

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT  
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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

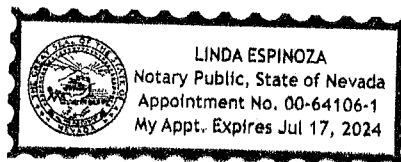
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*Mary A. Lee*  
\_\_\_\_\_  
LEGAL ADVERTISEMENT REPRESENTATIVE

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

Notary

*Linda Espinoza*  
\_\_\_\_\_



**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:

21-0445-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAR LAKE SERIES, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 1.03 acres at 2608 Pinto Lane (APN 139-32-701-008) R-A (Ranch Acres) Zone, Ward 1 (Knudsen)

21-0500-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33 SQUARE-FOOT ANIMATED LED WALL SIGN on 6.16 acres at 1300 Pauline Way (APNs 162-02-501-003 and 162-02-601-002), C-V (Civic) Zone, Ward 3 (Diaz)

21-0506-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 24-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 5321 Brevin Court (APN 125-24-711-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore)

21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony)

21-0512-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

21-0512-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use Town Center)] Zones, Ward 6 (Fiore)

21-0516-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

21-0516-ZON1 - REZONING - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

21-0516-MOD1 - MAJOR MODIFICATION - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE-TOWN CENTER)

21-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

21-0518 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST ET AL - For possible action on the following Land Use Entitlement project requests on 4.21 acres at the southwest corner of Whispering Sands Drive and Jones Boulevard (APN 125-14-604-001), R-E (Residence Estates) Zone, Ward 6 (Fiore)

21-0518-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

21-0518-VAR2 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1

21-0518-VAR3 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6

21-0518-VAR4 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7

21-0518-VAR5 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8

21-0518-VAR6 - VARIANCE - TO ALLOW EXTERNAL RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

21-0518-TMP1 - TENTATIVE MAP JONES & WHISPERING SANDS - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION

21-0519 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore)

21-0519-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

21-0519-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

21-0526 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 011; and 126-01-701, 002, 003 and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Fiore)

21-0526-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [APN 126-01-701-003]

21-0526-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 5.00 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APN 126-01-701-003]

21-0526-VAR2 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS ON PRIVATE STREETS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0526-VAC1 - VACATION PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY, AND PORTIONS OF PUBLIC RIGHT-OF-WAY BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY

21-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

21-0526-TMP1 - TENTATIVE MAP KYLE CANYON GATEWAY UNIT 3 - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF KYLE CANYON GATEWAY PERIMETER LANDSCAPE STANDARDS

21-0528 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southwest corner of Moccasin Road and Homestead Avenue (APN 125-05-502-014), R-E (Residence Estates) Zone, Ward 6 (Fiore)

21-0528-VAR1 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 1

21-0528-VAR2 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 2

21-0528-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 3

21-0528-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 5

21-0528-VAR5 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 6

21-0528-VAR6 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 7

21-0528-VAR7 - VARIANCE - TO ALLOW RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED

21-0528-VAR8 - VARIANCE - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED

21-0528-TMP1 - TENTATIVE MAP MOCCASIN HOMESTEAD WEST - FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore)

21-0530-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED

21-0530-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS

21-0530-TMP1 - TENTATIVE MAP SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION

21-0532 - PUBLIC HEARING - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 1300 C Street (APN 139-27-111-066), T3-N (Third Neighborhood) Zone, Ward 5 (Great)

21-0532-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.09.100.E LANDSCAPE STANDARDS

21-0532-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED COMMUNITY GARDEN USE

21-0532-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMUNITY GARDEN DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED

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 written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 495 South Main Street, Las Vegas, Nevada 89101. For items forwarded to City Council for final decision the date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. For further information, please call 229 6301 (TDD 386 9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING  
ERIC MCCAMMOND, SR  
MANAGEMENT ANALYST  
CASE PLANNING DIVISION

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Planning.)

PUB: September 30, 2021  
LV Review Journal