

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: July 14, 1999

TO: LAS VEGAS REVIEW-JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING - VARIANCES

, V-43-99

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATES: Friday, July 16, 1999

and send me three copies of the Affidavit of Publication at your earliest convenience.

(No later than seven (7) days following final publication.)

  
CHIEF DEPUTY CITY CLERK

cc: Finance Department - Accounts Payable  
City Attorney - (on Ordinances only)  
Planning & Development Department  
Front Desk



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NOTICE OF PUBLIC HEARINGS  
JULY 26, 1999

NOTICE IS HEREBY GIVEN THAT on Monday, July 26 1999, at the hour of 2:00 p.m. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will review the following Variance Appeal:

RESCIND PREVIOUS ACTION --V-43-99 - DENVER SQUARE TRUST - Appeal filed by Peter Alpert on behalf of Denver Square Trust from the denial by Board of Zoning Adjustment of a request for a Variance on property located at 1141 South Las Vegas Boulevard TO ALLOW A PROPOSED 16,780 SQUARE FOOT COMMERCIAL CENTER 0 FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, 12 FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, AND 10 FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW 52 PROPOSED PARKING SPACES WHERE 67 ARE THE MINIMUM REQUIRED; AND TEMPORARILY ALLOW 25 PROPOSED PARKING SPACES WHERE 67 ARE THE MINIMUM REQUIRED; AND TO ALLOW THE REPLACEMENT OF AN EXISTING, 1200 SQUARE FOOT, NON-CONFORMING USE (BOULEVARD BOOKS AND VIDEO), WITH A PROPOSED 4,300 SQUARE FOOT NON-CONFORMING USE (BOULEVARD BOOKS AND VIDEO), C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 162-03-112-021; LEGALLY DESCRIBED AS LOT H OF PARK PLACE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. B. & M.

V-43-99 - DENVER SQUARE TRUST - Appeal filed by Peter Alpert on behalf of Denver Square Trust from the denial by Board of Zoning Adjustment of a request for a Variance on property located at 1141 South Las Vegas Boulevard TO ALLOW A PROPOSED 16,780 SQUARE FOOT COMMERCIAL CENTER 0 FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, 12 FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, AND 10 FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW 52 PROPOSED PARKING SPACES WHERE 67 ARE THE MINIMUM REQUIRED; AND TEMPORARILY ALLOW 25 PROPOSED PARKING SPACES WHERE 67 ARE THE MINIMUM REQUIRED; AND TO ALLOW THE REPLACEMENT OF AN EXISTING, 1200 SQUARE FOOT, NON-CONFORMING USE (BOULEVARD BOOKS AND VIDEO), WITH A PROPOSED 4,300 SQUARE FOOT NON-CONFORMING USE (BOULEVARD BOOKS AND VIDEO), C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 162-03-112-021; LEGALLY DESCRIBED AS LOT H OF PARK PLACE; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. B. & M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK