

**Appendix E. Land Use Plans and Zoning**



## Appendix E. Land Use Plans and Zoning

This appendix provides information regarding the land use plans referenced in this EA and information regarding zoning ordinances adopted by Clark County and incorporated jurisdictions in the Las Vegas Valley. Clark County is divided into numerous planning areas encompassing incorporated and unincorporated areas. **Exhibit E-1** shows an overview of the planning areas located near the proposed Heliport site (South of Sloan site) and McCarran International Airport. There are many planning areas in close proximity to the Heliport site. However, not all are described in this Appendix. Planned land use recommendations for unincorporated portions of Clark County are addressed in land use plans developed by the Clark County Department of Comprehensive Planning and approved by the Clark County Board of County Commissioners. Comprehensive/Master Plans have been developed for the incorporated cities of Las Vegas, Henderson, and Boulder City.

The tables presented in this appendix summarize the planned land use categories for each respective land use plan. These tables are intended as a reference guide to be used in conjunction with the generalized planned land use exhibits presented in Chapters III and IV of the EA. Land use plans are summarized in this Appendix for the following:

- Incorporated Cities
  - City of Boulder City
  - City of Henderson
  - City of Las Vegas
- Unincorporated Areas
  - Enterprise
  - South County (including Goodsprings)
  - Sunrise Manor
  - Whitney
  - Winchester and Paradise

The *South County Land Use and Development Guide* was adopted in 1994 and amended in 2005; the *Northwest Clark County Land Use and Development Guide* was adopted in 1996; the *Sunrise Manor Land Use Plan* was adopted in 1999 and updated in 2005; the *Whitney Land Use Plan* was adopted in 2000; the *Enterprise Land Use Plan* was adopted in 2004; and the *Winchester/Paradise Land Use and Development Guide* was adopted in 1996 and updated in 2005. The *City of Boulder City Master Plan* was adopted in 2003; the *City of Las Vegas 2020 Master Plan* was adopted in 2000; and *City of Henderson Comprehensive Plan* was adopted in 1996 and updated in February 2006. The existing Clark County planned land use designations would apply to the West Henderson Planning Area until the City of Henderson's *Comprehensive Plan* is updated.

**Exhibit E-1**

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Clark County Planning Areas

Exhibit E-1 shows Clark County and the incorporated cities of Henderson, Las Vegas, and North Las Vegas have adopted land use plans to guide future development in the Las Vegas region. Exhibit E-1 depicts the boundaries for planning areas located in unincorporated Clark County and the planning area boundaries for the incorporated cities of Henderson, Las Vegas, and North Las Vegas.

**E.1 Incorporated Cities**

**E.1.1 City of Boulder City**

Boulder City is part of the Las Vegas metropolitan area, located about 25 miles southeast of Las Vegas and southwest of the Lake Mead National Recreation Area, in the Eldorado and Hemenway Valleys. Although the Las Vegas metropolitan area has continued to be one of the fastest growing areas in the nation since the early 1990s, much of the recent growth within the Las Vegas Valley has been concentrated in the cities of Las Vegas and Henderson. In 1979, a controlled growth ordinance was passed, limiting the growth rate of the city to less than three percent per year<sup>1</sup>. Although the developed portion of Boulder City is approximately 5 square miles, the incorporated city limits now encompass about 200 square miles.

On December 9, 2003, the Boulder City City Council adopted the Boulder City *Master Plan*. The Master Plan, developed by the Boulder City Department of Community Development, is an advisory document that outlines the community’s vision and goals for the future and provides guidance for elected and appointed officials in making decisions regarding the long-range needs of the community.

**Table E-1** provides definitions and descriptions of the planned land use categories included in the Boulder City *Master Plan*.

**Table E-1 (1 of 2)**

Planned Land Use Categories – City of Boulder City

| Planned Land Use           | Residential Density | Description   | Generalized Planned Land Use |
|----------------------------|---------------------|---|------------------------------|
| Low Density Residential    | n.a.                | Areas with a mix of low density housing types in a neighborhood setting. Primary uses include large-lot and low-density detached single-family housing, mobile homes, and manufactured homes.   | Residential Single-Family    |
| Medium Density Residential | Up to 17 du/acre    | Areas with a mix of low to medium density housing types in a neighborhood setting. Primary uses include single-family, single-family attached, duplex, town homes, apartments, condominiums, and mobile home parks.   | Residential Multi-Family     |
| Central Business District  | n.a.                | Areas with traditional downtown urban fabric in a compact, vibrant setting at a pedestrian-friendly scale. Primary uses include a variety of civic, cultural, retail, commercial, business, hotel, professional offices, and financial institutions.  | Commercial                   |
| Community Commercial       | n.a.                | Areas with a mix of retail and commercial services in a concentrated and unified center that serves the local community and may also provide a limited draw for tourists and the surrounding region. Primary uses include restaurants, supermarkets, specialty shops, drycleaners, drugstores, filling stations, retail and health services, and business and professional offices. | Commercial                   |

<sup>1</sup> City of Boulder City website. <http://www.bcnv.org/aboutus.html>. Accessed January 2008.

**Table E-1 (2 of 2)**

Planned Land Use Categories – City of Boulder City

| Planned Land Use            | Residential Density | Description   | Generalized Planned Land Use |
|-----------------------------|---------------------|---|------------------------------|
| Airport Related Commercial  | n.a.                | Intended to provide a range of services to support the daily needs of airport employees and visitors. Primary uses include restaurants, service stations, car rental, and other accessory uses related to the day-to-day functions of the airport.  | Commercial                   |
| Mixed-Use Commercial/Office | n.a.                | Intended to provide concentrated areas of mixed-use commercial/office developments incorporated into a master planned neighborhood, or located in close proximity to residential areas. Primary uses include high quality employment facilities, such as corporate office headquarters, research and development, and educational facilities in a planned, "campus-like" setting.                                       | Mixed Use                    |
| Manufacturing               | n.a.                | Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling. Specific uses include light manufacturing, warehousing and distribution, indoor and screened outdoor storage, and a wide range of other manufacturing services and operations.  | Industrial                   |
| Parks and Recreation        | n.a.                | Intended to provide for the active and passive recreational needs of the community. Land is generally provided by the city, although recreational facilities, such as privately operated golf courses, are also included. Uses include neighborhood or community parks, trails, and other recreational facilities.  | Park/Recreation              |
| Open Lands                  | n.a.                | Areas that have been preserved through public ownership, purchase, donation, land swap, conservation easement, or other means. Provides natural resource protection, view protection, protection of steep slopes or other sensitive areas, and buffering of non-compatible land uses. Active uses include unimproved trails for hiking, biking, equestrian use, and off-road vehicle use.                               | Open Space                   |
| Public/Quasi-Public         | n.a.                | Areas provided by the city, county, state, or federal agency, or by a quasi-public organization. Uses include schools, government offices, community centers, fire stations, airports, libraries, hospitals, cemeteries, churches, and other places of worship. Also includes facilities needed for essential public services, such as electrical substations, water and wastewater facilities, and other similar uses. | Public                       |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: Boulder City *Master Plan*, 2003  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.1.2 City of Henderson

The City of Henderson is located about 7 miles south of the Las Vegas Strip and about one mile west of Lake Mead. Named the fastest growing large city in America by the U.S. Department of Commerce, Bureau of the Census in 2000, Henderson is recognized as the gateway community into the Las Vegas region. Henderson is separated by mountains and desert from Boulder City and the Lake Mead National Recreation Area. Its population ranks Henderson as the second largest city in the State of Nevada, overtaking Reno in December 1999. The planning area encompasses about 100 square miles, which includes land annexed by the City of Henderson in early 2007.

The City of Henderson *Comprehensive Plan* was adopted in 1996 and was most recently updated in February 2006. **Table E-2** provides definitions and descriptions of the planned land use categories included in the City of Henderson *Comprehensive Plan*.

