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LV PLANNING & DEVELOPMENT  
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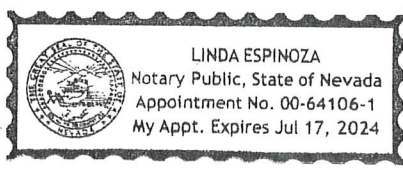
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 03/02/2023 to 03/02/2023, on the following days:

03 / 02 / 23

*[Signature]*  
\_\_\_\_\_  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 2nd day of March, 2023

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



**NOTICES OF PUBLIC HEARINGS**  
**MARCH 14, 2023**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MARCH 14, 2023, 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:

22-0676 - PUBLIC HEARING - APPLICANT/OWNER: RAMPART PB HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.62 acres at 800 South Rampart Boulevard (APN 138-32-412-008), PD (Planned Development) and C-1 (Limited Commercial) Zones, Ward 2 (Seaman).

22-0676-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

22-0676-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0030-92(7)] FOR PROPOSED FACADE IMPROVEMENTS, A 435 SQUARE-FOOT PATIO ADDITION, AND THE REMOVAL OF 12 PARKING SPACES FOR A

PROPOSED 16,515 SQUARE-FOOT COMMERCIAL SHELL BUILDING CONSISTING OF 3,000 SQUARE FEET OF RESTAURANT WITH DRIVE-THROUGH SPACE, 6975 SQUARE FEET OF SHELL SPACE, AND A 6,660 SQUARE-FOOT ANIMAL HOSPITAL

22-0721-MSPI - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMATED LED DISPLAY WALL SIGN AND EXISTING WALL SIGNS AT AN EXISTING PUBLIC PRIMARY SCHOOL ON 7.70 acres at 900 Hinson Street (APN 139-31-801-021), C-V (Civic) Zone, Ward 1 (Knudsen).

23-0026-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA BREW WORKS - OWNER: PROVIEW SERIES 32 - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT RESTRICTED USE (1 TO 5 MACHINES) at 1327 South Main Street, Suite #160 (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0031-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE PUNK ROCK MUSEUM, INC. - OWNER: 1422 WESTERN AVENUE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,045 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A 500 SQUARE-FOOT OUTDOOR PATIO AREA at 1422 Western Avenue (APN 162-04-602-016), M (Industrial) Zone, Ward 3 (Diaz).

23-0033-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BANGKOK STREET GROUP, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,000 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE at 611 Fremont Street, Suite #150 (APN 139-34-611-019), T6-UC (Urban Core) Zone, Ward 3 (Diaz).

23-0034-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOEL ACOBA - OWNER: GWHC NEVADA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO

PARLOR/BODY PIERCING STUDIO USE at 8450 West Sahara Avenue, Suite #101 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

23-0036-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FEM, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0009-SDR1) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN EXISTING 4,565 SQUARE-FOOT RESTRICTED GAMING ESTABLISHMENT, AN APPROVED 5,200 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, TWO PROPOSED RESTAURANTS WITH DRIVE THROUGH TOTALING 4,111 SQUARE FEET AND RECONFIGURATION OF THE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 2.67-acre portion of 4.45-acre site at the northwest corner of Sahara Avenue and Maryland Parkway (APN 162-03-812-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

23-0044-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIKI FABULOUS - OWNER: STICKY IX, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,545 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE at 1321 South Commerce Street (APN 162-03-105-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

ABEYANCE - RENOTIFICATION - 22-0723-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLURE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request TO ALLOW TWO FREESTANDING SIGNS ALONG THE SAHARA AVENUE FRONTAGE WHERE ONE SIGN IS ALLOWED, A PROPOSED MONUMENT SIGN TO BE LOCATED 27 FEET FROM AN EXISTING FREESTANDING SIGN WHERE A MINIMUM OF 100 FEET OF SEPARATION IS REQUIRED, AND A SIGN AREA OF 275 SQUARE FEET WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.05 acres at 200 West Sahara Avenue (APN 162-04-815-000), C-2 (General Commercial) Zone, Ward 3 (Diaz).

22-0680-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FREDERICK GOMPFF, JR. - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) (SHED) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.15 acres at 4433 Sunrise Avenue (APN 140-32-310-192), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

22-0717 - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - For possible action on the following Land Use Entitlement project requests on 2.02 acres at 6540 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

22-0717-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,000 GALLON LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE

22-0717-VAC1 - VACATION - TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF HUALAPAI WAY APPROXIMATELY 690 FEET NORTH OF CENTENNIAL PARKWAY

22-0717-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,840 SQUARE-FOOT CLINIC DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

22-0738 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 3.91 acres on the south side of Washington Avenue between Tonopah Drive and Harvey Munford Street (APNs 139-28-301-002, 139-28-302-001, 002 and 032; and 139-28-303-001), R-E (Residence Estates) Zone, Ward 5 (Crear).

22-0738-VAR1 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-301-002]

22-0738-VAR2 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-001]

22-0738-VAR3 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-002]

22-0738-VAR4 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-032]

22-0738-VAR5 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-303-001]

23-0027 - PUBLIC HEARING - APPLICANT: BANNER CENTENNIAL HILLS, LLC - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC - For possible action on the following Land Use Entitlement project requests on 8.80 acres at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-015), T-C (Town Center) Zone [UC-T (Urban Center Mixed-Use - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0027-VAR1 - VARIANCE - TO ALLOW 392 PARKING SPACES WHERE 440 ARE REQUIRED

23-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0764-SDR1) TO RECONFIGURE THE PARKING LOT FOR A PROPOSED 264-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT

23-0050 - PUBLIC HEARING - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

23-0050-VAR1 - VARIANCE - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED

23-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

23-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

23-0093-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-T (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske).

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 Community Development, 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 COMMUNITY DEVELOPMENT  
NICOLE EDDOWES, COMMUNITY DEVELOPMENT COORDINATOR  
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 Community Development.)

PUB: March 2, 2023  
LV Review Journal

APPROVED: [Signature]  
DATE: [Date]