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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 06/01/2023 to 06/01/2023, on the following days:

06 / 01 / 23

/s/

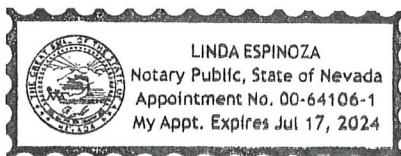
[Handwritten Signature]

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 1st day of June, 2023

Notary

[Handwritten Signature: Linda Espinoza]



NOTICES OF PUBLIC HEARINGS
JUNE 13, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JUNE 13, 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:

23-0071-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MERCADO 888, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO AN EXISTING OFF-PREMISE SIGN (BILLBOARD) on 3.03 acres located at 1134 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0147-VAC1 - VACATION PUBLIC HEARING - APPLICANT: CHRISTY OLIVERI - OWNER: OLIVERI FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a Access Easement at 9102 Bart Street. (APN 125-09-511-005), Ward 6 (Brune).

23-0174-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PASHA INVESTMENT, LLC - OWNER: BEHFA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,880 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL

USE at 2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

23-0176 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman).

23-0176-MOD1 - MAJOR MODIFICATION FOR THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN [562.29 ACRES]

23-0176-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PHASE 2 - FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 [462.74 ACRES]

23-0179-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (20-0338-SUP1) FOR A PROPOSED 1,000 SQUARE-FOOT EXPANSION TO AN EXISTING 1,000 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 101 South Rainbow Boulevard, Suites #27 and #28 (APN 138-34-513-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0180-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEC NUNEZ - OWNER: 612 CARSON, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,348 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL USE at 616 East Carson Avenue, Suite #140 (APN 139-34-311-024), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz).

23-0182-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KEVIN SELTZER - For possible action on a Land Use Entitlement project request FOR A 2,198 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL USE INCLUDING A 289 SQUARE-FOOT OUTDOOR PATIO AREA at 750 South Rampart Boulevard, Suite #15 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman).

23-0184-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DILLON BERKABILE - OWNER: OPS 1, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,626 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL USE WITH A 450 SQUARE-FOOT OUTDOOR PATIO AREA AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #130 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

23-0194-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JULIAN MAGANA - OWNER: QUAIL PINE, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 96 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 501 South Rancho Drive, Suite H51 (APNs 139-32-710-054 and 055), T5-MS (15 Main Street) Zone, Ward 1 (Knudsen).

23-0197 - PUBLIC HEARING - APPLICANT/OWNER: STICKY IX, LLC - For possible action on the following Land Use Entitlement project requests on 0.57 acres at the northeast corner of Imperial Avenue and Commerce Street. (APN 162-03-105-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

23-0197-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STICKY IX, LLC - For possible action on the following Land Use Entitlement project request FOR A PROPOSED 17,983 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL USE WITH A 4,768 SQUARE-FOOT OUTDOOR PLAZA AREA AND 549 SQUARE-FOOT OUTDOOR PATIO AREA.

23-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 4,768 SQUARE-FOOT PARKING LOT INTO AN OPEN AIR PLAZA.

21-0178-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TBC-THE BORING COMPANY - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (20-0204-SUP1) TO EXPAND A PROPOSED MONORAIL (TUNNEL) USE generally located beneath the rights-of-way of 4th Street from U.S. Highway 95 to Stewart Avenue; Bonneville Avenue from Main Street to Martin L. King Boulevard; Bridger Avenue from Main Street to Las Vegas Boulevard; Charleston Boulevard from Martin L. King Boulevard to Las Vegas Boulevard; Commerce Street from Main Street to Oakey Boulevard; Desert Inn Road from Interstate 15 to Valley View Boulevard; Grand Central Parkway from City Parkway to Bonneville Avenue; Main Street from Ogden Avenue to U.S. Highway 95; Martin L. King Boulevard from Bonneville Avenue to Interstate 15/Oakey Boulevard; Ogden Avenue from Main Street to City Parkway; Paradise Road from Sahara

Avenue to St. Louis Avenue; Rancho Drive from Interstate 15/Palace Station to Desert Inn Road; Robln Leach Lane from the World Market Center to The Smith Center; Sahara Avenue from Valley View Boulevard to Commercial Center; St. Louis Avenue from Paradise Road to Las Vegas Boulevard; Valley View Boulevard from Desert Inn Road to Sahara Avenue; Wyoming Avenue/Oakey Boulevard from Martin L. King Boulevard to Las Vegas Boulevard; Interstate 15 from Martin L. King Boulevard/Oakey Boulevard to Rancho Drive/Palace Station; and U.S. Highway 95 from 4th Street to Main Street, Wards 1, 3 and 5 (Knudsen, Diaz, and Crear).

