



# Legal Notices Transmittal and Scanning Separator Sheet

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Subject of Legal Notice: SDR-43790, SDR-43890, SDR-43929, SDR-43960, SDR-43961, SDR-43975, SDR-43981, SDR-43973, SDR-43995, SDR-43997 <=>

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**SCANNED**

QC By:

JAN - 9 2012



**NOTICE OF  
PUBLIC HEARINGS  
JANUARY 10, 2012**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 10, 2012, 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-43790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-43792 - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE TOWN CENTER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH AND SOUTH SIDES OF A SHARED PROPERTY LINE AND A SIX-FOOT BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-008). U (Undeveloped) Zone (Town Center) General Plan Designation and T-C (Town Center) Zones (PROPOSED: T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**SDR-43890 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43887, ZDN-43888, SUP-43889 AND VAC-43891 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC -** For possible action on a request for a Site Development Plan Review FOR A 240,199 SQUARE-FOOT, 201-UNIT, 10-STORY HOTEL/CASINO WITH A 446-SPACE PARKING GARAGE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS FOR STREETScape, SERVICE AREA/LOADING DOCK, UTILITY LOCATION, PERIMETER WALL HEIGHT AND WALL TREATMENT AT THE STREET LEVEL REQUIREMENTS on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin).

**SDR-43929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43927 - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE on 2.38 acres located on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009); C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

**SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING BUFFER WIDTH STANDARDS TO ALLOW 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES on 0.43 acres at the southeast corner of Mayflower Lane and Decatur Boulevard (APN 139-31-221-001); C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE -** For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013); C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS -** For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND AN EIGHT-STORY PARKING GARAGE on 0.92 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Coffin).

**SDR-43981 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43983 AND ZON-43982 - PUBLIC HEARING - APPLICANT/DOWNER: GILCREASE NATURE SANCTUARY -** For possible action on a Site Development Plan Review FOR A COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY (NATURE SANCTUARY) on 7.88 acres at 8103 Race Street (APN 125-09-401-033), Ward 6 (Ross).

**SDR-43973 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO -** For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow).

**SDR-43995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43994 - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC -** For possible action on a request for a Site Development Plan Review FOR AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027); C-2 (General Commercial) Zone, Ward 3 (Coffin).

**SDR-43997 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43999 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC -** For possible action on a request for a Site Development Plan Review TO ADD AN AUTO SMOG CHECK AND OFFICE TO AN EXISTING CAR WASH, SELF-SERVICE FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF 12 FEET ALONG A PORTION OF THE WEST PERIMETER AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, at 3810 North Jones Boulevard (APN 138-12-111-005); C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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: December 29, 2011  
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