

NOTICE OF PUBLIC HEARINGS
DECEMBER 11, 2018

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 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:

SDR-74813 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-74812 - PUBLIC HEARING
APPLICANT/OWNER: EMA HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review TO ADD TWO SPACES TO AN EXISTING 11-SPACE MOBILE HOME PARK on 1.70 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin) [PRJ-74771].

ABEVANCE - RENOVICATION - SDR-74638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74633 - VAR-75154 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 303-LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION AND TWO MULTI-FAMILY RESIDENTIAL

DEVELOPMENTS, CONSISTING OF THREE-STORY BUILDINGS WITH A TOTAL UNIT COUNT OF 491 APARTMENTS on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003; 005 and 006; 125-20-602-002; 005, 006; 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [M-C, T-C (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Flore) [PRJ-74608].

SDR-74631 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-74628 AND VAR-74627 - PUBLIC HEARING
APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SANTA FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 91-UNIT, TWO-STORY MEDIUM RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETScape STANDARDS on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: M-TC (Medium Density Residential Town Center)], Ward 6 (Flore) [PRJ-74594].

SDR-74819 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-

74817 - VAR-75056 AND SUP-74818 - PUBLIC HEARING
APPLICANT: HANID PANAHI - OWNER: AMID UNITED HOLDINGS, LLC - For possible action on a request for Site Development Plan Review FOR A PROPOSED 3,939 SQUARE FOOT BUILDING ADDITION AND PARKING LOT RECONFIGURATION TO AN EXISTING RETAIL DEVELOPMENT WITH A WAIVER TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY on 1.17 acres at 5000 West Charleston Boulevard (APNs 138-36-804-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkantian) [PRJ-74764].

SDR-74815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-74814 - PUBLIC HEARING
APPLICANT: MARDROSSIAN SEVAG CHARLESTON MANOR SUB A, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY MIXED-USE DEVELOPMENT, INCLUDING 8,800 SQUARE FEET OF COMMERCIAL SPACE, 845 SQUARE-FOOT OUTDOOR SEATING AREA AND SIX RESIDENTIAL UNITS WITH A WAIVER OF LAS VEGAS ARCHITECTURAL DESIGN AND SETBACK STANDARDS on 0.17 acres at 102, 104, 106, 108 and 110 East Charleston Boulevard (APN 162-03-110-073), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73696].

SDR-74816 - SITE DEVELOPMENT PLAN REVIEW PUBLIC HEARING
APPLICANT: LVMC DEVELOPMENT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE-FOOT GOVERNMENT FACILITY WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 0.98 acres at the southeast corner of Clark Avenue and 1st Street (APNs Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74788].

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) or call 229-386-9108 (http://www.lasvegas386-9108)

nevada.gov.
DEPARTMENT OF PLANNING
STEVE GEBBEK, 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 29, 2018
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**LV PLANNING & DEVELOPMENT
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495 S MAIN ST
LAS VEGAS NV 89101**

**Account # 22513
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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 11/29/2018 to 11/29/2018, on the following days:

11 / 29 / 18

Leslie McCormick

/S/ **LEGAL ADVERTISEMENT REPRESENTATIVE**

Subscribed and sworn to before me on this 29th day of November, 2018

Mary Lee

Notary