22-0670-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

22-0670-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

22-0670-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,070 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A 173-UNIT MINI-STORAGE FACILITY, CAR WASH RESTAURANT WITH DRIVE THROUGH AND COMMERCIAL SHELL BUILDING WITH WAIVERS OF BUILDING DESIGN REQUIREMENTS

22-0682 - PUBLIC HEARING - APPLICANT: 814 SERVICES, LLC - OWNER: SCHNEIDER FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 1.54 acres at the northeast corner of Horse Drive and Fort Apache Road (APN 125-08-210-002), O (Office) Zone, Ward 6 (Brune).

22-0682-VAR1 - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 46 ARE REQUIRED

22-0682-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,545 SQUARE-FOOT INDIVIDUAL CARE CENTER WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS

23-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1301 E OGDEN AVE, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED ADDITION OF ONE UNIT AND ONSITE IMPROVEMENTS TO AN EXISTING FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.16 acres at 1301 East Ogden Avenue (APN 139-35-211-101), T5-N (T5 Neighborhood) Zone, Ward 3 (Diaz).

23-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request for a proposed Major Amendment of a previously approved Site Development Plan Review (22-0323-SDR1) TO ALLOW A FOUR-STORY, 65,000 SQUARE-FOOT OFFICE BUILDING EXPANSION on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue (APNs 139-34-210-014 through 018, 139-34-311-001 through 007, and 139-34-311-017 through 022), C-2 (General Commercial) Zone, Ward 3 (Diaz).

23-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEE CHING HUANG - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE

50 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A RESIDENTIAL DWELLING ON 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044); R-E (Residence Estates) Zone, Ward 1 (Knudsen).

23-0152 - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY A MOTT, ET AL - For possible action on the following Land Use Entitlement project requests on 3.99 acres at the northeast corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates) Zone, Ward 6 (Brune).

23-0152-WVR1 - WAIVER - TO ALLOW NO OFFSITE IMPROVEMENTS, INCLUDING SIDEWALKS, CURBS, GUTTERS AND STREETLIGHTS WHERE SUCH ARE REQUIRED

23-0152-VAR1 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1

23-0152-VAR2 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2

23-0152-VAR3 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3

23-0152-VAR4 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4

23-0152-VAR5 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5

23-0175-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM AND JEAN HAYES TRUST - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE (SHED 1); A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A SECOND EXISTING RESIDENTIAL ACCESSORY STRUCTURE (SHED 2); BOTH RESIDENTIAL ACCESSORY STRUCTURES (SHEDS 1 AND 2) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND A 12-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING CARPORT on 0.21 acres at 6912 Cortez Court (APN 138-34-512-024), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

23-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PARADISE LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 8,100 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 3216 West Desert Inn Road (APN 162-08-418-009), M (Industrial) Zone, Ward 3 (Diaz).

23-0183 - PUBLIC HEARING - APPLICANT: FAWN DOUGLAS - OWNER: NUWU ART, LLC - For possible action on the following Land Use Entitlement project requests on 0.14 acres at 1331 South Maryland Parkway (APN 162-02-210-006), Ward 3 (Diaz).

23-0183-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

23-0183-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MUSEUM, ART DISPLAY, OR ART SALES (PRIVATE) USE

23-0188 - PUBLIC HEARING - APPLICANT: AMI HADAD - OWNER: AA LUXURY SALONS AND SUITES - For possible action on the following Land Use Entitlement project

requests on 0.85 acres on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue (APN 163-01-201-006), Ward 1 (Knudsen).

23-0188-VAR1 - VARIANCE - TO ALLOW 98 PARKING SPACES WHERE 95 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED

23-0188-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 720 SQUARE-FOOT MASSAGE ESTABLISHMENT USE

23-0188-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 11,798 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

23-0196 - PUBLIC HEARING - APPLICANT: DEEP ROOTS MEDICAL, LLC - OWNER: GLK HOLDINGS IV BRUCE, LLC - For possible action on the following Land Use Entitlement project requests on 1.47 acres at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

23-0196-VAR1 - VARIANCE - TO ALLOW 69 PARKING SPACES WHERE 78 ARE REQUIRED

23-0196-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED INSTALLATION OF A DRIVE THROUGH USE WITHIN AN EXISTING 17,203 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND TO RECONFIGURE THE PARKING LOT

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: June 1, 2023
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