



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

Agenda Item No.:  
**43**

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

**DISCUSSION**

**SUBJECT:**

22-0228-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING  
- APPLICANT/OWNER: STEWART PLAZA, LLC - For possible action on a 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). 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. School Development Tracking Form Submitted by Clark County School District
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Backup Submitted from the July 20, 2022 City Council Meeting