

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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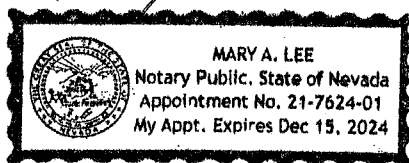
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 10/28/2021 to 10/28/2021, on the following days:

10 / 28 / 21

[Signature]
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 28th day of October, 2021

Notary [Signature]



NOTICES OF PUBLIC HEARINGS NOVEMBER 9, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, NOVEMBER 9, 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:

21-0531-SDR1 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KING'S CHURCH LAS VEGAS OWNER: TWIN LAKES BAPTIST CHURCH For possible action on a Land Use Entitlement project request FOR A PROPOSED 9,600 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND 3,200 SQUARE-FOOT MULTIPURPOSE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED ON 10.00 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004). C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0536-SUP1 SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROBERT TAYLOR OWNER: ANDANDOLINDO, LLC For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,700 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 200 Hoover Avenue, Suite #150 (APN 139-34-412-171). C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0563-VAC1 VACATION PUBLIC HEARING - APPLICANT: COLLIER INTERNATIONAL HOLDINGS, LLC, ET AL For possible action on a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue, Ward 3 (Diaz).

21-0578-SUP1 SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC For possible action on a Land Use Entitlement project request FOR A 14,457 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE located on the east side of South 6th Street and approximately 190 feet north of East Bonneville Avenue (APN 139-34-701-016). C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0579-SDR1 SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR OWNER: SW & SH FAMILY TRUST For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE NORTH SIDE OF AN EXISTING OFF-PREMISE SIGN on 0.47 acres at 4717 West Charleston Boulevard (APN 162-06-102-001). C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0589-VAC1 VACATION PUBLIC HEARING - APPLICANT/OWNER: ATEN FAMILY TRUST For possible action on a Land Use Entitlement project request to vacate U.S. Government Patent Easements generally located on the north side of Charleston Boulevard, approximately 555 feet east of Upland Boulevard (APNs 138-36-408-005 and 008). C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0591-VAC1 VACATION PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC For possible action on a Land Use Entitlement project request to vacate public drainage easements, public sewer

cases, public right-of-way, pedestrian access, easements, traffic control and streetlight easements on 12.67 acres generally located on the northeast corner of Drake Drive and Grand Canyon Drive (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone (MLA (Medium-Low Attached) Skye Canyon Special Land Use Designation), Ward 6 (Flore).

21-0598-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request FROM: PERIGRE AVENUE TO MOUNT HADLEY AVENUE generally located at the southwest corner of O'Hare Road and N Skye Canyon Park Dr., T-D (Traditional Development) Zone (L (Residential Low) Sunstone Special Land Use Designation), Ward 6 (Flore).

21-0490-VAR1 - VARIANCE PUBLIC HEARING - APPLICANT/OWNER: PAUL WULKAN AND LAURA BIRHOLTZ - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED SUNROOM ADDITION ON 0.15 acres at 8308 Impatientes Avenue (APN 125-16-211-039), R-1 PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 6 (Flore).

21-0508-VAR1 - VARIANCE PUBLIC HEARING - APPLICANT/OWNER: DECATUR & ALTA TAX EXEMPT BONDS - For possible action on a Land Use Entitlement project request TO ALLOW NO PERIMETER WALL BETWEEN A COMMERCIAL ZONED PROPERTY AND RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SIX-FOOT TALL PERIMETER WALL IS REQUIRED ON 9.36 acres at 5151 Meadows Lane (APN 138-36-613-002), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

21-0520 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: SDE 70015 IRREVOCABLE BUSINESS TRUST ET AL - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the east side of the Alpine Ridge Way alignment approximately 310 feet south of Kyle Canyon Road (APN 126-01-801-001), R-TH (Single Family Attached) Zone, Ward 6 (Flore).

21-0520-VAR1 - VARIANCE TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED

21-0520-VAR2 - VARIANCE TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

21-0520-VAC1 - VACATION PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF ALPINE RIDGE WAY, APPROXIMATELY 310 FEET SOUTH OF KYLE CANYON ROAD

21-0520-TMP1 - TENTATIVE MAP ALPINE RIDGE EAST FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RAMDA PROPERTIES NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ON-SITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS

OF TITLE 19.09 FORM BASED CODE STANDARDS ON 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

21-0543-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: SUN WEST COMMERCIAL, LLC - OWNER: DEERSPRINGS H6, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED WALL SIGNS ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW LINE WHERE SUCH IS PROHIBITED ON 3.50 acres generally located at the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-217-002 and 003), T-C (Town Center) Zone (UC-TC (Urban Center Mixed Use Town Center) Special Land Use Designation), Ward 6 (Flore).