**Table E-2**

Planned Land Use Categories – City of Henderson

| Planned Land Use                    | Residential Density       | Description  | Generalized Planned Land Use |
|-------------------------------------|---------------------------|--|------------------------------|
| Very Low Density Residential        | 1-2 du/acre               | Single-family detached homes   | Residential Single-Family    |
| Low Density Residential             | 1-6 du/acre               | Single-family detached homes, single-family attached homes, mobile home estates                                    | Residential Single-Family    |
| Medium Density Residential          | 5-16 du/acre              | Single-family attached homes, mobile homes, condominiums, townhomes, apartments, and other multi-family residences | Residential Multi-Family     |
| High Density Residential            | 20-36 du/acre             | Apartments, condominiums, townhomes, duplexes, and other multi-family residences                                   | Residential Multi-Family     |
| Downtown Low-Density Residential    | n.a.                      | Single-family detached residences  | Residential Single-Family    |
| Downtown Medium Density Residential | n.a.                      | Single-family attached homes, condominiums, townhomes, and other multi-family residences                           | Residential Multi-Family     |
| Downtown High Density Residential   | n.a.                      | Single-family attached homes, apartments, condominiums, townhomes, and other multi-family residences               | Residential Multi-Family     |
| Rural Neighborhood Preservation 1   | 1-5 acres per du          | Single-family detached homes   | Residential Single-Family    |
| Rural Neighborhood Preservation 2   | 0.5-5 acres per du        | Single-family detached homes   | Residential Single-Family    |
| Commercial                          | n.a.                      | Retail and service establishments, offices, theaters, and repair services  | Commercial                   |
| Tourist Commercial                  | n.a.                      | Hospitality and commercial tourist services, hotel and resort developments, mixed use residential developments     | Mixed Use                    |
| Transit Oriented Development        | Maximum of 36 du per acre | Multi-family residential, mixed use residential, and commercial developments                                       | Mixed Use                    |
| Neighborhood Commercial             | n.a.                      | Low-rise offices, neighborhood retail, and neighborhood services.  | Commercial                   |
| Downtown Highway Commercial         | n.a.                      | Commercial, retail, government, offices, and visitor accommodations  | Commercial                   |
| Downtown Core Commercial            | n.a.                      | Pedestrian friendly commercial, retail, office, arts, and entertainment  | Commercial                   |

**Table E-2 (2 of 2)**

Planned Land Use Categories – City of Henderson

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| Planned Land Use          | Residential Density | Description   | Generalized Planned Land Use |
|---------------------------|---------------------|---|------------------------------|
| Business Industrial       | n.a.                | Business parks, light and heavy industrial manufacturing, warehouses                                      | Industrial                   |
| Light Business Industrial |                     | Light industrial, light warehousing, manufacturing, and business parks                                    | Industrial                   |
| Public/Semi-Public        | n.a.                | Parks, libraries, community facilities, open spaces, fire stations, utilities, and other public uses.     | Public                       |
| Downtown Public           | n.a.                | Cultural institutions, government offices, hospitals, parks, community services, schools, and conventions | Public                       |
| Planned Community         | n.a.                | Modern and innovative projects following the best planning practices available                            | Mixed Use                    |

Notes:

du = dwelling units

n.a. = Not applicable

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Source: City of Henderson Comprehensive Plan, February 2006

Prepared by: Ricondo & Associates, Inc., April 2008



### E.1.3 City of Las Vegas

Las Vegas is the largest city in Nevada. According to the Las Vegas Chamber of Commerce, more than 5,000 people move to Las Vegas each month, making it one of the country's fastest growing cities. The population of Las Vegas is distributed across the city at varying densities. Generally, the most densely populated areas are in the central downtown, the Penwood/Arville area, and along the U.S. 95/Interstate 515 corridor to the west and northwest. It is important to note that twice as many people live west of Decatur Boulevard as live east of Decatur Boulevard, and over 96 percent of the population growth over the next 20 years, assuming continuation of the current trend, is projected to occur in the western and northwestern portions of the city. According to the Las Vegas 2020 Master Plan, over 300,000 residents are expected to be added to the city over the next 20 years, for a 2020 projection of 760,000 to 800,000 people.

The Las Vegas 2020 Master Plan was adopted in 2000. This Master Plan is intended to provide a broad and comprehensive level of policy direction for future land use decisions and related aspects of corporate planning in the City of Las Vegas through 2020. The Master Plan is also intended to ensure that the City of Las Vegas is in compliance with the requirements of all applicable State laws. Although this document is intended to provide guidance to City staff, the Planning Commission, and the City Council in making planning-related decisions, it is also intended to be a readable, handy reference for the development community and the general public.

**Table E-3** provides definitions and descriptions of the planned land use categories included in the City of Las Vegas 2020 Master Plan.

**Table E-3 (1 of 2)**

#### Planned Land Use Categories – City of Las Vegas

| Planned Land Use                        | Residential Density             | Description   | Generalized Planned Land Use |
|---|---------------------------------|---|------------------------------|
| Desert Rural Density Residential        | Up to 2 du/acre                 | Predominantly single-family homes on large lots, many including equestrian facilities.  | Residential Single-Family    |
| Rural Density Residential               | From 2.1 du/acre to 3.5 du/acre | Similar to Desert Rural Density Residential, but with a smaller allowable lot size.   | Residential Single-Family    |
| Low Density Residential                 | From 3.6 du/acre to 5.5 du/acre | Single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. | Residential Single-Family    |
| Medium Low Density Residential          | From 5.6 du/acre to 8 du/acre   | Single-family compact lots and zero lot lines, manufactured homes, and residential planned developments.  | Residential Single-Family    |
| Medium Low Attached Density Residential | From 8.1 du/acre to 12 du/acre  | Variety of multi-family units, such as townhouses, condominiums, and low-density apartments.  | Residential Multi-Family     |
| Medium Residential                      | From 12.5 du/acre to 25 du/acre | Higher density variety of multifamily unit types; typically allows buildings up to three stories in height.   | Residential Multi-Family     |

**Table E-3 (2 of 2)**

Planned Land Use Categories – City of Las Vegas

| Planned Land Use              | Residential Density     | Description   | Generalized Planned Land Use                       |
|-------------------------------|-------------------------|---|--|
| High Density Residential      | Greater than 25 du/acre | The highest-density residential category permitted within Las Vegas.  | Residential Multi-Family                           |
| Planned Community Development | Up to 8 du/acre         | Mix of residential uses (single family detached, single family attached, condominiums, apartments, townhouses). Accommodates orderly growth in developing parts of the city, but can also be used to encourage infill development within older neighborhoods.                                 | Major Development Project/Planned Unit Development |
| Town Center                   | n.a.                    | This mixed-use category established the limits of the principal commercial and employment district for the Centennial Hills section of the city.  | Mixed Use  |
| Office                        | n.a.                    | Small lot office conversions as a transition, along major streets, from residential to commercial uses, and large planned office areas.   | Commercial   |
| Service Commercial            | n.a.                    | Low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons.   | Commercial   |
| General Commercial            | n.a.                    | More intense retail, service, wholesale, office, and other general business uses, and may include limited outdoor storage or display of products, noise, lighting, or other characteristics not generally considered compatible with adjoining residential areas with significant transition. | Commercial   |
| Light Industrial/Research     | n.a.                    | Areas appropriate for clean, low intensity industrial uses.   | Industrial   |
| Parks/Recreation/Open Spaces  | n.a.                    | Large public parks and recreation areas, such as public and private golf courses, trails and easements, drainage-ways, and detention basins.  | Park/Recreation                                    |
| Resource Conservation         | n.a.                    | Lands currently not envisioned for development.   | Open Space   |
| Public Facilities             | n.a.                    | Large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public.  | Public   |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: City of Las Vegas. 2020 Master Plan, 2000  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.2 Unincorporated Areas

### E.2.1 Enterprise

The Enterprise planning area is in unincorporated Clark County and encompasses over 66 square miles in the southwestern part of the Las Vegas Valley. Enterprise is generally bounded by Sunset Road to the north, Larson Lane to the south, Bermuda Road to the east, and Hualapai Way to the west. The planning area is traversed north to south by Interstate-15 and east to west by Interstate 215 and Blue Diamond Road (State Highway 160). These highways serve as major transportation corridors for those in or passing through the area. The interstate corridors are supplemented by the typical grid street pattern predominant in the Las Vegas Valley. Enterprise has experienced many changes in the past several years, with considerable new residential development. The demand for commercial development still exists in the area.

