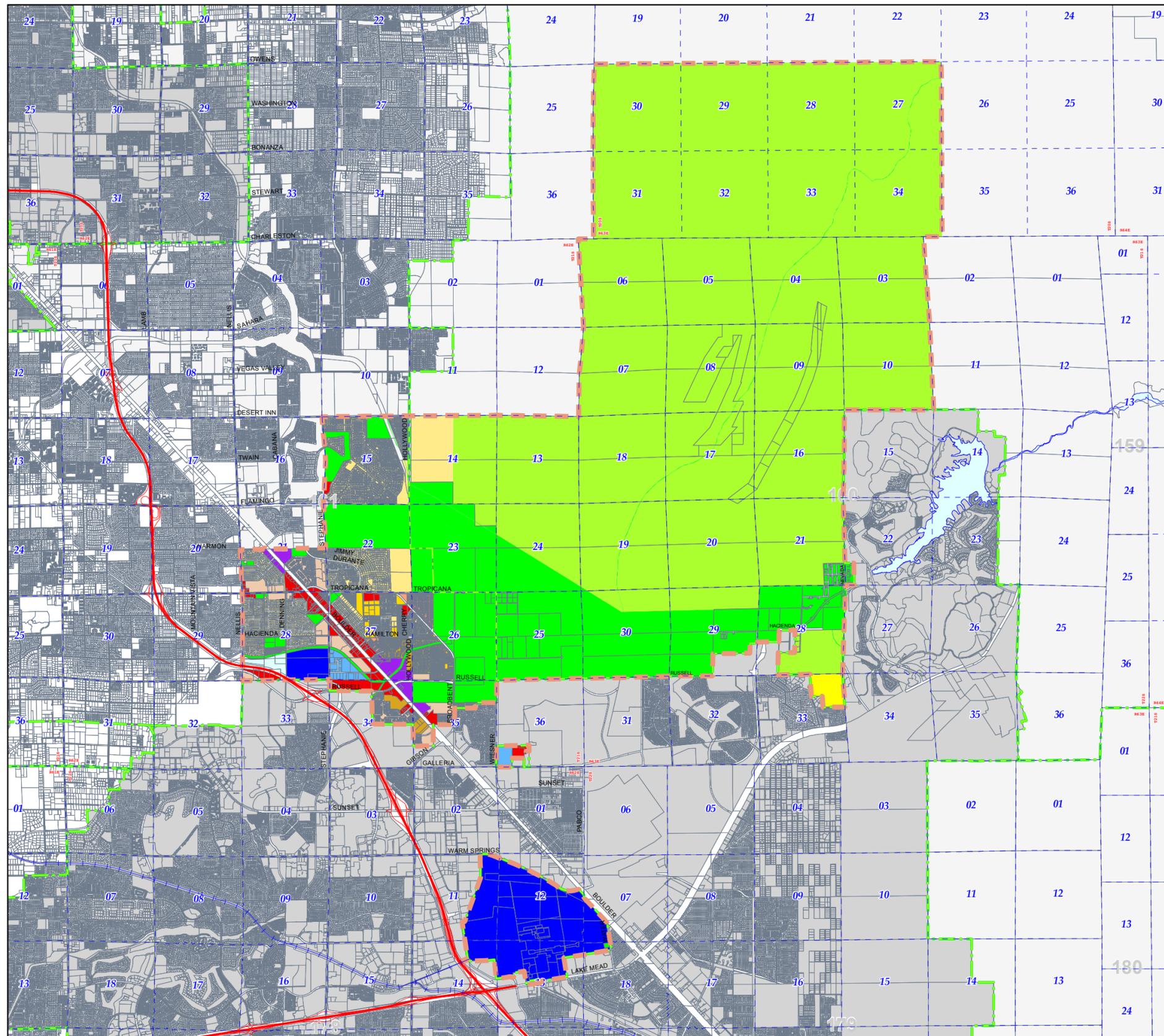




# Comprehensive Planning

## Existing Conditions - Map 10 Planned Land Use

### Whitney Planning Area



- |  |  |  |   |
|--|--|--|---|
|  | Open Lands                                       |  | Residential Urban Center<br>From 18 to 32 du/ac       |
|  | Agricultural                                     |  | Residential High Rise Center<br>Greater than 32 du/ac |
|  | Residential Rural<br>Up to 0.5 du/ac             |  | Office Professional                                   |
|  | Residential Agricultural<br>Up to 1 du/ac        |  | Commercial Neighborhood                               |
|  | Rural Neighborhood<br>Up to 2 du/ac              |  | Commercial General                                    |
|  | Rural Neighborhood Preservation<br>Up to 2 du/ac |  | Commercial Tourist                                    |
|  | Residential Low<br>Up to 3.5 du/ac               |  | Business and Design<br>Research Park                  |
|  | Residential Suburban<br>Up to 8 du/ac            |  | Industrial  |
|  | Residential Medium<br>From 3 to 14 du/ac         |  | Heavy Industrial                                      |
|  | Residential High<br>From 8 to 18 du/ac           |  | Public Facilities                                     |
|  |  |  | Major Development Projects                            |

- |  |   |
|--|---|
| <b>S</b> = School                                  | <b>P</b> = Park   |
| <b>H</b> = High                                    | <b>F</b> = Fire Station                                   |
| <b>M</b> = Middle                                  | <b>PD</b> = Police Station                                |
| <b>E</b> = Elementary                              | <b>PW</b> = Public Works                                  |
| <b>L</b> = Library                                 | <b>SS</b> = Electrical Sub-Station                        |
| <b>CCSD</b> = School District<br>Property          | <b>WD</b> = Water District                                |
| <b>RTC</b> = Regional Transportation<br>Commission | <b>CCWRD</b> = Clark County Water<br>Reclamation District |

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## **Zoning**

Title 30, the Clark County Unified Development Code, is the implementation tool of the Comprehensive Plan of Clark County. It is adopted under the authority of Chapter 278 (Planning and Zoning) of the Nevada Revised Statutes (NRS). It sets forth the regulations that govern the subdivision, use, and/or development of land, divides the county into Zoning Districts, and sets forth the regulations pertaining to such districts. The Official Zoning Maps are maintained by CCDS. Map 11 is the zoning map for the Whitney area. The Official Zoning Map is changed at every BCC meeting. To check the current zoning of a parcel go to: <http://www.accessclarkcounty.com>.



