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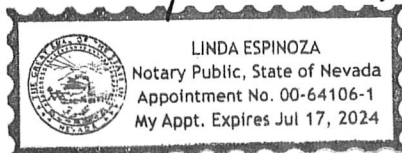
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 04/27/2023 to 04/27/2023, on the following days:

04 / 27 / 23

[Signature]
/ S /
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 27th day of April, 2023

Notary [Signature]



NOTICES OF PUBLIC HEARINGS
MAY 9, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MAY 9, 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:

23-0098 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on the following Land Use Entitlement project requests on 0.41 acres at 608 South Maryland Parkway (APN 139-34-801-013), C-2 (General Commercial) Zone, Ward 3

(Diaz).

23-0098-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

23-0098-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING

23-0103-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - 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 AND SECONDARY SCHOOL on 23.72 acres at 2050 Sapphire Stone Avenue (APN 139-21-301-013), C-V (Civic) Zone, Ward 5 (Crear).

23-0104-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELEGANZA BANQUET HALL - OWNER: KIMRIDGE DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED BANQUET FACILITY USE on 3.08 acres at 4480 East Charleston Boulevard, Suite #101 (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

23-0108-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMATED LED DISPLAY WALL SIGN AND AN EXISTING WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 18.93 acres at 5350 West Tropical Parkway (APN 125-25-603-001), C-V (Civic) Zone, Ward 6 (Brune).

23-0111 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0111-VAC1 - VACATION PETITION TO VACATE EXISTING

U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA AVENUE AND RED ROCK STREET

23-0111-TMP1 - TENTATIVE MAP QUICKY SAHARA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

23-0115-WVR1 - WAIVER PUBLIC HEARING APPLICANT/OWNER: COUNTY OF CLARK DEPARTMENT OF REAL PROPERTY MANAGEMENT - For possible action on a Land Use Entitlement project request to ALLOW AN EIGHT-FOOT TALL SOLID WALL ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED ON 2.65 acres at 121 South Martin L King Boulevard (APN 139-33-501-022), T5-M (T5 Maker) Zone, Ward 1 (Knudsen).

23-0116-VAC1 - VACATION PUBLIC HEARING APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC AND INTERNATIONAL, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Mancha Avenue and Gaisford Street (APNs 126-25-401-004 and 005), Ward 4 (Allen-Palenske).

23-0119 - PUBLIC HEARING APPLICANT / OWNER: BELAGRASCO ON MAIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.31 acres on the southeast corner of Imperial Avenue and Maith Street (APN 162-03-210-022), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0119-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,327 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,154 OUTDOOR PATIO AREA

23-0119-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,480 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 492 OUTDOOR PATIO AREA

23-0120-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING APPLICANT: NABIHA RIVERA - OWNER: BUFFALO ALTA CENTER, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED 2,551 SQUARE-FOOT ALCOHOL, ON-PREMISE BEER/WINE USE at 450 South Buffalo Drive, Suite #115

(APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0088 - PUBLIC HEARING APPLICANT: VAC DEVELOPMENT - OWNER: BLISS DEVELOPMENT 6, LLC - For possible action on the following Land Use Entitlement project requests on 1.75 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0088-VAR1 - VARIANCE - TO ALLOW 36 PARKING SPACES WHERE 66 ARE REQUIRED

23-0088-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT FRONT AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A RESIDENTIAL ADJACENCY MATCHING SETBACK OF FIVE FEET WHERE 14 FEET IS REQUIRED

23-0088-SUP1 - SPECIAL USE PERMIT FOR A PROPOSED DRIVE THROUGH USE

23-0088-SUP2 - SPECIAL USE PERMIT FOR A PROPOSED DRIVE THROUGH USE

23-0088-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED AUTO REPAIR GARAGE, MINOR USE

23-0088-SUP4 - SPECIAL USE PERMIT - FOR A PROPOSED 3,085 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

23-0088-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 9,967 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, TWO RESTAURANTS WITH DRIVE THROUGHS AND A MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

