

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 0001123335

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 10/29/2020 to 10/29/2020, on the following days:

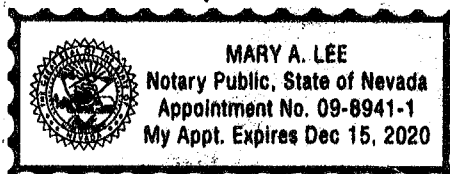
10 / 29 / 20

Eileen Gallagher

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 30th day of October, 2020

Notary *Mary Lee*



NOTICES OF PUBLIC HEARINGS NOVEMBER 10, 2020

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, NOVEMBER 10, 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:

20-0188-ZON1 REZONING PUBLIC HEARING APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. OWNER: SHANDER INTERNATIONAL, LLC - For possible action on a Land Use Entitlement project request for a Rezoning FROM: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 11.96 acres at 5800 West Charleston Boulevard (APNs Multiple), Ward 1 (Knudsen).

20-0170-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT/OWNER: 4AMIS, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,750 SQUARE-FOOT TAVERN LIMITED ESTABLISHMENT USE WITH A 497 SQUARE-FOOT OUTDOOR SEATING AREA at 1129 South Casino Center Boulevard (APN 162-03-110-045), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

20-0173-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: ISLAND FLAVOR RESTAURANT OWNER: BEHVANDI, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,200 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE on 1.18 acres at 9650 W Skye Canyon Park Drive, Suite #170 (APN 125-07-210-023), T-D (Traditional Development) Zone, Ward 6 (Fiore).

20-0201-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: RAJAT MINI MART AND CIGARETTES OWNER: NICOLAS P. & LISA D, DI PIETRO - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,521 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 300 South Bruce Street (APN 139-35-413-112), Ward 3 (Diaz).

ABEYANCE, 20-0166 PUBLIC HEARING APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

20-0166-ZON1 FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER).

20-0199 PUBLIC HEARING APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests, Ward 6 (Fiore).

20-0199-MOD1 Major Modification of the BLM 270 Design Guidelines TO CHANGE THE NAME TO SKYE HILLS (BLM 270); ADD THE R-TH (SINGLE FAMILY ATTACHED RESIDENCES) ZONING CLASSIFICATION; ADD CELL TOWERS AS A PERMITTED USE; REVISE THE MAXIMUM HEIGHT ALLOWED FOR INTERIOR RETAINING WALLS; ADD A GATED STREET ENTRY SECTION; AND ADD A NARROWED STREET SECTION ON 275.80 acres generally located south of Farm Road, West of the Pull Trail alignment, north of Tropical Parkway and east of the future Sheep Mountain Parkway alignment (APNs Multiple).

20-0199-TMP1 FOR A PROPOSED 215-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.30 acres at the southwest corner of Dorrell Lane and Pull Road (APN 126-23-610-001), PD (Planned Development) Zone.

20-0205 PUBLIC HEARING APPLICANT: ST. ENTERPRISES, LLC OWNER: MDM PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), Ward 6 (Fiore).

20-0205-ZON1 FROM: U (UNDEVELOPED) ITC (TOWN CENTER) GENERAL PLAN DESIGNATION TO: T-C (TOWN CENTER)

20-0205-MOD1 for a Major Modification of the Town Center Land Use Plan FROM: UC-TC (URBAN CENTER MIXED USE TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL TOWN CENTER).

20-0205-VAC1 FOR A VACATION OF A GOVERNMENT PATENT EASEMENT.

20-0205-SDR1 FOR A 5,416 SQUARE-FOOT CAR WASH DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS.

20-0172 PUBLIC HEARING APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Crear).

20-0172-VAR1 TO ALLOW CHAIN LINK FENCING AS SCREENING FOR OUTDOOR STORAGE WHERE A SOLID SCREEN WALL IS REQUIRED.

20-0172-SDR1 For a Major Amendment to an approved Site Development Plan Review (SDR-76578) TO ALLOW MODIFICATIONS FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING AND CHAIN-LINK FENCING WHERE SUCH IS PROHIBITED.

20-0111-VAR1 VARIANCE PUBLIC HEARING APPLICANT/OWNER: SLA 2121, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED ON 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear).

20-0149-VAR1 VARIANCE PUBLIC HEARING APPLICANT/OWNER: LAWRENCE C & CHERYL BATES - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION TO A LEGAL, NONCONFORMING BUILDING [SINGLE FAMILY RESIDENCE] on 0.16 acres at 1204 Palm Ter (APN 139-29-112-152), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

20-0208-VAR1 VARIANCE PUBLIC HEARING APPLICANT: RYAN WOLFFINGTON OWNER: DO RIGHT FEEL RIGHT HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW ZERO PARKING SPACES WHERE TWO ARE REQUIRED on 0.05 acres at 727 Sea Pines Lane (APN 139-30-313-041), RPD-8 (Residential Planned Development - 8 Units Per Acre), Ward 5 (Crear).