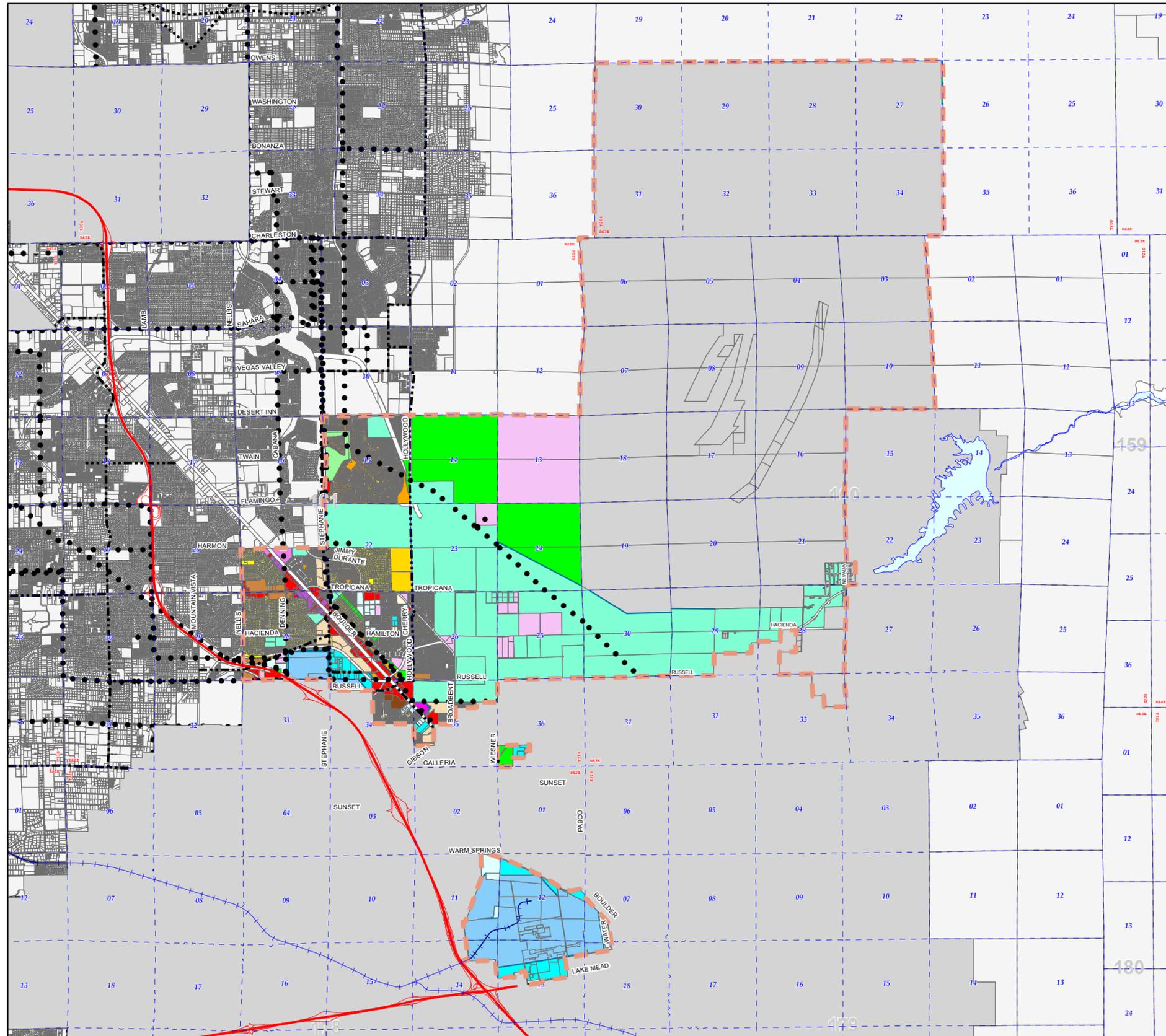


# Comprehensive Planning

## Existing Conditions - Map 11

### Zoning

#### Whitney Planning Area



<p><b>RURAL RES.</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> R-U Rural Open Land</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R-A Residential Agri.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> R-E Rural Estates</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R-D Suburban Est. Res.</li> </ul>	<p><b>SINGLE FAMILY RES.</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> R-1 Single Family Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> R-1a Single Family Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> R-T Manufactured Home Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> R-2 Medium Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> RUD Res. Urban Village</li> </ul>	<p><b>MULTIPLE FAMILY RES.</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f2cc99; border: 1px solid black; margin-right: 5px;"></span> R-3 Multiple Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cc9966; border: 1px solid black; margin-right: 5px;"></span> R-4 Multiple Density Res.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #996633; border: 1px solid black; margin-right: 5px;"></span> R-5 Apartment Res.</li> </ul>
<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a52a2a; border: 1px solid black; margin-right: 5px;"></span> CRT Comm. Res. Transition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f2cc99; border: 1px solid black; margin-right: 5px;"></span> C-P Office and Prof.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> C-1 Local Bus.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6666; border: 1px solid black; margin-right: 5px;"></span> C-C Shopping Ctr.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff3333; border: 1px solid black; margin-right: 5px;"></span> C-2 General Bus.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #993333; border: 1px solid black; margin-right: 5px;"></span> C-3 General Comm.</li> </ul>	<p><b>SPECIAL</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> O-S Open Space</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9933ff; border: 1px solid black; margin-right: 5px;"></span> H-2 Gen. Highway Frontage</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #99ffcc; border: 1px solid black; margin-right: 5px;"></span> P-F Public Facil.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff66ff; border: 1px solid black; margin-right: 5px;"></span> RVP Rec. Veh. Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> U-V Urban Village</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffccff; border: 1px solid black; margin-right: 5px;"></span> H-1 Limited Resort and Apt.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> T-C Mobile Home Park</li> </ul>	<p><b>MANUFACTURING</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> M-D Designed Manuf.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ffff; border: 1px solid black; margin-right: 5px;"></span> M-1 Light Manuf.</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> M-2 Ind. (w/o Dwell.)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #336699; border: 1px solid black; margin-right: 5px;"></span> M-3 Heavy Ind.</li> </ul>
<p><b>OVERLAY ZONE</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> P-C Planned Community</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Multi Layer Zoning</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> RNP Res. Neigh. Preservation</li> </ul>	<p><b>OTHER</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> RE-UUF Rural Estates Undeveloped Undetermined Future</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Vehicular Travel Areas and/or Public Works Access/Drainage Easements</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Incorporated City (LV, NLV, HEND, BC, MESQ)</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> ROI/ZC Boundary</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Non-Dedicated Public Road Access</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Power Lines (69kv and larger)</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Railroad</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> PROPOSED BELTWAY</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Zoning Boundary</li> </ul>	

