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



May 20, 2021

Department of Planning
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

RE: James Gay III Park General Plan Amendment and Rezoning

To whom it may concern:

As part of the ongoing implementation of the Vision 2045 Downtown Las Vegas Masterplan ("the Plan") and the HUNDRED Plan for the Historic Westside District, a General Plan Amendment to the City of Las Vegas Southeast Sector Map and Rezoning are proposed for the 4.42-acre area known as James Gay III Park.

The park area is part of the Historic Westside District, which was designated FBC (Form-Based Code) and rezoned to various transect based districts in January 2021. At that time the park consisted of public right-of-way parcels that could not be rezoned. On May 19, 2021, the City Council approved a Petition to Vacate (21-0112-VAC1) the dedicated street and alley rights-of-way that coincided with the park. The future recordation of an Order of Vacation in concert with a parcel map combining all adjacent park parcels will lay the groundwork for the changes in land use and zoning that will allow for form-based regulation of the site.

The proposed T4-M (T4 Maker) District is intended to provide for a wide range of civic, residential, retail, office, service and agricultural uses within a walkable urban environment. This designation is compatible with the adjacent T3-N (T3 Neighborhood) zoned parcels.

The proposed application of the FBC in this area aims to implement the goals and objectives for the Historic Westside District as adopted through the Plan and the HUNDRED Plan for the Historic Westside District. The form-based code regulating plan for the Historic Westside District will be updated through a separate action.

Sincerely,

Stephen Swanton, AICP
Senior Planner

21-0341
07/01/2021