

EXHIBIT A

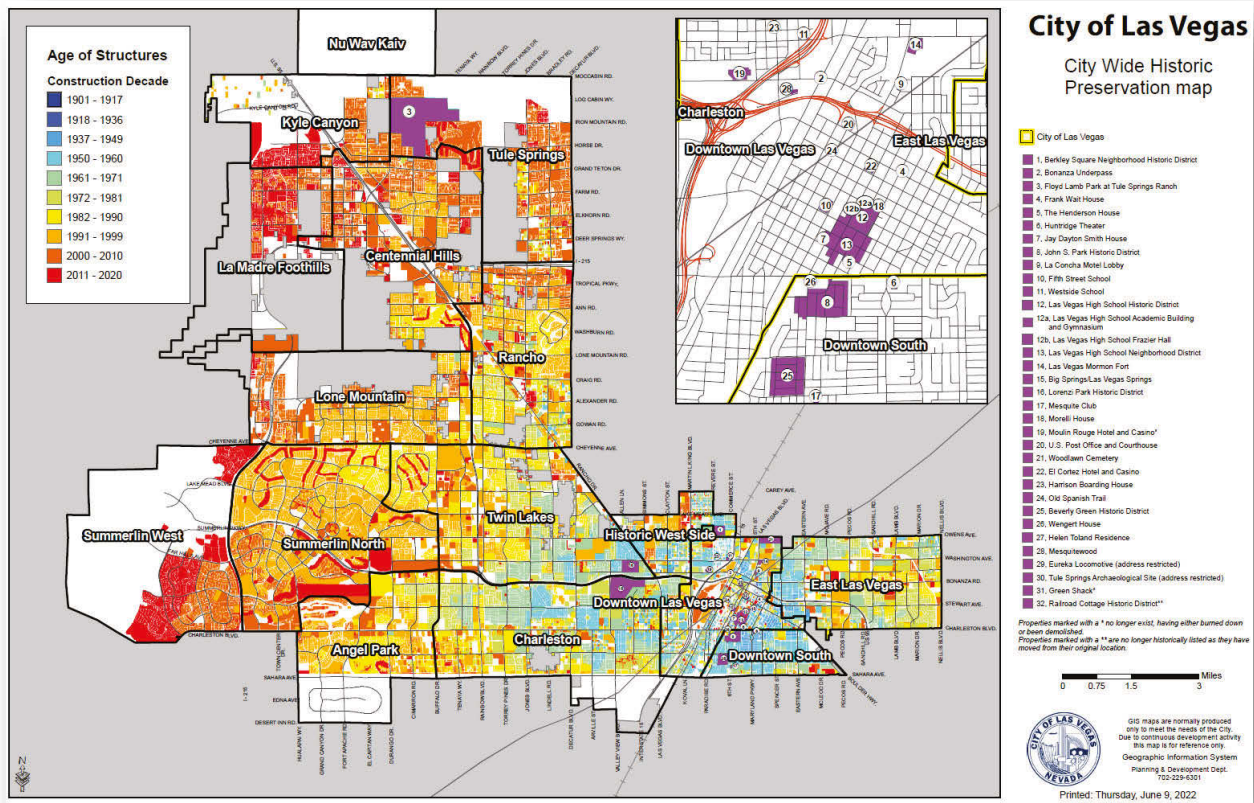
PROPOSED AMENDMENTS

22-0294-GPA1 proposes to amend the following maps, text, tables, and associated material:

- Any page: minor clerical corrections of typographical errors.
- Page vii / Page 2-16: The 2050 General Plan map will be amended to reflect all associated General Plan Amendments that were approved by the Planning Commission and City Council between July 21, 2021 to present.
- Page 2-17 – 2-18: The chart reflecting general plan categories and compatible zoning districts will amend the following designations:
 - FBC- Form-Based Code: Diverse, human-scale, walkable mixed use built environment throughout Downtown (Variable *density- greater than 5.5 du/acre- ~~5.5-50 du/acre~~*)
 - TOD-1: Higher intensity, mixed-use TOD, suitable for LRT (*Variable density- greater than 15 du/acre- ~~40 du/acre~~*)
 - LI-R – Light Industrial and Research: “X” for C-PB zoning category (due to a clerical error, this category is permitted under C-PB in Title 19)
 - TND – Traditional Neighborhood Development: “X” for T-D zoning category (due to a clerical error, this category is permitted under T-D zoning)
- Page 2-56: Change text in fifth paragraph to read: Currently, there are ~~32~~ *25* buildings, sites, and districts in the City of Las Vegas that are designated on one or more of the historic registers.
- Page 2-58: “City Wide Historic Preservation Map” and “Historic Properties Within the City and Date of Designation” table will be amended with updated versions (attached and below)

