

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: August 13, 2001

TO: LAS VEGAS REVIEW-JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICES OF PUBLIC HEARINGS - VARIANCES -

V-0046-01 - V-0047-01 - V-0050-01 - V-0053-01 - V-0054-01 - V-0056-01

Please publish the attached LEGAL NOTICES

ON THE FOLLOWING DATE: Friday, August 24, 2001 (one time)

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)
Planning & Development Department
Front Desk



015259

NOTICE OF PUBLIC HEARINGS
SEPTEMBER 5, 2001

NOTICE IS HEREBY GIVEN THAT on Wednesday, September 5, 2001, at the hour of 1:00 P.M. in the Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Variances:

V-0046-01 - ROESENER AND WEGNER-ROESENER TRUST - Request for a Variance TO ALLOW A PROPOSED 44 FOOT 3 INCH TALL RESIDENTIAL STRUCTURE WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED at 9811 Orient Express Court (APN: 138-31-314-008), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 2 (L.B. McDonald), LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

V-0047-01 - TROPHY-DESERT, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW AN EXISTING TENNIS COURT TO HAVE A ZERO FOOT SETBACK FROM THE SIDE AND REAR PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM SETBACK ALLOWED at 2290 Villefort Court (APN: 163-03-416-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 1 (M. McDonald), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

V-0050-01 - MANUEL AND APRIL GIL - Request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE ZERO FEET FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 7751 Via Olivero Avenue (APN: 163-03-402-010), R-D (Single Family Residential-Restricted) Zone, Ward 1 (M. McDonald), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

V-0053-01 - WPI-OWENS, LIMITED LIABILITY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS - Request for a Variance to ALLOW A 20 FOOT REAR AND SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES A MINIMUM REAR AND SIDE YARD SETBACK OF 66 FEET on the southwest corner of the intersection of Pecos Road and Owens Avenue (APN: 139-25-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

V-0054-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION - Request for a Variance TO ALLOW 3.49 ACRES OF OPEN SPACE WHERE 4.67 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 5 (Weekly), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

V-0056-01 - WILLIAM HODSHON - Request for a Variance TO ALLOW A FIFTY-FOOT WIDE LOT WHERE SIXTY-FEET IS THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED REZONING at 500 South Seventh Street (APN: 139-34-710-027), R-1 (Single Family Residential) Zone, Proposed: P-R (Professional Office and Parking), Ward 3 (Reese), LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.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