23-0095-VAR1 - VARIANCE PUBLIC HEARING APPLICANT/OWNER: ROBIN MAURICIO MARADIAGA GARCIA - For possible action on a Land Use Entitlement project request to ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE ON 0.15 acres at 621 Donner Street (APN 138-25-712-082), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

23-0099-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING APPLICANT: ROBERT W. LALLY - OWNER: LX DURANGO INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MARIJUANA DISPENSARY USE at 7105 North Durango Road, Suite #120 (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center) Mixed Use - Town Center] Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0101 - PUBLIC HEARING APPLICANT: KAINEN, LAW GROUP, PLLC - OWNER: BRAINTREE VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 1.06 acres at 3303 Novat Street (APN 137-12-410-012), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0101-VAR1 - VARIANCE - TO ALLOW A 40-FOOT TALL BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED

23-0101-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-21198) FOR A PROPOSED 4,030 SQUARE-FOOT ADDITION TO AN EXISTING 10,230 SQUARE-FOOT COMMERCIAL OFFICE DEVELOPMENT AND TO REMOVE TWO DRIVE-THROUGH TELLER LANES AND LANDSCAPE ISLAND

23-0113 - PUBLIC HEARING APPLICANT/OWNER: SIENDA EVELYN - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 6010 Moonlight Drive (APN 125-27-610-056), Ward 6 (Brune).

23-0113-VAR1 - VARIANCE - TO ALLOW VEHICULAR ACCESS FROM A PRIMARY OR SECONDARY THOROUGHFARE WHERE SUCH IS PROHIBITED AND A 96-FOOT LOT WIDTH ADJACENT TO A PRIMARY OR SECONDARY THOROUGHFARE WHERE 100 FEET IS REQUIRED

23-0113-ZON1 - REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

23-0121 - PUBLIC HEARING APPLICANT: MOE MOMONI - OWNER: BM HOME, INC. - For possible action on the following Land Use Entitlement project requests on 0.86 acres at the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-413-002), PD (Planned Development) Zone [NC (Neighborhood Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0121-VAR1 - VARIANCE - TO ALLOW NO ADDITIONAL LOADING ZONE SPACE WHERE ONE IS REQUIRED

23-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,424 SQUARE-FOOT COMMERCIAL PAD DEVELOPMENT INCLUDING GENERAL RETAIL TENANT SPACE

AND A RESTAURANT WITH DRIVE THROUGH

23-0123 - PUBLIC HEARING APPLICANT/OWNER: BLIND CENTER OF NEVADA, INC. - For possible action on the following Land Use Entitlement project requests on 4.48 acres at the northeast corner of Washington Avenue and Classic Cars Lane (APN 139-26-201-013), Ward 5 (Crear).

23-0123-ZON1 - REZONING FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

23-0123-VAR1 - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 152 SPACES ARE REQUIRED

23-0123-VAR2 - VARIANCE - TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE FIVE FEET IS THE MAXIMUM ALLOWED

23-0123-SNC1 - STREET NAME CHANGE - FROM: CLASSIC CARS LANE TO: VISIONS PARK LANE, GENERALLY LOCATED WEST OF BRUCE STREET BETWEEN WASHINGTON AVENUE AND GRAGSON AVENUE

23-0123-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS

23-0134-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING APPLICANT/OWNER: CORNER BUILDING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,035 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 1206 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0135 - PUBLIC HEARING APPLICANT / OWNER: RESIDENCES AT MELODY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 3900 Melody Lane, and 1768 and 1774 Willow Trail (APNs 139-19-802-002 and 005), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

22-0135-VAC1 - VACATION PETITION TO VACATE A PORTION OF THE EAST SIDE OF WILLOW TRAIL BETWEEN MELODY LANE AND SPRING ROAD

23-0135-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE ADDITION OF A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND SITE IMPROVEMENTS TO AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING FOUR-UNIT AND NINE-UNIT BUILDINGS

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: April 27, 2023
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