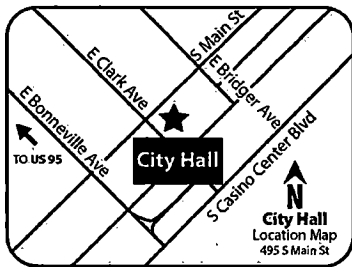


5. ✓

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-66498 and SDR-66499 [PRJ-66417]

City Council Meeting of December 21, 2016

5 ✓

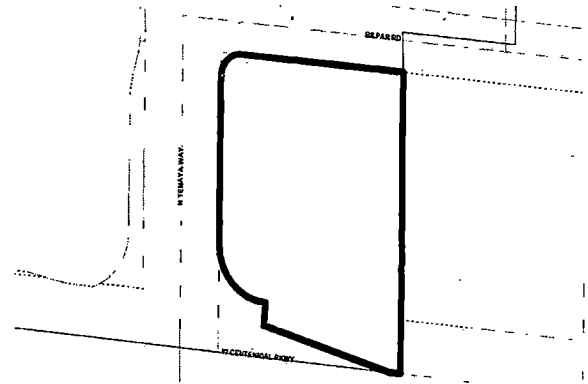
Application Information

VAR-66498 - VARIANCE RELATED TO GPA-66496 AND ZON-66497 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for a Variance TO ALLOW AN TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] Zone [PROPOSED: C-1 (Limited Commercial)] Ward 6 (Ross) [PRJ-66417].

SDR-66499 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-66496, ZON-66497 AND VAR-66498 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL CLINIC AND MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] Zone [PROPOSED: C-1 (Limited Commercial)] Ward 6 (Ross) [PRJ-66417].

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>. Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: *December 21, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Report of All Selected ParcelsCase Number:

VAR-66498, SDR-66499

Printed On: Tue: November 29, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
0. RYAN ROSLYN	7117 RANCHO DE TAOS CT LAS VEGAS NV 89130-1011	12527511019
1. COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102002
10. NOWAK JANUSZ TED	7234 ABBEVILLE MEADOWS AVE LAS VEGAS NV 89131-3246	12522410018
11. WELTE JEFFREY B	6561 ASHLEY VALE ST LAS VEGAS NV 89131-3247	12522410009
12. HOSKINS BRIAN & ANGELA 2014	HOSKINS BRIAN & ANGELA TRS 7230 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131	12522410005
13. WONG JOSEPH & WINNIE	7140 W ROME BLVD LAS VEGAS NV 89131-3422	12522701014
14. COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102009
15. THAYNE LLOYD ROBERT REV LIV	THAYNE LLOYD ROBERT TRS 7115 W ROME BLVD LAS VEGAS NV 89131	12522801001
16. RAJCZI CHRISTOPHER & KRISTEE	P O BOX 485 FRIDAY HARBOR WA 98250	12527503005
17. MABUHAY COML INVEST 4 L L C	13861 ADARE MANOR LN FRISCO TX 75035	12522804001
18. MCINNIS FAMILY TRUST	7125 W ROME BLVD LAS VEGAS NV 89131	12522801015
19. CUBESMART L P	5 OLD LANCASTER RD MALVERN PA 19355	12527113005
2. COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527501007
20. RIO VISTA TRUST L P	6565 RIO VISTA ST LAS VEGAS NV 89131-3478	12522801008
21. NEVADA POWER COMPANY	P O BOX 98910 LAS VEGAS NV 89193-8910	12527101026
22. RIO VISTA TRUST L P	6565 RIO VISTA ST LAS VEGAS NV 89131-3478	12522801006
23. HOLLINS JAMES L & C D REV LI	HOLLINS JAMES L & CRYSTAL D TRS 7219 ABBEVILLE MEADOWS AVE LAS VEGAS NV 89131-3246	12522410015
24. MCCOMAS JEFFREY & SHERRIE FA	MCCOMAS JEFFREY G & SHERRIE TRS 7210 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131-3248	12522410003
25. GOOR YECHYZKEL & SHELLY	7220 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131	12522410004
26. C H 4 SERIES CLEAR HORIZONS	7260 W AZURE DR #140-54 LAS VEGAS NV 89130	12522403008
27. ESPARZA HUMBERTO	8785 S HAVEN ST LAS VEGAS NV 89123	12522804007
28. COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102004
29. COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102003
3. SAVARDA SCOTT MICHAEL	7239 ABBEVILLE MEADOWS AVE LAS VEGAS NV 89131	12522410013
30. PETERSON MARK & JUDY L	7045 BILPAR RD LAS VEGAS NV 89131-3461	12522804004
31. GRAY DIANA S	7130 W AZURE DR LAS VEGAS NV 89130	12527503011
32. BARNES BRYCE W & JESSICA J	7125 W REGENA AVE LAS VEGAS NV 89130	12527503006
33. BARRY EDWARD P & MAUREEN L	6440 SKY POINTE DR #140-272 LAS VEGAS NV 89131	12522804005
34. WISEMAN CRAIG & MARY	7160 W AZURE DR LAS VEGAS NV 89130	12527503009
35. COVERT CYBIL	ARMSTRONG JOHNNY W 7175 ROME BLVD LAS VEGAS NV 89131	12522801002
36. GATTI ROBERT D & JENNIFER	7145 W REGENA AVE LAS VEGAS NV 89130-1023	12527503004