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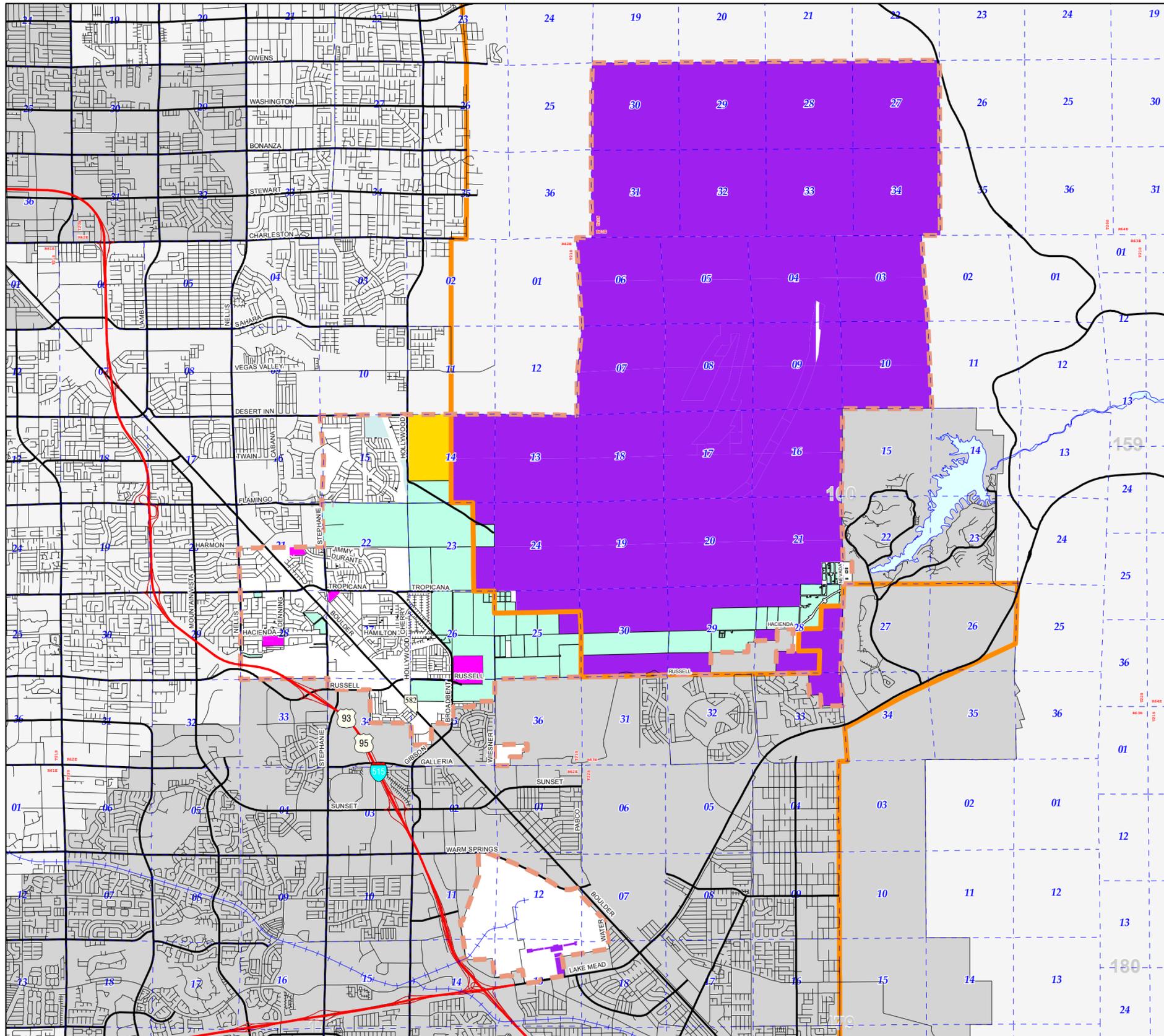
## Ownership

The different government entities, including federal, state and local entities own the majority of land in the Whitney Planning Area. Map 12 shows where these lands are located. Table 5 shows a breakdown of the acreages.

<b>Table 5: Whitney Land Ownership</b>	
<b>Entity</b>	<b>Acreage</b>
Federal Government	
- Federal Land	257
- For Public Use	16,972
Clark County	2,535
Municipal Land	49
State of Nevada	0
- School Board of Trustees & University Board of Regents	121
<b>Total Acreage</b>	<b>19,934</b>







# Comprehensive Planning

## Existing Conditions - Map 12

### Ownership

#### Whitney Planning Area

- Federal Land
- Federal Land Reserved For Public Purpose
- State Land
- County Land
- Municipal Land
- School Trustees/University Regents
- Disposal Boundary
- CMA Boundary
- Planning Area Boundary
- Incorporated Cities/Tribal Lands
- Military Facilities

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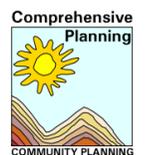
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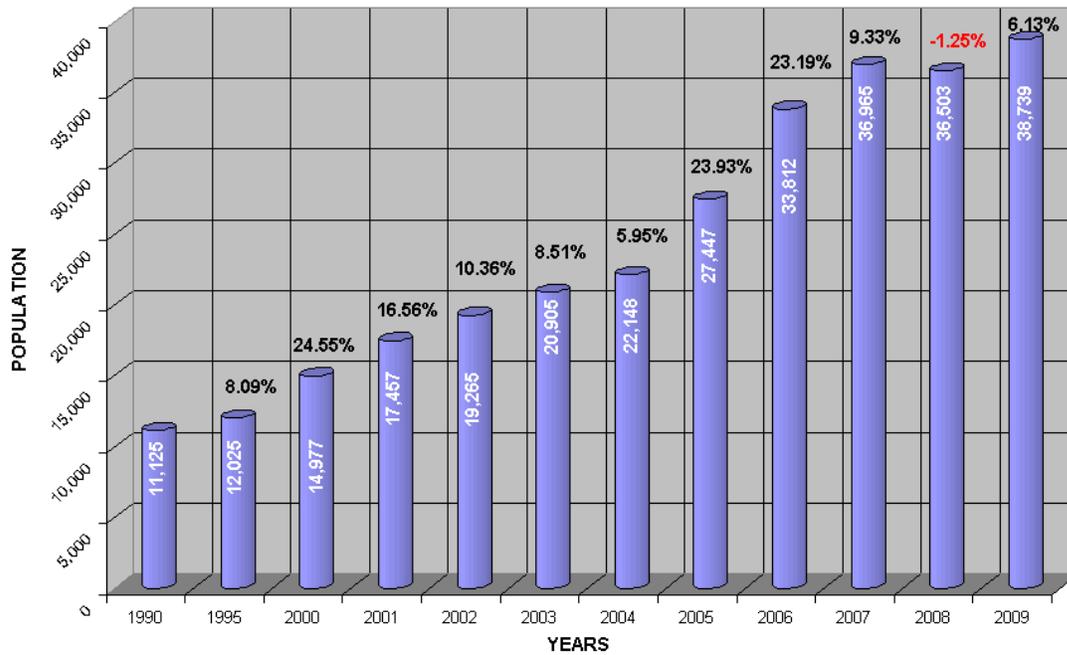


# Demographics

## Annual Population Growth Rates 1990-2009

Figure 1 shows the population change and the per year growth rate for Whitney from 1990 to 2009. In 1990, 11,125 people lived in Whitney. The Clark County Department of Comprehensive Planning estimates that 38,739 people live in Whitney as of 2009. This represents an increase of 27,614 persons or 248.2% over 19 years.

