



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: August 3, 2022**

Agenda Item No.:  
**41**

**DEPARTMENT: Planning**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

22-0059-SDR1 - ABEYANCE ITEM - 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 Planning Commission (6-0 vote) and Staff  
recommend APPROVAL.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and Staff recommend APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Backup Documentation Submitted for the June 21, 2022 Planning Commission Meeting