

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 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

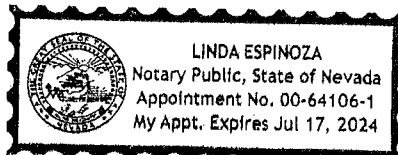
/s/

  
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 I, 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: FRYDAY Z 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'CHAIM 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 / OWNER: 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: LESBRAN 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 MESSAGE 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 162-08-413-021), 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).

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).

IF PUB: September 30, 2021, LV Review Journal

AFFIDAVIT OF PUBLICATION

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COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT  
4TH FLR  
495 S MAIN ST  
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Account # 22513  
Ad Number 0001164332

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

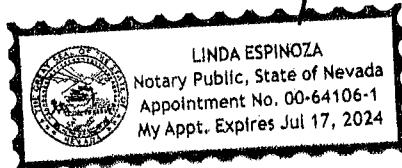
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LEGAL ADVERTISEMENT REPRESENTATIVE

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:

21-0445-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 (Flore).

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 WHOLESALER 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 (Flore).

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 (Flore).

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 (Flore).

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 (Flore).

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 (Flore).

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 (Flore).

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 (T3 Neighborhood) Zone, Ward 5 (Crear).

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 FENCE 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