

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

2023 JAN -5 A 11: 44

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

Account # 22513
Ad Number 0001219595

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 12/29/2022 to 12/29/2022, on the following days:

12 / 29 / 22

NOTICES OF PUBLIC
HEARINGS
JANUARY 10, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 10, 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 Director's Business items for the following:

22-0712-DIR1 - DIRECTOR'S

BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS: For possible action on a request for the appointment of new members to the Downtown Design Review Committee.

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. Following the hearing by the Planning Commission, this item will be forwarded to the City Council. The date(s) of the City Council meeting, will be published when determined. For further information, please call 229-6301 (TDD 386-9108).

DEPARTMENT OF COMMUNITY
DEVELOPMENT
SETH FLOYD, ESQ., DIRECTOR

(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: Dec. 29, 2022
LV Review-Journal

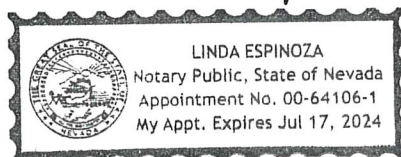
/S/

[Handwritten Signature]
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 29th day of December, 2022

Notary

[Handwritten Signature]



AFFIDAVIT OF PUBLICATION

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LV PLANNING & DEVELOPMENT
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LAS VEGAS NV 89101

Account # 22513
Ad Number 0001219594

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 12/29/2022 to 12/29/2022, on the following days:

12 / 29 / 22

NOTICES OF PUBLIC HEARINGS
JANUARY 10, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 10, 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:

ABEYANCE - RENOTIFICATION - 22-0528 - PUBLIC HEARING - APPLICANT: JOHNSON DEVELOPMENT ASSOCIATES, INC. - OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project requests on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Allen-Palenske).

ABEYANCE - RENOTIFICATION - 22-0528-MOD1 - MAJOR MODIFICATION - FROM: UC-TC (URBAN CENTER MIXED USE) AND PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION

ABEYANCE - 22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE

ABEYANCE - 22-0528-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ON THE WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 1,106 FEET SOUTH OF ELKHORN ROAD

ABEYANCE - 22-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

ABEYANCE - RENOTIFICATION - 22-0595 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southeast corner of Mayflower Lane and Upland Boulevard (APN 138-36-201-001), C-V (Civic) Zone, Ward 1 (Knudsen).

ABEYANCE - 22-0595-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

ABEYANCE - RENOTIFICATION - 22-0595-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 85,500 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

22-0585-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: TRAILS VILLAGE CENTER COMPANY - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,525 SQUARE-FOOT PUB, BAR & LOUNGE (ALCOHOL, ON-PREMISE FULL) [RESTAURANT] USE WITH A 1,300 SQUARE-FOOT OUTDOOR PATIO AREA at 1910 Village Center Circle Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

22-0594-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,990 SQUARE-FOOT OFFICE DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.46 acres at 3998 North Buffalo Drive (APN 138-10-101-001), P-O (Professional, Office) Zone, Ward 4 (Allen-Palenske).

22-0613-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KARTAR SOHI, INC. OWNER: RAMBO ANN, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

22-0633 - PUBLIC HEARING - APPLICANT: AKW LLC DBA VODOO BREWING CO. - OWNER: ARTS DISTRICT RESIDENCES, LLC - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 1415 South Commerce Street, Suite #105 (APN 162-03-210-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

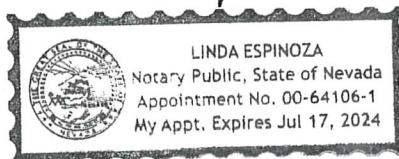
22-0633-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 997 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE (ALCOHOL, OFF-PREMISE ANCILLARY [BEER/WINE]) WITH 830 SQUARE-FOOT OF OUTDOOR SEATING

22-0633-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0691-SDR1) FOR A PARKING LOT

IS/ [Signature]
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 29th day of December, 2022

Notary [Signature]



RECONFIGURATION AND TO INCREASE THE TOTAL BUILDING AREA FROM 881 SQUARE FEET TO 977 SQUARE FEET

22-0636-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: KEVIN BOURKE - OWNER: KEVIN A AND KRISTINA N. BOURKE - For possible action on a Land Use Entitlement project request to ALLOW A PROPOSED 1,650 SQUARE-FOOT GUEST HOUSE/CASITA WITH MORE THAN ONE ROOM, A BATHROOM AND A WALK-IN CLOSET ON 0.30 acres at 8433 Paseo Vista Drive (APN 138-20-716-007), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman).

