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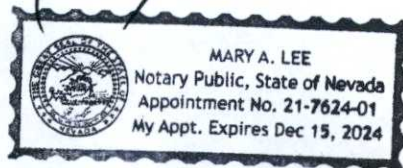
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 07/01/2021 to 07/01/2021, on the following days:

07 / 01 / 21

Eileen Gallagher
IS/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 2nd day of July, 2021

Notary *Mary A. Lee*



**NOTICES OF
PUBLIC HEARINGS**
JULY 13, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 13, 2021, 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 Land Use Entitlement Requests:

21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

21-0326-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL - For possible action on a Land Use Entitlement project request for a General Plan Amendment FROM: C (COMMERCIAL), MXU (MIXED-USE), L (LOW DENSITY RESIDENTIAL) AND LI/R (LIGHT INDUSTRY/RESEARCH) TO: TOD-2 (TRANSIT ORIENTED DEVELOPMENT-2) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west. (APN Multiple), Ward 1 (Knudsen).

21-0328 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-801-011 and 125-22-804-001), Ward 6 (Fiore).

21-0328-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

21-0328-ZON1 - REZONING - FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL)

21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony).

21-0330-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS

21-0332 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN - OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project request on 33.86 acres on property located on the east side of Rainbow Boulevard, approximately 402 feet north of Rancho Drive (Parcel Map Book:127, Page 31 Lot #1 and #2), Ward 4 (Anthony).

21-0332-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL), O (OFFICE) AND L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

21-0332-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

21-0332-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.23 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

21-0332-TMP1 - TENTATIVE MAP-DOVE POINT - FOR A PROPOSED 207-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore).

21-0337 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING - OWNER: DEER SPRINGS DURANGO APTS, LLC - For possible action on the following Land Use Entitlement project requests on 9.18 acres on the south side of Deer Springs Way, approximately 270 feet west of Durango Drive (APNs 125-20-301-008 and 020), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore).

21-0337-VAR1 - VARIANCE - TO ALLOW A STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED

21-0337-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS WITHIN THE ECHELON POINT ALIGNMENT GENERALLY LOCATED WEST OF DURANGO DRIVE AND SOUTH OF DEER SPRINGS WAY

21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Clear).

21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)

21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 495 South Main Street, Las Vegas, Nevada 89101. For items forwarded to City Council for final decision the date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING
ERIC MCCAMMOND, SR
MANAGEMENT ANALYST
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: July 1, 2021
LV Review-Journal

