

**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

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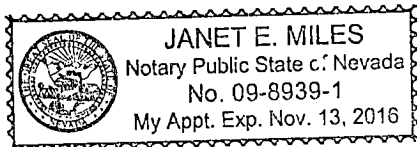
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 10/20/2016 to 10/20/2016, on the following days:

**10 / 20 / 16**

*IS/ Eileen Gallagher*  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 20th day of October, 2016

Notary *Janet E. Miles*



NOTICE OF  
PUBLIC HEARINGS  
NOVEMBER 1, 2016

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, NOVEMBER 1, 2016, 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-66794 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-66792 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA SIGHTLESS INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-60891) FOR A PROPOSED 3,400 SQUARE-FOOT INTERIOR OFFICE ADDITION TO AN EXISTING WAREHOUSE, OFFICE AND BANQUET FACILITY on 3.00 acres located at 997 North Bruce Street and 1600 Gragson Avenue (APN 139-26-201-019), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-66746].

SDR-66779 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY - OWNER: SECTION 12, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 54,000 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY on 5.48 acres on the west side of the Shaumber Road alignment, approximately 330 feet north of Grand Teton Drive (portion of APN 126-12-000-001), T-D (Traditional Development) Zone [PF (Public Facility) Skye Canyon Special Land Use Designation], Ward 6 (Ross) [PRJ-65794].

SDR-66808 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SIMONCRE CARP VII, LLC - OWNER: MARY BARTSAS 22, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,428 SQUARE-FOOT AUTO PARTS (NEW & REBUILT) RETAIL STORE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK, ARCHITECTURAL DESIGN AND SCREENING STANDARDS on 2.68 acres at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-66574].

SDR-66761 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-66820 AND VAR-66821 - PUBLIC HEARING - APPLICANT/OWNER: PROMETHEUS AND ATLAS REAL ESTATE DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 42-UNIT CONDOMINIUM DEVELOPMENT WITH WAIVERS TO ALLOW 16-FOOT RETAINING WALLS WHERE THREE FEET, SIX INCHES IS THE MAXIMUM ALLOWED, AND TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED on 5.00 acres on the north side of Buckskin Avenue, approximately 350 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] PROPOSED: [ML (Medium-Low Density Residential) Lone Mountain West Land Use Designation], Ward 4 (Anthony) [PRJ-66760].

SDR-66658 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-66657 - PUBLIC HEARING - APPLICANT/OWNER: REGELIO CRUZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,604 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFERS TO ALLOW 10 FEET ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO FEET ALONG A PORTION OF THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.50 acres at 3808 Melody Lane (APN 139-19-704-011), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-66212].

SDR-66545 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-66544 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS III, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS on 0.46 acres at 1311 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-66201].

SDR-66832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-66829 AND SUP-66831 - PUBLIC HEARING - APPLICANT: DAVID DUGGAN - OWNER: 1028 FREMONT, LLC - For possible action on a request for a Major Amendment to previously approved Site Development Plan Review (SDR-49548) FOR THE CONVERSION OF A PORTION OF AN EXISTING SHOPPING CENTER INTO A SEVEN-UNIT SINGLE ROOM OCCUPANCY RESIDENCE AND 16-UNIT TRAILER/RV CAMP OR PARK USE on 1.30 acres at the northwest corner of Fremont Street and 11th Street (APNs 139-35-201-004 and 139-35-211-027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-66732].

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: October 20, 2016  
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