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Matter in *blue italics* is new; matter in red strikethrough (~~omitted material~~) is material to be omitted



Historic Properties and Date of Designation					
Map Number	Name	Location	Local	State	National
1	Berkley Square Neighborhood Historic District	Area bounded by Byrnes Ave; D Street; Leonard Ave; and G Street	9/21/2016	-	10/23/2009
2	Bonanza Underpass	200 W Bonanza Road	-	-	1/8/2004
3	Floyd Lamb Park at Tule Springs Ranch	9200 Tule Springs Road	1/9/2008	-	9/23/1981
4	Frank Wait House	901 E Ogden Ave	6/3/1994	-	-
5	Henderson House	704 S 9 th Street	8/20/2006	-	-
6	Huntridge Theater	1208 E Charleston Blvd	9/1/2021	1/15/1999	7/22/1993
7	Jay Dayton Smith House	624 S 6 th Street	-	-	27/201987

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8	John S. Park Historic District	Area bounded by Charleston Blvd; Las Vegas Blvd; Franklin Ave; and S 9 th Street	3/19/2003	-	5/16/2003
9	La Concha Motel Lobby	770 N Las Vegas Blvd	8/1/2007	7/19/2015	-
10	Fifth Street School (Las Vegas Grammar School)	401 S 4 th Street	2/19/1992	3/4/1981	5/20/1988
11	Westside School	330 W Washington Ave	5/19/2010	3/4/1981	4/2/1979
12	Las Vegas High School Historic District	315 S 7 th Street; 925 E Clark Ave	-	-	1/5/2022
12a	Las Vegas High School Academic Building and Gymnasium	315 S 7 th Street	4/2/2003	-	9/24/1986
12b	Las Vegas High School Frazier Hall	315 S 7 th Street	-	-	7/22/2021
13	Las Vegas High School Neighborhood District	Area bounded by E. Bridger; S 9 th ; E Gass; and S 6 th Street	-	-	1/30/1991
14	Las Vegas Old Mormon Fort	500 E Washington Ave	-	3/4/1981	2/1/1972
15	Big Springs/Las Vegas Springs Archaeological Site (Springs Preserve)	309 S Valley View Blvd	-	3/4/1981	12/14/1978
16	Lorenzi Park Historic District	730 Twin Lakes Drive	5/20/2009	12/6/2013	-
17	Mesquite Club	702 E St Louis Ave	5/20/2009	-	-
18	Morelli House	861 S Bridger Ave	3/8/2007	10/1/2001	6/3/2012
19	Moulin Rouge Hotel and Casino*	840 W Bonanza Road	6/17/1992	-	12/22/1992
20	U.S. Post Office and Courthouse	300 Stewart Ave	4/2/2003	5/15/2002	2/10/1983
21	Woodlawn Cemetery	1500 N Las Vegas Blvd	8/6/2008	-	11/21/2006
22	El Cortez Hotel and Casino	600 Fremont Street	-	-	2/13/2013
23	Harrison Boarding House	1001 F Street	8/20/2014	6/27/2014	5/3/2016
	Old Spanish Trail	From California border to			8/22/2021 22-0294 06/29/2022

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24		Arizona across southern Nevada, through Las Vegas	-	-	
25	Beverly Green Historic District	Area bounded by E Saint Louis Ave; E Oakey Blvd; S. 6 th Street; and Rexford Drive	9/21/2016	-	-
26	Wengert House	600 E Charleston Blvd	2/17/2016	-	-
27	Helen Toland Residence	1134 Comstock Drive	12/16/2020	-	-
28	Mesquitewood	418 W Mesquite Ave	5/18/2022	-	-
29	Eureka Locomotive	Address Restricted	-	-	1/12/1995
30	Tule Springs Archaeological Site	Address Restricted	-	3/4/1981	4/10/1979
31	Green Shack*	2504 E Fremont	-	-	6/3/1994
32	Railroad Cottage Historic District**	601-629 S Casino Center	-	-	12/22/1987

Note

Properties marked with a *no longer exist, having either burned down or been demolished.

