

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**LV PLANNING & DEVELOPMENT
4TH FLR
495 S MAIN ST
LAS VEGAS NV 89101**

**Account # 22513
Ad Number 0001172030**

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 12/02/2021 to 12/02/2021, on the following days:

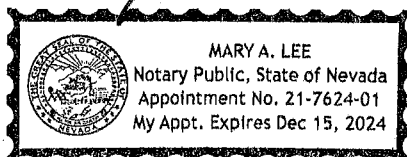
12 / 02 / 21

/S/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 6th day of December, 2021

Notary



NOTICES OF
PUBLIC HEARINGS
DECEMBER 14, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 14, 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:

21-0462-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II LLC - For possible action on a Land Use Entitlement project request for A PROPOSED 1,760 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 517 Fremont Street, Suite #110 (APN 139-34-601-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz).

21-0537 - PUBLIC HEARING - APPLICANT/OWNER: NP CENTERLINE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at 2700 Fremont Street (APNs 162-01-201-009 and 162-01-102-009), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0537-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 21,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

21-0537-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21,500 SQUARE-FOOT NON-RESTRICTED GAMING ESTABLISHMENT

21-0575-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KING PROPERTY MANAGEMENT, ET AL - For possible action on a Land Use Entitlement project request for A PARKING LOT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.33 acres at 108 and 112 South Jones Boulevard (APNs 138-36-112-005 and -006), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

21-0596-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABLE BAKER BREWING COMPANY - OWNER: E. A. E. PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,504 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 600 SQUARE FEET OF OUTDOOR SEATING at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0601-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE PROPOSED CONVERSION OF AN EXISTING STATIC WALL SIGN TO A 32 SQUARE-FOOT ANIMATED LED MESSAGE BOARD on 9.52 acres at 1700 Sageberry Drive (APN 137-23-810-002), P-C (Planned Community) Zone [PF (Public Facilities) Summerlin Special Land Use Designation] Ward 2 (Seaman).

21-0607-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 40 SQUARE-FOOT ANIMATED LED WALL SIGN on 38.98 acres at 3800 Harris Avenue (APNs 140-30-302-001, 002 and 140-30-701-011), C-V (Civic) Zone, Ward 3 (Diaz).

21-0615 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - For possible action on the following Land Use Entitlement project requests on 15.69 acres located on the northeast corner of Lake Mead Boulevard and Reverence Parkway (APN 137-14-715-038), P-C (Planned Community) Zone, Ward 4 (Anthony).

21-0615-MOD1 - MAJOR MODIFICATION - FROM: MF2 (MEDIUM DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY) SPECIAL LOT DEVELOPMENT

21-0615-SCD1 - SUMMERLIN MAJOR DEVIATION - LOT 11 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

21-0615-SCD2 - SUMMERLIN MAJOR DEVIATION - LOT 12 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

21-0615-SCD3 - SUMMERLIN MAJOR DEVIATION - LOT 31 - TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED

21-0615-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 26 PARCEL L - FOR A 173-LOT SINGLE FAMILY RESIDENTIAL (ATTACHED) SUBDIVISION

21-0620-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CML VENTURES, LLC - OWNER: 197 E CALIFORNIA STREET, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,019 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE, INCLUDING 804 SF OF INDOOR SEATING AND 215 SF OF

OUTDOOR SEATING at 197 East California Street, Suite #110 (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0622-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action on a Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 148 North Lamb Boulevard (APN 140-32-310-009), Ward 3 (Diaz).

21-0630 - PUBLIC HEARING - APPLICANT: SALAD AND GO - OWNER: KRG LAS VEGAS CENTENNIAL CENTER - For possible action on the following Land Use Entitlement project requests on 18.86 acres at the northwest corner of Tropical Parkway and Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-Town Center] Town Center Special Land Use Designation], Ward 6 (Fiore).

21-0630-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE THROUGH

21-0630-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 786 SQUARE-FOOT DRIVE THROUGH ONLY RESTAURANT

21-0635 - PUBLIC HEARING - APPLICANT/OWNER: PREMIER EDUCATIONAL FACILITIES, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 16.17 acres at 4201 and 4131 East Bonanza (APNs 140-31-501-002 and -003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0635-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE

21-0635-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 33,521 SQUARE-FOOT MULTI-PURPOSE BUILDING, TRACK AND FIELD, AND COMMUNAL GARDEN

21-0638-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEVEN45, LLC - OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,750 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1531 South Commerce Street Suite #130 (APN 162-03-210-007), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

21-0655-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 32 SQUARE-FOOT ANIMATED LED MESSAGE WALL SIGN on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-V (Civic) Zone, Ward 3 (Diaz).

21-0662-VAC1 - VACATION - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a roadway slope easement generally located on the west

side of Shaumber Road, approximately 556 feet north of Eagle Canyon Avenue (APNs 126-12-315-002 and 126-12-101-003), T-D (Traditional Development) Zone [MLA (Medium Low Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore).

21-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SIENA XII HOLDING LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT CONCURRENT WITH AN APPROVED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-201-003), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

21-0673-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPARC DESIGN GROUP - OWNER: GERBY INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,887 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1606 South Commerce Street (APN 162-04-609-008), M (Industrial) Zone, Ward 3 (Diaz).

21-0686-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MULLER CONSTRUCTION - OWNER: TALON HOMES, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 24,067 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.79 acres at 1294 South Jones Boulevard (APN 163-01-110-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

21-0688-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CAPT LOUI LV-VS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 214-FOOT DISTANCE SEPARATION TO CHURCH/HOUSE OF WORSHIP, AND A 342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 39-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

21-0693-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KRG RAMPART, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,256 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,041 SQUARE FEET OF OUTDOOR PATIO SPACE at 1075 South Rampart Boulevard (APN 138-32-411-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

TABLED - RENOTIFICATION - 21-0034 - PUBLIC HEARING - APPLICANT/OWNER: BONANZA AUTO PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz).