The *Enterprise Land Use Plan* provides a guide for decision-making by the Enterprise Town Advisory Board, the County Planning Commission, and Clark County Board of County Commissioners concerning growth and development. While the land use plan is to be used by policy makers to guide their decisions, it also serves as a reference for the general public. The plan contains a series of goals and policies used to define development standards, guide public investment, and guide public and private decision-making. The Board of County Commissioners adopted the most recent update of the *Enterprise Land Use Plan* in December 2004. **Table E-4** provides definitions and descriptions of the planned land use categories included in the *Enterprise Land Use Plan*.

**Table E-4 (1 of 2)**

Planned Land Use Categories – Enterprise Planning Area

| Planned Land Use                | Residential Density          | Description   | Generalized Planned Land Use |
|---------------------------------|------------------------------|---|------------------------------|
| Rural                           | Up to 0.5 du/acre            | Primary land uses are large lot, single-family residential. Single-family detached dwellings generally occupy lots of at least one acre and have limited access to public services and facilities.  | Residential Single-Family    |
| Rural Agriculture               | Up to 1 du/acre              | Primary land uses are large lot, single-family residential. Single-family detached dwellings generally occupy lots of at least one acre and have limited access to public services and facilities. Also includes areas where the primary land use is commercial farming, including, but not limited to, crop production and raising livestock (not open range grazing). | Residential Single-Family    |
| Rural Neighborhood              | Up to 2 du/acre              | The predominant housing type is detached single-family residential development at low densities.  | Residential Single-Family    |
| Rural Neighborhood Preservation | Up to 2 du/acre              | Predominantly single-family homes on large lots, many including equestrian facilities. Intended to protect areas within the Las Vegas Valley that are already developed and rural in character.   | Residential Single-Family    |
| Residential Low                 | Up to 3.5 du/acre            | Predominantly single-family detached residential development. Public infrastructure and services availability affect density within this category.  | Residential Single-Family    |
| Residential Suburban            | Up to 8 du/acre              | Predominantly single-family detached residential development. Local supporting public facility uses are also allowed with appropriate buffering and setbacks.   | Residential Single-Family    |
| Multi-Family                    | From 8 du/acre to 18 du/acre | Allows a variety of housing types, including single-family, residential multiplexes, town houses, and apartments.   | Residential Multi-Family     |

**Table E-4 (2 of 2)**

Planned Land Use Categories – Enterprise Planning Area

| Planned Land Use                  | Residential Density           | Description   | Generalized Planned Land Use                             |
|-----------------------------------|-------------------------------|---|--|
| Suburban Center                   | From 18 du/acre to 32 du/acre | Allows a variety of housing types, including single-family, residential multiplexes, town houses, and apartments. Mixed uses are permitted within appropriate zoning districts.   | Residential<br>Multi-Family                              |
| Urban Center                      | Greater than 32 du/acre       | High density/intensity residential, supporting commercial and office professional uses.   | Residential<br>Multi-Family                              |
| Office Professional               | n.a.                          | Low intensity business and professional services and accessory service uses. Typical uses include offices providing medical, legal, financial, and day care services.   | Commercial   |
| Commercial Neighborhood           | n.a.                          | Low to medium intensity retail and service commercial uses that serve primarily local area patrons, but does not include more intense general commercial characteristics.   | Commercial   |
| Commercial General                | n.a.                          | Allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons.  | Commercial   |
| Commercial Tourist                | n.a.                          | Commercial establishments that primarily cater to tourists, including casinos, resorts, hotels, motels, recreational vehicle parks, time shared condominiums, amusement or theme parks.   | Mixed Use  |
| Major Development Projects        | n.a.                          | Areas where land uses of greater densities than 2 du per acre are considered premature and/or inappropriate unless guided by the County's Major Projects Review Process.  | Major Development<br>Project/Planned<br>Unit Development |
| Business and Design/Research Park | n.a.                          | Areas where commercial professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair, and general non-hazardous material warehousing. | Industrial   |
| Industrial                        | n.a.                          | Areas of industrial use and areas for new and existing industrial development in proximity to major transportation facilities.  | Industrial   |
| Heavy Industrial                  | n.a.                          | Areas of industrial use and areas for intense industrial operation and development in proximity to major transportation facilities. These facilities are generally located outside the Las Vegas Valley for safety reasons.   | Industrial   |
| Open Land                         | Up to 1 du/10 acres           | Areas with highly limited availability of public services and facilities. Lands are primarily in public ownership. Grazing, open space, and recreational uses may occur. For lands in private ownership, only single-family/farm uses at densities no greater than one du per 10 acres.   | Open Space   |
| Public Facilities                 | n.a.                          | Primary land uses are public and quasi-public services and facilities. Examples include: schools, libraries, museums, churches, police/fire stations, and cemeteries.   | Public   |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: Clark County Board of County Commissioners. Enterprise Land Use Plan, December 2004  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.2.2 South County

The South County planning area encompasses about 1,980 square miles in the southern part of Clark County, generally bounded by the Las Vegas Valley to the north, the Colorado River to the east, Laughlin to the south, and the State of California to the west. US-95 and I-15 serve as the major transportation corridors for the planning area. Communities located within the planning area include Cal-Nev-Ari, Goodsprings, Jean, Nelson, Sandy Valley, Searchlight, Sloan, and Stateline. The three communities included in the South County planning area that are in proximity to the alternative heliport sites assessed in this EA include Goodsprings, Jean, and Sloan.

Goodsprings is a small residential community approximately 30 miles southwest of Las Vegas. The community was first settled by Joseph Good in 1861 and, in 1895, it was organized as the town of Goodsprings. At its peak, Goodsprings had a population of about 800 residents, along with a school, hotel, saloons, a hospital, weekly newspaper, and a “red-light district.” In recent years, the population of Goodsprings has decreased to less than 200 residents. There is very little commercial activity in Goodsprings and most of the town consists of single-family residences on small lots.

Formed on June 28, 1905, the town of Jean was originally called Goodsprings Junction. Jean is about 30 miles south of Las Vegas. The community is named for Jean Fayle, the wife of one of the original settlers. In the early 1900s, the Union Pacific Railroad used Jean as a vital link between Salt Lake City, Utah and the mining districts of southern Nevada. Currently, Jean has two large hotel/casinos, but no permanent residents. The community also houses the Southern Nevada Correctional Center.

Sloan is about 18 miles south of Las Vegas. It was settled in about 1912, and was originally called Ehret. On September 11, 1922, the name was changed from Ehret to Sloan. Sloan is a sparsely settled bedroom community with a large open pit limestone mine.

The *South County Land Use and Development Guide* was most recently adopted by the Clark County Board of County Commissioners in 1995, and is scheduled to be updated again in 2005-2006. **Table E-5** provides definitions and descriptions of the planned land use categories included in the *South County Land Use and Development Guide*.

