



Legal Notices Transmittal and Scanning Separator Sheet

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AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Stacey M. Lewis, 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,

LV PLANNING & DEVELOPMENT 2296301LV 7280889

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 06/30/2011 to 06/30/2011, on the following days:

06/30/2011



Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE
30 day of June, 2011.

Mary A. Lee
Notary Public

NOTICE OF
PUBLIC HEARINGS
JUNE 30, 2011

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 12, 2011, at the hour of 6:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the Planning Commission will consider the following Site Development Plan Reviews:

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-41779 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41777 AND ZON-41778 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review FOR A 136-UNIT APARTMENT COMPLEX WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED on 9.92 acres at 3000 North Michael Way (APN 138-13-512-001), O (Office) and C-M (Commercial/Industrial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow).

SDR-41799 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41798, VAR-41800 AND VAR-41801 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,576 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE NORTH AND A PORTION OF THE SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.19 acres at 612 North Jones Boulevard, (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

SDR-41886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-41883, ZON-41884 AND SUP-41885 - PUBLIC HEARING - APPLICANT/OWNER: KHUSROW ROOHANI FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A 37,243 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND AN 11-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 4.43 acres adjacent to the West side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian).

SDR-41892 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41893 - PUBLIC HEARING - APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,152 SQUARE-FOOT RETAIL BUILDING ON 1.25 acres at 1611 South Decatur Boulevard (APN 162-06-211-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SDR-41925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41927 - APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC. - For possible action on a request for a Site Development Plan Review FOR EXPANSION OF AN EXISTING PARKING LOT AND WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.66 acres at the southwest corner of Madison Avenue and "E" Street (APNs 139-27-210-025 through 029), R-4 (High Density Residential) Zone, Ward 5 (Barlow).

SDR-41936 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41935 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,177 SQUARE-FOOT, TWO-STDYR ADDITION TO AN EXISTING 2,151 SQUARE-FOOT OFFICE BUILDING ON 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designed Commercial) Zone, Ward 3 (Reese).

Any and all interested persons may appear before the Planning Commission either in person or by representative to object to or express approval of these requests; or may, prior to this hearing, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action Site Development Plan Reviews may be determined by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of this item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING
STEVE GEBEKE, AICP,
PLANNING SUPERVISOR
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 Planning.)
PUB: June 30, 2011
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