

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 0001243079**

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 07/27/2023 to 07/27/2023, on the following days:

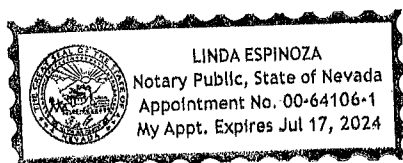
07 / 27 / 23

/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 31st day of July, 2023

Notary



NOTICES OF PUBLIC HEARINGS AUGUST 8, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, AUGUST 8, 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:

23-0258-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADORN EVENTS, LLC - OWNER: SANARP TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 8,745 SQUARE-FOOT PUBS, BARS AND LOUNGES (ALCOHOL, ON-PREMISE FULL) [BANQUET FACILITY] USE at 9555 Del Webb Boulevard (APN 138-18-812-003), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0271-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SURE THING, LLC - OWNER: MISSION SPRINGS PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,180 SQUARE-FOOT ALCOHOL OFF-PREMISE BEER/WINE USE at 1110 Fremont Street (APN 139-35-317-001), T5-M5 (T5 Main Street) Zone, Ward 3 (Diaz).

23-0277-VAC1 - VACATION PUBLIC HEARING - APPLICANT/OWNER: GSN DURANGO, LP - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement and U.S. Government Patent Easements generally located at the northeast corner of Durango Drive and Julian Road (APNs 125-29-502-020, 025 and 032), Ward 4 (Allen-Palenske).

23-0285-VAC1 - VACATION PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND NV, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement at 8881 N Skye Canyon Park Dr (APNs 125-07-610-001 and 125-07-510-001), Ward 6 (Brune).

23-0287-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SANDRA ALCARAZ AND IVAN LEMUS - OWNER: DAVID LEE PHILLIPS - For possible action on a Land Use Entitlement project request FOR A PROPOSED BAILBOND SERVICE USE at 317 Garces Avenue, Suite A (APN 139-34-310-052), C-2 (General Commercial) Zone, Ward 3 (Diaz).

23-0289 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman).

23-0289-MOD1 - MAJOR MODIFICATION - FOR PROPOSED MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 21 DEVELOPMENT PLAN [319.75 ACRES]

23-0289-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 UNIT 5 - FOR A 15-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 21 [91.07 ACRES]

23-0292-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHARLES TRUJILLO - OWNER: NB CUBED, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 3441 West Sahara Avenue, Suite B-1 (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

23-0301 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT FACILITIES SERVICES - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 16.32 acres at 300 South Torrey Pines Drive (APN 138-35-101-002), C-V (Civic) Zone, Ward 1 (Knudsen).

23-0301-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

23-0301-VAR2 - VARIANCE - TO ALLOW A MODIFIED SHARED USE TRAIL DESIGN ALONG TORREY PINES DRIVE BETWEEN CELESTE AVENUE AND HYDE AVENUE

23-0301-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 148,380 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

23-0302-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0033-97(16)] TO ALLOW IMPROVEMENTS TO AN EXISTING PARK ON 29.47 acres at 3250 Metro Academy Way (APNs 138-07-301-005 and 138-07-401-017), PD (Planned Development), OS-R (Open Space and Recreation) Lone Mountain Special Land Use Designation] Zone, Ward 4 (Allen-Palenske).

23-0315-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FABIOLA CAVAZOS - OWNER: KEVIN LLOYD P. DYTOS, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 4704 West Charleston Boulevard (APN 139-31-410-127), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

ABEYANCE - 23-0052 - PUBLIC HEARING - APPLICANT/OWNER: HARLEM NIGHTS, LLC - For possible action on the following Land Use Entitlement project requests on 1.95 acres at the northwest corner of Jackson Avenue and F Street (APNs 139-27-110-059 through 061 and 072 through 076), Ward 5 (Crear).

ABEYANCE - 23-0052-VAR2 - VARIANCE - TO ALLOW THE BACKING OF MOTOR VEHICLES ONTO A PUBLIC STREET FROM A PARKING AREA [LOADING ZONE] WHERE SUCH IS PROHIBITED

ABEYANCE - RENOTIFICATION - 23-0240-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY WELLNESS CENTER, LLC - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,700 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE IN CONJUNCTION WITH AN EXISTING CANNABIS DISPENSARY USE WITH A WAIVER TO ALLOW OUTDOOR CONSUMPTION WITHIN AN EXISTING 300 SQUARE-FOOT OUTDOOR PATIO AREA at 1800 Industrial Road, Suites #100 and #102 (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Diaz).

23-0206-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TGP ST LOUIS ASSOCIATES, LP - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED 256 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM ALLOWED on 1.90 acres at 525 East St Louis Avenue (APN 162-03-312-016), R-5 (Apartment) Zone, Ward 3 (Diaz).

