

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064270

October 6, 2006

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

**RE: ABEYANCE - TXT-16302 - TEXT AMENDMENT**

Dear Mr. Fagg:

Your discussion and possible action to amend the Las Vegas Downtown Centennial Plan and Title 19.06.060 of the Las Vegas Municipal Code to incorporate the Union Park Design Standards by reference, was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Title 19.06.060(B), "Downtown Design Standards," is hereby amended as follows:

B. Downtown Design Standards

Development within the Downtown Overlay District shall conform to the Downtown Las Vegas Design Standards (the "Design Standards"), which are included within the Las Vegas Downtown Centennial Plan and the Union Park Design Standards, and which are adopted and incorporated by this reference. The Design Standards (whether published separately or not) shall be on file in the Office of the City Clerk and in the Planning and Development Department. The Design Standards include standards relating to urban design; site planning; transportation and parking; streetscape architecture; signage; and landscaping for properties throughout the District. The Design Standards are mandatory and shall apply to any property and zoning category within the District. The Design Standards may be amended from time to time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive design standards for one or more sub-districts within the Downtown Overlay District, those more restrictive standards shall apply to the sub-district to which they pertain.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



2. The Parkway Center Development Standards of the Las Vegas Downtown Centennial Plan is hereby amended to include the following text:

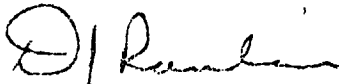
Development within the portion of the Parkway Center bounded by Bonneville Avenue on the South, Grand Central Parkway on the west and north, and the Union Pacific Railroad right-of-way on the east, shall conform to the development standards contained in the Union Park Design Standards, as adopted by the City of Las Vegas.

3. The Union Park Design Standards document shall be revised to identify its relationship to the Las Vegas 2020 Master Plan and the Las Vegas Downtown Centennial Plan. This revision shall be incorporated into the document prior to consideration by the City Council.
4. The Union Park Design Standards document shall be revised to state that uses permitted within the development site shall be in accordance with the list of permitted uses contained in the Parkway Center Development Standards of the Las Vegas Downtown Centennial Plan. This revision shall be incorporated into the document prior to consideration by the City Council.
5. The square footages, number of residential units, number of hotel units, and number of parking spaces identified for each block in Section 4 of the Union Park Design Standards document are generalized recommendations, and not binding upon the developer of the block. Actual square footage, number of residential units, number of hotel units, and number of parking spaces shall be reviewed and approved by City Council on a case-by-case basis.
6. The Design Review Process identified in Section 4 of the Union Park Design Standards document shall be revised to establish specific review procedures and timeframes, and to conform to the review processes listed in Title 19.18 of the Las Vegas Municipal Code. This revision shall be incorporated into the document prior to consideration by the City Council.

Mr. Flinn Fagg  
TXT-16302 - Page Three  
October 6, 2006

This item will be considered by the City Council in ordinance form. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Acting Current Planning Manager  
Planning and Development Department  
Current Planning Division

DJR:dm