

**NOTICE OF PUBLIC HEARINGS
NOVEMBER 13, 2018**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, NOVEMBER 13, 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:

SDR-74619 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74618 - PUBLIC HEARING - APPLICANT/OWNER: HONG DA INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,300 SQUARE-FOOT RESTAURANT on 1.00 acre north of Oso Blanca Road and 50 feet west of Durango Drive (APN 125-17-314-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Flora) [PRJ-74474].

SDR-74649 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74647 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA HOUSING AUTHORITY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 64-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 6.73 acres at the southeast corner of Harris Avenue and Wardelle Street (APN 139-25-410-040, 041 and a portion of 039), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-74609].

SDR-74661 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHASE BANK - OWNER: REMINGTON SKYE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,650 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) ON PAD C OF AN EXISTING SHOPPING CENTER on 6.13 acres at the northeast corner of Skye Park Drive and W Skye Canyon Park Drive (APN 125-07-210-007), T-D (Traditional Development) Zone [GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Flora) [PRJ-74459].

SDR-74638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74633 AND SUP-74637 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MS NORTHWEST LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 724-LOT SINGLE FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW 5.73 ACRES OF OPEN SPACE WHERE 6.35 ACRES IS THE MINIMUM REQUIRED on 52.97 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001, 125-20-601-003 and 006, 125-20-602-002, 005, 009 and 010, 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Flora) [PRJ-74608].

SDR-74641 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-74643 - PUBLIC HEARING - APPLICANT/OWNER: CARPI ENTERPRISES, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 35,220 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.69 acres at the southeast corner of Charleston Boulevard and Arville Street (APNs 162-06-510-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74555].

SDR-74657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74656 AND SUP-74781 - PUBLIC HEARING - APPLICANT/OWNER: 2800 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 344-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A 132,664 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW COMMERCIAL BUILDINGS TO NOT BE LOCATED AT THE MINIMUM FRONT SETBACK LINE WHERE SUCH IS REQUIRED on 25.55 acres at the northeast corner of Oakley Boulevard and Atlantic Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74513].

SDR-74296 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3250 SPRING MOUNTAIN TRUST - For possible action on a request for a Major Amendment to previously approved Site Development Plan Review (SDR-71783) FOR A PROPOSED A 2,900 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH A WAIVER OF THE INTERIM DOWNTOWN LAS VEGAS SETBACK STANDARDS on 1.04 acres at 1141 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74200].

SDR-74625 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 810 SQUARE-FOOT RESTAURANT (COFFEE SHOP) WITH DRIVE THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.51 acres on the south side of Sahara Avenue, approximately 243 feet east of Rye Street (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74597].

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
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: November 1, 2018
LV Review Journal**

APPROVED FOR THE CITY COUNCIL
DATE: 11/13/2018
BY: [Signature]
TITLE: [Title]

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 0001014694**

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 11/01/2018 to 11/01/2018, on the following days:

11 / 01 / 18



LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 1st day of November, 2018

Notary 