Figure 1: Whitney Annual Population and Growth Rates 1990-2009



## Population in Relation to Clark County

To put the population in Figure 1 in perspective, Figure 2 and Figure 3 show the 1990 and 2009 distribution of Population in Clark County and highlights Whitney. In 1990, Whitney represented 1.4% of the Clark County population. In 2009, Whitney represented 1.9% of the Clark County population.

Figure 2: Distribution of 1990 Clark County Population by Jurisdiction highlighting Whitney

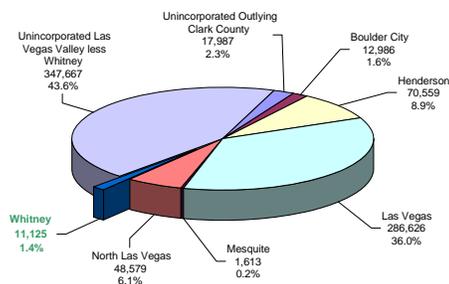
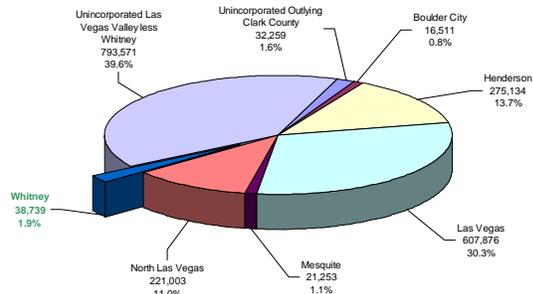


Figure 3: Distribution of 2009 Clark County Population by Jurisdiction highlighting Whitney



## **Population Density**

Whitney's population density per square mile is shown on Map 13. Two significant factors that influence the density of population are the size of residential lots and the distribution of multifamily residences. In areas where there are smaller lots and a large number of multifamily residences, the population density is higher than areas where there are larger lots and fewer multifamily residences.

In Whitney, there are areas of multifamily units and single family residential areas to areas of low density, single family residential. Up to middle concentrations of people occur in a couple sections of Whitney. The peak densities are reached in sections 15, the south half of Section 21 and the north half of Section 35 with these areas having an overall population density of 6,000 to 7,999 people per section. The least dense area is within the northeastern portion of the Whitney Planning Area within the conservation area and the County Islands. As some areas redevelop along Boulder Highway, population density may increase due to mixed use development, and the map may change.



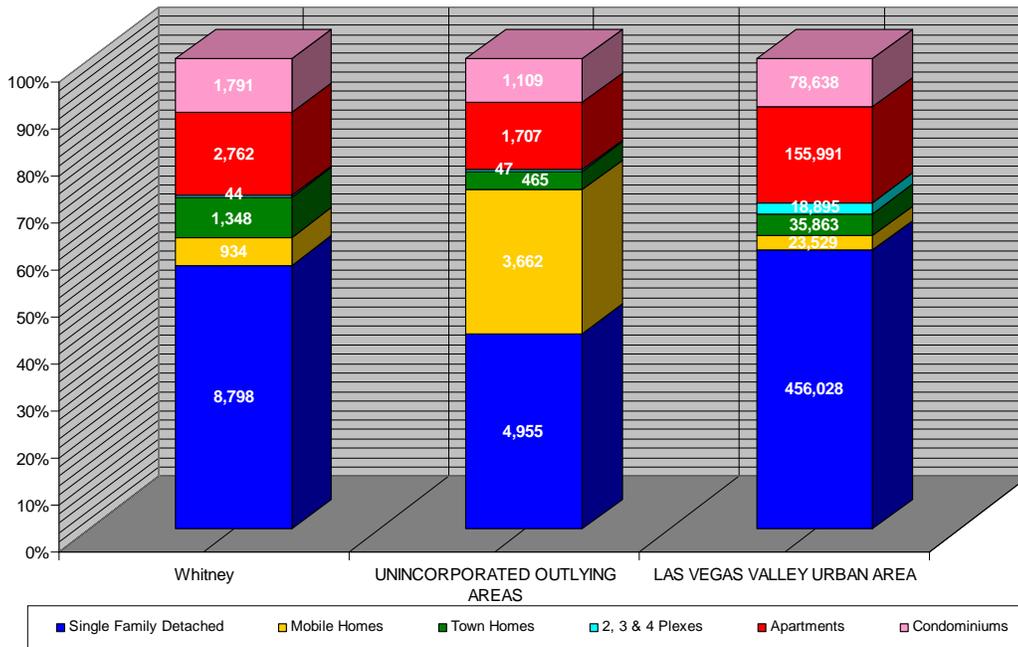
# Housing Mix

There are several housing types tracked in Clark County. These include:

- Single Family Detached
- Mobile Homes
- Town Homes
- 2, 3, and 4 Plexes
- Apartments
- Condominiums

Whitney has a mixture of all tracked housing types. Figure 4 compares the housing mix for Whitney to the unincorporated outlying areas and the LVVUA. The proportion of condominiums and two to four plexes is smaller that what is provided in the LVVUA. The proportion of single family detached dwelling units and mobile homes in Whitney is consistent to the LVVUA. While the proportion of apartments and town homes have increased in Whitney.

Figure 4: 2009 Housing Unit Mix



As a percent, single family detached comprise 56.1% of all housing units. While apartment units are lower at 17.6%, condominiums at 11.4% and then mobile homes at 6.0%. Other housing types make up the remaining 8.9% of the housing units in Whitney.



Additional information on population demographics and housing for Clark County is available in the Population Element of the Clark County Comprehensive Plan and from the Comprehensive Planning Department.