**Table E-5 (1 of 2)**

Planned Land Use Categories – South County Planning Area

| Planned Land Use        | Residential Density | Description  | Generalized Planned Land Use |
|-------------------------|---------------------|--|------------------------------|
| Residential Countryside | Up to 1 du/2 acres  | Primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots of at least 2 acres and have limited access to public services and facilities.  | Residential Single-Family    |
| Residential Rural       | Up to 1 du/acre     | Primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots of at least 1 acre and have limited access to public services and facilities.   | Residential Single-Family    |
| Residential Suburban    | Up to 2 du/acre     | Predominant housing type is detached single family developed at low densities.   | Residential Single-Family    |
| Residential Low         | Up to 8 du/acre     | Predominant housing type is detached single family developed at low to medium densities. Townhomes and mobile home developments may be appropriate.  | Residential Single-Family    |
| Residential Medium      | Up to 18 du/acre    | Predominant housing type is multiple family developed at medium densities. All apartments, condominiums, townhouses, mobile home park developments, and “plexes” are included in this designation.   | Residential Multi-Family     |
| Commercial Low          | Up to 8 du/acre     | Primary land use is mixed commercial. Uses include day care services and offices where medical, legal, financial, and other business/professional services are performed. May be used as a buffer between more intense commercial and residential land uses.                 | Commercial                   |
| Commercial General      | Up to 8 du/acre     | Primary land use is mixed commercial. Typical uses include general retail sales, banks, eating and drinking places, indoor amusements and recreation, motels, car dealerships, and office buildings.   | Commercial                   |
| Commercial/Industrial   | n.a.                | Primary land uses are commercial, professional, or industrial developments designed to assure minimal impact on surrounding areas. Includes research and development, food sales, postal and data processing centers, vehicle repair, and general non-hazardous warehousing. | Commercial                   |
| Commercial Tourist      | n.a.                | Commercial establishments that primarily cater to tourists. Land uses include casinos, resorts, hotels, motels, recreational vehicle parks, and amusement or theme parks.  | Mixed Use                    |

**Table E-5 (2 of 2)**

## Planned Land Use Categories – South County Planning Area

| Planned Land Use     | Residential Density | Description  | Generalized Planned Land Use |
|----------------------|---------------------|--|------------------------------|
| Industrial           | n.a.                | Primary land uses are medium to heavy intensity industries. Typical uses include assembly plants, heavy equipment repair, sales, salvage, or storage, outside storage facilities, and transmission facilities.   | Industrial                   |
| Parks and Recreation | n.a.                | Primary land uses are low intensity public, quasi-public or private outdoor recreation facilities. Includes parks, golf courses, tennis courts, and ball fields.   | Recreation                   |
| Open Land            | Up to 1 du/10 acres | Areas with highly limited availability of public services and facilities. Lands are primarily in public ownership. Grazing, open space, and recreational uses may occur. For lands in private ownership, only single-family/farm uses at densities no greater than one du per 10 acres or at densities in accordance with existing zoning for those private parcels. | Open Space                   |
| Public Facility      | n.a.                | Primary land uses are public and quasi-public services and facilities. Includes schools, libraries, museums, hospitals, churches, police/fire stations, and cemeteries.  | Public                       |

## Notes:

du = dwelling units

n.a. = Not applicable

Source: Clark County Board of County Commissioners. South County Land Use and Development Guide, December 1995

Prepared by: Ricondo &amp; Associates, Inc., April 2008

### **E.2.3 Sunrise Manor**

The Sunrise Manor planning area encompasses approximately 40 square miles in unincorporated Clark County in the eastern portion of the Las Vegas Valley. The Sunrise Manor planning area is generally bounded by Interstate 15 to the north, Boulder Highway and Harmon Road to the south, the Frenchman and Sunrise Mountains to the east, and Pecos Road, Nellis Boulevard, and Boulder Highway to the west.

In the early 1930s, Boulder Highway was constructed from downtown Las Vegas to Railroad Pass during the construction of the Hoover Dam, and in the 1940s, the Las Vegas Army Airfield (now Nellis Air Force Base) was established as a training facility. These two facilities contributed to the development of commercial activity along Las Vegas Boulevard North, Boulder Highway, and Nellis Boulevard. In May 1957, the Clark County Board of County Commissioners created the unincorporated Town of Sunrise Manor and established the town boundary. The boundary was modified in 1996 when land to the east was added.

The *Sunrise Manor Land Use and Development Guide* was originally adopted in 1991. In 1999, an update, the Sunrise Manor Land Use Plan, was adopted. Since that time, some changes in development have occurred. This land use plan is currently being updated to ensure that the policies and land use map are current and relevant. **Table E-6** provides definitions and descriptions of the planned land use categories included in the Sunrise Manor Land Use Plan.



**Table E-6 (1 of 2)**

## Planned Land Use Categories – Sunrise Manor Planning Area

| Planned Land Use                | Residential Density | Description  | Generalized Planned Land Use |
|---------------------------------|---------------------|--|------------------------------|
| Rural Neighborhood Preservation | Up to 2 du/acre     | Predominantly single-family homes on large lots, many including equestrian facilities. Intended to protect areas within the Las Vegas Valley that are already developed and rural in character.  | Residential Single-Family    |
| Rural Estates                   | Up to 2 du/acre     | Predominant housing type is detached single family developed at low densities. Local-supporting public facility uses are also allowed with appropriate buffering and setbacks.   | Residential Single-Family    |
| Suburban Residential            | Up to 8 du/acre     | Single-family detached homes, manufactured homes on individual lots within appropriate zoning districts, and residential planned developments are permitted. Building heights generally do not exceed 35 feet.   | Residential Single-Family    |
| Multiple Family Residential     | Up to 18 du/acre    | Areas where a variety of housing types, including single family, plexes, townhouses, manufactured home parks and low density apartments, are allowed. Building heights generally do not exceed 35 feet.  | Residential Multi-Family     |
| Residential High                | Up to 32 du/acre    | Areas where a variety of housing types, including single family, plexes, townhouses, and apartments, are allowed. Building heights generally do not exceed 35 feet.  | Residential Multi-Family     |
| Office Professional             | n.a.                | Primary uses are low intensity business and professional services and accessory service uses. Typical uses include offices where medical, legal, financial, and day care services are performed.   | Commercial                   |
| Neighborhood Commercial         | n.a.                | Low to medium intensity retail and service commercial uses that serve primarily local area patrons, but more intense general commercial characteristics are not included.  | Commercial                   |
| Commercial General              | n.a.                | Allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons.   | Commercial                   |
| Regional Commercial             | n.a.                | Areas for commercial establishments that draw businesses, residents, visitors, and tourists from a wider area than do Commercial General uses. The predominant land uses include regional malls, "club or membership" stores, high-density apartments, casinos, resorts, hotels, motels, recreational vehicle parks, stadiums, and amusement or theme parks. | Mixed Use                    |
| Business Park/Industrial        | n.a.                | Primary land uses are commercial, professional, or industrial developments. Major uses include office, research and development, food sales and distribution, postal and data processing centers, vehicle repair, and general non-hazardous warehousing.   | Industrial                   |

**Table E-6 (2 of 2)**

Planned Land Use Categories – Sunrise Manor Planning Area

| Planned Land Use                     | Residential Density | Description  | Generalized Planned Land Use |
|--------------------------------------|---------------------|--|------------------------------|
| Industrial                           | n.a.                | Allows light and medium intensity industries and provides areas for new and existing industrial development in proximity to major transportation facilities.   | Industrial                   |
| Heavy Industrial                     | n.a.                | Allows high intensity industries. These uses are not compatible with urban or suburban development. New uses in this category are typically located outside the Las Vegas Valley.  | Industrial                   |
| Open Land                            | Up to 1 du/10 acres | Areas with highly limited availability of public services and facilities. Lands are primarily in public ownership. Grazing, open space, and recreational uses may occur. For lands in private ownership, only single-family/farm uses at densities no greater than one du per 10 acres or at densities in accordance with existing zoning for those private parcels.   | Open Space                   |
| Public Facility/Parks and Recreation | n.a.                | Allows large public parks and outdoor recreation facilities, such as public and private golf courses, trails and easements, drainage ways, and detention basins.   | Park/Recreation              |
| Public Land Management Area          | n.a.                | Areas of publicly held land. The Bureau of Land Management Resource Plan provides comprehensive land use planning for public lands within the Las Vegas District. Clark County wishes to preserve these public lands for open space for regional environmental, economic, social, educational and recreational benefit. In this area, some privately held lands may be eligible for residential development at densities in accordance with the existing zoning for those private parcels. | Public                       |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: Clark County Board of County Commissioners. Sunrise Manor Land Use Plan, April 1999, as amended.  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.2.4 Whitney

The Whitney planning area encompasses approximately 37 square miles in the southeastern portion of the Las Vegas Valley, and includes the unincorporated Town of Whitney. The planning area is generally bounded by Desert Inn Road to the north, Russell Road to the south, the eastern border of the Desert Wetlands Park and the City of Henderson to the east, and Nellis Boulevard to the west.

