

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

495 South Main Street, 3rd Floor

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED

JUN 21 2022

City of Las Vegas
Department of Planning

CASE: 22-0059-SDR1

SUBJECT: APPLICANT: AJB GENERAL CONTRACTOR - OWNER: 3250 SPRING MOUNTAIN TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **June 21, 2022** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares** at (702)464-7499 or e-mail to nlares@lasvegasnevada.gov and **Emily Wetzstein** to ewetzstein@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **THURSDAY, JUNE 16, 2022.**

Handwritten signature of Alan Jeskey in blue ink.

Signature

6-16-22

Date

ALAN JESKEY

Please Print Name

AJB GENERAL CONTRACTORS

Company Name

Submitted after final agenda

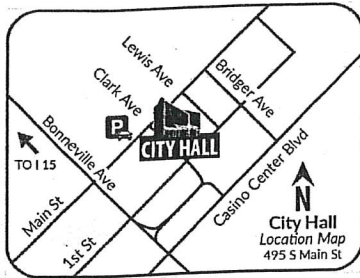
Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

13

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
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. 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

22-0059-SDR1

16203515037

ASMUSSEN JEANNE

718 PARK PASEO ST

LAS VEGAS NV 89104-1532

Submitted at Planning Commission by
Jeanne Asmusson

Date *6/21/2022* Item *13*

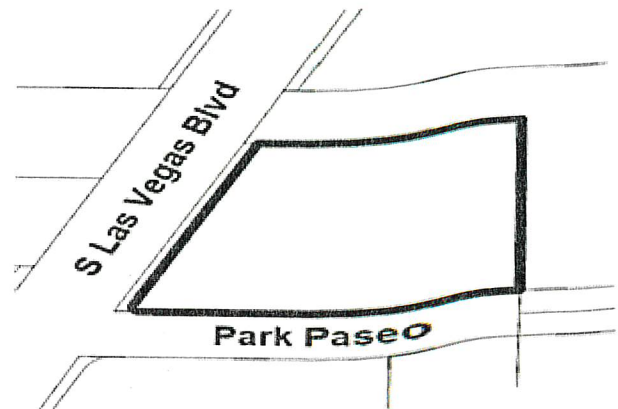
93 DRCFNP1 89104

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).

The neighborhood has concerns for the future of this site. It has been well distributed that the area that since this owner has also obtained the Site of Mansion 54, The Monterey? Motel lot on LV Blvd, that she plans significant demo work to allow her to build a High Rise or Multi-Story Condo. We have heard from many sources that this application is only to hold this lot "on paper" until she plans yet another change to this and the prior plans for the lot.

Application Location



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

Public Hearing Information

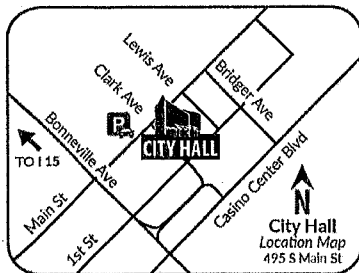
Meeting: Planning Commission
Date: 06/21/2022
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

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 Rezonings 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.

We would like the Commission and Staff to investigate these concerns before granting this approval. Thank you

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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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 -*

93 DRDFNP1 89104

RECEIVED

JUN 29 2022

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 9:26

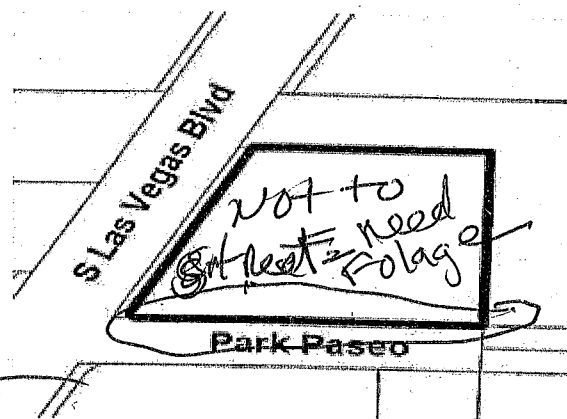
RECEIVED
CITY CLERK

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



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Las Vegas, Nevada

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