



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

January 15, 2025

Jack Panou  
Stewart Plaza LLC  
1735 North Nellis Boulevard #D, E  
Las Vegas, Nevada 89103

**RE: 24-0607-SDR1**  
**PLANNING COMMISSION MEETING OF JANUARY 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* 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. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/21/24, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer width along the north property line where eight feet is required.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a 10-foot landscape buffer width along the south property line where 15 feet is required.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer width along a portion of the south property line where 15 feet is required.

6. An Exception from Title 19.08.110 is hereby approved, to allow 12 parking area trees where 27 trees are required.
7. 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 Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. 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:
  - All trees and planting materials shall be drought-tolerant and consistent with the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.

15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Stewart Avenue Complete Streets project (MWB042) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. 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. Remove the left turn access from Mojave Road unless allowed to remain per the required Traffic Impact Analysis update.
18. An update to the previously approved Traffic Impact Analysis (#6063) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

### **Fire & Rescue**

20. 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.

This action by the Planning Commission on **January 14, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after January 27, 2025. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Jack Panou  
Golden Market – Apartments  
1735 North Nellis Boulevard #D, E  
Las Vegas, Nevada 89103

Lora Dreja  
Brown, Brown and Premsrirut  
520 South Fourth Street  
Las Vegas, Nevada 89135