22-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE PHILLY AT 215, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 87-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.59 acres on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue (APNs 162-04-710-109 through 111), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

22-0665-VAC1 - VACATION PUBLIC HEARING - APPLICANT/OWNER: DAN JOHNSON BUTLER, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way generally located 540 feet west of the intersection of Philadelphia Avenue and Fairfield Avenue, Ward 3 (Diaz).

22-0668-VAC1 - VACATION PUBLIC HEARING - APPLICANT/OWNER: PS MOUNTAIN WEST, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the northwest corner of Center Crossing Road and Desert Crossing Court, Ward 2 (Seaman).

ABEYANCE - RENOTIFICATION - 22-0567 - PUBLIC HEARING - APPLICANT: WESTERN TRADES CONSTRUCTION, LLC - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.20 acres at 1405 North Sandhill Road (APN 140-30-505-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

ABEYANCE - 22-0567-VAR1 - VARIANCE TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED

22-0567-VAR2 - VARIANCE TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED

ABEYANCE - 22-0567-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 28-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ABEYANCE - RENOTIFICATION - 22-0579-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 40,430 SQUARE-FOOT COMMUNITY LIBRARY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 5.25 acres on the west side of Martin L King Boulevard approximately 400 feet south of Mount Mariah Drive (APNs 139-21-313-032 and 035), C-PB (Planned Business Park) Zone, Ward 5 (Crear).

ABEYANCE - RENOTIFICATION - 22-0592 - PUBLIC HEARING - APPLICANT: INVESTAR USA - OWNER: EL WALKER, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.64 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-016 and 139-34-810-122), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zones, Ward 3 (Diaz).

22-0592-WVR1 - WAIVER TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS REQUIRED IN THE C-1 (LIMITED COMMERCIAL) ZONE ON 0.16 ACRES AT 613 SOUTH 8TH STREET (APN 139-34-810-122)

ABEYANCE - 22-0592-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.16 ACRES AT 613 SOUTH 8TH STREET (APN 139-34-810-122)

ABEYANCE - 22-0592-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

ABEYANCE - RENOTIFICATION - 22-0592-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 113-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2

22-0607 - PUBLIC HEARING - APPLICANT/OWNER: ETG CHOI, LLC - For possible action on the following Land Use Entitlement project requests on 0.17 acres at 523 East Oakey Boulevard (APN 162-03-211-042), Ward 3 (Diaz).

22-0607-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)

22-0607-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

22-0607-VAR1 - VARIANCE TO ALLOW A LOT WIDTH OF 55 FEET WHERE 100 FEET IS REQUIRED; A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; AND A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

22-0622 - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 34, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres on the southeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-091), Ward 3 (Diaz).

22-0622-WVR1 - WAIVER TO ALLOW A 50-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED

22-0622-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)

22-0622-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 10,970 SQUARE-FOOT RESTAURANT DEVELOPMENT INCLUDING A 4,168 SQUARE-

FOOT ROOFTOP OUTDOOR PATIO WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

22-0624 - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES, LLC, SERIES '36 - For possible action on the following Land Use Entitlement project requests on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

22-0624-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 512 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED

22-0624-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING AUTO REPAIR GARAGE INTO A TWO-STORY 26,927 SQUARE-FOOT COMMERCIAL SHELL BUILDING INCLUDING A 5,193 SQUARE-FOOT ROOF TOP DECK WITH A 9,745 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

22-0634 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: ART DISTRICT PARTNERS INVESTMENT FUNDS, LLC - For possible action on the following Land Use Entitlement project requests on 0.35 acres at the southeast corner of California Avenue and Casino Center Boulevard (APNs 162-03-110-140 and 141), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