TABLED - RENOTIFICATION - 21-0034-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

TABLED - RENOTIFICATION - 21-

0034-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

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 Skye Canyon Road (APN 126-01-401-006), Ward 6 (Fiore).

21-0519-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

21-0519-VAR2 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.50 IS REQUIRED

21-0519-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND U.S. GOVERNMENT PATENT EASEMENTS

21-0519-TMP1 - TENTATIVE MAP - ALPINE RIDGE WEST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0597-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO LARA - OWNER: F A C HOLDINGS WIRRULLA, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 12,445 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #150 and #159 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

21-0636-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LINDELL LIVING, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 70 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 4.62 acres at 1230 Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen).

21-0637 - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP - For possible action on the following Land Use Entitlement project requests at the southwest corner of Ann Road and Ruffian Road, R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0637-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 FOR LOT #23 [0.60 ACRES (APN 126-36-511-001)]

21-0637-VAR2 - 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 FOR LOT #28 [0.41 ACRES (APN 126-36-511-006)]

21-0637-VAR3 - 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 FOR LOT #29 [0.41 ACRES (APN 126-36-511-007)]

21-0637-VAR4 - 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 FOR LOT #58 [0.61 ACRES (APN 126-36-511-036)]

21-0639-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: LAURA MCSWAIN - OWNER: MCSWAIN FAMILY TRUST - For possible action on a Land Use Entitlement project request TO ALLOW THE HEIGHT OF A PROPOSED ACCESSORY STRUCTURE (CLASS II) (CASITA) TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED WITHIN TEN FEET OF THE REAR PROPERTY LINE on 0.56 acres at 2727 Ashby Avenue (APN 162-05-510-023), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

21-0644-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TOWNES - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 13-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.16 acres at 3221 West Oakley Boulevard (APN 162-05-311-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

21-0646 - PUBLIC HEARING - APPLICANT: VENTURA ENTERPRISES INVESTMENTS & DEVELOPMENT, INC. - OWNER: SVS PROPERTIES LTD, LLC - For possible action on the following Land Use Entitlement project requests on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz).

21-0646-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

21-0646-VAR1 - VARIANCE - TO ALLOW 52 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 12 FEET IS REQUIRED

21-0646-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

21-0646-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 400-UNIT, 98,537 SQUARE-FOOT, THREE-STORY MINI-STORAGE FACILITY

WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUIS JOVELLANOS AND MARIA ELISA ALBORES - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at 205 South 11th Street (APN 139-34-712-109), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

21-0657-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: TRI POINTE HOMES, ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs 126-01-801-010 through 016), R-TH (Single Family Attached) Zone, Ward 6 (Fiore).

21-0659 - PUBLIC HEARING - APPLICANT/OWNER: LVG #5 LLC - For possible action on the following Land Use Entitlement project requests on 2.40 acres located at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-112-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

21-0659-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED

21-0659-VAR2 - VARIANCE - TO ALLOW NO LOADING ZONE SPACE WHERE ONE IS REQUIRED

21-0659-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,535 S Q U A R E - F O O T BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 292-FOOT SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP AND SCHOOL WHERE 400 FEET IS REQUIRED

21-0659-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,535 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE WITH FUEL PUMPS] WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

21-0670-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHNNIE RICHARDSON - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A 17-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.39 acres at 5251 Racel Street (APN 125-12-801-036), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0671 - PUBLIC HEARING - APPLICANT/OWNER: SAW, LLC - For possible action on the

following Land Use Entitlement project requests on 2.14 acres on the north side of Gilmore Avenue approximately 310 feet west of Campbell Road (APN 138-08-101-030), Ward 4 (Anthony).

21-0671-ZON1 - REZONING - FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL)] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

21-0671-VAR1 - VARIANCE - TO ALLOW 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR A RESIDENTIAL SUBDIVISION PERIMETER WALL

21-0671-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED FOR LOT #1

21-0671-VAR3 - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED ON LOT #18

21-0671-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

21-0671-TMP1 - TENTATIVE MAP - SIGNATURE HOMES GILMORE 2.14 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0687-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HILDBERTO PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING EIGHT-FOOT TALL SCREEN WALL WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 401 Kane Avenue (APN 140-32-613-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

21-0689-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELWARD T & TRACY TODD - For possible action on a Land Use Entitlement project request TO ALLOW A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 1101 South 6th Street (APN 162-03-511-002), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

21-0690-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT: CREATE ME, LLC - OWNER: JX ENTERPRISE, LLC - For possible action on a Land Use Entitlement project request TO ALLOW 27 PARKING SPACES WHERE 53 SPACES ARE REQUIRED on 0.36 acres at 1312 East Charleston Boulevard (APN 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0694 - PUBLIC HEARING - APPLICANT/OWNER: SPACEMAKER, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres on the east side of Las Vegas Boulevard, approximately 142 feet south of Bonneville Avenue (APN 139-34-310-054), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0694-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 13,939 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE

21-0694-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR FOUR PROPOSED PREFABRICATED STRUCTURES CONSISTING OF A 520 SQUARE-FOOT BAR AND KITCHEN BUILDING, TWO 160-SQUARE-FOOT RESTROOM BUILDINGS, AND A 800 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS

21-0705-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK VEGAS C, LLC - For possible action on a Land Use Entitlement project request on a Petition to VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, AND A PORTION OF PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF GRAND CENTRAL PARKWAY SOUTH OF WEST BRIDGER AVENUE, Ward 5 (Crear).

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: Dec. 2, 2021
LV Review-Journal