# Comprehensive Planning

## Existing Conditions - Map 13

### Demographics

#### Whitney Planning Area

-  No Population
-  Population 1 - 99
-  Population 100 - 499
-  Population 500 - 999
-  Population 1,000 - 1,999
-  Population 2,000 - 3,999
-  Population 4,000 - 5,999
-  Population 6,000 - 7,999
-  Population 8,000 - 9,999
-  Population 10,000 - 14,999
-  Population 15,999 - 19,999
-  Population 20,000 +
-  Incorporated Cities/Tribal Lands
-  Planning Area Boundary

NOTE: Population is calculated by section

0 2800 5600 8400 11200



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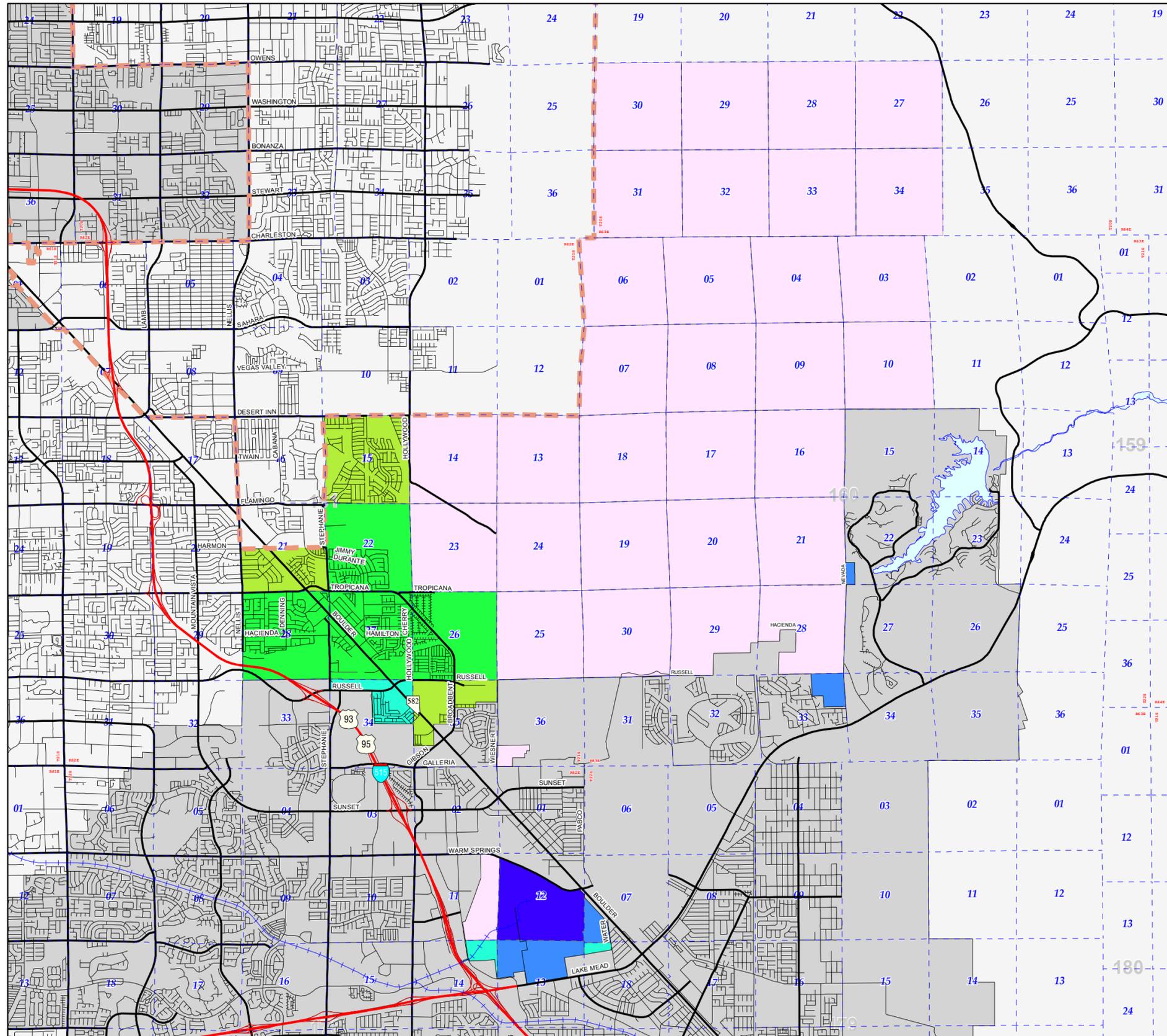
Map Created On: October 28, 2010

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Categories denoted in the legend may not apply to a particular Planning Area.



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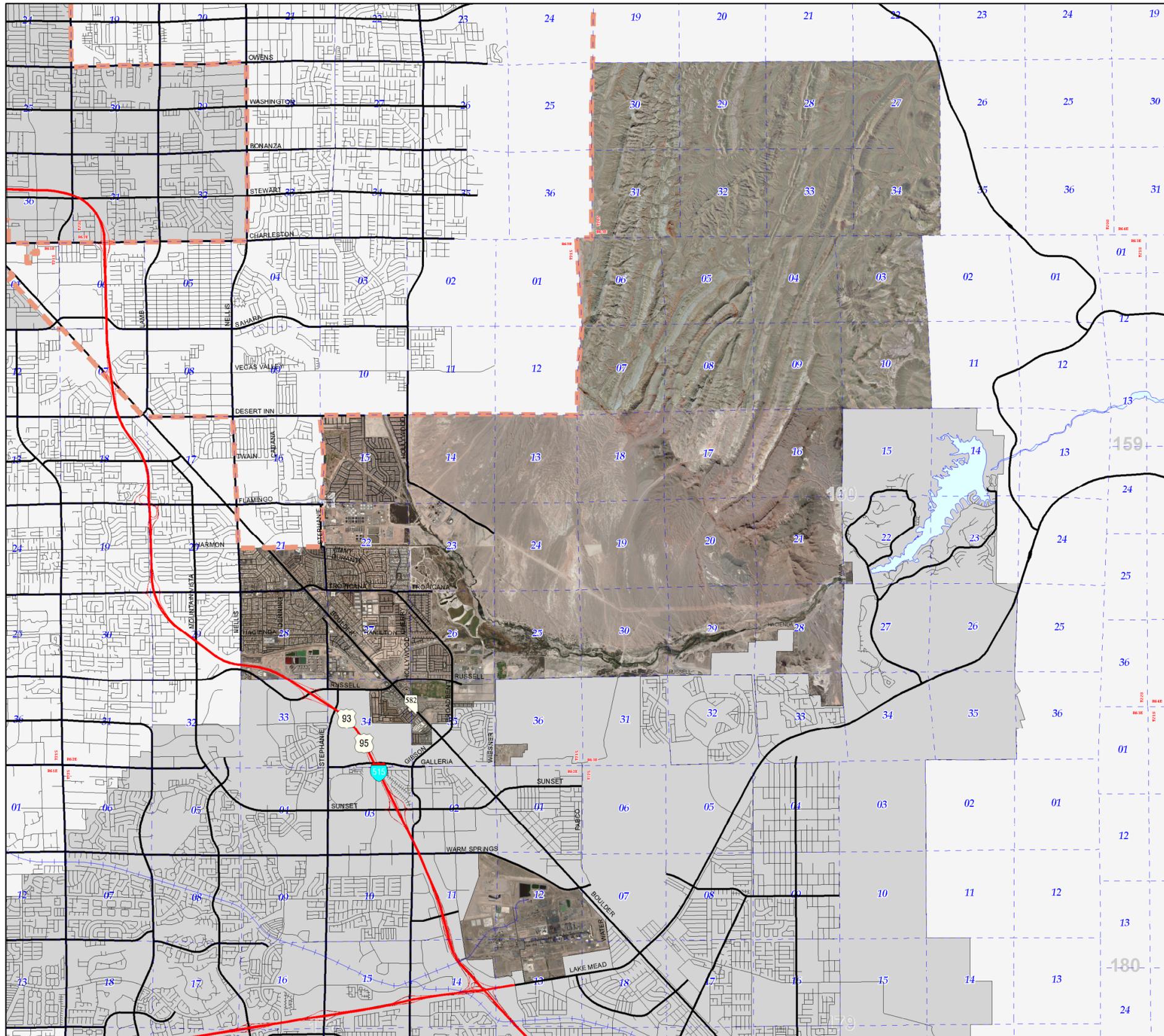