Properties marked with a ** are no longer historically listed as they have moved from their original location.

- Page 2-201: Adds a missing table for “Regional Park.”
 - *Description/Character: A large park containing a diverse array of uses and facility types including playgrounds, sport courts and fields, dog parks, places of historic interest, preserved open space, or other unique and defining characteristics. They may be utilized for special events, large gatherings, games and tournaments, and other significant purposes. These facilities typically serve the entire community, including City residents and residents from the across the region.*
 - *Size: Typically greater than 50 acres*
 - *Amenities/Uses: Regionally significant park and recreational destinations that includes a diverse array of amenities, including but not limited to open space, sport fields, sport courts, and other uses found in neighborhood and community parks.*
 - *Applicable Place Types: Traditional Neighborhood, Subdivision Retrofit, New Subdivision, Rural Preservation*

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- Pages 5-34 to 5-49: The pages containing the tables entitled “Land Use Descriptions – (Chapter 2 / I) – LVMC Title 19.00.030 – 19.00.050 will edit and amend only the descriptions of the land uses indicated:

Notation: *: *PD zoning is permitted allowed in applicable special area.*

FBC - Form-Based Code

- Implements the vision of the 2045 Downtown Las Vegas Masterplan, serving as a primary regional center of the metro area.
- Diverse, human-scale, walkable mixed use built environments, accessible throughout Downtown Las Vegas.
- Intensity and design vary by Downtown districts, ranging from an intense casino center and entertainment district to civic and business uses to diverse residential neighborhoods.
- Targeted use types, including medical, gaming and tourist activities, entertainment, maker, live/work, and industrial; includes housing ranging from high density residential mixed-use development, to walkable urban neighborhoods.
- Zoning classified using transect zones, ranging between high intensity mixed -use to low intensity neighborhoods.
- Density: ~~Ranges from 5.5—50 dwelling units per acre.~~ *Variable density: Densities may range from 5.5 to unlimited 50 dwelling units per acre.*
- Applicable Special Areas: DTLV - See LVMC Title 19.09 - Form Based Code
- Compatible Zoning Districts: T6-UC, T6-UG, T5-C, T5-M, T5-MS, T5-N, T4-C, T4-MS, T4-N, T3-N

TOD-1 - Transit Oriented Development 1 - High

- Higher intensity, mixed use, transit oriented development, suitable for future light rail transit corridors.
- Located near hubs of areas of the city at major intersections of transit corridors.
- Incorporates shopping, services, dining, employment, residential and office uses (especially on upper floors), and civic uses.
- There is a walkable, multi-modal emphasis that re-establishes grid layout.
- Storefronts have direct sidewalk access and face the street.
- Pocket parks, squares, and neighborhood parks are incorporated into the development.
- Surface parking is substantially reduced.
- Density: ~~Up to 40 dwelling units per acre~~ *Greater than 15 dwelling units per acre*
- Applicable Special Areas:
- Compatible Zoning Districts: All existing zoning shall continue to be temporarily allowed, but will phase into another zoning category after action is taken by Planning Commission or City Council.

L – Low *Density Residential*

- *Generally permits* single family detached homes, manufactured homes on individual lots, *community gardens*, home occupations, and family child care.
- Density: Up to 5.5 dwelling units bet acre
- Applicable Special Areas: CE, GTV, IMR, LM
- Compatible Zoning Districts: U, R-E, R-D, R-1, R-SL, R-MH, PD*

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ML – Medium Low *Density Residential*

- *Generally permits* single family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings, *and local supporting uses including parks, schools, or churches.*
- Density: Up to 8.5 dwelling units per acre
- Applicable Special Areas: CE, GCV, GTV, LM
- Compatible Zoning Districts: U, R-E, R-1, R-SL, R-CL, R-2, R-MH, PD*

