

NOTICE OF
PUBLIC HEARINGS
DECEMBER 9, 2014

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 9, 2014, 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 Site Development Plan Reviews:

SDR-56645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: J D E HOLDING COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,093 SQUARE-FOOT ADDITION TO AN EXISTING 9,115 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH NO OUTSIDE PENS) on 1.14 acres at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-56261].

SDR-56653 - SITE DEVELOPMENT

PLAN REVIEW RELATED TO MOD-56652 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL AZURE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 22,625 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR USE on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross) [PRJ-56361].

SDR-56663 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-56661 AND WVR-56662 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross) [PRJ-56495].

SDR-56632 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56629 AND VAR-56630 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM TEN-FOOT WIDE BUFFER IS REQUIRED AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE EAST AND A PORTION OF THE NORTH PROPERTY LINES WHERE A MINIMUM SIX-FOOT WIDE BUFFER IS REQUIRED on 0.19 acres at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467].

SDR-56670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56668 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,000 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW FIFTY PERCENT OF THE FIRST STORY FACADE TO ALIGN ALONG THE

PROPERTY LINE WHERE SEVENTY PERCENT IS REQUIRED AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARDS on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599].

SDR-56676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56675 - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Major Amendment to Plot Plan Review (Z-0108-80) FOR A PROPOSED 814 SQUARE-FOOT MAINTENANCE BUILDING AND A 4,911 SQUARE-FOOT CLUB HOUSE WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER WHERE FIVE FEET IS REQUIRED ON A PORTION OF THE SOUTHERN PROPERTY LINE WITHIN AN EXISTING 112-UNIT MULTI-FAMILY DEVELOPMENT on a portion of 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634].

Any and all interested persons may appear before the Planning Commission either in person or by representative to object to or express approval of these requests; or may, prior to this hearing, file a 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. Final Action, Site Development Plan Reviews may be determined by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of this item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING
PETER LOWENSTEIN, AICP,
PLANNING SUPERVISOR
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: November 26, 2014
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