Report of All Selected Parcels**Case Number:**

VAR-66498, SDR-66499

Printed On: Tue: November 29, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
37. BRUNER MARILYN E	BRUNER MARILYN 2006 TRUST 44 ROOSEVELT CIR PALO ALTO CA 94306-4216	12527503010
38. MILLER FAMILY TRUST	MILLER ROBERT H & MARY A CO-TRS 7170 W ROME BLVD LAS VEGAS NV 89131-3477	12522701011
39. JACKSON DURWARD P 1994 TRUST	JACKSON DURWARD P TRS 7065 W ANN RD #130-657 LAS VEGAS NV 89130	12522801003
4. LEDFORD KEITH & WILLIA	702 W MARCY BIG SPRING TX 79720	12522410020
40. LOVINGIER ZION	3042 S DURANGO DR LAS VEGAS NV 89117	12522801021
41. DASMARINAS JOSEPHINE S & RON	7259 ABBEVILLE MEADOWS AVE LAS VEGAS NV 89131-3246	12522410011
42. COUNTY OF CLARK(PUBLIC WORKS	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102005
43. COUNTY OF CLARK(PUBLIC WORKS	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102008
44. COUNTY OF CLARK(PUBLIC WORKS	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102007
45. LOUCKS GWEN L TRUST	LOUCKS GWEN LYNN TRS 7165 W REGENA AVE LAS VEGAS NV 89130-1023	12527503003
46. HANCOX FAMILY TRUST	HANCOX TERESA & RAYMOND MICHAEL 7175 W REGENA AVE LAS VEGAS NV 89130	12527503002
47. SHIELDS CHARLES H & GAIL W	7180 W AZURE DR LAS VEGAS NV 89130-1014	12527503008
48. COUNTY OF CLARK(PUBLIC WORKS	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102001
49. SYDNEY & SOPHIE TRUST	7229 ABBEVILLE MEADOWS AVE LAS VEGAS NV 89131-3246	12522410014
5. R B M HOLDINGS L L C	7250 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131-3248	12522410007
50. OAK FOREST LLC	2306 LOSEE RD NORTH LAS VEGAS NV 89030	12522410012
51. JAN TER TRUST	6540 GARDENSIDE ST LAS VEGAS NV 89131-3250	12522410001
52. OAK FOREST L L C	2306 LOSEE RD NORTH LAS VEGAS NV 89030	12522410019
53. BOWMAN CRAIG L & VALERIE D	7235 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131-3248	12522410017
54. RESUELLO ADELAIDA V	7240 SHENANDOAH SPRINGS AVE LAS VEGAS NV 89131-3248	12522410006
55. PETRONE SAVERIO & TINA	10525 GIBBOUS MOON DR LAS VEGAS NV 89129	12522804006
56. HOWARD MICHAEL ERIC	GLEDHILL HEATHER MICHELLE 7104 RANCHO DE TAOS CT LAS VEGAS NV 89130-1011	12527511023
57. LEIBOVIC DOV J	7155 BILPAR RD LAS VEGAS NV 89131	12522804002
58. F F SERIES HOLDINGS L L C	13861 ADARE MANOR LN FRISCO TX 75035	12522801011
59. MURRAY JAMES TRUST	663 PALOMA CT BOULDER CITY NV 89005-3126	12522801014
6. NGUYEN DANIEL J	NGO HANG 7112 RANCHO DE TAOS CT LAS VEGAS NV 89130-1011	12527511021
60. PETRONE SAVERIO & TINA	10525 GIBBOUS MOON DR LAS VEGAS NV 89129	12522801013
61. STINSON RASHUN	ALEMAN-STINSON JENNIFER 6560 GARDENSIDE ST LAS VEGAS NV 89131-3250	12522410002
62. BOYLE CHRISTOPHER & MICHELE	9408 JEWEL LAKE AVE LAS VEGAS NV 89166	12527511022
63. MURILLO RAYMOND	7116 RANCHO DE TAOS CT LAS VEGAS NV 89130-1011	12527511020
64. JAMIESON FAMILY TRUST	JAMIESON WILLIAM M & ROSALIE TRS 6610 N TENAYA WAY LAS VEGAS NV 89131-3401	12522701013
65. COUNTY OF CLARK(PUBLIC WORKS	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12527102006

Report of All Selected Parcels**Case Number:**

VAR-66498, SDR-66499

Printed On: Tue: November 29, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
66. THAYNE LLOYD ROBERT REV LIV	THAYNE LLOYD R TRS 7115 W ROME BLVD LAS VEGAS NV 89131	12522801019
67. 3 T TRUST	6520 N TENAYA WAY LAS VEGAS NV 89131	12522801009
68. TENAYA VILLAGE L L C	1333 N BUFFALO DR #120 LAS VEGAS NV 89128	12527113007
69. MCINNIS FAMILY TRUST	MCINNIS WILLIAM B TRS 7125 W ROME BLVD LAS VEGAS NV 89131	12522801018
7. CUBESMART L P	5 OLD LANCASTER RD MALVERN PA 19355	12527102010
70. JOHNSON D & E FAMILY TRUST	JOHNSON DAVID R & ELIZABETH A TR 6541 ASHLEY VALE ST LAS VEGAS NV 89131	12522410010
71. LAMPLIGHT GLEN ROME H O A	P O BOX 82067 LAS VEGAS NV 89180-2067	12522410021
72. SHIRON DEVELOPMENT L L C	4322 W CHEYENNE AVE NORTH LAS VEGAS NV 89032	12522401014
73. LOVINGIER ZION	3042 S DURANGO DR LAS VEGAS NV 89117	12522801020
8. PICKETT THELMA LOU	7130 W BILPAR RD LAS VEGAS NV 89131-3409	12522801012
9. RATHER FAMILY TRUST	RATHER DOUGLAS B & SHARON L TRS 3320 CAMINO GARDENS WAY LAS VEGAS NV 89146	12522410016