# Aerial Photography

Map 14 is a colored photograph of the Whitney Planning Area. It was flown in the Spring of 2008 and has a five foot resolution.







# Comprehensive Planning

## Existing Conditions - Map 14 Aerial Photography

### Whitney Planning Area

-  Incorporated Cities/Tribal Lands
-  Planning Area Boundary

0 2700 5400 8100 10800



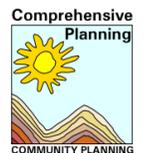
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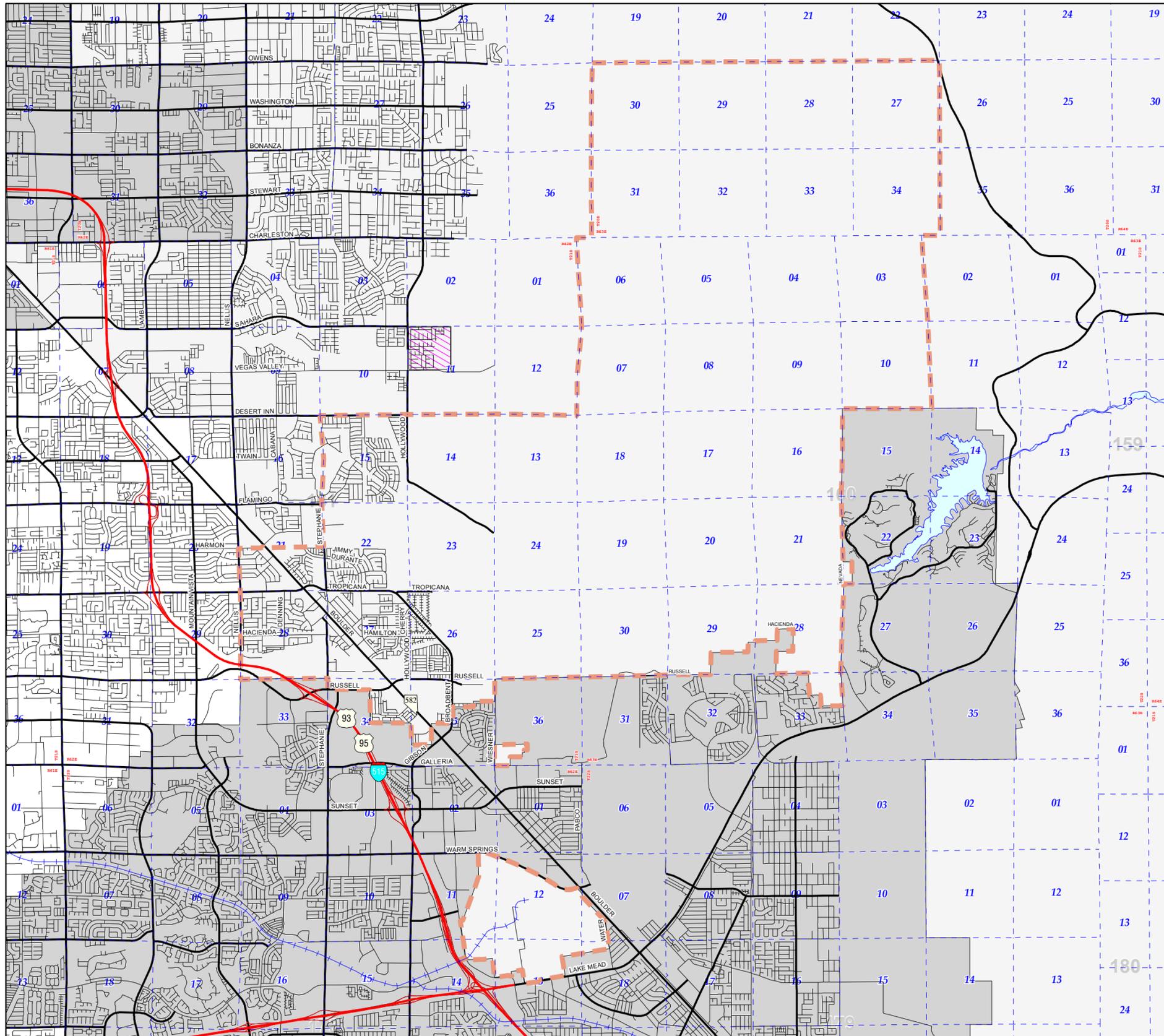


## Major Projects

There are no Major Projects within the Whitney planning area (Map 15). The closest Major Project is “The Quarry” located on the southeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor.







# Comprehensive Planning

## Existing Conditions - Map 15

### Major Projects

#### Whitney Planning Area

-  Major Projects
-  Planning Area Boundary
-  Incorporated Cities/Tribal Lands
-  Military Facilities

0 3100 6200 9300 12400



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# Land Use

## **Cooperative Management Area (CMA)**

Currently there is no CMA within the Whitney Planning Area. CMA was established in 1992 to define land uses that are compatible and incompatible with the McCarran International Airport (see Map 16) and its associated aircraft operations, and as a result has implications to future land uses within the CMA. The Southern Nevada Public Land Management Act (SNPLMA) of 1998 transferred approximately 5,226 acres of federal land to Clark County. Under the terms of the SNPLMA, only land uses deemed compatible with the CMA will be permitted on those lands acquired by Clark County.





