

AFFIDAVIT OF PUBLICATION

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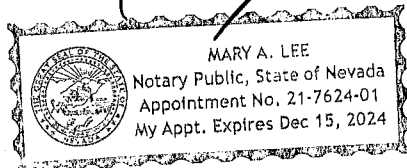
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 02/25/2021 to 02/25/2021, on the following days:

02 / 25 / 21

Eileen Gallagher
/s/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 26th day of February, 2021

Notary *Mary Lee*



NOTICES OF PUBLIC HEARINGS MARCH 9, 2021

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MARCH 9, 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:

21-0022-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV POWERSPORTS - OWNER: CANNON PROPERTIES, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES USE on 0.69 acres at 2111 South Rainbow Boulevard (APN 163-03-704-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

20-0375-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-78459) FOR A PROPOSED 2,280 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

21-0033-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AKSFWF, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 22-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.34 acres at the southwest corner of Vegas Drive and Cimarron Road (APN 138-28-101-011), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman).

20-0379-VAC1 - VACATION PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate Bureau of Land Management (BLM) right-of-way grants generally located at the southeast corner of Brent Lane and Tee Pee Lane (APNs 125-07-610-001 and 125-06-810-003), Ward 6 (Flore).

21-0011-VAC1 - VACATION PUBLIC HEARING - APPLICANT: MNC HOLDINGS, LLC - OWNER: PINNACLE HOMES - For possible action on a Land Use Entitlement project request for a Petition to Vacate an Ingress/Egress easement on 3.81 acres at the southeast corner of Cralg Road and Buffalo Drive (APN 138-03-301-001), R-1 (Single Family Residential) Zone, Ward 4 (Anthony).

20-0317 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests 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).

20-0317-VAR1 - VARIANCE - TO ALLOW REDUCED DEVELOPMENT STANDARDS OF THE C-V (CIVIC) ZONE FOR RESIDENTIAL ADJACENCY SETBACK STANDARDS, PERIMETER LANDSCAPE BUFFER STANDARDS AND PARKING STANDARDS.

ABEYANCE - RENOTIFICATION - 20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW -

FOR A PROPOSED 73,216 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY AND SECONDARY, CONSISTING OF SEVEN, SINGLE AND TWO-STORY BUILDINGS.

21-0018-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO REMOVE THE WEST BRIDGER AVENUE ALIGNMENT BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE FROM THE MASTER PLAN OF STREETS AND HIGHWAYS, Ward 5 (Creat).

21-0020-VAC1 - VACATION PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: PARKWAY V, INC. - For possible action on a Land Use Entitlement project request on a Petition to VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, Ward 5 (Creat).

21-0014 - PUBLIC HEARING - APPLICANT: SOUTHERN LAND COMPANY LLC - OWNER: CITY PARKWAY V, INC., ET AL - For possible action on the following Land Use Entitlement project requests on 5.14 acres at the northeast corner of Grand Central Parkway and Symphony Park Avenue (APNs 139-33-511-008 and 139-34-110-008), PD (Planned Development) Zone, Ward 5 (Creat).

21-0014-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR FRONTING THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED.

20-0014-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 235-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT.

21-0014-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 526 RESIDENTIAL UNITS AND 16,426 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS.

20-0370 - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON FRONTAGE, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 87.78 acres at the northeast corner of Alpine Ridge Way and Kyle Canyon Road (APNs Multiple), Ward 6 (Flore).

20-0370-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT).

20-0370-VAC1 - VACATION PETITION TO VACATE PORTIONS OF LOG CABIN ROAD BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY, MICHELLI CREST WAY BETWEEN RUSTON ROAD AND LOG CABIN ROAD, AND VAROUIS U.S. GOVERNMENT PATENT EASEMENTS.

20-0373 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: KYLE CANYON FRONTAGE, LLC - For possible action on the following Land Use Entitlement project requests on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way (APNs Multiple), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Flore).

20-0373-VAR1 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH IS REQUIRED.

20-0373-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0373-TMP1 - TENTATIVE MAP - FOR A 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0372 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: NORTHWEST KYLE CANYON, LLC - For possible action on the following Land Use Entitlement project requests on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way (APN 126-01-501-007), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Flore).

20-0372-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0372-TMP1 - TENTATIVE MAP - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

21-0016 - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 513 and 517 South 6th Street (APNs 139-34-710-015 and 016), Ward 3 (Diaz).

21-0016-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL).

21-0016-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,306 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) [MULTI-PURPOSE THEATER] DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW THREE PARKING SPACES WHERE 49 ARE REQUIRED, 65 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

20-0371-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CRP/CALIDA OSO BLANCA OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW TWO 98 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND A HEIGHT OF 11 FEET WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 12.25 acres at the northwest corner of Oso Blanca Road and Montecito Pointe Drive (APN 125-21-215-001), T-C (Town Center) Zone [UC-TC (Urban Center - Town Center) Special Land Use Designation], Ward 6 (Flore).

21-0012-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAURICIO ALFONSO RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.14 acres at 2100 Valley Drive (APN 139-19-215-047), R-1 (Single Family Residential) Zone, Ward 5 (Creat).

21-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAN M FRANK - For possible action on

a Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED on 0.20 acres at 555 Ellen Way (APN 162-03-314-056), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

20-0383 - PUBLIC HEARING - APPLICANT: JOHN NGUYEN - OWNER: VEGAS VENTURE, LLC - For possible action on the following Land Use Entitlement project requests on 0.50 acres at the southeast corner of Del Monte Avenue and Arville Street (APN 162-06-601-027), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

20-0383-VAR1 - VARIANCE - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED.

20-0383-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHURCH/HOUSE OF WORSHIP USE.

20-0383-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,400 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS.

21-0013 - PUBLIC HEARING - APPLICANT/OWNER: RCP SERIES VIII, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Creat).

21-0013-VAR1 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

21-0013-VAR2 - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 11 ARE REQUIRED.

21-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-66658) (SDR-76117) AND (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.

21-0017 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VEGAS CAPITAL VENTURES, LLC - For possible action on the following Land Use Entitlement project requests on 25.93 acres on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Flore).

21-0017-VAR1 - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED AND RURAL STREET STANDARDS FOR ANN ROAD, HUALAPAI WAY AND EULA STREET.

21-0017-TMP1 - TENTATIVE MAP - ANN & HUALAPAI - FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

20-0394-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRISTOPHER A. BREKSA - OWNER: MARKICH HALL BLDG CORP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 921 East

Ogden Avenue (APN 139-34-612-074), T5-MS (T5 - Main Street) Zone, Ward 5 (Creat).

21-0031-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TATTOOS AND SMOKE - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2300 North Rainbow Boulevard, Suite #111 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Creat).

21-0009 - PUBLIC HEARING - APPLICANT/OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 9 (Diaz).

21-0009-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 40-FOOT TALL, 672 SQUARE-FOOT OFF-PREMISE SIGN (BILLBOARD).

21-0009-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 23,304 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED.

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: Feb. 25, 2021 LV Review-Journal