

AFFIDAVIT OF PUBLICATION

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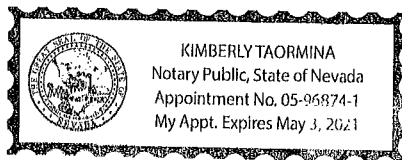
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 08/27/2020 to 08/27/2020, on the following days:

08 / 27 / 20

/s/   
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 27th day of August, 2020

Notary 



**NOTICES OF PUBLIC HEARINGS  
SEPTEMBER 8, 2020**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 8, 2020, 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:

**20-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC.** For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR LOT 8 OF A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Flora).

**20-0048-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC.** For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MESSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN, A PARCEL ZONED FOR RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MESSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 747 West Lake Mead Boulevard, Suite #240 (APN 138-22-316-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

**20-0084-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC.** For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at the northwest corner of Oso Blanco Road and Durango Drive (APN 125-17-314-006), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Flora).

**20-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WFT NV, LLC.** For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 377 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 600 SQUARE-FOOT OUTDOOR SEATING AREA at 2620 Regatta Drive, Suite #119 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**20-0051-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.** For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public drainage and sewer easements generally located on Stephen Avenue, west of Hualapal Way (APN 126-36-601-011), Ward 6 (Flora).

**20-0064-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION.** For possible action on a Land Use Entitlement project request for a Petition to Vacate patent easements at the northwest

corner of Dorrell Lane and Campbell Road (APNs Multiple), Ward 6 (Flora).

**20-0065-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION.** For possible action on a Land Use Entitlement project request for a Petition to vacate a sewer easement: generally located at the northwest corner of Wales Green Lane and Hampton Lane (APN 140-31-801-001), Ward 3 (Diaz).

**20-0068-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC.** For possible action on a Land Use Entitlement project request for a Petition to Vacate a 30-foot wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), Ward 2 (Seaman).

**20-0081 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC.** For possible action on the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony).

**20-0081-VAR1 - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1.**

**20-0081-VAR2 - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2.**

**20-0081-VAR3 - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3.**

**20-0081-VAR4 - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4.**

**20-0081-VAR5 - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5.**

**20-0081-VAR6 - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6.**

**20-0081-VAR7 - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7.**

**20-0081-VAR8 - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8.**

**20-0081-VAR9 - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9.**

**20-0081-VAR10 - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED.**

**20-0081-VAR11 - TO ALLOW RTG (REGIONAL TRANSPORTATION) COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED.**

**20-0081-TMP1 - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.**

**78560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAUL CARROZA.** For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.46 acres at 1920 West Oakley Boulevard (APN 162-04-210-090), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

**20-0031-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL DEAN.** For possible action on a Land Use Entitlement project request for a Variance TO ALLOW FIVE ADDRESSES WHERE ONE IS ALLOWED FOR A PREVIOUSLY APPROVED SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen).

**20-0036 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC.** For possible action on the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz).

**20-0036-SUP1 - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE.**

**20-0036-SUP2 - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE.**

**20-0036-SDR1 - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS.**

**20-0071 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH.** For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear).

**20-0071-SUP1 - FOR A CHURCH/HOUSE OF WORSHIP USE.**

**20-0071-SDR1 - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP.**

**20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC.** For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz).

**20-0092-SUP1 - FOR AN OPEN AIR VENDING USE.**

**20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA.**

**20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY.** For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS TO ALLOW 12 PARKING SPACES WHERE 25 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

**20-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS.** For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED CITY PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS on 0.91 acres on the north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard (APNs 139-21-313-025 and 021), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

**20-0072-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS.** For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT DRIVE THROUGH COFFEE SHOP WITH A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

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, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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: August 27, 2020  
LV Review Journal**