20-0190-WVRI WAIVER PUBLIC HEARING APPLICANT/OWNER: GILMA TENORIO - For possible action on a Land Use Entitlement project request for a Waiver TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED at 210 South 16th Street (APN 139-35-412-020), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

20-0167 PUBLIC HEARING APPLICANT: ACG DESIGN OWNER: DP HOLDINGS, INC. - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen).

20-0167-SUP1 FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISTING MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE FOOTAGE OF 11,343 SQUARE FEET.

20-0167-SDR1 FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

20-0277 PUBLIC HEARING APPLICANT/OWNER: 18 FREMONT STREET ACQUISITIONS - For possible action on the following Land Use Entitlement project requests at 8 Fremont Street (APN 139-34-113-001), C-2 (General Commercial) Zone, Ward 5 (Crear).

20-0277-SUP1 FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE FIRST FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED.

20-0277-SUP2 FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE SECOND FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED.

20-0171-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: FRANCISCO VARGAS OWNER: PACIFIC ENTERPRISES I, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear).

20-0204-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: TBC - THE BORING COMPANY OWNER: THE CITY OF LAS VEGAS, ET AL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED MONORAIL (TUNNEL) USE WITH A WAIVER TO ALLOW ENTITLEMENT CONSIDERATION PRIOR TO LICENSING AND OPERATIONAL AGREEMENT APPROVAL generally located beneath the rights-of-way of Las Vegas Boulevard from Sahara Avenue to Ogden Avenue, Ogden Avenue from Las Vegas Boulevard to Main Street, and Main Street from Ogden Avenue to Las Vegas Boulevard (APNs Multiple), Ward 3 (Diaz) and Ward 5 (Crear).

20-0206-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: CLEAR RIVER, LLC OWNER: BUFFALO & CHARLESTON NMM, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,180 SQUARE FOOT MARIJUANA DISPENSARY USE at 7650 West Charleston Boulevard (APN 138-33-803-002), C-1 (Limited Commercial), Ward 1 (Knudsen).

20-0209-SUP1 SPECIAL USE PERMIT PUBLIC HEARING APPLICANT: EL DORADO CANTINA OWNER: GREAT WASH PARK, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-76974) FOR A PROPOSED 5,441 SQUARE-FOOT EXPANSION WITH 2,057 SQUARE FEET OF OUTDOOR SEATING TO AN EXISTING RESTAURANT WITH ALCOHOL USE at 430 South Rampart Boulevard, Suite #110 and 440 South Rampart Boulevard, Suite #180 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman).

20-0144-SDR1 SITE DEVELOPMENT PLAN REVIEW PUBLIC HEARING APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

20-0181-SDR1 SITE DEVELOPMENT PLAN REVIEW PUBLIC HEARING APPLICANT/OWNER: 214 S 11TH ST, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-77756) FOR A PROPOSED 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

20-0186-SDR1 SITE DEVELOPMENT PLAN REVIEW PUBLIC HEARING APPLICANT/OWNER: QUEENSRIDGE ASSOCIATION - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 461-FOOT LONG, EIGHT-FOOT TALL WROUGHT IRON FENCE on a portion of 5.62 acres located at 851 Palace Court (APN 138-31-895-002), Ward 2 (Seaman).

20-0213-SDR1 SITE DEVELOPMENT PLAN REVIEW PUBLIC HEARING APPLICANT: CARLOS ADLEY OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED-USE DEVELOPMENT INCLUDING 84,942 SQUARE FEET OF COMMERCIAL SPACE, 162 MULTI-FAMILY RESIDENTIAL UNITS AND 128 HOTEL UNITS WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on a portion of 1.24 acres at the northeast corner of Carson Avenue and 6th Street (APN 139-34-611-018), T6-UC (Urban Core) Zone, Ward 3 (Diaz).

20-0187-VAC1 VACATION PUBLIC HEARING APPLICANT/OWNER: DR HORTON, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located north of Regena Avenue, east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore).

20-0227-DIR1 DIRECTOR'S BUSINESS PUBLIC HEARING APPLICANT: ROCHELLE HOOKS OWNER: HELEN AILEEN TOLLAND LIVING TRUST - For possible action on a Land Use Entitlement project request to designate the Helen A. Tolland Residence as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-75560) on 0.82 acres at 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, Ward 5 (Crear).

20-0266-DIR1 - DIRECTOR'S
BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF
LAS VEGAS - For discussion and
possible action to adopt the
City of Las Vegas 2050 Master
Plan, All Wards.

20-0261-DIR1 - DIRECTOR'S
BUSINESS - PUBLIC HEARING
APPLICANT/OWNER: CITY OF
LAS VEGAS - For possible action
on a request to approve the
2021 Planning Commission
Meeting Schedule.

20-0262-DIR1 - DIRECTOR'S
BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF
LAS VEGAS - For discussion and
possible action on a request for
the Election of the 2021
Planning Commission Officers.

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.lasvegas
nevada.gov](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: Oct. 29, 2020
LV Review Journal