

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 0001131035

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 12/30/2020 to 12/30/2020, on the following days:

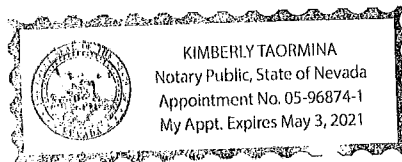
12 / 30 / 20

Eileen Gallagher

LEGAL ADVERTISEMENT REPRESENTATIVE

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

Notary *Kimberly Taormina*



NOTICES OF PUBLIC HEARINGS
JANUARY 12, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 12, 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:

20-0318 - PUBLIC HEARING - APPLICANT/OWNER: H&F, LLC For possible action on the following Land Use Entitlement project requests on 0.93 acres on the north side of Darling Road approximately 143 feet east of Tee Pee Lane (APN 125-19-802-009), Ward 6 (Flora).
20-0318-GPA1 - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).

20-0318-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT).

20-0318-VAC1 - Petition TO VACATE GOVERNMENT PATENT EASEMENTS.

20-0318-TMP1 - TEE PEE & DARLING - FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0290-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78818) FOR A PROPOSED 1,654 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE AT 7018 West Charleston Boulevard, Suite #1 and #2 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

20-0320-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,315 SQUARE-FOOT TAVERN LIMITED ESTABLISHMENT USE WITH A 120 SQUARE-FOOT OUTDOOR DINING AREA at 1410 Main Street (APN 162-03-210-020), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

20-0321-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN LIMITED ESTABLISHMENT USE at 1025 South 1st Street (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz).

20-0338-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 1,000 SQUARE-FOOT TATTOO PARLOR/ BODY PIERCING STUDIO USE on 3.95 acres at 101 South Rainbow Boulevard, Suite #27 (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

20-0202-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARCHIGLOBE, INC. - For possible action on a Land Use Entitlement project request for a Major Amendment of previously approved Plot Plan Review (Z-0025-83) FOR THE PROPOSED ADDITION OF A FOUR-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.20 acres at 636 Triest Court (APN 140-30-814-010), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone, Ward 3 (Diaz).

78755 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 2.54 acres on the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Crear).

78755-GPA1 - FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY AND RESEARCH).

78755-ZON1 - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL).

20-0255 - PUBLIC HEARING - APPLICANT/OWNER: HYUNGWON CHOI - For possible action on the following Land Use Entitlement project requests on 0.16 acre on the southeast corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-414-001), Ward 3 (Diaz).

20-0255-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL).

20-0255-ZON1 - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL).

20-0255-VAR1 - TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

20-0255-VAR2 - TO ALLOW FOUR PARKING SPACES WHERE NINE ARE REQUIRED.

20-0255-SDR1 - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SIX-UNIT SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

20-0280 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.63 acres at the northeast corner of Lake Mead Boulevard and Concord Street (APNs Multiple), Ward 5 (Crear).

20-0280-GPA1 - FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL).

20-0280-ZON1 - FROM: C-V (CIVIC) TO: R-TH (SINGLE FAMILY ATTACHED).

20-0280-VAR1 - TO ALLOW STUB STREET TERMINATIONS WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS.

20-0280-TMP1 - LAKE MEAD COMMONS - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC. - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear).

20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).

20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).

20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.

20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.

20-0284-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

20-0306-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK DELMEDICO - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 207 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.06 acres at 10361 Adrianna Avenue (APN 137-12-513-041), PD (Planned Development) Zone, Ward 4 (Anthony).

20-0309-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARLI FAMILY TRUST - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW THE HEIGHT OF AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) GARAGE AND WORKSHOP AND A SEVEN-FOOT TALL WROUGHT IRON FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.45 acres at 1725 Bannie Avenue (APN 162-04-210-053), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

20-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.06 acres at 5820 Ano Drive (APN 125-24-302-020), R-E (Residence Estates) Zone, Ward 6 (Flora).

20-0229 - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 321 Casino Center Boulevard (APN 139-34-201-020), G-2 (General Commercial) Zone, Ward 3 (Diaz).

20-0229-VAR1 - TO ALLOW A 60-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED, AND FOR THE OFF-PREMISE SIGN TO BE MOUNTED TO A BUILDING WHERE GROUND MOUNTING IS REQUIRED.

20-0229-SUP1 - FOR A PROPOSED 672 SQUARE-FOOT OFF-PREMISE SIGN.

20-0259 - PUBLIC HEARING - APPLICANT/OWNER: BRIAN BELGAR AND CLAUDIA AGUAYO - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 620 Lacy Lane (APN 139-32-201-006), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

20-0259-VAR1 - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE.

20-0259-SUP1 - FOR THE PROPOSED CONVERSION OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) GARAGE USE TO AN ACCESSORY STRUCTURE (CLASS I) CASITA USE.

