

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 0001175677**

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 12/30/2021 to 12/30/2021, on the following days:

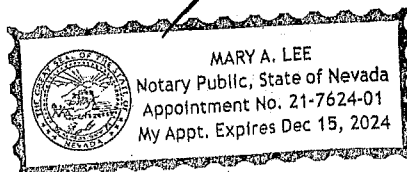
12 / 30 / 21

[Signature]
/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 3rd day of January, 2022

Notary *[Signature]*



**NOTICES OF
PUBLIC HEARINGS**
JANUARY 11, 2022

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 11, 2022, 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:

21-0621-VAC1 - VACATION - PUBLIC HEARING
APPLICANT/OWNER: COUNTY OF CLARK, UNIVERSITY MEDICAL CENTER - For possible action on a Land Use Entitlement project request for a Petition to Vacate public sewer easements generally located at 2040 West Charleston Boulevard (APN 139-33-405-008), Ward 1 (Knudsen).

21-0698-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING
APPLICANT: ASPIRE COFFEE HOUSE LLC - OWNER: SKYE CANYON COMMUNITY ASSOCIATION - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,283 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 2,305 SQUARE FEET OF OUTDOOR SEATING AREA at 10111 W Skye Canyon Park Dr (APN 126-12-710-001), T-D (Traditional Development) Zone, Ward 6 (Flora).

21-0711-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING
APPLICANT: THE NOW MASSAGE - OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request FOR A MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED, A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED, AND A 625-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED on 28.43 acres at 410 South Rampart Boulevard, Suite #165 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman).

21-0718 - PUBLIC HEARING
APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests, PD (Planned Development) Zone, Ward 6 (Flora).

21-0718-MOD1 - MAJOR MODIFICATION - TO AMEND THE GRAND CANYON VILLAGE MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS TO ADD THE MASSAGE ESTABLISHMENT USE TO THE LAND USE TABLE on 92.50 acres generally bounded by Grand Teton Drive to the south; Grand Canyon Drive to the west; Drake Drive Alignment to the north; and Tee Pee Lane and Oso Blanca Road to the east (APNs Multiple)

21-0718-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MASSAGE ESTABLISHMENT USE on 12.04 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APN 125-07-601-012)

21-0729-WVR1 - PUBLIC HEARING - WAIVER
APPLICANT/OWNER: 4 A M I S, LLC - For possible action on a Land Use Entitlement project request TO ALLOW UTILITY VAULTS TO BE LOCATED ABOVE GROUND AND ALONG THE STREET FRONTAGE WHERE SUCH IS NOT ALLOWED on 0.15 acres at 1131 South Casino Center Boulevard (APN 162-03-110-045), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0732-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING
APPLICANT: IGNAZIO SESSA - OWNER: FTH NEVADA, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,834 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING RESTAURANT at 9670 W Skye Canyon Park Dr, Suite #150 (APN 125-07-210-022), T-D (Traditional Development) Zone [GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Flora).

21-0733-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING
APPLICANT: THAI ORCHID MASSAGE & SPA, LLC - OWNER: FARM ROAD RETAIL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8414 Farm Road, Suite #140 (APN 125-17-610-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Flora).

21-0379 - PUBLIC HEARING
APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear).

21-0379-ZON1 - REZONING
FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)

21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW
FOR A PROPOSED THREE-STORY TALL 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS

21-0381-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
APPLICANT: ALLAN SILBERSTANG - OWNER: DOWNTOWN EMPIRE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.16 acres at 313 North 8th Street (APN 139-34-512-083), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

21-0525 - PUBLIC HEARING
APPLICANT: BIOMAT USA, INC. - OWNER: VERONA GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 10.68 acres at the southwest corner of Lake Mead Boulevard and Tenaya Way (APNs 138-22-317-002 through 005), Ward 1 (Knudsen).

21-0525-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

21-0525-ZON1 - REZONING
FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

21-0525-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE at 7311 West Lake Mead Boulevard, Suites #100-101

21-0586 - PUBLIC HEARING
APPLICANT: CSDC PROPERTY CORPORATION - OWNER: VICTORY OUTREACH LAS VEGAS, ET AL - For possible action on the following Land Use Entitlement project requests on 3.92 acres at the northeast corner of Cedar Avenue and 28th Street (APNs 139-36-110-033, 034 and 035), Ward 3 (Diaz).

21-0586-ZON1 - REZONING
FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.42 acres [APNs 139-36-110-034 and 035]

21-0586-VAC1 - VACATION
PETITION TO VACATE A PORTION OF JULIAN STREET

21-0586-SDR1 - SITE DEVELOPMENT PLAN REVIEW
FOR A PROPOSED PRIMARY SCHOOL DEVELOPMENT

21-0594-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
APPLICANT/OWNER: T-UPR, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 12,892 SQUARE-FOOT FRONT ENTRY REMODEL INCLUDING THE ADDITION OF A 2,332 SQUARE-FOOT OUTDOOR CAROUSEL BAR, A 305 SQUARE-FOOT EQUIPMENT ROOM ADDITION, AND A 2,500 SQUARE-FOOT GENERAL RETAIL STORE ADDITION WITH A 1,500 SQUARE-FOOT ROOF TOP PATIO AREA TO AN EXISTING HOTEL AND CASINO on 18.60 acres at 1 North Main Street (APNs Multiple), C-2 (General Commercial) and M (Industrial) Zones, Ward 5 (Crear).

21-0645 - PUBLIC HEARING
APPLICANT: DESERT PINES EQUINE MEDICAL & SURGICAL CENTER - OWNER: AVANTI EQUINE REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Flora).

21-0645-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT TALL SOLID SCREEN WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED

21-0645-VAR2 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED

21-0645-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-5228) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS

21-0645-SDR1 - SITE DEVELOPMENT PLAN REVIEW
FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-5094) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS

21-0665 - PUBLIC HEARING
APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0665-VAR1 - VARIANCE - TO ALLOW 163 PARKING SPACES WHERE 350 ARE REQUIRED

21-0665-SUP1 - SPECIAL USE PERMIT - FOR A MULTI-FAMILY RESIDENTIAL USE

21-0665-SDR1 - SITE DEVELOPMENT PLAN REVIEW
FOR A PROPOSED FOUR-STORY, 224-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPE BUFFER STANDARDS

21-0666 - PUBLIC HEARING
APPLICANT: SIENA HOLDING MANAGEMENT COMPANY, LLC - OWNER: MARY BARTSAS 14, LLC - For possible action on the following Land Use Entitlement project requests on 2.17 acres at the northwest corner of Fremont Street and Eastern Avenue (APNs 139-35-804-008 through 010), Ward 3 (Diaz).

21-0666-GPA1 - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: FBC (FORM-BASED CODE) on 0.51 acres [APN 139-35-804-010]

21-0666-ZON1 - REZONING
FROM: T5-MS (T5 MAIN STREET) TO: T4-C (T4 CORRIDOR)

21-0666-SDR1 - SITE DEVELOPMENT PLAN REVIEW
FOR A PROPOSED 3,727 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS

21-0709 - PUBLIC HEARING
APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: THE TRIMMER FAMILY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), Ward 6 (Flora).

21-0709-ZON1 - REZONING
FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE)

Continues... See 21-0709-SUP1

PUB: Dec. 30, 2021
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