

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 0001002831**

Leslie McCormick, 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 08/30/2018 to 08/30/2018, on the following days:

08 / 30 / 18

Leslie McCormick
/s/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 30th day of August, 2018

Notary *Mary Lee*



NOTICE OF PUBLIC HEARINGS
SEPTEMBER 11, 2018

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 11, 2018, 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:

ABEYANCE - RENOTIFICATION - SDR-73297 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73296 - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 315,756 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW ZERO PERCENT OF THE BUILDING FACADE TO BE LOCATED AT THE FRONT AND CORNER SIDE PROPERTY LINE WHERE 70 PERCENT IS REQUIRED, TO ALLOW A FLAT ROOF LINE WHERE AN ARTICULATED ROOFLINE IS REQUIRED; AND FOR A TEMPORARY SURFACE PARKING LOT WITH A WAIVER TO ALLOW A REDUCTION OF PARKING LOT LANDSCAPING at 445 and 209 South Grand Central Parkway (APN Multiple), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279].

SDR-74080 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-74107 - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,912 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; 46 PARKING SPACES WHERE 54 ARE REQUIRED; A THREE-STORY, 43-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A RESIDENTIAL ADJACENCY SETBACK OF 90 FEET WHERE 128 FEET IS REQUIRED; AND A LOT COVERAGE OF 65 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-73987].

SDR-73891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73890 - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,890 SQUARE-FOOT USED CAR DEALERSHIP WITH A WAIVER TO ALLOW THE BUILDING ORIENTATION TO NOT ORIENT TO THE CORNER AND TO THE STREET FRONT IS REQUIRED on 0.56 acres at the northeast corner of Serene Drive and Lone Mountain Road (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354].

SDR-73832 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C. - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR THE ADDITION OF FOUR PROPOSED 60-FOOT TALL FIELD LIGHTS FOR A PRIVATE SCHOOL on 12.04 acres at 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zone, Ward 6 (Fiore) [PRJ-73128].

SDR-74032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC - OWNER: 1025 MAIN ST, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOTEL DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY SETBACK, STREETSCAPE, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of Coolidge Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-34-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937].

SDR-74085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 29, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 320 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS TO ALLOW A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE SOUTH PROPERTY LINE TO BE SIX FEET WIDE AND A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE TEN FEET WIDE WHERE 15 FEET IS REQUIRED, AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.46 acres at 101 North Decatur Boulevard (APN 138-25-812-204), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73436].

SDR-74084 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED STRUCTURE (MUSEUM EXHIBIT) WITH A WAIVER TO ALLOW A HEIGHT OF 93 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.35 acres at 770 North Las Vegas Boulevard (APNs 139-27-806-001 and 139-27-806-002), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73981].

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 on 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
STEVE GEBEKE, 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: August 30, 2018
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