20-0281 - PUBLIC HEARING - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Flora).

20-0281-VAR1 - TO ALLOW 109 PARKING SPACES WHERE 121 ARE REQUIRED.

20-0281-SUP1 - FOR A PROPOSED 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT.

20-0281-SDR1 - For a Major Amendment of a previously approved Site Development Plan Review (SDR-77630) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,800 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,400 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

20-0298 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the southwest corner of Hammer Lane and Park Street (APN 125-31-601-002), R-E (Residence Estates) Zone, Ward 6 (Flora).

20-0298-VAR1 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 1.

20-0298-VAR2 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 2.

20-0298-VAR3 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 3.

20-0298-VAR4 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4.

20-0298-VAR5 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5.

20-0298-VAR6 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 8.

20-0298-VAR7 - TO ALLOW NO STREET IMPROVEMENTS ON PUBLIC STREETS WHERE SUCH IS REQUIRED; A STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED; AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS.

20-0298-TMP1 - PARK & HAMMER FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0301 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz).

20-0301-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS.

20-0301-SDR1 - FOR A PROPOSED 28,226 SQUARE-FOOT EXPANSION TO AN EXISTING 83,160 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY.

20-0336 - PUBLIC HEARING - APPLICANT/OWNER: GOGIC FAITH TEMPLE TRUE HOLINESS - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue (APNs 139-28-609-005, 006, and 013), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

20-0336-VAR1 - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A FOUR-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 50 FEET IS REQUIRED.

20-0336-SUP1 - FOR A PROPOSED 2,670 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE.

20-0336-SDR1 - FOR A PROPOSED 1,377 SQUARE-FOOT ADDITION TO AN EXISTING 1,293 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

20-0278 PUBLIC HEARING -
APPLICANT/OWNER: SCHOOL
BOARD OF TRUSTEES For
possible action on the following
land Use Entitlement project
requests on 8.18 acres at 1905
Atlantic Street (APN 162-01-301-
001), C-V (Civic) Zone, Ward 3
(Diaz).

20-0278-SUP1 FOR AN
ALTERNATIVE PARKING
STANDARD TO PROVIDE 57
PARKING SPACES WHERE 204
ARE REQUIRED.

20-0278-SDR1 FOR A
PROPOSED TEMPORARY
SCHOOL CAMPUS.

20-0334 PUBLIC HEARING -
APPLICANT: BEACON ACADEMY
OF NEVADA OWNER: EF-TEAM,
LLC For possible action on the
following Land Use Entitlement
project requests on 1.44 acres
at 1800 East Sahara Avenue
(APN 162-02-815-001), C-1
(Limited Commercial) Zone,
Ward 3 (Diaz).

20-0334-SUP1 FOR AN
ALTERNATIVE PARKING
STANDARD TO ALLOW 87
PARKING SPACES WHERE 148
SPACES ARE REQUIRED.

20-0334-SUP2 FOR A
PROPOSED PUBLIC OR PRIVATE
SCHOOL SECONDARY USE.

20-0350-SNC1 STREET NAME
CHANGE - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF
LAS VEGAS For possible action
on a Land Use Entitlement
project request for a Street
Name Change FROM: TRANSIT
STATION STREET TO: IRWIN
MOLASKY STREET on the
Transit Station Street
alignment between Clark
Avenue and Bonneville Avenue,
Ward 3 (Diaz).

20-0317-SDR1 SITE
DEVELOPMENT PLAN REVIEW -
PUBLIC HEARING -
APPLICANT/OWNER: SCHOOL
BOARD OF TRUSTEES For
possible action on a Land Use
Entitlement project request for
a Site Development Plan Review
FOR A PROPOSED 54,311
SQUARE-FOOT PUBLIC SCHOOL
SECONDARY on 10.22 acres at
1212 East Oakey Boulevard and
1704 South Maryland Parkway
(APNs 162-02-310-012 and 162-
03-717-008) C-V (Civic) Zone,
Ward 3 (Diaz).

20-0296-TMP1 TENTATIVE MAP -
PUBLIC HEARING - SKYE
CANYON 5.01 & 5.03 -
APPLICANT: TOLL BROTHERS -
OWNER: CENTURY
COMMUNITIES OF NEVADA, LLC -
For possible action on a Land
Use Entitlement project request
for a Tentative Map FOR A 227-
LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION on
37.63 acres at the southeast
corner of Iron Mountain Road
and Shaumber Road (APNs 126-
12-511-001 and 003), T-D
(Traditional Development) Zone
[ML (Medium Low) and L (Low)
Skye Canyon Special Land Use
Designation], Ward 6 (Flore).

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-
9 1 0 8)
<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: Dec. 30, 2020
LV Review Journal