

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT  
3RD FLR  
495 S MAIN ST  
LAS VEGAS NV 89101

Account #  
Order ID

104113  
339020

**IMAGE ON NEXT PAGE(S)**

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 07/31/2025 to 07/31/2025, on the following day(s):

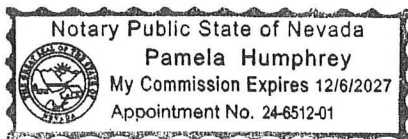
07/31/2025

*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 31, 2025

Notary *Pamela Humphrey* 8-1-25



**NOTICES OF PUBLIC  
HEARINGS  
AUGUST 12, 2025**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, AUGUST 12, 2025, 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 - 25-0216 - PUBLIC HEARING - APPLICANT/OWNER: OPPORTUNITY VILLAGE - For possible action on the following Land Use Entitlement project requests on 17.49 acres on the east side of Thom Boulevard, between Rome Boulevard and Deer Springs Way (APN 125-24-701-037), C-V (Civic) Zone, Ward 6 (Brune).

25-0216-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS PER TENANT OR BUILDING ELEVATION WHERE ONE SIGN IS THE MAXIMUM NUMBER ALLOWED

ABEYANCE - 25-0216-MSP1 - MASTER SIGN PLAN - FOR A MASTER SIGN PLAN FOR AN APPROVED SOCIAL SERVICES CAMPUS, MULTI-FAMILY RESIDENTIAL COMPLEX AND RETAIL DEVELOPMENT

25-0101-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - OWNER: COUNTY OF CLARK (UMC), ET AL - For possible action on a Land Use Entitlement project request TO ALLOW THE SUFFIX "WAY" ON A STRAIGHT NORTH-SOUTH STREET WHERE "STREET" IS REQUIRED on Willow Street south of Wellness Way, Ward 1 (Knudsen).

25-0185-SUP2 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,198 SQUAREFOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR PARKING [AREA 2] at 608 South Maryland Parkway, Suite #110 (APN 139-34-801-013), C-2 (General Commercial) Zone, Ward 3 (Diaz).

25-0273-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES OF NEVADA - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage and public sewer easements generally located adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road, (APN 126-01-401-006) Ward 6 (Brune).

ABEYANCE - 24-0185 - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action of the following Land Use Entitlement project requests on 0.17 acres at 200 North Lamb Boulevard (APN 140-32-310-007), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

ABEYANCE - 24-0185-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

24-0185-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

24-0185-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,584 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ABEYANCE - 24-0186 - PUBLIC HEARING - APPLICANT: FRESH GENERAL SERVICES, LLC - OWNER: SATARAY PROPERTIES GROUP, LLC - For possible action of the following Land Use Entitlement project requests on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

ABEYANCE - 24-0186-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

24-0186-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

24-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,736 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ABEYANCE - 25-0091 - PUBLIC HEARING - APPLICANT: LAS VEGAS-KYLE CANYON CONVENANT GROUP, LLC - OWNER: ALPINE VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests on 1.46 acres at the northwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-301-016), Ward 6 (Brune). Staff recommends APPROVAL on 25-0091 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0091-SDR1.

ABEYANCE - 25-0091-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

ABEYANCE - 25-0091-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

25-0091-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE STORY, 4,300 SQUAREFOOT DENTAL OFFICE AND A ONE STORY, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVETHROUGH

25-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NYC DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.17 acres at 213 Harrison Avenue (APN 139-27-111-007), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong).

25-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PANTHER ACQUISITIONS, LLC - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 103,200 SQUARE-FOOT MEDICAL OFFICE BUILDING INCLUDING 1,500 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS on 1.39 acres at the southeast corner of Robin Leach Lane and Promenade Place (APN 139-33-610-028), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong).

25-0169-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JORGE LUIS YANEZ JIMENEZ - For possible action on a Land Use Entitlement project request TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [CASITA AND STORAGE] THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE, COVERAGE AND SEPARATION on 0.14 acres at 505

Holland Avenue (APN 139-22-310-064), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

25-0182-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: MADISON CHURCH, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY CONCURRENT WITH AN APPROVED MIXED-USE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

25-0262-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DWANE GLENN MARTINSON - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND STABLES], A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [DETACHED GARAGE], AND AN EXISTING FRONT YARD WALL THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND SOLID WALL HEIGHT on 0.47 acres at 5471 Florine Street (APN 138-01-406-004), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong).