# Comprehensive Planning

## Existing Conditions - Map 16

### Air Environs

#### Whitney Planning Area

-  Airport Noise Environ AE-60
-  Airport Noise Environ AE-65
-  Airport Noise Environ AE-70
-  Airport Noise Environ AE-75
-  McCarran International Airport
-  Airport Arrival RPZ
-  Airport Arrival and Departure RPZ
-  Airport Departure RPZ
-  Nellis AFB Environs
-  Air Space Overlay
-  Cooperative Management Area
-  Planning Area Boundary
-  Incorporated Cities/Tribal Lands

0 2800 5600 8400 11200

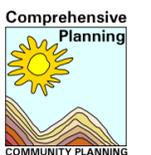


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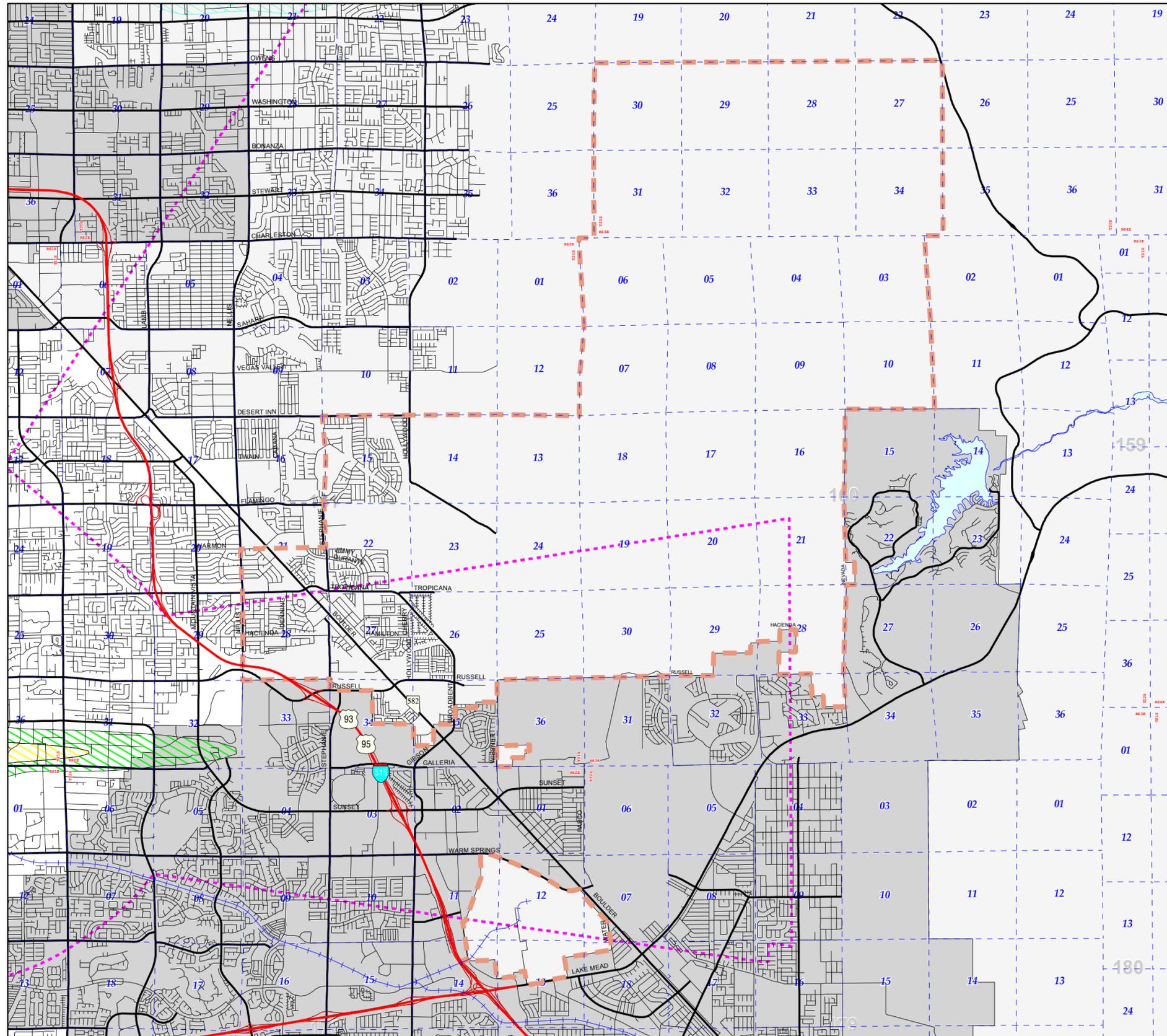
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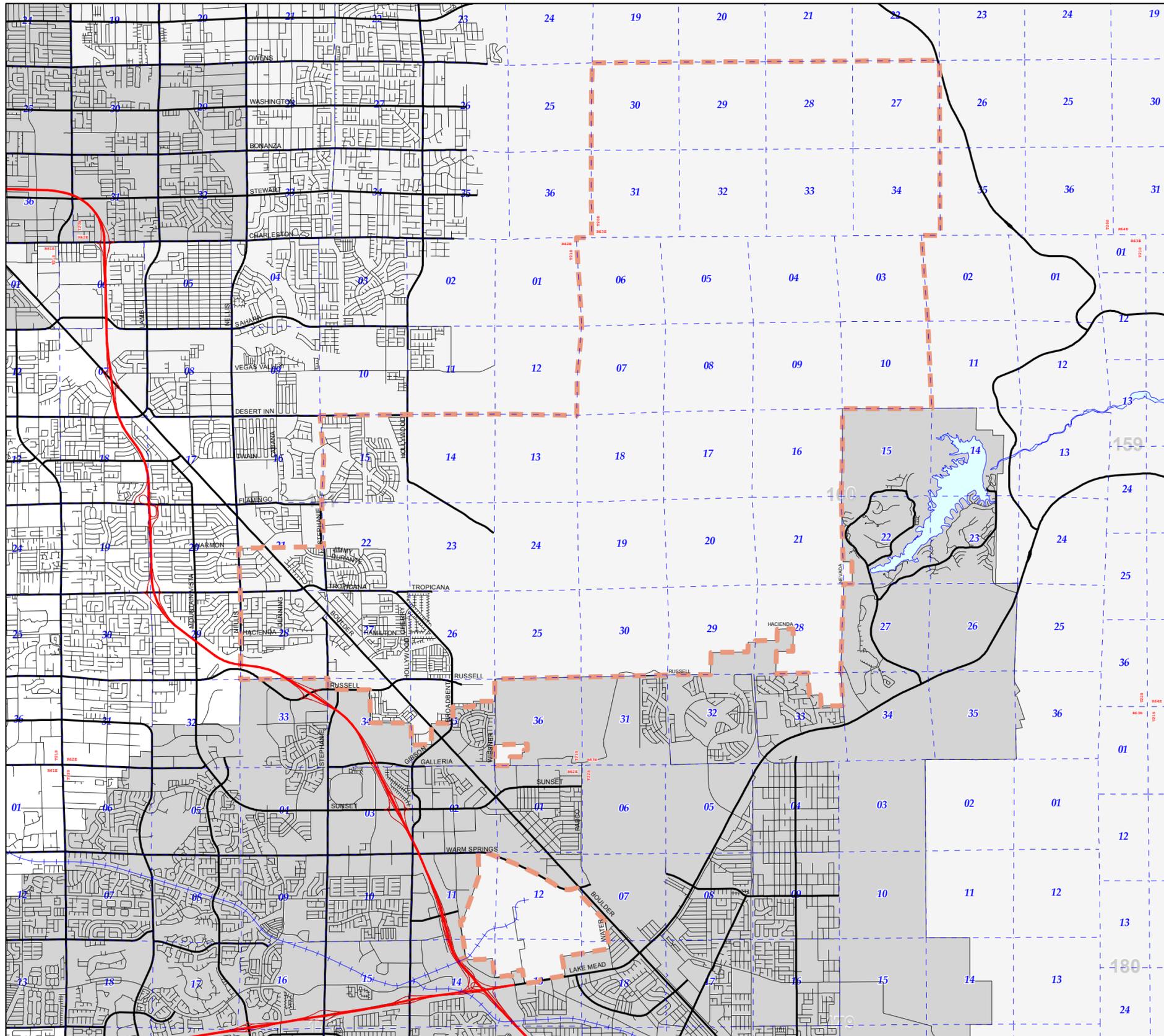