In 1942, the Clark County Board of County Commissioners established the unincorporated Town of Whitney and set its boundaries. The vast majority of the land in Whitney is controlled by the Bureau of Land Management and is unavailable for development because of the steep slopes. Development can also be influenced or impeded by threatened and endangered wildlife and plant species. The Desert Wetlands Park, along the Las Vegas Wash in the southern portion of Whitney, is being developed as a preserve and community resource.

The Clark County Board of County Commissioners adopted the most recent update to the Whitney Land Use Plan on February 2, 2000. The next update of the plan is scheduled for 2006-2007. **Table E-7** provides definitions and descriptions of the planned land use categories included in the *Whitney Land Use Plan*.

**Table E-7 (1 of 2)**

Planned Land Use Categories – Whitney Planning Area

| Planned Land Use            | Residential Density | Description  | Generalized Planned Land Use |
|-----------------------------|---------------------|--|------------------------------|
| Rural Estates               | Up to 2 du/acre     | Predominant housing type is detached single family developed at low densities. Local-supporting public facility uses are also allowed with appropriate buffering and setbacks.                                 | Residential Single-Family    |
| Suburban Residential        | Up to 8 du/acre     | Single-family detached homes, manufactured homes on individual lots within appropriate zoning districts, and residential planned developments are permitted. Building heights generally do not exceed 35 feet. | Residential Single-Family    |
| Multiple Family Residential | Up to 18 du/acre    | Areas where a variety of housing types, including single family, plexes, townhouses, manufactured home parks and low density apartments, are allowed. Building heights generally do not exceed 35 feet.        | Residential Multi-Family     |
| Residential High            | Up to 32 du/acre    | Areas where a variety of housing types, including single family, plexes, townhouses, and apartments, are allowed. Building heights generally do not exceed 35 feet.  | Residential Multi-Family     |
| Office Professional         | n.a.                | Primary uses are low intensity business and professional services and accessory service uses. Typical uses include offices where medical, legal, financial, and day care services are performed.               | Commercial                   |
| Commercial General          | n.a.                | Allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons.   | Commercial                   |

**Table E-7 (2 of 2)**

Planned Land Use Categories – Whitney Planning Area

| Planned Land Use                     | Residential Density | Description  | Generalized Planned Land Use                       |
|--------------------------------------|---------------------|--|--|
| Business Park/Industrial             | n.a.                | Primary land uses are commercial, professional, or industrial developments. Major uses include office, research and development, food sales and distribution, postal and data processing centers, vehicle repair, and general non-hazardous warehousing.   | Industrial   |
| Major Development Projects           | n.a.                | Areas where land uses of greater densities than 2 du per acre are considered premature and/or inappropriate unless guided by the County's Major Projects Review Process.   | Major Development Project/Planned Unit Development |
| Open Land                            | Up to 1 du/10 acres | Areas with highly limited availability of public services and facilities. Lands are primarily in public ownership. Grazing, open space, and recreational uses may occur. For lands in private ownership, only single-family/farm uses at densities no greater than one du per 10 acres or at densities in accordance with existing zoning for those private parcels.   | Open Space   |
| Public Facility/Parks and Recreation | n.a.                | Allows large public parks and outdoor recreation facilities, such as public and private golf courses, trails and easements, drainage ways, and detention basins.   | Park/Recreation                                    |
| Public Land Management Area          | n.a.                | Areas of publicly held land. The Bureau of Land Management Resource Plan provides comprehensive land use planning for public lands within the Las Vegas District. Clark County wishes to preserve these public lands for open space for regional environmental, economic, social, educational and recreational benefit. In this area, some privately held lands may be eligible for residential development at densities in accordance with the existing zoning for those private parcels. | Public   |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: Clark County Board of County Commissioners. Whitney Land Use Plan, February 2, 2000, as amended.  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.2.5 Winchester and Paradise

The Winchester and Paradise planning area encompasses approximately 48 square miles of unincorporated Clark County in the southern portion of the Las Vegas Valley. The Winchester and Paradise planning area is generally bounded by Sahara Avenue to the north, Sunset Road and Silverado Ranch Road to the south, and Nellis Boulevard and Eastern Avenue to the east. This planning area contains some of the most urbanized and completely developed areas in the Las Vegas Valley, with only limited amounts of open space. The majority of the population is concentrated east of Las Vegas Boulevard. Land uses consist of a combination of single- and multi-family residences, commercial and industrial development, as well as a concentration of hotels and casinos along Las Vegas Boulevard.

The unincorporated Town of Paradise was created in December 1950. In 1951, the Town of Paradise (A) was created, followed by the Town of Paradise (B) in January 1952. In October 1953, Paradise (A) was renamed Winchester, and Paradise (B) became Paradise. In August 1973, a Citizens Advisory Council was created. The town boundaries were adjusted in January 1973, January 1976, and March 1976. In November 1979, the Winchester Town Advisory Board was created, followed by creation of the Paradise Town Advisory Board in December 1979.

The Clark County Board of County Commissioners adopted the most recent update of the Winchester and Paradise Land Use and Development Guide on August 3, 2005. **Table E-8** provides definitions and descriptions of the planned land use categories included in the *Winchester and Paradise Land Use and Development Guide*.

**Table E-8 (1 of 2)**

Planned Land Use Categories – Winchester and Paradise Planning Areas

| Planned Land Use        | Residential Density          | Description  | Generalized Planned Land Use |
|-------------------------|------------------------------|--|------------------------------|
| Residential Countryside | Up to 1 du/acre              | Primary land uses are large lot, single-family residential. Single-family detached dwellings generally occupy lots of at least 2 acres and have limited access to public services and facilities.          | Residential Single-Family    |
| Residential Rural       | Up to 1 du/acre              | Primary land uses are large lot, single-family residential. Single-family detached dwellings generally occupy lots of at least 1 acre and have limited access to public services and facilities.           | Residential Single-Family    |
| Residential Low         | Up to 8 du/acre              | Predominant housing type is detached single-family developed at low to medium densities. Townhouse and mobile home developments with densities up to 8 du/acre may be appropriate.                         | Residential Single-Family    |
| Residential Suburban    | Up to 2 du/acre              | Predominant housing type is detached single-family developed at low densities.   | Residential Single-Family    |
| Residential Medium      | From 3 du/acre to 14 du/acre | Allows for single-family uses and residential planned development, but not multiple family housing.  | Residential Single-Family    |
| Residential High        | Up to 32 du/acre             | Predominant housing type is multi-family developed at high densities. Allows any residential housing type, including single-family, multi-family, townhouse and mobile home developments up to 32 du/acre. | Residential Multi-Family     |

