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495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas lasvegasnevada.gov

December 18, 2023

Mr. Seth Floyd

Department of Community Development

495 South Main Street | 3rd Floor

Las Vegas, NV 89101

RE: 23-0567-GPA1 - Vegas Rising Amendment

Dear Mr. Floyd:

In conjunction with application 23-0592-DIR1, the Department of Community Development is requesting a General Plan Amendment to amend the land use designation for the remaining parcel of the Richfield Village residential subdivision from TOD-2 (Transit Oriented Development) to C-2 (General Commercial). This 0.14-acre commercial site is located at the northeast corner of Sahara Avenue and Rancho Drive.

In August 2021, the site was amended to the current TOC-2 designation as recommended by the City of Las Vegas 2050 Master Plan. This land use designation was intended for moderate intensity, mixed-use transit-oriented development, suitable for bus rapid transit but had a density threshold of no more than 30 dwelling units per acre. In December 2022, the remainder of the subdivision site was amended to the proposed C-2 General Commercial designation allowing the maximum density threshold that was established under the Vegas Rising Development Agreement. Given the proximity to Palace Station, Interstate 15, and Sahara Avenue a 100-foot primary arterial roadway, this land use designation is more appropriate for the surrounding area at this time.

Our neighborhood meeting was held on Monday, November 27th at the Palace Station's Grand Ballroom beginning at 5:30 PM where we discussed all applications.

Sincerely,

Alex Strawser, AICP
Senior Planner

AS: fs, mh, jn

23-0567
01/02/2024