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DEPARTMENT OF PLANNING

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August 30, 2022

Mr. Seth Floyd  
Department of Community Development  
495 South Main Street | 3<sup>rd</sup> Floor  
Las Vegas, NV 89101

RE: 21-0441-GPA1 - Vegas Rising General Plan Amendment

Dear Director Floyd:

In conjunction with applications 22-0442 and 22-0450, the Department of Community Development is requesting a General Plan Amendment to amend the land use designation for the Richfield Village subdivision from TOD-2 (Transit Oriented Development - Low) to GC (General Commercial). This 21.7-acre site is generally bounded by Richfield Boulevard to the west; Wilmington Way to the north; and Wyandotte Street to the east. Please note, that the Richfield Village subdivision contains one property at 2813 Milo Way not associated with any of these requests.

In August 2021, the site was amended to the current TOD-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. The proposed GC land use remains suitable for the intended mixed-use transit oriented development while also providing the flexibility to allow for greater density. We believe that given the proximity to Interstate 15, the Las Vegas Strip, and Downtown Las Vegas that this land use designation is more appropriate for the surrounding area at this time.

Our neighborhood meeting is scheduled for Monday, August 29<sup>th</sup> at the Palace Station's Grand Ballroom beginning at 5:30 PM where we intend to discuss all associated applications.

Sincerely,

Alex Strawser, AICP  
Senior Planner

AS: fs, jb

**22-0441**  
08/31/2022