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LV PLANNING & DEVELOPMENT
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LAS VEGAS NV 89101

Account #
Order ID

104113
304434

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 11/30/2023 to 11/30/2023, on the following day(s):

11/30/2023

NOTICES OF PUBLIC HEARINGS
DECEMBER 12, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 13, 2022, 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:

23-0489-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.09, 19.12 and 19.18 regarding residential supportive housing, 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: Nov. 30, 2023
LV Review-Journal

Leslie McCormick

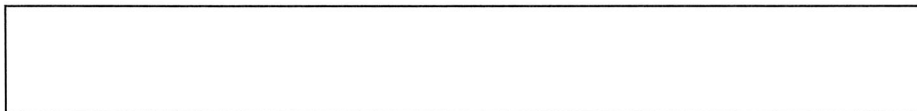
LEGAL ADVERTISEMENT REPRESENTATIVE

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Subscribed and sworn to before me on this November 30, 2023

Notary

Linda Espinoza



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IMAGE ON NEXT PAGE(S)

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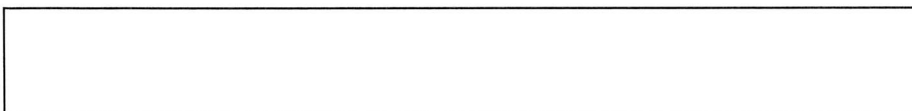
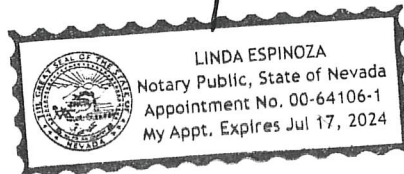
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Notary

Linda Espinoza



NOTICES OF PUBLIC HEARINGS
DECEMBER 12, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 12, 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:

23-0532-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANTWANN BINION - OWNER: NEDA PROPERTIES, LLC - For possible action on the a Land Use Entitlement project request FOR A PROPOSED 2,021 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 400 FEET IS REQUIRED at 3858 West Sahara Avenue (APN 162-06-813-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0533 - PUBLIC HEARING - APPLICANT: JOSH HARGRAVE - OWNER: ORB INC - For possible action on the following Land Use Entitlement project requests on 4.58 acres at 8670 West Cheyenne Avenue (APN 138-08-801-019), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

23-0533-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE-THROUGH USE

23-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-6331) FOR A PROPOSED PARKING LOT RECONFIGURATION

23-0536-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: CHARLESTON FESTIVAL RETAIL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE at 6250 West Charleston Boulevard, Suite #150 (APN 138-35-816-003), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0555-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNER MARKET - OWNER: RAINBOW VISTA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0309-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3000 MW, LLC - For possible action on a Land Use Entitlement project request FOR A TWO-STORY, 136-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 9.96 acres located on the east side of Michael Way, approximately 444 feet south of Cheyenne Avenue (APNs 138-13-512-009 and 010), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

23-0361 - PUBLIC HEARING - APPLICANT/OWNER: 935 DECATUR TRUST - For possible action on the following Land Use Entitlement project requests on 0.16 acres on the east side of Decatur Boulevard approximately 100 feet north of Alpine Lane (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

23-0361-VAR1 - VARIANCE - TO ALLOW A SEVEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 48 FEET IS REQUIRED, TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET

IS REQUIRED AND TO ALLOW A RESIDENTIAL ADJACENCY MATCHING SETBACK OF SEVEN FEET WHERE 20 FEET IS REQUIRED

23-0361-VAR2 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED

23-0361-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,280 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

23-0382 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA AND CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 5.43 acres at 7351 West Alexander Road (APNs 138-10-101-019, 138-10-101-006, 138-10-196-002, and 138-10-101-015), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and C-V (Civic) Zones, Ward 4 (Allen-Palenske).

23-0382-VAR1 - TO ALLOW A 12-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT FRONT YARD WALL/FENCE WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED

23-0382-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN [Z-0022-88(1)] FOR THE PROPOSED EXPANSION OF WAYNE BUNKER PARK TO ESTABLISH AN OUTDOOR PICKLEBALL COMPLEX

23-0433-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RICHARD LAATZ - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 25,160 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH WAIVERS TO ALLOW THE BUILDING TO BE ORIENTED AWAY FROM THE MINIMUM SETBACK LINE AND TO ALLOW BLANK WALLS WHERE RELIEF BY VARIATIONS IN MASSING OR ARTICULATION OF FACADES IS REQUIRED on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-2 (General Commercial) Zone, Ward 5 (Crear).

