

Comments



Separator Sheet

Memorandum

City of Las Vegas Planning & Development

To: Planning Commission Members
From: Flinn Fagg, Planning Manager
CC: Margo Wheeler, Planning & Development Director
Date: 19 January 2007
Re: Agenda Item #67 – Mixed-Use/Transit-Oriented Development (TXT-17570)

Attached are three options for the approval process for structures which exceed the permitted height limits in the Airport Overlay District. The options are as follows:

- Option #1: Airport approval required prior to Planning Commission consideration;
- Option #2: Airport approval required prior to City Council consideration; and
- Option #3: Airport approval required prior to submittal of a building permit.

The issues related to each option listed above are as follows:

- Option #1: The length of time to secure entitlements would be increased over the current process, but the Planning Commission would see the same development plans as City Council. The applicant would be able to provide any changes required by the FAA or the Clark County Department of Aviation prior to Planning Commission review.
- Option #2: This option reduces the length of time for entitlements, but may require that applications be tabled until the applicant receives approval from the Clark County Department of Aviation. In addition, any changes required by the FAA or the Department of Aviation would require the application to be re-advertised, and any significant modifications to the site plan would require the application to be returned to the Planning Commission. Where such changes are required, the entitlement time frame would be longer than in Option #1.
- Option #3: The length of time to secure entitlements would be the same as current process. Any significant changes to the site plan required by the FAA or the Department of Aviation would require the application to be returned to the Planning Commission and City Council, which would extend the approval process beyond that which is proposed in Option #1.

Memorandum

City of Las Vegas Planning & Development

To: Planning Commission Members
From: Flinn Fagg, Planning Manager
CC: Margo Wheeler, Planning & Development Director
Date: 19 January 2007
Re: Agenda Item #67 – Mixed-Use/Transit-Oriented Development (TXT-17570)

Attached are three options for the approval process for structures which exceed the permitted height limits in the Airport Overlay District. The options are as follows:

- Option #1: Airport approval required prior to Planning Commission consideration;
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The issues related to each option listed above are as follows:

- Option #1: The length of time to secure entitlements would be increased over the current process, but the Planning Commission would see the same development plans as City Council. The applicant would be able to provide any changes required by the FAA or the Clark County Department of Aviation prior to Planning Commission review.
- Option #2: This option reduces the length of time for entitlements, but may require that applications be tabled until the applicant receives approval from the Clark County Department of Aviation. In addition, any changes required by the FAA or the Department of Aviation would require the application to be re-advertised, and any significant modifications to the site plan would require the application to be returned to the Planning Commission. Where such changes are required, the entitlement time frame would be longer than in Option #1.
- Option #3: The length of time to secure entitlements would be the same as current process. Any significant changes to the site plan required by the FAA or the Department of Aviation would require the application to be returned to the Planning Commission and City Council, which would extend the approval process beyond that which is proposed in Option #1.

Hansen Sheet



Separator Sheet

Report Date 10/16/2006 12:59 PM

Submitted By

Page 1

A/P # 17570 TEXT AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/16/2006 12:58	982803	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.

Parent A/P #

Project #	17570	Project/Phase Name	MIXED-USE REVISIONS AND TRANSI	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Item Description

Item Status

Check Fees	Fees Successful
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	0
Fees Added:	0

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

TXT Application

Report Date 10/16/2006 12:59 PM

Submitted By

Page 2

Item Description Item Status

Conditions Added: 0

Periodic Inspection Schedules Added: 0

TEXT AMENDMENT

Text Amendment Information

Meeting Info

MEETING GRID
Meeting Date Meeting Type Meeting Status
Comments Added By Add Date Modified By Modified Date

11/16/2006 PC SCHEDULED

FFAGG 10/16/2006

Text Amendment Info
Enter 'A' Subject Sponsor Sent to TLV
Final PC Mtg Sent to City Attorney Com to City Attorney CC First Reading
Bill Number Recommending Committee Draft Ord to Planning CC Second Reading CC Adoption Ordinance Number
Ordinance Adopted Ordinance Received Added By Modified By

A MIXED-USE AND TRANSIT-ORIENTED DEVELOPMENT

FFAGG

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee ID	Last	First	MI	Comments
982803	FAGG	FLINN		PLANNING X4848

Log
Action Description Entered By Start Stop Hours
Comments

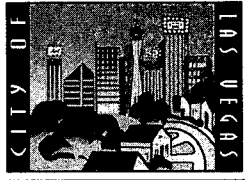
No Log Entries

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: ABEYANCE - TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
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City Manager
Douglas A. Selby



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November 3, 2006

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Please be advised the City Planning Commission at its regular meeting on **November 16, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

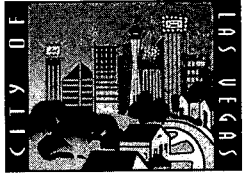
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November 22, 2006

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Please be advised the City Planning Commission at its regular meeting on **December 7, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

Mayor
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City Council
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(Mayor Pro Tem)
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December 29, 2006

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - ABEYANCE - TEXT AMENDMENT

Dear Mr. Fagg:

Please be advised the City Planning Commission at its regular meeting on **January 11, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

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Oscar B. Goodman

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Gary Reese
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Action Letter



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January 26, 2007

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: ABEYANCE - TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Your request to discuss and possibly act to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly, was considered by the Planning Commission on January 25, 2007.

The Planning Commission accepted the applicant's request to **TABLE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 26, 2007**.

Sincerely,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

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January 12, 2007

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - ABEYANCE - TEXT AMENDMENT

Dear Mr. Fagg:

Your Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly, was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** for further review.

This item is scheduled to be heard again at the **January 25, 2007** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

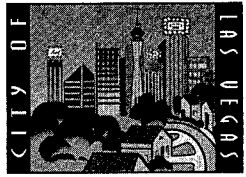
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December 8, 2006

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Your discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly, was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** for more time to review the proposal.

This item is scheduled to be heard again at the **January 11, 2007** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

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November 17, 2006

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-17570 - TEXT AMENDMENT

Dear Mr. Fagg:

Your request to discuss and possibly act to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly, was considered by the Planning Commission on November 16, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request.

This item is scheduled to be heard again at the **December 7, 2006** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

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