21-0562-ROC1 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS - For possible action on a Land Use Entitlement project request for a REVIEW OF CONDITION OF APPROVAL NUMBER FIVE (5) OF SITE DEVELOPMENT PLAN REVIEW (SDR-78460) WHICH STATES, "THE EXISTING SCREEN WALLS ON THE EAST AND SOUTH PROPERTY LINES SHALL BE DEMOLISHED AND CONSTRUCTED IN ACCORDANCE WITH TITLE 19" on 2.58 acres at the southeast corner of Charleston Boulevard and Westwind Road (APNs 163-01-103-001 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0564 - PUBLIC HEARING - APPLICANT: JOHN GRUJIC - OWNER: NG, LLC AND MG ENGINEERING & CONSTRUCTION, LLC - For possible action on the following Land Use Entitlement project requests on 0.33 acres at 5235 West Charleston Boulevard (APN 163-01-502-001), Ward 1 (Knudsen).

21-0564-ZON1 - REZONING FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

21-0564-VAR1 - VARIANCE TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

21-0564-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,300 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 14,374 SQUARE-FOOT SITE WHERE 25,000 SQUARE FEET IS THE MINIMUM ALLOWED

21-0573 - PUBLIC HEARING - APPLICANT: SLC DEVELOPMENT, LLC - OWNER: CITY PARKWAY V INC. ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Crear).

21-0573-SUP1 - SPECIAL USE PERMIT FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (21-0014-SUP2) FOR A 265-FOOT TALL BUILDING WITHIN THE AIRPORT OVERLAY DISTRICT WHERE A 235-FOOT TALL BUILDING WAS PREVIOUSLY APPROVED

21-0573-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0014-SDR1) TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM 525 TO 542, TO INCREASE THE OVERALL BUILDING HEIGHT FROM 235 FEET TO 265 FEET, AND ADD WAIVERS FROM THE SYMPHONY PARK DESIGN STANDARDS

21-0581 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 1208 South Casino Center Boulevard (APN 162-03-110-067), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0581-VAR1 - VARIANCE TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

21-0581-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 20 SPACE PARKING LOT FACILITY WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

21-0582-VAR1 - VARIANCE PUBLIC HEARING - APPLICANT/OWNER: ERIC STRAIN - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT TALL WALL/FENCE IN THE FRONT YARD SETBACK WHERE FIVE FEET WITH TWO-FOOT BLOCK AND THREE-FOOT WROUGHT IRON IS THE MAXIMUM ALLOWED ON 0.13 acres on property located on the southwest corner of Exley Avenue and Eastern Avenue (APN 162-02-811-215), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

21-0587-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIJIA JIANG - OWNER: 4865 E FLAMINGO RD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MESSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 8221 West Charleston Boulevard, Suite #104 (APN 163-04-117-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0588 - PUBLIC HEARING - APPLICANT/OWNER: SULEMA C. GUZMAN - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4848 Irene Avenue (APN 140-29-810-027), R-E (Residence Estates) Zone, Ward 3 (Diaz).

21-0588-VAR1 - VARIANCE TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE] AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STORAGE SHED]

21-0588-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES WHERE TWO IS THE MAXIMUM ALLOWED

21-0593 - PUBLIC HEARING - APPLICANT: AVISION DEVELOPMENT PARTNERS, LLC - OWNER: ANN ROAD I-215 INTERCHANGE, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the northeast corner of Hammer Lane and Shaumber Road (APN 126-36-101-008), Ward 6 (Flore).

21-0593-ZON1 - REZONING FROM: U (UNDEVELOPED) [NMXU (NEIGHBORHOOD MIXED-USE CENTER) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

21-0593-VARI - VARIANCE TO ALLOW NONSTANDARD PRIVATE STREETS BEHIND A GATE, STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED

21-0593-VAR2 - VARIANCE TO ALLOW 10-FOOT PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED

21-0593-VAC1 - VACATION PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

21-0593-TMP1 - TENTATIVE MAP THRIVE TOWNHOMES - FOR A 63-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

21-0599 - PUBLIC HEARING - APPLICANT/OWNER: WLCL LENDING, LLC - For possible action on the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz).

21-0599-ZON1 - REZONING FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

21-0599-VAR1 - VARIANCE TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0599-TMP1 - TENTATIVE MAP LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

21-0600 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests of 4.07 acres on the north side of W Skye Canyon Park Dr, approximately 595 feet west of Egan Crest Drive (APNs 126-12-614-065 and 066; 126-12-614-111 through 114 and 126-12-695-006), T-D (Traditional Development) Zone (ML (Residential Medium-Low) Skye Canyon Special Land Use Designation), Ward 6 (Flore).

21-0600-VAC1 - VACATION TO VACATE RIGHT-OF-WAY ALONG WITH EXISTING DRAINAGE AND SEWER EASEMENTS

21-0600-TMP1 - TENTATIVE MAP SKYE CANYON PARCEL 2.10 (LOT 99A) - FOR A THREE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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: October 28, 2021  
LV Review-Journal

