

**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
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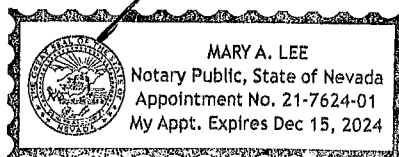
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 05/27/2021 to 05/27/2021, on the following days:

**05 / 27 / 21**

*ISI Eileen Gallagher*  
\_\_\_\_\_  
**LEGAL ADVERTISEMENT REPRESENTATIVE**

**Subscribed and sworn to before me on this 28th day of May, 2021**

Notary *Mary Lee*  
\_\_\_\_\_



**NOTICES OF PUBLIC HEARINGS**  
**JUNE 8, 2021**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JUNE 8, 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:

**21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman).

**21-0176 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC** - For possible action on the following Land Use Entitlement project requests at the northeast corner of West Skye Canyon Park Drive and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone [C (Community Commercial) Grand Canyon Special Land Use Designation], Ward 6 (Flore).

**21-0176-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN USE**

**21-0176-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE**

**21-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 654-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 116-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND TO NOT BE LOCATED ON A SECONDARY THOROUGHFARE OR LARGER WHERE SUCH IS REQUIRED AT 8645 West Rome Boulevard, Suite #115 (APN 125-20-812-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Flore).

**21-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 15.02 acres at 5555 Horse Drive (APN 125-12-301-005), C-V (Civic) Zone, Ward 6 (Flore).

**21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

**21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

**21-0230 - PUBLIC HEARING - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC** - For possible action on the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Flore).

**21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE**

**21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER STANDARD REQUIREMENTS**

**21-0235 - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC** - For possible action on the following Land Use Entitlement project requests on 6.82 acres north of the intersection of Among Lane and Belong Road (APN 125-06-211-013), T-D (Traditional Development) Zone [P (Parks and Trail) Sunstone Trilogy Special Land Use Designation], Ward 6 (Flore).

**21-0235-SUP1 - SPECIAL USE PERMIT - FOR A 297,080 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE**

**21-0235-SUP2 - SPECIAL USE PERMIT - FOR A 3,445 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE**

**21-0235-SUP3 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE**

**21-0184-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ** - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 3704 Sequoia Avenue (APN 140-30-113-032), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

**21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear).

**21-0188-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)**

**21-0188-MSP1 - MASTER SIGN PLAN - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY**

**21-0192-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR TWO ILLUMINATED LED SIGNS AND ONE ANIMATED LED DISPLAY SIGN AT A PUBLIC SECONDARY SCHOOL on 36.28 acres at 4701 West Bonanza Road (APN 139-30-401-001), C-V (Civic) Zone, Ward 5 (Crear).

**21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman).

**21-0215 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 4.04 acres at the southwest corner of Racel Street and Tenaya Way (APNs 125-10-404-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Flore).

**21-0215-VAR1 - VARIANCE - TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED AND A PRIVATE STREET WITHOUT A GATE TO NOT BE DEVELOPED TO COMPLETE STREET STANDARDS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

**21-0215-VAR2 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING WHERE SUCH IS REQUIRED; NOR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

**21-0216 - PUBLIC HEARING - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA** - For possible action on the following Land Use Entitlement project requests on 4.91 acres at 2568 Fire Mesa Street (APN 138-15-410-056), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen).

**21-0216-VAR1 - VARIANCE - TO ALLOW 129 PARKING SPACES WHERE 144 ARE REQUIRED**

**21-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-54330) TO ADD A 2,137 SQUARE-FOOT, ONE-STORY BUILDING ADDITION WITH TWO CLASSROOMS AND RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING PRIMARY PRIVATE SCHOOL DEVELOPMENT**

**21-0226 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL** - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony).

**21-0226-VAR1 - VARIANCE - TO ALLOW NON-STANDARD PRIVATE STREETS BEHIND A GATE; A CONNECTIVITY RATIO OF 1.05 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED**

**21-0226-VAR2 - VARIANCE - TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED**

**21-0226-VAC1 - VACATION** - Petition to Vacate U.S. Government Patent easements generally located north of Gilmore Avenue and west of El Capitan Way

**21-0226-TMP1 - TENTATIVE MAP - GILMORE GROVE - FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

**21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC** - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Flore).

**21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED**

**21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE**

**21-0228 - PUBLIC HEARING - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC** - For possible action on the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

**21-0228-VAR1 - VARIANCE - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE**

**21-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT USE**

**21-0231-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRICK BAILEY** - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamarjon Court (APN 138-24-713-010), R-PC3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear).

**21-0234 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST** - For possible action on the following Land Use Entitlement project requests on 3.96 acres at the southwest corner of Bullring Lane and Torrey Pines Drive (APNs 125-26-204-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Flore).

**21-0234-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED**

**21-0234-VAR2 - VARIANCE - TO ALLOW NO PAYMENT IMPROVEMENT CONTRIBUTION IN LIEU OF OFF-SITE IMPROVEMENTS WHERE SUCH IS REQUIRED**

**21-0234-TMP1 - TENTATIVE MAP - BULLRING & TORREY PINES - FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION**

**21-0237 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-004), T-D (Traditional Development) Zone [PF (Public Facilities) Skye Canyon Special Land Use Designation], Ward 6 (Flore).

**21-0237-VAR1 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED**

**21-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,057 SQUARE-FOOT GOVERNMENT FACILITY [FIRE STATION]**

**21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC** - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman).

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 on 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: May 27, 2021  
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