



**PREFACE**

**1.1 The Planning Team**

The prior Long Range Comprehensive Master Plan, the first to be developed by the City of Mesquite, was undertaken by the City Council in April of 1993. The planning project was completed by the City, in December of the same year. The consulting firm of Robert A. Fielden, Incorporated was commissioned by the City Council to serve as planning facilitators to assist the City conduct the study and prepare the master plan.

Councilman Kenneth Carter served as the planning teams' liaison with the City Council. Mayor Bill Lee, City Manager Paul Henderson and Assistant City Manager Kenneth Young, served as members of the planning team, along with Kurt Sawyer, Director of the Building Department and Crescent Hardy, Director of Public Works. Councilmen James Owens and James Andrus also assisted in the preparation of the study and development of the Master Plan. Allen Bell, P.E., the City's new Director of Public Works established the design criteria for pavement widths and easement dimensions for the Streets and Highways Element.

A format for the planning study was developed by the staff team and facilitators to provide for a comprehensive, long-range planning approach which the City of Mesquite can use in guiding future growth and development, an approach and process which can be updated continuously and adapted to address unforeseen future issues. At the same time, the planning format also incorporates all of the legislative requirements established by Nevada Revised Statutes necessary to create and determine local planning policy needed, by the City of Mesquite, to administer the master plan.

This update to the Mesquite Master Plan was commenced in September, 1999 and finished in , 2000. The update team consisted of City Manager, Bryan Montgomery, City Attorney, Terrence P. Marren, Director of Building and Zoning, Kurt O. Sawyer, City Engineer, Allen Bell, and Director of Public Works and Sanitation, Bill Tanner. Also involved in the process were Mayor Chuck Horne, and Councilpersons Crescent Hardy, Paul Henderson, David Bennett, David Anderson, and Susan Cook. The update was performed to address issues that were not included in the previous Master Plan and to modernize text and subjects that were.



## **1.2 The Planning Process**

The Planning process incorporated five phases of general planning activity:

- Research, Data Collection and Analysis
- Information and Date Update
- A Planning Analysis and Planning Goals and Strategies
- Developing Infrastructure
- Formulating Plan Elements
- Priorities and Phasing Structures

## **1.3 Planning Research**

With the first phase of work, the planning team examined the previous Master Plan and other planning documents which were applicable to the project.

Additional information was collected from neighboring jurisdictions and public agencies which have both perimeter and peripheral influences on how the City will develop and the form which it will take. Examples include Lincoln, Clark and Mohave counties, the B.L.M., the Clark county School District, Las Vegas – Clark County Library District, Las Vegas Valley Water District and Nevada Department of Transportation.

Historic and environmental characteristics, as well as cultural foundations, were evaluated for their influences on the City's growth and development patterns to date, and for their roles for guiding future planning decisions. Small workshops were held at the conclusion of City council meetings to discuss details of the developing plan with staff, Council members and residents.

To supplement the planning team's research, the team studied master plans which had been prepared by a number of other cities in the region with somewhat similar community characteristics. The magnitude of these cities ranged from 6,000 to 30,000 residents. For a year review of the plans, the planning team selected Lake Havasu City, Arizona, Auburn, California and Elko, Nevada to visit. The purpose of the visits to the three communities was to observe, first hand, community characteristics and governmental resources of the larger cities and to expose staff to the more specific issues they would address in managing increased growth in Mesquite.

With each visit the team was informed as to the strengths and weaknesses of the community's master plan and to areas where the plan succeeded and failed. This additional insight has been woven into the team's planning considerations herein.



## **1.4 Planning Goals and Strategies**

From Phase I work a series of planning goals and strategies was developed, with input and assistance from local citizens, by the planning team. Goals and strategies were created for each of the fifteen planning elements contained in the master plan. Each of the sets of goals and strategies were built on three primary characteristics:

- Environment and Program
- Quality of Life Maintenance
- Site Development and Landscape Design

As such, future planning decisions can be based on: 1) how they impact or are impacted by the natural / physical environment and existing planning policies; 2) do those decisions maintain the high quality of life standards desired by the citizens of the community; 3) are those decisions based on sound development requests which do not denigrate land use and community design in the City; and 4) is the proposed development properly landscaped to support community design and environmental enrichment.

The goals and strategies utilized in the development of the master plan were approved by the Council to establish the parameters for the planning study. A series of development guidelines have been incorporated as a means to insure that the community's planning goals are implemented.

Policies associated with management requirements to administer the Long Range Comprehensive Master Plan are not incorporated with this planning instrument. Policies for each element of the plan will be developed by staff and the Council as the plan evolves through implementation.

## **1.5 Infrastructure**

Third phase planning activity for the team focused on the preparation of background information for infrastructure systems to support the master plan. A large segment of the infrastructure including water, future natural gas, power and telephone is provided by private sector suppliers that utilize public agreements and easements to route their utility services. Continuous close coordination and communication is required to hold down the costs of constructing, installing and maintaining the City's infrastructure systems.

Specific details of the various components of the infrastructure, which needs to be developed for Mesquite, will be formed in its own utility master plan, not as a part of this document.



