

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT  
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Account # 22513  
Ad Number 0001164326

Mary A. Lee, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 09/30/2021 to 09/30/2021, on the following days:

09 / 30 / 21

/s/   
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 1st day of October, 2021

Notary 



**NOTICES OF  
PUBLIC HEARINGS  
OCTOBER 12, 2021**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, OCTOBER 12, 2021, at the hour of 6:00 P.M. in the Council Chambers, City Hall Complex, 495 South Main Street, Las Vegas, Nevada, the Planning Commission will consider the following Land Use Entitlement Requests:

21-0169 - PUBLIC HEARING - APPLICANT: WELLTOWER OM GROUP, LLC. OWNER: HCN ACCESS LAS VEGAS II, LLC. For possible action on the following Land Use Entitlement project requests on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 6 (Flores).

21-0169-SUP1 - SPECIAL USE PERMIT FOR PROPOSED ASSISTED LIVING APARTMENTS USE

21-0169-SUP2 - SPECIAL USE PERMIT FOR PROPOSED SENIOR CITIZEN APARTMENTS (SINGLE USE)

21-0169-SUP3 - SPECIAL USE PERMIT FOR PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE

21-0169-SDR1 - SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 150,000 SQUARE-FOOT, FOUR-STORY, 167 UNIT INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY SUPPORT CARE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

21-0450-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN. OWNER: MAIN STREET INVESTMENTS II, LLC. For possible action on a Land Use Entitlement project request for a PROPOSED 2,464 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1201 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS. For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418 Constantinople Avenue, Ward 4 (Anthony).

21-0497-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)

21-0497-ZON1 - REZONING FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)

21-0503 - PUBLIC HEARING - APPLICANT: SWAN DIVE. OWNER: STICKY 2, LLC. For possible action on the following Land Use Entitlement project requests on 0.32 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

21-0503-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 6,735 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 3,952 SQUARE-FOOT OUTDOOR PATIO SPACE

21-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,952 SQUARE-FOOT OUTDOOR NIGHTCLUB AREA

21-0504-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRYDAYZ FISH & WINGS. OWNER: S H R A INVESTMENT, LLC. For possible action on a Land Use Entitlement project request for a PROPOSED 2,216 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE INCLUDING 1,022 SQUARE FEET OF OUTDOOR PATIO AREA at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: H+C DISTILLERY. OWNER: NEVADA DISTILLING COMPANY, LLC. For possible action on a Land Use Entitlement project request for a PROPOSED 11,615 SQUARE-FOOT HEAVY MANUFACTURING FACILITY WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.69 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-003, 004 and 005), M (Industrial) Zone, Ward 3 (Diaz).

21-0511 - PUBLIC HEARING - APPLICANT: CONFLUENT DEVELOPMENT, LLC. OWNER: PANTHER ALTA CORNER, LLC, ET AL. For possible action on the following Land Use Entitlement project requests on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive (APN 138-31-210-008), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman).

21-0511-GPA1 - GENERAL PLAN AMENDMENT FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)

21-0511-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY/NURSING HOME, 49-UNIT ASSISTED LIVING APARTMENTS AND 95-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT

21-0513-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICHAEL J. MECKLER. OWNER: MICHAEL AND ROCHELLE RAE MECKLER. For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD SETBACK AREA on 0.28 acres at 4880 Maiden Court (APN 125-25-714-074), R-1 (Single Family Residential) Zone, Ward 6 (Flores).

21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAÏM 21 FREMONT PROPERTY, LLC. For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 2400 South Las Vegas Boulevard (APNs 162-04-812-002 and 003), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0533 - PUBLIC HEARING - APPLICANT: BENCHMARK 13TH ST INVESTMENT, LLC. For possible action on the following Land Use Entitlement project requests on 0.29 acres on the west side of 13th Street, approximately 160 feet south of Bonanza Road (APN 139-35-111-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

21-0533-VAR1 - VARIANCE - TO ALLOW 12-FOOT TALL RETAINING WALLS WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

21-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO AND THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS

21-0544-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC. For possible action on a Land Use Entitlement project request to vacate an existing public sewer easement generally located at the southwest corner of Jones Boulevard and Brent Lane (APN 125-11-604-005), Ward 6 (Flores).

ABEYANCE - 21-0442 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC. For possible action on the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear).

21-0442-VAR2 - VARIANCE - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED

21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU. OWNER: THE KENECHI TRUST. For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear).

21-0224-ZON1 - REZONING FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT SHOP & STORAGE YARD DEVELOPMENT

21-0229 - PUBLIC HEARING - APPLICANT: MARIA GALVEZ. OWNER: LESSBRAN GROUP, LLC. For possible action on the following Land Use Entitlement project requests on 0.29 acres at 621 North Eastern Avenue (APN 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0229-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 15 ARE REQUIRED

21-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED OUTDOOR GRILL AREA ADDITION TO AN EXISTING RESTAURANT

21-0280-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT. OWNER: QLV-HDR, LLC. For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 861 South Rainbow Boulevard (APN 138-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0376 - PUBLIC HEARING - APPLICANT/OWNER: NIBS, LLC. For possible action on the following Land Use Entitlement project requests on 2.72 acres at 3700 North Decatur Boulevard (APN 138-12-601-005), Ward 5 (Crear).

21-0376-GPA1 - GENERAL PLAN AMENDMENT FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL)

21-0376-ZON1 - REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

21-0376-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS WITHOUT A GATE AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

21-0376-TMP1 - TENTATIVE MAP - DECATUR MANOR FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0396-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM O & PHYLLIS WITTER. For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID SCREEN FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 0.38 acres at 1553 Arville Street (APN 162-06-610-031), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

21-0397 - PUBLIC HEARING - APPLICANT: TACOS EL CABRON. OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC. For possible action on the following Land Use Entitlement project requests on 9.32 acres at 326 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

21-0397-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,292 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH AN 856 SQUARE-FOOT OUTDOOR SEATING AREA

21-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A RESTAURANT WITH DRIVE THROUGH WITH AN 856 SQUARE-FOOT OUTDOOR PATIO AREA

21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC. OWNER: PARADISE PLAZA, LLC. For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE HOURS OF OPERATION FROM: 6:00 A.M. TO 10:00 P.M. TO: 9:00 A.M. TO 2:00 A.M. DAILY at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE. OWNER: STEPHEN SINGLETARY. For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony).

PUB: September 30, 2021  
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