

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

**Return Service Requested**  
**Official Notice of Public Hearing**

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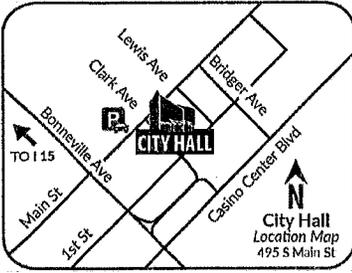
Dept of Planning  
 City of Las Vegas

*John S. Park*  
*Neighborhood*

22-0059-SDR1  
 16203511003  
 PALENCAR MIA R REV TR AGMT  
 PALENCAR MIA ROSEMARY TRS  
 1103 S 6TH ST  
 LAS VEGAS NV 89104

2022  
 JUN 29  
 11:09 AM

RECEIVED  
 COUNCIL CLERK



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

**22-0059-SDR1**

Planning Commission Meeting of 06/21/2022

*with All conditions noted on next page -*

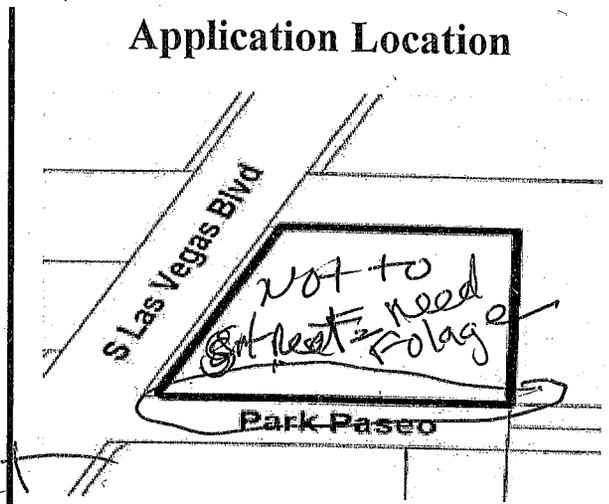
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**Application Information**

22-0059-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AJB GENERAL CONTRACTOR - OWNER: 3250 SPRING MOUNTAIN TRUST - For possible action on a Land Use Entitlement request for a Major Amendment to a previously approved Site Development Plan Review (SDR-67942) FOR A PROPOSED SINGLE-STORY, 3,900 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS ARCHITECTURAL DEVELOPMENT STANDARDS on 1.04 acres at the northeast corner of Park Paseo and Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Diaz).

*Keep in mind please - This is the entrance to the Park Paseo/ John S. Park Historic District. A Residential Community where will the parking be?? as no overflow into all residents parking please! Security & lighting need to be addressed - NOT TO exceed down into 5th & 6th streets*

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

Meeting: Planning Commission  
 Date: 06/21/2022  
 Time: 6:00 PM  
 Location: Council Chambers  
 495 South Main St, 2nd Fl.  
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).