## **1.6 Planning Elements**

Individual elements of the comprehensive long-range master plan have been written by the team with supporting maps and drawings. The fifteen planning elements are:

- Community Design
- Conservation Plan
- Economic Plan
- Historical Properties Preservation Plan
- Housing Plan
- Land Use Plan
- Population Plan
- Public Buildings
- Public Services and Facilities
- Recreation Plan
- Seismic Safety Plan
- Solid Waste Disposal Plan
- Streets and Highways Plan
- Transit Plan
- Transportation Plan

Each of these elements reflect discreet plans for the City to use in order to manage and control future growth and development and preserve and maintain the current high quality of life enjoyed by Mesquite citizens.

This Long Range Comprehensive Master Plan serves as the lead planning document for the City of Mesquite, Nevada, and all other plans adopted by the City Council including the Official Reserve Map, Zoning Ordinances and Capital Improvement Programs shall be consistent with the comprehensive plan.

A public works project created by extraordinary circumstances which is inconsistent with the Long Range Comprehensive Master Plan may be approved and constructed by the City if it is determined that no reasonable feasible alternative is readily available.

## **1.7 Growth Management**

Growth management is important as a tool to local government to help influence the rate, type, location and quality of future development in Mesquite. Programs which facilitate growth management are recommended to limit negative growth impacts, controlling urban "sprawl" and "leap-frog" development. However these programs are not to be confused with no-growth policies popular in many western cities today.



Growth management can be used to control real estate land speculation and to effectively balance new development with the availability of resources and infrastructure.

## **1.8 Sustainable Communities**

Local government can also take a leadership role through planning by helping the City establish an appropriate level of sustainability. While total sustainability is not possible, any reduction in the percentage of imported goods and services strengthens the community's ability to survive both economically and environmentally. The export of native goods and services to nearby communities, if it does not denigrate the quality of life and impact the natural environment, will also provide long-term benefits to the City of Mesquite. Those benefits will be in terms of opportunities for entrepreneurship, stable employment and increased economic well being.

## **1.9 Continuing Process**

Long range planning is by its nature a continuous, ongoing procedure. As the plan develops, it evolves, and as it evolves it must be updated to incorporate changes which have occurred. The plan will also change because consensus in the community amongst the citizenry will change over time, and the plan must be flexible to adapt accordingly to the more current community position.

As such, it is recommended that a citizen's advisory committee appointed by the City Council be established to assist the City in maintaining appropriate long range planning goals and objectives. The constituency of the advisory group should be representative of the election wards, and include representatives of the Chamber of Commerce and the Beautification Commission. The advisory committee should meet quarterly to review and discuss long-term goals and objectives, to make recommendations on how those goals and objectives can be achieved, and when goals have been met, to advise city staff on new appropriate long range planning goals and objectives to be considered. For continuity, members of the advisory planning committee should be appointed to serve staggered terms of an appropriate duration.

## **1.10 Master Plan Phasing**

**Plate 1-1.1**, herein, indicates the City of Mesquite's present and proposed future boundaries including boundaries for Phase #1, Phase #2, and Phase #3 master planning studies.

Phase #1 of the master plan, which is developed in this study, accommodates growth and development within the City, within an estimated time frame of twenty years, to accommodate an approximate population of 20,000 residents. The



study also addresses the majority of land mass within the City's current area of incorporation.

Phase #2 of the Master Plan is a proposed future study to be undertaken to develop, in detail, planning parameters for areas the City council in the future may wish to release for additional community development. Phase #2 is currently considered to be primarily reserved for housing for low-density ranch estates and for additional recreational and golf facilities.

Phase #3 of the Master Plan is to be prepared when needed to accommodate the community's extended long-range development. It is recommended, with the exception of future demand for additional aviation service, phase #3 land be held in public trust until the City of Mesquite can provide adequate infrastructure and public safety service to the area. Within the boundaries of Phase #3 development, land south of Interstate 15, along the Virgin river and its tributary washes, should be protected as open-space corridors.





## 1.11 Format of the Long Range Community Plan

Each of the planning elements are developed in the following fashion:

1. Major issues relating to each planning element and an overview of background information are described to guide the identification of goals and objectives to be achieved through the planning process.
2. An Environment and Resource segment outlines requirements and responsibilities of the City to implement the planning element including fiscal resources and staffing demands.
3. Long-range goals and objectives are described in the Plan segment and define accomplishments which are to be met through planning. Goals are developed in terms of end results which are to be achieved, and objectives describe those means through which goals are achievable.

It is within this realm of the community planning process that citizen's advisory groups help mold both the principal character and quality of life in Mesquite as the city evolves over time.

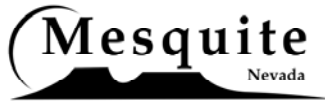
4. Strategies are approved courses of action formally taken by the City to achieve the community's long range planning goals and objectives.
5. Program guidelines become the means by which local government, through departmental and staff activity, implements its planning policies.

*Proposals associated with planning policies and programs for the City of Mesquite should be formally constructed and prioritized by January 1, of each year, so that City Council has adequate time and opportunity to review the proposals prior to developing the City's annual budget and capital improvement program.*

## 1.12 Appendices

In addition to the planning elements, the Long Range Comprehensive Master Plan for the City of Mesquite incorporates a series of appendices.

Appendix #1, provides background information and data relating to planning activity associated with the development of the master plan. A separate table of contents identifies the information contained therein.



Each year a new appendix is to be prepared and added to the master plan, describing the work which has been accomplished during that period of time – relative to the long-range goals and objectives. It will define recommendations and priorities for revisions to the plan, or address the need for additional goals, objectives, policies and/or programs to meet the community's and citizen's aspiration.