22-0634-VAR1 - VARIANCE - TO ALLOW 17-FOOT DEEP PARKING STALLS WHERE 20 FEET IS THE MINIMUM REQUIRED FOR 60-DEGREE ANGLED PARKING SPACES AND TO ALLOW 17-FOOT DEEP PARKING STALLS WHERE 18 FEET IS THE MINIMUM REQUIRED FOR 90-DEGREE ANGLED PARKING SPACES

22-0634-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TEMPORARY PARKING LOT

22-0635-VAR1 - VARIANCE - APPLICANT/OWNER: ROYAL BYRON III - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED ON 0.33 acres at 2000 Ekanger Circle (APN 139-28-301-008), R-4PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Crear).

22-0650 - PUBLIC HEARING - APPLICANT: DAVID SHIRT AND RYAN HOGGE - OWNER: SERENE PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 1.16 acres located on the northeast corner of West Lone Mountain Road and Serene Drive (APNs 125-35-401-011 and 125-35-401-012), C-2 (General Commercial) Zone, Ward 6 (Brune).

22-0650-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT GAMING ESTABLISHMENT RESTRICTED USE (6-15 MACHINES) WITH A WAIVER TO ALLOW A 1,250-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP, A 1,150-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 1,400-FOOT DISTANCE SEPARATION FROM A GAMING ESTABLISHMENT, NON-RESTRICTED USE WHERE 1,500 FEET IS REQUIRED

22-0650-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,200 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE

22-0650-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,200 SQUARE-FOOT ONE-STORY COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 BUILDING ORIENTATION AND LANDSCAPE BUFFER REQUIREMENTS

22-0651 - PUBLIC HEARING - APPLICANT: VEGAS STORAGE HOLDINGS, LLC - OWNER: JULIA D. SHARKEY TRUST - For possible action on the following Land Use Entitlement project requests on 2.33 acres at the southwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-302-005), Ward 6 (Brune).

22-0651-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

22-0651-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

22-0651-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

22-0651-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 104,256 SQUARE-FOOT, 541-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

22-0654 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III - For possible action on the following Land Use Entitlement project requests on 0.33 acres on the north side of Miller Avenue, approximately 160 feet west of Lexington Street (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear).

22-0654-VAR1 - VARIANCE - TO ALLOW 17 PARKING SPACES WHERE 21 ARE REQUIRED

22-0654-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 2,520 SQUARE-FOOT COMMERCIAL SHELL BUILDING DEVELOPMENT

22-0656-VAR1 - PUBLIC HEARING - APPLICANT/OWNER: MARIO MENDEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT] on 0.15 acres at 1712 Poplar Avenue (APN 139-35-610-053), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

22-0658-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAKEISHA HARRINGTON - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A ZERO-FOOT DISTANCE SEPARATION BETWEEN ACCESSORY STRUCTURES WHERE SIX FEET IS REQUIRED, AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHEDS]; TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.17 acres at 6261 Garwood Avenue (APN 138-35-511-038), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

22-0659-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERTO CAMACHO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING NINE-FOOT BLOCK WALL IN THE FRONT YARD SETBACK WHERE TWO FEET OF BLOCK WALL IS THE MAXIMUM ALLOWED ON 0.27 acres at 409 Bruce Street (APN 139-35-111-162), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

22-0666 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on the following Land Use Entitlement project requests on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive (APNs 125-31-201-010 and 125-31-301-014), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

22-0666-GPA1 - GENERAL PLAN AMENDMENT - TO AMEND THE LAS VEGAS 2050 MASTER PLAN TRAILS NETWORK MAP TO ELIMINATE AN UNCONSTRUCTED SHARED USE TRAIL ALIGNMENT ON THE WEST SIDE OF JENSEN STREET BETWEEN LA MADRE WAY AND FISHER AVENUE AND TO ELIMINATE PORTIONS OF AN UNCONSTRUCTED SHARED USE TRAIL ALONG AN EXISTING NV ENERGY EASEMENT BETWEEN WASHBURN ROAD AND GRAND CANYON DRIVE

