

**NOTICE OF PUBLIC HEARINGS
JULY 23, 2019**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 23, 2019, 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-75990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75993, ZON-75986, VAR-75987, VAR-75988 AND SUP-75989 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE. OWNER: INVESTMENT SOLUTIONS, INC -

For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 56,400 SQUARE-FOOT, 324-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG PORTIONS OF THE EAST AND SOUTH PROPERTY LINES on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), C-1 (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661].

SDR-76682 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76856 AND VAR-76681 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,569 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO NOT ALIGN THE BUILDING WITH THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-610-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Cear) [PRJ-76657].

SDR-76686 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76685 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622].

SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE-BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934].

SDR-76704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76702 AND SUP-76703 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 220-UNIT MULTI-FAMILY DEVELOPMENT, AND A FOUR-STORY MIXED-USE DEVELOPMENT CONSISTING OF 260 RESIDENTIAL UNITS AND 16,000 SQUARE FEET OF COMMERCIAL SPACE on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508].

SDR-76708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76707 - PUBLIC HEARING - APPLICANT: ALL STORAGE - OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589].

SDR-76721 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76720 - PUBLIC HEARING - APPLICANT: SILVERSTEIN PROPERTIES, INC. - OWNER: MEADOWS LANE OWNER, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-74252) FOR A FIVE-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE A SIX-STORY, 280-UNIT DEVELOPMENT WAS APPROVED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669].

SDR-76722 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA DISTILLING CO., LLC - OWNER: 301 MESQUITE, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 300 SQUARE-FOOT ADDITION TO AN APPROVED 4,650 SQUARE-FOOT WAREHOUSE BUILDING AND ADDITIONAL SITE MODIFICATIONS WITH WAIVERS OF INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT SIDE YARD SETBACK

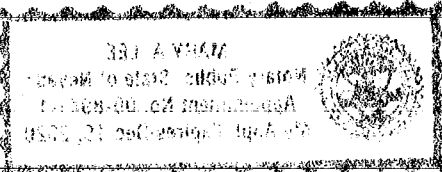
ALONG ALL NORTH PROPERTY LINES WHERE 10 FEET IS REQUIRED, A SEVEN-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 630 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 8 (Cear) [PRJ-76511].

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
ERIC McCAMMOND, AICP, 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.)

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AFFIDAVIT OF PUBLICATION

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COUNTY OF CLARK) SS:

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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 07/11/2019 to 07/11/2019, on the following days:

07 / 11 / 19

[Signature]

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 17th day of July, 2019

Notary *[Signature]*