## **Public Facilities Needs Assessment (PFNA)**

There are no PFNA areas within the Whitney planning area (Map 17).







# Comprehensive Planning

## Existing Conditions - Map 17 Public Facilities Needs Assessment Area

Whitney Planning Area

0 3100 6200 9300 12400



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## Mixed Use Overlay Districts

The Mixed Use Overlay is intended to encourage a diversity of compatible land uses, including a mixture of residential with at least one or more of the following: commercial, office, educational, or institutional. It provides a mechanism to encourage new housing and innovative urban design that is less dependent on automobile transit and can be used to revitalize older commercial corridors and increase opportunities for infill housing. Properties surrounding the Boulder Highway/Fremont Street Corridor are included in the Mixed Use Overlay District (Map 18).

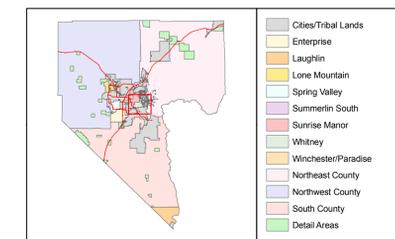
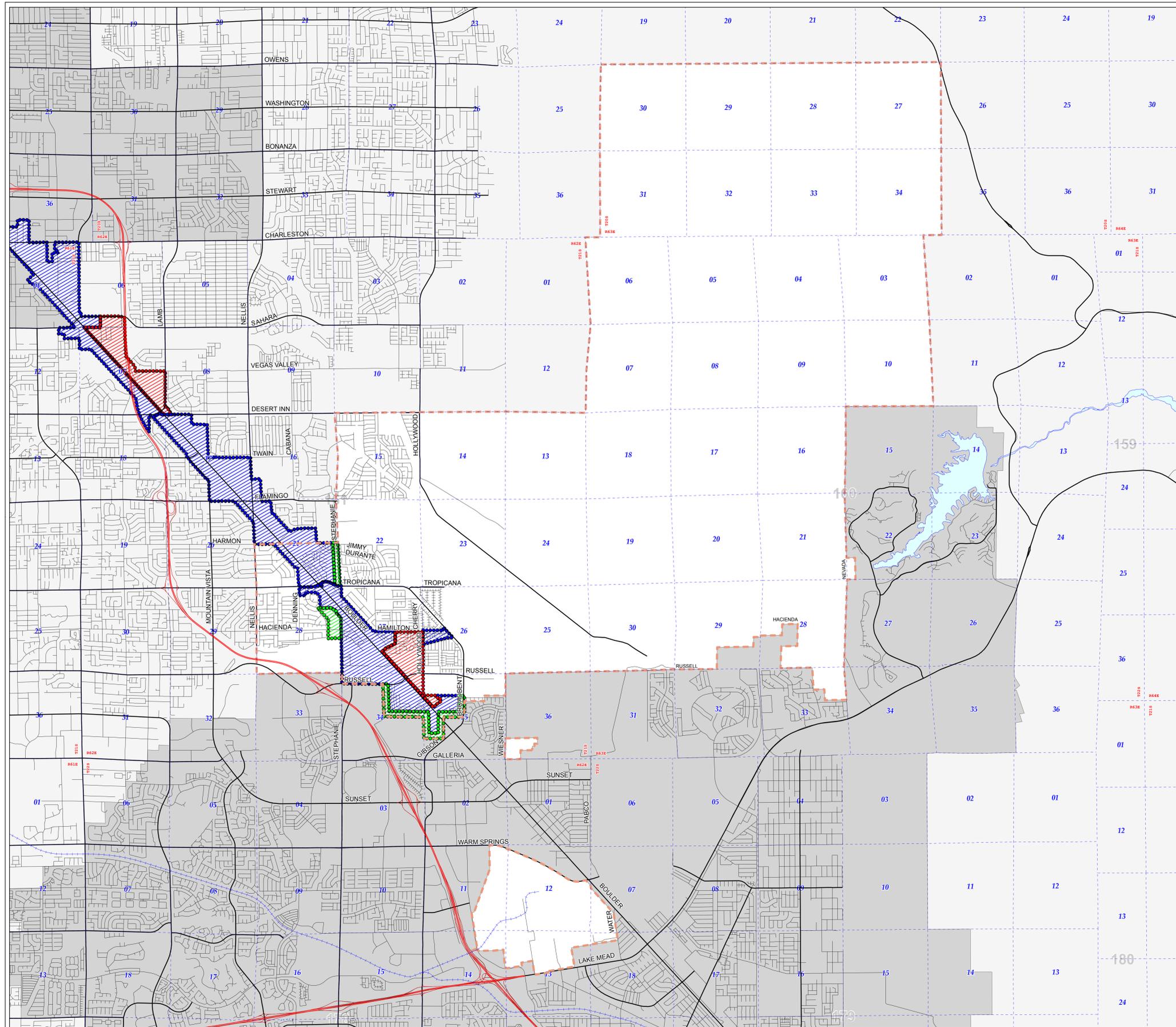




# Comprehensive Planning Existing Conditions - Map 18 Mixed Use Overlay Districts

## Whitney Planning Area

-  MUD 1 Most Intense Urban Form
-  MUD 2 Most Intense Suburban Form
-  MUD 3 Moderately Intense Suburban Form
-  MUD 4 Least Intense Suburban Form
-  Incorporated Cities/Tribal Lands
-  Planning Area Boundary



**Map Created On: September 17, 2010**

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