23-0223 - PUBLIC HEARING - APPLICANT: NORA ARMENIAN - OWNER: STEWART SQUARE, LLC - For possible action on the following Land Use Entitlement project requests on 0.36 acres located at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

23-0223-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED, AN EIGHT-FOOT FRONT SETBACK WHERE 40 FEET IS REQUIRED, AND A ONE-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED

23-0223-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-3128)

FOR A PROPOSED 1,633 SQUARE-FOOT EXPANSION TO AN EXISTING 2,600 SQUARE-FOOT AUTO PARTS, NEW AND REBUILT (ACCESSORY SALES AND SERVICES) AND AUTO REPAIR GARAGE, MINOR USE

23-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,633 SQUARE-FOOT ADDITION TO AN EXISTING 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND RECONFIGURATION OF PARKING

23-0229-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request TO ALLOW AN 88 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED FOR TWO PROPOSED MONUMENT SIGNS on 1.16 acres at 201 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz).

23-0239 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: 999 INVESTMENTS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 18.26 acres at the southeast corner of Rocky Avenue and Alpine Ridge Way (APNs 126-01-601-001 through 006), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Brune).

23-0239-ZON1 - REZONING FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [4.13 acres on APNs 126-01-601-004 and 006]

23-0239-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 4.13 ACRES TO THE PLAN, DESIGNATE THE LAND USE AS ML (RESIDENTIAL MEDIUM LOW) ON 18.26 ACRES [APNs 126-01-601-001 THROUGH 006] AND AMEND THE DESIGN GUIDELINES

23-0239-VAC1 - VACATION PETITION TO VACATE PORTIONS OF: RUSTON ROAD, MICHELLI CREST WAY AND MCKINSTER ROAD (PUBLIC RIGHT-OF-WAY) AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ROCKY AVENUE AND ALPINE RIDGE WAY

23-0239-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 162-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

23-0239-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY WEST - FOR A 162-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

23-0265-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CARIDAD, INC. - OWNER: YSBM INVESTMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED RESCUE MISSION OR SHELTER FOR THE HOMELESS USE on 1.40 acres at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Diaz).

23-0290-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FELICIANO VIRREY - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL FRONT YARD WALL WITH A THREE-FOOT SOLID WALL BASE HEIGHT WHERE A FIVE-FOOT FRONT YARD WALL WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.13 acres at 62 North Sacramento Drive (APN 140-31-810-027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

23-0299-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ELIZABETH FRETWELL - OWNER: FRETWELL ROBINSON TRUST - For possible action on a Land Use Entitlement Project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PATIO COVER [CARPORT] on 0.71 acres at 7960 West Rosada Way (APN 125-33-701-012), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

23-0308-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ABID GHUMAN - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED SOLID EIGHT-FOOT TALL FRONT YARD WALL WHERE A FIVE-FOOT TALL FRONT YARD WALL WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED on 0.13 acres at 4796 North Cimmaron Road (APN 138-04-511-011), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

23-0340-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a Land Use Entitlement project request TO ALLOW 14-FOOT TALL RETAINING WALL HEIGHTS WHERE SIX FEET MAXIMUM ALLOWED, AND AN OVERALL WALL HEIGHT OF 18 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 1.52-acre portion of 19.97 acres on the east side of Cliff Shadows Parkway, approximately 190 feet north of Novat Street (APN 137-12-401-001), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske).

23-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID E. 8 DEBORAH A. FRANCIS - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] WHERE THREE FEET IS REQUIRED on 0.18 acre at 8921 Dio Guardi Drive (APN 163-05-214-006), R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone, Ward 2 (Seaman).

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: July 27, 2023
LV Review Journal

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 0001243082

RECEIVED
2023 AUG -9 PM 3:30
OFFICE OF THE CITY CLERK

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 07/27/2023 to 07/27/2023, on the following days:

07 / 27 / 23

NOTICES OF PUBLIC
HEARINGS
AUGUST 8, 2023

NOTICE IS HEREBY GIVEN THAT
ON TUESDAY, AUGUST 8, 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 Zoning
Code Text Amendments of the
City of Las Vegas Zoning Code -
Title 19 for the following:

23-0090-TXT1 - TEXT
AMENDMENT - PUBLIC HEARING
- APPLICANT/OWNER: CITY OF
LAS VEGAS - For possible action
on a request to amend LVMC 19
regarding commercial and
industrial uses and
development standards, and to
provide for other related
matters.

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, 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: July 27, 2023
LV Review-Journal

/S/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 31st day of July, 2023

Notary