23-0459-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAVIER CEBALLOS - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED AND A THREE FEET SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 1]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A TWO-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET FOR TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 2 AND 3]; A THREE-FOOT SOLID WALL BASE FOR AN EXISTING FRONT YARD WALL/FENCE WHERE TWO FEET IS THE MAXIMUM ALLOWED on 0.25 acres at 4212 Kethann Circle (APN 140-31-819-017), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

23-0478 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC - OWNER: SPARKS CC, LLC - For possible action on the following Land Use Entitlement project requests on 1.55 acres at 1500 West Bonanza Road (APN 139-28-304-009 and -010), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

23-0478-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED

23-0478-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (Z-0073-85) FOR A PROPOSED

ADDITION OF FUEL PUMPS AND CANOPY TO AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

23-0512-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL SOUTH LV, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage easements generally located on the west and east side of Red Granite Street, between Rising Raven Avenue and Hillrise Avenue, Ward 2 (Seaman).

23-0517-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AUSTIN GARDNER - For possible action on a Land Use Entitlement project request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING on 0.45 acres at the southeast corner of Fisher Avenue and Mustang Street (APN 125-35-604-001), R-E (Residence Estates) Zone, Ward 6 (Brune).

23-0520-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID MAIORANA - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT] on 0.17 acres at 1825 East Oakley Boulevard (APN 162-02-614-083), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

23-0522-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GISEL PEDROZA AGUILAR - For possible action on the following Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ONE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [PATIO COVER 1]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [PATIO COVER 2], A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED; A TOTAL ACCESSORY STRUCTURE COVERAGE OF 103 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT], AND TO BE LOCATED WITHIN THE FRONT YARD WHERE SUCH IS NOT ALLOWED on 0.14 acres at 1800 Silver Birch Lane (APN 162-01-711-011), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

23-0524 - PUBLIC HEARING - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC - For possible action on the following Land Use Entitlement project requests on 1.16 acres (APNs 139-27-210-024 through 029) at the southwest and southeast corners of Madlson Avenue and E Street, Ward 5 (Creat).

23-0524-ZON1 - REZONING - FROM: T4-MS (T4 MAIN STREET) TO: T4-N (T4 NEIGHBORHOOD) [APN 139-27-210-024]

23-0524-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED EXPANSION OF AN EXISTING PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

23-0531-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: KARLI SINNOTT - OWNER: KARLI STENGER - For possible action

on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.19 acres at 6516 Celeste Avenue (APN 138-35-211-032), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

23-0535-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUG AND STACIE HUGHES - For possible action on a Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [MAIL ROOM] AND TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED AND THE TOTAL FLOOR AREA OF ALL RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO EXCEED THE PRIMARY DWELLING FLOOR AREA WHERE SUCH IS NOT ALLOWED on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

23-0537-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO ALLOW PROPOSED SIX-FOOT TALL FRONT YARD FENCES WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 4.48 acres at 1900 North Martin L King Boulevard (APN 139-21-701-007), R-E (Residence Estates) Zone, Ward 5 (Crear).

23-0540 - PUBLIC HEARING - APPLICANT: BRILLIANT INTERNATIONAL ACADEMY, LLC - OWNER: WEST CHARLESTON BOULEVARD TRUST - For possible action on the following Land Use Entitlement project requests on 2.22 acres at 7401 West Charleston Boulevard (APN 163-03-101-013), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

23-0540-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY USE

23-0540-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (Z-0127-94) FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAY AREA

23-0551 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.77 acres at the northeast corner of Harris Avenue and Marlon Drive (APN 140-29-701-001), C-V (Civic) Zone, Ward 3 (Diaz).

23-0551-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

23-0551-VAR2 - VARIANCE - TO ALLOW 327 PARKING SPACES WHERE 360 SPACES ARE REQUIRED AND TO ALLOW THREE LOADING SPACES WHERE FOUR LOADING SPACES ARE REQUIRED

23-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 134,066 SQUARE-FOOT PUBLIC PRIMARY AND SECONDARY SCHOOL

23-0560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT P. KELLEY JR. AND MARICELESTE MIMI GRANT KELLEY - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS

REQUIRED FOR A PROPOSED PORTE COCHERE ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.33 acres at 9900 Aspen Knoll Court (APN 163-07-410-021), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 2 (Seaman).

23-0579-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC - For possible action on a Land Use Entitlement project request TO ALLOW A ROOF SIGN TO EXTEND 14 FEET ABOVE THE TOP OF WALL, MARQUEE OR PARAPET WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.90 acres at 1108 East Ogden Avenue (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

23-0580-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS, INC - For possible action on a Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT SOLID WALL IN THE FRONT YARD AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.90 acres at 1108 East Ogden Avenue (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

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

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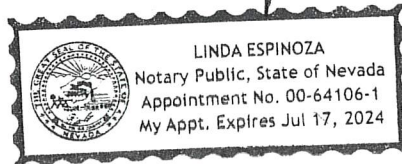
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Linda Espinoza



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DECEMBER 12, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, OCTOBER 11, 2022, 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:

23-0572-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas 2050 Master Plan regarding the Trails and Bike Streets Map and associated matter relating to Complete Streets.

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).

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SETH FLOYD, ESQ., DIRECTOR

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