

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 0001223210

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 02/02/2023 to 02/02/2023, on the following days:

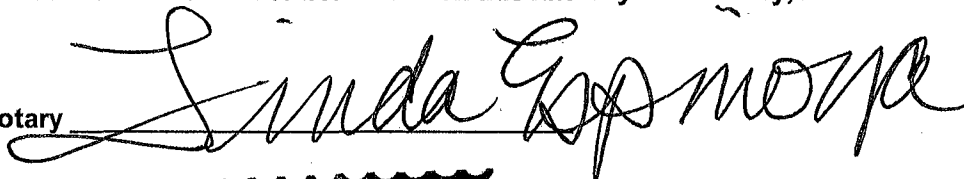
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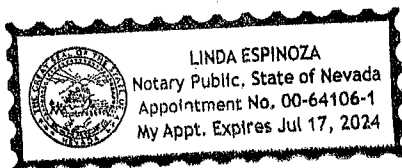
/s/


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 2nd day of February, 2023

Notary





NOTICES OF PUBLIC HEARINGS
FEBRUARY 14, 2023

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, FEBRUARY 14, 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:

22-0448-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FLITE BANKING - OWNER: RIO VISTA PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH USE on a portion of 3.52 acres at 7035 West Ann Road (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Brune).

22-0657 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: PRECEDENT PROPERTIES, LLC AND INTERNATIONAL, LLC - For possible action on the following Land Use Entitlement project requests on 2.14 acres at the northwest corner of La Mancha Avenue and Gaisford Street (APNs 126-25-401-004 and 005), Ward 4 (Allen-Palenske).

22-0657-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-TH (SINGLE FAMILY ATTACHED)

22-0657-TMP1 - TENTATIVE MAP - LA MANCHA & GAISFORD - FOR A 29-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

22-0707-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER LATORRE - OWNER: RAINBOW CHARLESTON PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1105 South Rainbow Boulevard, Suite #101 (APN 163-03-501-012), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

22-0708-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOOLSVILLE TATTOOS, LLC SERIES VII - OWNER: SEANMICHEAL, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1948 East Charleston Boulevard (APN 162-02-512-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

22-0719-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JETT GAMING, LLC - OWNER: HERBST HC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) at 333 South Main Street (APN 139-34-210-006), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

22-0722-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR A PROPOSED FREESTANDING SIGN WITH AN ANIMATED LED DISPLAY AT AN EXISTING PUBLIC PRIMARY SCHOOL on 8.68 acres at 1800 Rock Springs Drive (APN 138-22-801-001), C-V (Civic) Zone, Ward 1 (Knudsen).

22-0662 - PUBLIC HEARING - APPLICANT/OWNER: JANKOSA, INC. - For possible action on the following Land Use Entitlement project requests on 0.52 acres at 1600 North Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

22-0662-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 37 ARE REQUIRED

22-0662-VAR2 - VARIANCE - TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 18 FEET WHERE 77 FEET IS REQUIRED

22-0662-SUP1 - SPECIAL USE PERMIT FOR A DRIVE THROUGH USE

22-0662-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-7265) FOR A PROPOSED 3,080 SQUARE-FOOT RETAIL AND 1,695 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

22-0672 - PUBLIC HEARING - APPLICANT/OWNER: ART OF BARBERING, LLC - For possible action on the following Land Use Entitlement project requests on 0.66 acres at the southeast corner of Miller Avenue and Martin L King Boulevard (APNs 139-21-510-078 and 079), C-2 (General Commercial) Zone, Ward 5 (Crear).

22-0672-VAR1 - VARIANCE - TO ALLOW A 15-FOOT TALL MONUMENT SIGN WHERE 10 FEET IS ALLOWED

22-0672-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 8,535 SQUARE-FOOT BUSINESS SCHOOL AND OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED AND TO ALLOW A LOADING ZONE AT THE STREET FRONTAGE WHERE REQUIRED TO BE PLACED ON THE SITE INTERIOR

22-0675 - PUBLIC HEARING - APPLICANT: WESTERN TRADES CONSTRUCTION, LLC - OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres on the east side of 9th Street, approximately 50 feet south of Wilson Avenue (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

22-0675-WVR1 - WAIVER - TO ALLOW THE BACKING OF MOTOR VEHICLES ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS PROHIBITED

22-0675-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2

22-0679-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MILTON R GANT - For possible action on a Land Use Entitlement project request TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 609 Artie Street (APN 138-25-314-003), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

22-0683-VAR1 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: NVHOME, LLC - For possible action on a Land Use Entitlement project

request TO ALLOW A BUILDING HEIGHT GREATER THAN TWO STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED FOR A PROPOSED ROOFTOP DECK on 0.54 acres at 1690 South Valadez Street (APN 163-04-605-008), R-E (Residence Estates) Zone, Ward 2 (Seaman).

22-0701 - PUBLIC HEARING - APPLICANT/OWNER: FOUNDERS CLASSICAL ACADEMY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Crear).

22-0701-SUP1 - SPECIAL USE PERMIT FOR A PROPOSED ALTERNATIVE PARKING ANALYSIS TO ALLOW 186 PARKING SPACES WHERE 249 ARE REQUIRED

22-0701-SUP2 - SPECIAL USE PERMIT FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65910) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, PRIMARY USE

22-0701-SUP3 - SPECIAL USE PERMIT FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65911) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, SECONDARY USE

22-0701-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-65912) FOR A PROPOSED TWO-STORY, 27,200 SQUARE-FOOT ADDITION TO AN EXISTING 67,126 SQUARE-FOOT PRIMARY AND SECONDARY SCHOOL DEVELOPMENT

22-0704-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: VALUE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,600 SQUARE-FOOT ALCOHOL OFF-PREMISE FULL USE at 1510 East Sahara Avenue (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

22-0710-VAR1 - VARIANCE - APPLICANT: BORHAN MORADI - OWNER: LOERA IRMA FAMILY TRUST ET AL - For possible action on a Land Use Entitlement project request TO ALLOW A 13-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.18 acres at 4945 Currie Drive (APN 140-32-711-100), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

22-0716 - PUBLIC HEARING - APPLICANT/OWNER: CURTIS L & KAREN E LAUX - For possible action on the following Land Use Entitlement project requests on 0.52 acres at 6128 Matisse Avenue (APN 125-11-710-051), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Brune).

22-0716-VAR1 - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] IN FRONT OF THE PRIMARY DWELLING UNIT WHERE SUCH IS NOT ALLOWED WITH A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED

22-0716-SUP1 - SPECIAL USE PERMIT FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) USE

22-0720-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HANS MOUSAVI - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID WALL WITHIN THE FRONT YARD SETBACK WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED ON 1.11 acres at 711 Campbell Drive (APN 139-32-306-009), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

22-0723-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLURE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request TO ALLOW TWO FREESTANDING SIGNS ALONG THE SAHARA AVENUE FRONTAGE WHERE ONE SIGN IS ALLOWED AND A PROPOSED MONUMENT SIGN TO BE LOCATED 27 FEET FROM AN EXISTING FREESTANDING SIGN WHERE A MINIMUM OF 100 FEET OF SEPARATION IS REQUIRED ON 2.05 acres at 200 West Sahara Avenue (APN 162-04-815-000), C-2 (General Commercial) Zone, 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. 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: Feb. 2, 2023
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