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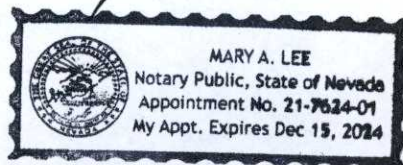
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy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

151 Eileen Gallagher
LEGAL ADVERTISEMENT REPRESENTATIVE

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

Notary Mary 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:

21-0197-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR) (APN 163-01-103-028)

21-0197-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) (APNs 163-01-103-027 and 028)

21-0197-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED

21-0197-VAR2 - VARIANCE - TO ALLOW THREE ADDRESSES WHERE ONE IS ALLOWED FOR A SENIOR CITIZEN APARTMENTS DEVELOPMENT

21-0197-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 90-UNIT SENIOR CITIZENS APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

21-0232 - PUBLIC HEARING - APPLICANT/OWNER: 1000 FREMONT, LLC - For possible action on the following Land Use Entitlement project requests on 0.67 acres at 1020 Fremont Street, Suites #100 and #120 (APN 139-34-612-080), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

21-0232-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 44 TO 82 SPACES ARE REQUIRED

21-0232-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,060 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 681 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #100

21-0232-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 2,212 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,621 SQUARE FEET OF OUTDOOR SEATING AREA FOR SUITE #120

21-0238-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCOTT D. HELM - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED ON 0.23 acres at 4240 Carnation Lane (APN 138-02-311-029), R-MH (Mobile/Manufactured Home) Zone, Ward 4 (Anthony).

21-0255 - PUBLIC HEARING - APPLICANT/OWNER: CARDAN LINDELL NORTH, LLC - For possible action on the following Land Use Entitlement project requests on 4.01 acres at 5540 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

21-0255-VAR1 - VARIANCE - TO ALLOW AN EXISTING 11-FOOT TALL PERIMETER WALL WITH RAZOR WIRE WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED AND RAZOR WIRE IS NOT ALLOWED

21-0255-SUP1 - SPECIAL USE PERMIT - FOR A MOTOR VEHICLES SALES (NEW) USE

21-0258-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LINDSEY J. WASHINGTON AND MONTANA N. WASHINGTON - For possible action on a Land Use Entitlement project request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER ON 0.47 acres at 8238 Beldina Street (APN 125-09-712-033), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Fiore).

21-0266-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LV MONTALADO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY COMPRESSED NATURAL GAS (CNG) SUPPLY TRAILER on 0.37 acres at 5415, 5419, 5423 and 5427 El Nevero Street (APNs 126-36-110-011, 012, 013 and 014), R-CL (Single-Family Compact-Lot) Zone, Ward 6 (Fiore).

21-0310 - PUBLIC HEARING - APPLICANT: LM CONSTRUCTION, LLC - OWNER: PLACES, LLC - For possible action on the following Land Use Entitlement project requests on 0.15 acres at 212 East Charleston Boulevard (APN 162-03-110-038), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0310-VAR1 - VARIANCE - TO ALLOW A 11-FOOT WIDE ONE WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM ALLOWED FOR 55 DEGREE PARKING SPACES

21-0310-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21 SPACE PARKING LOT DEVELOPMENT WITH A WAIVER OF THE APPENDIX F SCREENING AND PERMANENT PARKING LOT INTERIOR PARKING LOT LANDSCAPE DEVELOPMENT STANDARDS

21-0315 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ACACIA PROPERTIES, LLC ET AL - For possible action on the following Land Use Entitlement project requests on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs Multiple), Ward 6 (Fiore).

21-0315-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM-LOW ATTACHED)

21-0315-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)

21-0315-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINI WHERE CUL-DE-SACS ARE REQUIRED

21-0315-VAR2 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 103 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR3 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 107 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR4 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 90 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR5 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 94 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR6 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 101 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR7 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 102 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR8 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 104 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR9 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 105 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR10 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 106 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR11 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 108 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR12 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 109 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR13 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 110 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR14 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 111 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR15 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 112 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR16 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 113 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR17 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 114 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR18 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 115 OF A PROPOSED 226-LOT SUBDIVISION

21-0315-VAR19 - VARIANCE - TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 116 OF A PROPOSED 226-LOT SUBDIVISION

Continues... See 21-0315-VAR20

PUB: July 1, 2021
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