22-0666-VAR1 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 63

22-0666-VAR2 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 64

22-0666-VAR3 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 65

22-0666-VAR4 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 66

22-0666-VAR5 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 67

22-0666-VAR6 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 68

22-0666-VAR7 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 69

22-0666-VAR8 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 70

22-0666-VAR9 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 71

22-0666-VAR10 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 72

22-0666-VAR11 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 73

22-0666-VAR12 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 74

22-0666-VAR13 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 75

22-0666-VAR14 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 79

22-0666-VAR15 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 80

22-0666-VAR16 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 81

22-0666-VAR17 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 82

22-0666-VAR18 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 83

22-0666-VAR19 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 95

22-0666-VAR20 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 96

22-0666-VAR21 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 97

22-0666-VAR22 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 98

22-0666-VAR23 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 99

22-0666-VAR24 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 100

22-0666-VAR25 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 101

22-0666-VAR26 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 102

22-0666-VAR27 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 103

22-0666-VAR28 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 108

22-0666-VAR29 - VARIANCE - TC ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 109

22-0666-VAR31 - VARIANCE - TC ALLOW A PROPOSED EIGHT-FOOT TALL PERIMETER RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PROPOSED PERIMETER WALL/FENCE HEIGHT OF 14 FEET WHERE 12 FEET IS ALLOWED

22-0666-VAR32 - VARIANCE - TC ALLOW NO OFFSITE IMPROVEMENTS IN GRAND CANYON DRIVE, WASHBURN ROAD, ROSADA WAY, LA MADRE WAY, FISHER AVENUE, EULA STREET AND HUALAPAI WAY WHERE SUCH ARE REQUIRED, INCLUDING STREETLIGHTS, CURBS, GUTTERS AND SIDEWALKS

22-0666-VAR33 - VARIANCE - TC ALLOW A MODIFIED SHARED USE AND EQUESTRIAN TRAIL DESIGN ALONG PORTIONS OF HUALAPAI WAY AND THE NV ENERGY EASEMENT; TO ALLOW PRIVATE STREETS WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS; WHERE SUCH ARE REQUIRED; AND TO ALLOW A STUB STREET TERMINATION WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED

22-0666-VAC1 - VACATION PETITION TO VACATE PORTIONS OF BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY GRANTS TO THE CITY OF LAS

VEGAS

22-0666-TMP1 - TENTATIVE MAP - GRAND CANYON AND WASHBURN - FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

22-0667-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAUL REGALADO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) (GARAGE); AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) (CARPORT) TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED, WITH A THREE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED ON 0.15 acres at 601 Blitmore Drive, (APN 139-27-810-010), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

22-0674 - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - For possible action on the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz).

22-0674-VAR1 - VARIANCE - TO ALLOW 812 PARKING SPACES WHERE 1,251 ARE REQUIRED AND TO ALLOW THE BACKING OF MOTOR VEHICLES ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS PROHIBITED

22-0674-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 344,860 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH ALCOHOL OFF-PREMISE ANCILLARY USE (BEER AND WINE)

22-0674-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 633,028 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING 213,602 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) FACILITY FLOOR AREA, 36,579 SQUARE FEET OF RESTAURANT FLOOR AREA, 30,191 SQUARE FEET OF RETAIL FLOOR AREA, 32,244 SQUARE FEET OF OUTDOOR PATIO FLOOR AREA, A SIX-STORY PARKING GARAGE CONSISTING OF 305,595 SQUARE FEET OF FLOOR AREA AND BACK OF HOUSE (STORAGE) WITH 14,817 SQUARE FEET OF FLOOR AREA AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING FACADES WHERE PATTERNS AND MATERIALS THAT PROVIDE VISUAL INTEREST ARE REQUIRED

22-0678 - PUBLIC HEARING - APPLICANT: HIGH CLASS AUTO SALES + LEASING - OWNER: 1999, LLC - For possible action on the following Land Use Entitlement project requests on 3.06 acres at 2101 South Decatur Boulevard, Suite #8 (APNs 163-01-708-003 and 004), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

22-0678-VAR1 - VARIANCE - TO ALLOW NO ADDITIONAL PARKING SPACES WHERE FIVE ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT

22-0678-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW A 1,200 SQUARE-FOOT SITE AREA DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED

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.)

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