25-0277 - PUBLIC HEARING - APPLICANT: PLATINUM MANAGEMENT GROUP 6, LLC - OWNER: MY CHARLESTON PLAZA, LLC - For possible action on the following Land Use Entitlement project requests on 0.87 acres at 5100 and 5104 West Charleston Boulevard (APNs 138-36-803-008 and 138-36-803-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

25-0277-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

25-0277-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,800 SQUARE-FOOT ALCOHOL, OFFPREMISE FULL USE

25-0278 - PUBLIC HEARING - APPLICANT/OWNER: GMD PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres on the west side of 10th Street, approximately 205 feet north of Stewart Avenue (APNs 139-35-112-005 and 139-35-211-008), T5-N (T5 Neighborhood) Zone, Ward 5 (Summers-Armstrong).

25-0278-VAC1 - VACATION - PETITION TO VACATE A PORTION OF A PUBLIC ALLEY SOUTH OF MESQUITE AVENUE BETWEEN 9TH STREET AND 10TH STREET

25-0278-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED DEVELOPMENT STANDARDS

25-0286 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - For possible action on Land Use Entitlement project requests on approximately 940 acres on the north side of Moccasin Road, approximately 1,600 feet east of US Highway 95 (APNs: Multiple), Ward 6 (Brune).

25-0286-ZON1 - REZONING - FROM: U (UNDEVELOPED) [TRADITIONAL NEIGHBORHOOD DEVELOPMENT] GENERAL PLAN DESIGNATION] TO: T-D (TRADITIONAL DEVELOPMENT)

25-0286-VAC1 - VACATION -  
PETITION TO VACATE PORTIONS  
OF BLM RIGHT-OF-WAY  
GRANT EASEMENTS ON THE  
NORTH SIDE OF MOCCASIN  
ROAD NEAR THE N SKYE  
CANYON PARK  
DRIVE ALIGNMENT

25-0286-TMP1 - TENTATIVE MAP  
- BLM 940 - FOR A PROPOSED 29-  
LOT SUBDIVISION  
[PARENT TENTATIVE MAP]

25-0286-DIR1 - DIRECTOR'S  
BUSINESS - REGARDING THE  
ADOPTION OF THE MONUMENT  
HILLS DEVELOPMENT  
AGREEMENT BETWEEN THE  
CITY OF LAS VEGAS AND  
MONUMENT HILLS PARTNERS,  
LLC

25-0286-DIR2 - DIRECTOR'S  
BUSINESS - REGARDING THE  
ADOPTION OF THE MONUMENT  
HILLS PARKS AGREEMENT  
BETWEEN THE CITY OF LAS  
VEGAS AND MONUMENT HILLS  
PARTNERS, LLC

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 objec-  
tion thereto or approval thereof  
with the Department of Com-  
munity 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 dis-  
cussion 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 accu-  
rate; however, there may be  
minor variations involved. A  
complete, detailed legal  
description is on file in the  
Department of Community  
Development.)

PUB: July 31, 2025  
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT  
3RD FLR  
495 S MAIN ST  
LAS VEGAS NV 89101

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104113  
339021

**IMAGE ON NEXT PAGE(S)**

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 07/31/2025 to 07/31/2025, on the following day(s):

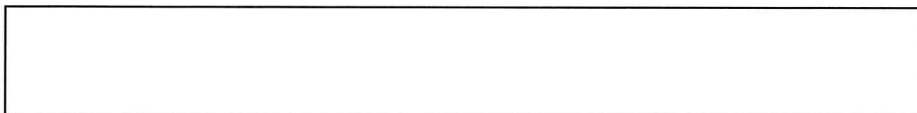
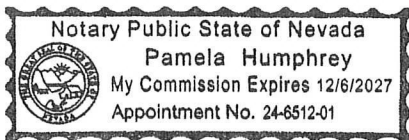
07/31/2025

*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 31, 2025

Notary *Pamela Humphrey* 8-1-25



**NOTICES OF PUBLIC  
HEARINGS  
AUGUST 12, 2025**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, AUGUST 12, 2025, 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:

**25-0179-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Charleston Special Area Plan for the Charleston Area, Wards 1 and Ward 3 (Knudsen and Diaz). Staff recommends APPROVAL.**

**25-0285-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a Review OF A PRELIMINARY PLAN FOR CONSIDERATION OF REDEVELOPMENT AREA 3, Ward 3 (Diaz).**

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: July 31, 2025  
LV Review-Journal**