

**NOTICE OF PUBLIC HEARINGS
OCTOBER 22, 2019**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, OCTOBER 22, 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-77371 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77369 AND VAC-77370 - PUBLIC HEARING - APPLICANT: NEW QUICK LANE - OWNER: DAF, LLC AND LATULIPPE TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 27,687 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) AND AUTO PARTS (ACCESSORY INSTALLATION) FACILITY WITH TWO AUTO DEALER INVENTORY STORAGE BUILDINGS WITH A WAIVER TO NOT PROVIDE A CONSISTENT LEVEL OF DETAILING AND FINISH ON ALL SIDES OF THE BUILDING WHERE SUCH IS REQUIRED on 2.71 acres located on the west side of Rancho Drive, 215 feet north of Red Coach Avenue (APNs 138-02-101-009, 010 and 011), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-77061].

SDR-76716 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76715 AND VAC-76736 - PUBLIC HEARING - APPLICANT/OWNER: 305 LAS VEGAS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 501 RESIDENTIAL UNITS AND 20,313 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE 70 PERCENT BUILD-TO-LINE REQUIREMENT on 2.67 acres at the southwest corner of Charleston Boulevard and 4th Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76646].

SDR-77366 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77365 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND C O M M E R C I A L RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.75 acres at 916 Fremont Street (APN 139-34-601-008), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77256].

SDR-77388 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRIPLE

M3 HOLDING LIMITED PARTNERSHIP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 7,174 SQUARE-FOOT COMMERCIAL BUILDING WITH A 1,295 SQUARE-FOOT ROOF DECK AND A 422 SQUARE-FOOT OUTDOOR PATIO on 0.31 acres at 801 South Main Street (APN 139-34-310-010), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77344].

SDR-77387 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77383, ZON-77384, SUP-77385 AND SUP-77386 - PUBLIC HEARING - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC LAND FUND I, LLC, ET AL - For possible action on a

request for a Site Development Plan Review FOR A PROPOSED 108,584 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER OR THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019), U (Undeveloped) [PCD (Planned Community Development) and SC (Service Commercial) General Plan Designations] Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Flora) [PRJ-77343].

SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615].

SDR-77330 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI HOLDINGS, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-73504) FOR A PROPOSED 4,037 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND WAIVERS OF THE BUILDING ORIENTATION REQUIREMENT AND PERIMETER LANDSCAPE BUFFER STANDARDS on 1.50 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APNs 138-24-611-060 through 062), C-1 (Limited Commercial) Zone, Ward 6 (Crea) [PRJ-77248].

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, 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

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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

**Account # 22513
Ad Number 0001071984**

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 10/10/2019 to 10/10/2019, on the following days:

10 / 10 / 19



LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 10th day of October, 2019

Notary