**Table E-8 (2 of 2)**

Planned Land Use Categories – Winchester and Paradise Planning Areas

| Planned Land Use                       | Residential Density | Description  | Generalized Planned Land Use |
|--|---------------------|--|------------------------------|
| Residential High Rise                  | Up to 50 du/acre    | Predominant housing type is multi-family developed at very high densities. Allows any residential housing type, including single-family, multi-family, townhouse and mobile home developments up to 50 du/acre.  | Residential Multi-Family     |
| Commercial Low / Office / Professional | n.a.                | Primary land uses are low intensity business and professional services. Typical uses include day care services and offices where medical, legal, financial, and other business/professional services are performed. Retail sales as a primary use is not appropriate. Commercial Low uses may be used as a buffer between more intense commercial and residential land uses.   | Commercial                   |
| Commercial General                     | Up to 8 du/acre     | Primary land use is mixed commercial. Typical uses include: general retail sales; banks; eating and drinking places; indoor amusements and recreation; miniature golf courses; mini-warehouses; motels (three stories or less); hospitals; car dealerships and office buildings. This land use category may allow Residential Low land uses (up to eight du/acre) where appropriate.   | Commercial                   |
| Commercial/Industrial                  | n.a.                | Primary land uses are commercial, professional, or industrial developments, which are designed to assure minimal impact on surrounding areas. Major uses in the category include: research and development; food sales and distribution; postal and data processing centers; vehicle repair (inside); and general non-hazardous material warehousing. Outdoor business activities or storage are not appropriate. This category may be used as a buffer between residential and more intense industrial land uses. | Commercial                   |
| Commercial Tourist                     | n.a.                | Commercial establishments that primarily cater to tourists, including casinos, resorts, hotels, motels, recreational vehicle parks, time shared condominiums, amusement or theme parks.  | Mixed Use                    |
| Industrial                             | n.a.                | Primary land uses are medium to high intensity industries. Typical uses include assembly plants; heavy equipment repair, sales, or storage; salvage; outside storage facilities; transmission facilities; and transportation facilities.   | Industrial                   |
| Parks and Recreation                   | n.a.                | Primary land uses are low intensity public, quasi-public or private outdoor recreation facilities. Examples include: parks, golf courses, tennis courts, and ball fields.  | Park/Recreation              |
| Public Facilities                      | n.a.                | Primary land uses are public and quasi-public services and facilities. Examples include: schools, libraries, museums, churches, police/fire stations, and cemeteries.  | Public                       |

Notes:

du = dwelling units  
n.a. = Not applicable

Source: Clark County Board of County Commissioners. *Winchester and Paradise Land Use and Development Guide*, August 3, 2005  
Prepared by: Ricondo & Associates, Inc., April 2008

## E.3 Zoning

Zoning designations applicable to the Overflight Area and Area of Disturbance are summarized in **Table E-9**. For unincorporated areas of Clark County, zoning designations and the list of permitted land uses were obtained from *Title 30, Clark County Unified Development Code*. The zoning classifications for the City of Boulder City were obtained from Title 11 of the Boulder City, Nevada, City Code. The zoning classifications for the Cities of Henderson and Las Vegas are also presented in Table E-9. Generalized zoning beneath the Overflight Area is shown on **Exhibit E-2**.

### E.3.1.1 South of Sloan Site

Generalized zoning in the vicinity of the Heliport site is depicted on **Exhibit E-3**. As shown, the City of Henderson annexed about 3,455 acres of land immediately north of the Heliport site. Clark County zoning classifications apply to portions of the city that are generally south of Sloan Road. Nearly all of the land on the site and surrounding the site is zoned for rural open land (R-U), which allows for single family residential and agricultural land uses with up to 0.5 dwelling unit per acre. Some mixed-use (H-1) zoning exists on the site, along Las Vegas Boulevard, and along portions of I-15.

### E.3.1.2 McCarran International Airport

**Exhibit E-4** depicts generalized zoning in the vicinity of McCarran. Most of the area west of McCarran is zoned for light manufacturing (M-1) and limited resort and rental housing developments (H-1). Most of the area east of the airport is zoned for light manufacturing (M-1, M-D), single-family residential (R-E, R-1), medium-density residential (R-2), and limited multi-family residential (R-3) uses. In addition, several business parks are located east of the airport between Sunset Road and Russell Road. Most of the area south of McCarran is zoned R-E and light manufacturing (M-D, M-1), with some limited H-1 zoning along Las Vegas Boulevard.

### E.3.1.3 Airport Environs Overlay District—McCarran International Airport

In 1986, the Clark County Board of County Commissioners adopted an Airport Environs Overlay District (AEOD) as part of its zoning ordinance to regulate land uses in the vicinity of McCarran. Most commercial and manufacturing uses are permitted within the areas exposed to day-night average sound level (DNL) 65-75. However, if such facilities are within the areas exposed to DNL 75+, the building must decrease indoor noise by at least 30 dB. Service and recreational uses are restricted if such uses are within the area exposed to DNL 70+. Schools and religious facilities exposed to DNL 65 to 74 are only permitted with noise attenuated construction that decreases indoor noise by 25 to 30 dB. Residential development is permitted within the area exposed to DNL 65-70 only with noise attenuated construction. The Airport Environs Overlay District (amended in 1990 to reflect the projected 1992 Noise Exposure Map prepared for the 1989 14 CFR Part 150 Noise Compatibility Program for the airport) shown on **Exhibit E-5** establishes a range of land uses that are compatible with airport hazard and noise exposure zones AE-65, AE-70, AE-75, and AE-80, which define areas exposed to aircraft noise of DNL 65-70, DNL 70-75, DNL 75-80, and DNL 80 and higher, respectively. Land use compatibility standards within the subdistricts of the Airport Environs Overlay District are summarized in Table 30.48-AE of the Clark County Unified Development Code.

An AEOD for areas of the City of Henderson that are affected by operations at McCarran was adopted on June 15, 1993. The Airport Environs Overlay District adopted by the City of Henderson includes areas exposed to aircraft noise of DNL 65 and higher originating from McCarran based upon the 1997 Noise Exposure Map from the 1994 14 CFR Part 150 Study.

Table E-9 (1 of 3)

