

LAW OFFICE

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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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November 20, 2024

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

**RE: 22-0228-SDR 1, Re-establishing previously approved entitlements. 139-36-603-001**

Dear Ms. Serna,

Please be advised that I've been retained to represent Stewart Plaza LLC in matters related to Golden Apartments located at the northwest corner of Stewart Avenue and Mojave Road. The project received Site Plan approval August 3, 2022. The applicant has since moved forward by commissioning civil designs that were that accompany this submittal. Although a building package was submitted February 2023, a building permit has not yet been issued and therefore condition two of the attached approval letter was not met.

The applicant has also invested in landscape plans stamped by a registered architect that are included in this submittal. The plans conform to the conceptual plans in the original approval. Likewise, the reduction in perimeter landscape width remains needed as previously approved. While the majority of the perimeter meets the 10-foot code requirements, the southwest corner of the site tapers to five feet and is based on conditions presented by the existing sidewalk. This reduction does not represent a functional or aesthetic detriment as plantings are not permitted near corners because they cause visibility issues to motorists.

I submit that the project is advancing and the design is moving forward as originally improved. Unfortunately, an extension of time was not filed by August 2024 thereby necessitating this filing. I respectfully request the entitlements be re-established as the engineered civils and landscape plans represent conform to those submitted via 22-0228.

With appreciation,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

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**LAS VEGAS  
CITY COUNCIL**

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Mayor

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DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE  
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711 | TTY



cityoflasvegas  
lasvegasnevada.gov

August 3, 2022

Jack Panou  
Stewart Plaza LLC  
1735 North Nellis Boulevard Suite D-E  
Las Vegas, Nevada 89115

**RE: 22-0228-SDR1**  
**CITY COUNCIL MEETING OF AUGUST 3, 2022**

Dear Applicant:

The City Council at a regular meeting held on **August 3, 2022** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 69 MULTI-FAMILY RESIDENTIAL UNITS AND 2,601 SQUARE FEET OF COMMERCIAL FLOOR AREA IN CONJUNCTION WITH AN EXISTING 4,025 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, CANOPY AND CAR WASH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. The property owner shall participate, and require its affiliates and/or property management to participate, in the three-phase Crime Free Multi Housing Program facilitated by the Las Vegas Metropolitan Police Department.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 05/25/22 and building elevations, date stamped 04/27/22, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a 10-foot perimeter landscape buffer along the west property line and a minimum five-foot perimeter landscape buffer along the south property line where 15 feet is required.

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5. An Exception from Title 19.08.110 is hereby approved, to allow 10 parking lot trees in the newly proposed parking lot area where 26 trees are required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The minimum distance between buildings shall be 10 feet.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Provide one 24-inch box tree along at maximum 20-foot intervals along Stewart Avenue.
  - Provide four, five-gallon shrubs for every required tree in perimeter buffer and parking lot planters.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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14. This site shall connect to the public sewer system at a location and depth acceptable to the Sanitary Sewer Section of the Department of Public Works.
15. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
16. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Condition of Approval #4 of TIA76073 is hereby nullified. The driveways for this development are approved as depicted on the approved site plan.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

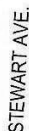
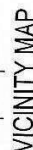
STF:PL:ew

cc:

Manny Tes  
Engineered Architectural Solution  
7235 Bermuda Road Suite G  
Las Vegas, Nevada 89119

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EXISTING C-STORE  
EXISTING CAR WASH; TUNNEL ONLY, NO HABITACLE SPACE =  
4,255 SF 115' x 21' PARKING SPACES REQUIRED  
0 PARKING SPACES REQUIRED

EXISTING MIXED USE BUILDINGS  
JUST RETAIL, USES 72,601 SF AND 69 RESIDENTIAL UNITS =  
109 PARKING SPACES REQUIRED  
137 TOTAL PARKING SPACES REQ'D  
132 TOTAL PARKING SPACES PROVIDED, OK

128 REGULAR (100'x14') HANDICAP (20'x10') PARKING SPACES =  
128 REGULAR (100'x14') HANDICAP (20'x10') PARKING SPACES PROVIDED, OK

[illegible]

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