MLA – Medium Low *Density Residential* - Attached

- *Generally permits* multi-family attached units including plexes, townhouses, condominiums, and low-density apartments; *appropriate for residential portions of a Village Center or Town Center, transitional uses, and local supporting uses including parks, schools, or churches.*
- Density: Up to 12.5 dwelling units per acre
- Applicable Special Areas: GTV, LM
- Compatible Zoning Districts: R-TH, R-2, R-MH, PD*

PCD – Planned Community Development

- *Generally permits* a mix of residential uses, *maintains an average overall density ranging from two to eight dwelling units per acre* depending upon compatibility with adjacent uses.
- Density: Up to 8 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: PD

TND – Traditional Neighborhood Development

- *Generally permits walkable* mixed-use neighborhood developments that allows for a balanced, integrated mix of housing, commercial, and civic uses *with multimodal, interconnected and accessible streets, retained natural features, and recreational elements.*
- Density: Variable
- Applicable Special Areas:
- Compatible Zoning Districts: R-E, R-1, R-2, R-3, R-4, O, C-1, C-2, *T-D*

M – Medium *Density Residential*

- *Generally permits* multi-family units such as plexes, townhouses, and *medium low*-density apartments.
- Density: Up to 25.5 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: R-TH, R-2, R-3, PD*

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H – High Density *Residential*

- *Generally permits* high-density multi-family development, including *plexes, townhouses*, large apartments, condominiums, and other *high-density* multi-family dwellings.
- Density: Greater than 25.5 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: R-TH, R-2, R-3, R-4

GC – General Commercial

- *Generally permits* higher intensity retail, service, wholesale, office, *mixed-use developments with a residential component* or other general business uses; *may include commercial activities with outdoor storage, noise, lighting or other characteristics not generally compatible with residential areas.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1, C-2

SC - Service Commercial

- *Generally permits low and medium* intensity retail, office, or other commercial uses serving local patrons, and *does not* include intense commercial uses; *includes neighborhood shopping centers, public and semi-public uses, offices, or mixed-use developments with a residential component.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1

O – Office

- ~~Allows~~ *Generally permits* small lot office conversions as a transition from residential and commercial uses and ~~for~~ large planned offices; *includes medical offices, professional businesses and offices for civic or social organizations.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O

LI-R – Light Industrial and Research

- *Generally permits* medium to low intensity industrial activities, light assembly, processing, commercial, business parks, *research and development laboratories, warehousing and distribution, and other supporting and ancillary uses.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1, C-2, *C-PB*, C-M, M

PR-OS – Parks, Recreation, and Open Space

- *Generally permits* parks, recreational facilities, public and private golf courses, trails, *drainage and detention areas*, and open spaces.
- Applicable Special Areas: All
- Compatible Zoning Districts: C-V

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PF – Public Facility

- *Generally permits* public and semi-public buildings and facilities, civic uses and spaces, *hospitals and medical facilities, wastewater treatment plants, libraries*, infrastructure, and utilities.
- Applicable Special Areas: CE, GTV, IMR, LM
- Compatible Zoning Districts: C-V, P-C, PD*

RNP – Rural Neighborhood Preservation

- *Generally permits* large lot, single family estates and ranches, typically in suburban areas designated for preservation *as established by interlocal agreements, and allowing for non-commercial agricultural use and husbandry*.
- Density: Up to 2 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: U, R-E, (RP-O Rural Preservation Overlay)

DR – Desert Rural *Density Residential*

- *Generally permits* large lot, single family estates, *and* ranches, typically in suburban or peripheral rural areas, allowing for *non-commercial* agricultural use *and husbandry*.
- Density: Up to 2.5 dwelling units per acre
- Applicable Special Areas: IMR
- Compatible Zoning Districts: U, R-E

R – Rural *Density Residential*

- *Generally permits* medium ~~large~~ lot, single family estates, *and* ranches, typically in suburban or peripheral rural areas, allowing for agricultural use.
- Density: Up to 3.6 dwelling units per acre
- Applicable Special Areas: IMR
- Compatible Zoning Districts: U, R-E, R-D, R-1

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