Summary of Existing Zoning within the Vicinity of the Area of Disturbance

| General Title             | Unincorporated Areas of Clark County  | City of Boulder City   | City of Henderson  | City of Las Vegas   | Remarks  |
|---------------------------|---|--|--|---|--|
| Rural Residential         | <p><u>R-U: Rural open land</u>. Single-family residential and agriculture; up to 0.5 du per acre; minimum lot size 80,000 sq. ft.</p> <p><u>R-A: Residential agricultural</u>. Single-family residential and agriculture; up to 1 du per acre; minimum lot size 40,000 sq. ft.</p> <p><u>R-E: Rural estates, residential</u>. Single-family residential and agriculture; up to 2 du per acre; minimum lot size 20,000 sq. ft.</p>   | <p><u>A1: Special agricultural</u>. Single-family residential and agriculture; up to 1 du per 4 acres; minimum lot size 4 acres.</p>   | <p><u>RS-1A: Low-density single-family residential</u>. Single-family residential (minimum lot size 1 acre) and limited day care.</p>  | <p><u>R-A: Ranch acres</u>. Low density residential units located on 40,000 sq. ft. minimum lots.</p> <p><u>R-E: Residence estates</u>. Low density residential units located on 20,000 sq. ft. minimum lots.</p>   | Most permitted uses are not compatible with heliport operations. |
| Single-family Residential | <p><u>R-D: Suburban estates, residential</u>. Single-family residential; up to 3 du per acre; minimum lot size 10,000 sq. ft.</p> <p><u>R-1: Single family residential</u>. Single-family residential; up to 5 du per acre; minimum lot size 5,200 sq. ft. in R-1.</p> <p><u>R-2: Medium density residential</u>. Single- and multi-family residential; up to 8 du per acre; minimum lot size 7,000 sq. ft.</p> <p>RUD: Residential Urban Density</p> <p>Compact-single-family residential; up to 14 du per acre; minimum lot size 2000 sq. ft.</p> | <p><u>R1-7: Low-density single-family residential</u>. Single-family residential (minimum lot size 7,000 sq. ft.).</p> <p><u>R1-8: Low-density single-family residential</u>. Single-family residential (minimum lot size 8,000 sq. ft.).</p> <p><u>R1-10: Low-density single-family residential</u>. Single-family residential (minimum lot size 10,000 sq. ft.).</p> <p><u>R1-15: Low-density single-family residential</u>. Single-family residential (minimum lot size 15,000 sq. ft.).</p> <p><u>R1-20: Low-density single-family residential</u>. Single-family residential (minimum lot size 20,000 sq. ft.).</p> <p><u>R1-40: Low-density single-family residential</u>. Single-family residential (minimum lot size 40,000 sq. ft.).</p> <p><u>R1-80: Low-density single-family residential</u>. Single-family residential (minimum lot size 80,000 sq. ft.).</p> | <p><u>RS-2: Low-density single-family residential</u>. Single-family residential, up to 2 du per acre.</p> <p><u>RS-4: Low-density single-family residential</u>. Single-family residential, up to 4 du per acre.</p> <p><u>RS-6: Low-density single-family residential</u>. Single-family residential, up to 6 du per acre.</p>   | <p><u>R-D: Single-family residential-restricted</u>. Low density single-family units on 11,000 sq. ft. minimum lots.</p> <p><u>R-1: Single-family residential</u>. Single-family units on 6,500 sq. ft. minimum lots.</p> <p><u>R-CL: Single-family compact-lot</u>. Single-family units on 3,500 sq. ft. minimum lots.</p>   | Most permitted uses are not compatible with heliport operations. |
| Multi-family Residential  | <p><u>R-3: Multiple-family residential</u>. Single- and multi-family residential; up to 18 du per acre; minimum lot size 7,000 sq. ft.</p> <p><u>R-4: Multiple-family residential (high density)</u>. Single- and multi-family residential; up to 25 du per acre; minimum lot size 7,000 sq. ft.</p> <p><u>R-5: Apartment residential</u>. Single- and multi-family residential; up to 50 du per acre; minimum lot size 7,000 sq. ft.</p>   | <p><u>R2: Low-density multiple-family residential</u>. Two-family residential (minimum lot size 8,000 sq. ft.).</p> <p><u>R3: Low or high-density multiple-family residential</u>. Multiple-family residential including apartments and condos (minimum lot size 2,500 sq. ft.).</p>   | <p><u>RM: Medium-density residential</u>. Medium-density residential uses, including single-family housing, duplexes, townhouses, apartments, or cluster housing at a density of up to 8 du per acre in RM-8 district, 10 du per acre in RM-10 district, 16 du per acre in RM-16 district.</p> <p><u>RH: High-density residential</u>. Single-family housing, duplexes, townhouses, apartments, or cluster housing at a density of up to 20 du per acre in RH-20 district, 24 du per acre in RH-24 district, 30 du per acre in RH-30 district, 36 du per acre in RH-36 district.</p> | <p><u>R-2: Medium-low density</u>. Medium to low density single-family units and duplex units on 6,500 sq. ft. minimum lots; up to 12 du per acre.</p> <p><u>R-3: Medium density residential and apartment</u>. Multi-family units on 6,500 sq. ft. minimum lots; up to 25 du per acre.</p> <p><u>R-4: High density residential and apartment</u>. Multi-family units on 6,500 sq. ft. minimum lots; up to 50 du per acre.</p> <p><u>R-5: Apartment</u>. High density multi-family units on 7,000 sq. ft. minimum lots.</p> | Most permitted uses are not compatible with heliport operations. |
| Mobile Home Residential   | <p><u>R-T: Manufactured home residential</u>. Subdivided lots: up to 5 du per acre; minimum lot size 5,200 sq. ft. Manufactured home park: up to 8 du per acre; minimum lot size 3,000 sq. ft. of 4,000 sq. ft for doublewide unit.</p> <p><u>R-V-P: Recreational vehicle park</u>. Temporary or transient lodging in recreational vehicles; up to 20 du per acre.</p>  | <p><u>MP: Mobile home park</u>. Medium-density residential development for mobile homes; minimum site area of 10 acres; minimum lot size per mobile home 5,000 sq. ft.</p> <p><u>ME: Mobile home estate</u>. Single-family residential owner-occupied mobile homes; minimum site area of 15 acres; minimum lot size per mobile home 7,000 sq. ft.</p> <p><u>RV: Recreational vehicle park</u>. Temporary or transient lodging in recreational vehicles; up to 15 du per acre.</p>  | <p><u>RX-5: Mobile home</u>. Up to 5 du per acre.</p> <p><u>RX-8: Mobile home</u>. Up to 8 du per acre.</p>  | <p><u>R-MH: Mobile/Manufactured home residence</u>. Subdivision lots primarily for mobile or manufactured homes on 6,500 sq. ft. minimum lots.</p> <p><u>R-MHP: Residential mobile/ manufactured home park</u>. Medium density residential district designed primarily for the rental of spaces for occupied mobile or manufactured homes on 4,000 sq. ft. minimum lots.</p>  | Most permitted uses are not compatible with heliport operations. |



Table E-9 (2 of 3)

## Summary of Existing Zoning within the Vicinity of the Area of Disturbance

| General Title         | Unincorporated Areas of Clark County   | City of Boulder City   | City of Henderson   | City of Las Vegas   | Remarks  |
|-----------------------|--|--|---|---|--|
| Mixed Use/ Commercial | <p><u>CRT: Commercial residential transitional.</u> Intended to preserve existing single family residential buildings for commercial reuse as a transition between viable residential districts and major streets.</p> <p><u>C-2: General commercial.</u> Established to accommodate a full range of commercial uses, or mixed commercial and residential uses.</p> <p><u>H-1: Limited resort and apartment.</u> Provided for the development of gaming enterprises, compatible commercial, and mixed commercial/residential uses.</p> <p><u>H-2: General highway frontage.</u> Established to provide for a variety of residential, office, and commercial uses.</p> <p><u>U-V: Urban village.</u> Intended to accommodate a mixture of residential, commercial/ employment, and recreational uses.</p> |  | <p><u>CH: Highway commercial.</u> To provide sites for the auto-oriented commercial uses, including casinos, hotels, motels, resort complexes, commercial recreation facilities, restaurants, travel trailer and RV facilities, and limited residential development in a mixed-use project.</p> <p><u>CT: Tourist commercial.</u> To provide sites for visitor-oriented uses, including casinos, hotels, motels, resort complexes, commercial recreation facilities, restaurants, travel trailer and RV facilities, and limited residential development in a mixed-use project.</p>   |   | Some permitted uses (such as dwellings) are not usually compatible with heliport operations. |
| Commercial            | <p><u>C-P: Office and professional.</u> Provided for the development of office and professional uses as a buffer between the more intensive commercial districts and the residential districts.</p> <p><u>C-1: Local business.</u> Provided for the development of retail business uses or personal services.</p>  | <p><u>BC: Business commercial.</u> Provided for the development of businesses or light industrial uses.</p> <p><u>C1: Neighborhood commercial.</u> To provide for the necessary neighborhood needs of limited goods and services.</p> <p><u>C2: General commercial.</u> To provide for the development of the business district.</p> | <p><u>CN: Neighborhood commercial.</u> To provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices.</p> <p><u>CO: Commercial office.</u> To provide areas primarily for high-quality, low-rise office development.</p> <p><u>CC: Community commercial.</u> To provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments.</p> <p><u>CD: Downtown commercial.</u> To provide a full-range of retail and service uses, hotels and casinos, and other commercial activities appropriate for downtown Henderson.</p> <p><u>CA: Auto mall commercial.</u> To provide sites for new automobile dealerships and related uses.</p> | <p><u>P-R: Professional office and parking.</u> Transitional zone to allow low intensity administrative and professional offices.</p> <p><u>N-S: Neighborhood service.</u> Convenience retail shopping, services and professional offices principally serving neighborhood needs.</p> <p><u>O: Office.</u> Office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services.</p> <p><u>C-D: Designed commercial.</u> Light commercial uses in harmony with the neighborhood.</p> <p><u>C-1: Limited commercial.</u> Retail shopping and personal services located on the periphery of residential neighborhoods.</p> <p><u>C-2: General commercial.</u> Retail, service, automotive, wholesale, office and other general business uses of an intense character.</p> | Generally compatible with heliport operations.   |
| Industrial            | <p><u>M-D: Designed manufacturing.</u> Established to provide area suitable for the development of light manufacturing establishments with limited outside uses.</p> <p><u>M-1: Manufacturing.</u> Established to provide area suitable for the development of light manufacturing establishments.</p> <p><u>M-2: Industrial.</u> Established to provide areas suitable for the most intense manufacturing and industrial activities.</p>  | <p><u>CM: Commercial manufacturing (light industrial).</u> Established to provide area suitable for the development of light manufacturing establishments with limited outside uses.</p>   | <p><u>IL: Limited industrial.</u> To provide areas appropriate for low-intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and commercial services.</p> <p><u>IG: General industrial.</u> To provide and protect existing industrial sites and allow for continued operation of existing general industry, manufacturing, extraction, salvage, and related activities.</p> <p><u>IP: Industrial park.</u> To provide and protect sites for research and development facilities and limited industrial activities, including non-nuisance production, distribution and storage of goods.</p>   | <p><u>C-PB: Planned business park.</u> Industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development, testing laboratories, and ancillary commercial uses.</p> <p><u>C-M: Commercial/industrial.</u> General commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.</p> <p><u>M: Industrial.</u> Heavy manufacturing industries located away from all residential development.</p>   | Generally compatible with heliport operations.   |

**Table E-9 (3 of 3)**

Summary of Existing Zoning within the Vicinity of the Area of Disturbance

| General Title                  | Unincorporated Areas of Clark County  | City of Boulder City   | City of Henderson  | City of Las Vegas  | Remarks  |
|--------------------------------|---|--|--|--|--|
| Public                         | <u>P-F: Public facility.</u> Public and quasi-public services and facilities.   | <u>GM: Government.</u> Areas reserved for Municipal electrical distribution facilities, water system facilities, new facilities for police, fire and other functions as needed, schools and similar related governmental uses.<br><u>GP: Government-park.</u> All dedicated and/or designated park and recreational areas. | <u>PS: Public and semipublic.</u> Public and quasi-public services and facilities.   | <u>C-V: Civic.</u> Provided for the continued public uses and the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities.  | Some permitted uses (such as dwellings) are not usually compatible with the heliport operations. |
| Open Space                     | <u>O-S: Open space.</u> Single-family dwellings on 5-acre minimum lots; flood control channels; scenic drives; recreation areas; agriculture and cattle grazing.  | <u>GO: Government-open space.</u> Public and quasi-public uses and preserve open space.  |  |  | Some permitted uses (such as dwellings) are not usually compatible with heliport operations.     |
| Overlay                        | <u>AE: Airport environs overlay.</u><br>See Section 30.48.010 of the <i>Unified Development Code</i> .<br>Airport airspace overlay.<br>See Section 30.48.090 of the <i>Unified Development Code</i> .<br>RNP: Residential neighborhood preservation overlay.<br>See Section 30.48.170 of the <i>Unified Development Code</i> .<br>Gaming enterprise.<br>See Section 30.48.240 of the <i>Unified Development Code</i> .<br><u>MU: Mixed use overlay.</u><br>See Section 30.48.700 of the <i>Unified Development Code</i> . |  | AE: Airport environs overlay.<br>See Section 19.5.2 of the <i>Development Code</i> .<br>MP: Master plan overlay.<br>See Section 19.5.3 of the <i>Development Code</i> .<br>G: Gaming enterprise overlay.<br>See Section 19.5.5 of the <i>Development Code</i> .<br>E: Efficiency lot overlay.<br>See Section 19.5.6 of the <i>Development Code</i> .<br>RD: Redevelopment overlay.<br>See Section 19.5.7 of the <i>Development Code</i> .<br>C: Center overlay.<br>See Section 19.5.8 of the <i>Development Code</i> .<br>H: Hillside overlay.<br>See Section 19.5.9 of the <i>Development Code</i> .<br>SLO: Sensitive lands overlay.<br>See Section 19.5.10 of the <i>Development Code</i> . | CBD: Central business district overlay.<br>See Section 19A.06.060 of the <i>Development Code</i> .<br>G-O: Gaming enterprise overlay.<br>See Section 19A.06.050 of the <i>Development Code</i> .<br>A-O: Airport overlay.<br>See Section 19A.06.080 of the <i>Development Code</i> .<br>H: Historic designation.<br>See Section 19A.06.090 of the <i>Development Code</i> .<br>Downtown casino overlay.<br>See Section 19A.06.100 of the <i>Development Code</i> .<br>T-C: Town center.<br>See Section 19A.06.110 of the <i>Development Code</i> . | Not depicted on maps.  |
| Planned unit development/other | P-C: Planned community overlay.<br>See Section 30.48.220 of the <i>Unified Development Code</i> .   |  | PUD: Planned unit development overlay.<br>See Section 19.5.4 of the <i>Development Code</i> .<br>DH: Development holding.<br>See Section 19.5.11 of the <i>Development Code</i> .  | <u>P-C: Planned community.</u> Established to permit and encourage the development of comprehensively planned communities, with a minimum of 3,000 contiguous acres of land under one ownership or control.<br>R-PD: Residential planned development.<br>See Section 19A.06.040 of the <i>Development Code</i> .<br>PD: Planned development.<br>See Section 19A.06.050 of the <i>Development Code</i> .  | Not depicted on maps.  |

Notes:  
 du = dwelling units  
 sq. ft. = square feet  
 See zoning ordinances for conditionally permitted uses.

Sources: Clark County, Nevada, *Title 30, Clark County Unified Development Code*, August 2001, as amended; City of Henderson, Nevada, *Title 19, Development Code (Zoning)*, July 2006; City of Las Vegas, Nevada, *Chapter 19, Zoning Code*, November 1998; City of Boulder City, Nevada, *City Code, Title 11*, February 2005  
 Prepared by: Ricondo & Associates, Inc., April 2008

**Exhibit E-2**

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**Generalized Zoning – Overflight Area**

Exhibit E-2 shows the Overflight Area is superimposed on a map showing generalized zoning districts in the Las Vegas region. Highways, roads, railroads, jurisdictional boundaries and other cartographic features are also displayed on Exhibit E-2.

**Exhibit E-3**

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Generalized Zoning in the Vicinity of the Proposed Heliport Site

Exhibit E-3 depicts generalized zoning districts in the vicinity of the proposed heliport site and proximate to the proposed utility corridors. Highways, roads, railroads, jurisdictional boundaries and other cartographic features are also displayed on Exhibit E-3.

**Exhibit E-4**

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Generalized Zoning in the Vicinity of McCarran International Airport

Exhibit E-4 depicts generalized zoning districts in the vicinity of McCarran International Airport. Highways, roads, railroads, jurisdictional boundaries and other cartographic features are also displayed on Exhibit E-3.

**Exhibit E-5**

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McCarran International Airport – Airport Environs Overlay District

Exhibit E-5 shows Airport Environs overlay districts as adopted from the 1992 Noise Exposure map prepared for the 1989 14 CFR Part 150 Noise Compatibility Program for McCarran International Airport are presented on Exhibit E-5.

#### **E.4 Compatible Land Use Assurance Letter**

A letter from the Clark County Board of County Commissioners will state that the County would provide assurance to restrict the use of land adjacent to the Heliport site to purposes compatible with helicopter operations, and that the County would work closely with other local jurisdictions to ensure the adoption of appropriate land use regulations near the Heliport. A copy of the letter will be provided in the Final Environmental Assessment.