

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 0000604091

Eileen Gallagher, 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 08/27/2015 to 08/27/2015, on the following days:

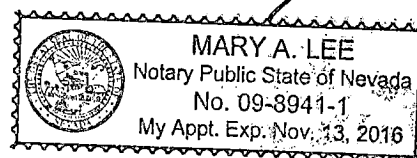
08 / 27 / 15

(S) Eileen Gallagher
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 27th day of August, 2015

Notary

Mary Lee



**NOTICE OF
PUBLIC HEARINGS
SEPTEMBER 8, 2015**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 8, 2015, 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 Site Development Plan Reviews:

SDR-60341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
- APPLICANT/OWNER: WILLIAM LYON HOMES INC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-13852) TO ADD THREE MODEL HOME FLOOR PLANS WITH ELEVATIONS AND ESTABLISH DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES (CLASS II) on 24.8 acres on the west side of Coke Street, approximately 210 feet north of Racel Street (Multiple APNs), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-60303].

SDR-60357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
- APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED BUILDINGS WITH A TOTAL FLOOR AREA OF 29,654 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-60302].

ABEYANCE - RENOTIFICATION
SDR-59494 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-59491 AND SUP-59492 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: THE G.E.S. FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 227-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH WAIVERS TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED on 7.09 acres at the southeast corner of Vegas Drive and Rock Springs Drive (APN 138-27-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59369]. Staff recommends APPROVAL.

SDR-60326 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-60327 AND VAC-60328 - PUBLIC HEARING - APPLICANT/OWNER: 901 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A FIVE-STORY MIXED-USE DEVELOPMENT TO INCLUDE 226 RESIDENTIAL UNITS, FIVE LIVE/WORK UNITS, AND 15,000 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 1.35 acres adjacent to the southeast corner of Fremont Street and 9th Street (APNs 139-34-712-032 to 034 and 139-34-612-057 to 059), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-59810].

SDR-60374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-60372 - PUBLIC HEARING
- APPLICANT: MARKET STREET OF SUMMERLIN - OWNER: KAMICHU, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 80-BED CONVALESCENT CARE FACILITY/NURSING HOME BUILDING on 2.22 acres at 7540 Smoke Ranch Road (APN 138-15-402-002), Ward 1 (Tarkanian) [PRJ-60169].

SDR-60377 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-60375 AND SUP-60376 - PUBLIC HEARING - APPLICANT: BURON INCORPORATION - OWNER: ROCK SPRINGS COMMERCIAL, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 117-BED CONVALESCENT CARE FACILITY/NURSING HOME on 5.62 acres on the east side of Rock Springs Drive, approximately 630 feet south of Lake Mead Boulevard (APN 138-22-702-002), U (UNDEVELOPED) (Medium Density Residential) General Land Use designation [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Tarkanian) [PRJ-60251].

SDR-60334 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-60333 - PUBLIC HEARING
- APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (Z-0020-77) FOR A PROPOSED 513 SQUARE-FOOT EXPANSION AND MINOR BUILDING FACADE CHANGES TO AN EXISTING 30,220 SQUARE-FOOT BUILDING on 2.43 acres at 2246 Paradise Road (APNs 162-03-411-009, 010 and 011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59730].

SDR-60370 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-60366, SUP-60367, SUP-60368, SUP-60369 AND VAC-60365 - PUBLIC HEARING
- APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 215,902 SQUARE-FOOT COMMERCIAL SHOPPING CENTER on 24.10 acres at the northeast corner of Grand Canyon Drive and W. Skye Canyon Park Dr (Multiple APNs), PD (Planned Development) Zone [CC (Community Commercial)] Grand Canyon Village Special Land Use designation, Ward 6 (Ross) [PRJ-59769].

SDR-60389 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-60380, VAR-60381, VAR-60383, SUP-60384, SUP-60385, SUP-60386 AND SUP-60388 - PUBLIC HEARING - APPLICANT/OWNER: TOPETE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,177 SQUARE-FOOT COMMERCIAL GARAGE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PERIMETER AND THREE-FOOT ON THE EAST WHERE FIFTEEN FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE PERIMETER BUFFER ALONG THE WEST PERIMETER AND A ZERO-FOOT WIDE ON THE NORTH WHERE EIGHT FEET IS REQUIRED on 0.42 acres at 2147 North Decatur Boulevard (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-59988].

SDR-60350 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-60347 AND VAC-60348 - PUBLIC HEARING - APPLICANT: LVCSDD SADDLE, LLC - OWNER: ADVANCE CAPITAL GROUP, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 59,826 SQUARE-FOOT BUILDING FOR A PRIVATE SCHOOL, PRIMARY USE on 5.54 acres at 4760 East Bonanza Road (APN 140-29-801-004), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-60285].

SDR-60379 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-60378 - PUBLIC HEARING
- APPLICANT/OWNER: LAS VEGAS BIBLE CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,200 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP BUILDING on 1.00 acre located at the northwest corner of Donald Nelson Avenue and Jones Boulevard (APN 125-14-604-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-60315].

SDR-60342 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
- APPLICANT: AFFORDABLE HOUSING FOR EVERYONE, INC. - OWNER: HAFEN I, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 69 FEET WHERE A MINIMUM OF 92.5 FEET IS REQUIRED on 0.48 acres at 3316 Valley Lane (APN 139-20-310-025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow) [PRJ-60216].

SDR-60353 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
- APPLICANT/OWNER: TEN 15 NOVAT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,025 SQUARE-FOOT COMMERCIAL BUILDING on 1.75 acres at 3375 Novat Street (APN 137-12-410-011), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-60319].

SDR-60397 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
- APPLICANT: CLA FARM, LLC - OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 33,080 SQUARE-FOOT COMMERCIAL BUILDING on 7.6 acres at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-017), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59991].

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
ANDY REED, 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: August 27, 2015
LV Review-Journal