



Legal Notices Transmittal and Scanning Separator Sheet

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Subject of Legal Notice: VAR-41303, VAR-41800, VAR-41801, VAR-41865, VAR-41882, VAR-48199, VAR-41903, VAR-41930, VAR-41935 <=>

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SCANNED

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Stacey M. Lewis, 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,

LV PLANNING & DEVELOPMENT

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was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 06/30/2011 to 06/30/2011, on the following days:

06/30/2011

NOTICE OF  
PUBLIC HEARINGS  
JUNE 30, 2011

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 12, 2011, at the hour of 6:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the Planning Commission will consider the following Variances:

VAR-41303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL - For possible action on a request for a Variance TO ALLOW A 48-FOOT TALL FREESTANDING SIGN WHERE 40- FEET IS ALLOWED; THREE FREESTANDING SIGNS ALONG A 293-FOOT LONG STREET FRONTAGE WHERE ONLY TWO ARE ALLOWED; A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; AND AN 85-FOOT SEPARATION FROM ONE FREESTANDING SIGN TO ANOTHER WHERE 100 FEET IS REQUIRED on 1.7 acres at 1232 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 3 (Reese).

VAR-41800 - VARIANCE RELATED TO ZON-41798 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE NINE PARKING SPACES ARE REQUIRED on 0.19 acres at 612 North Jones Boulevard, (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

VAR-41801 - VARIANCE RELATED TO ZON-41798 AND VAR-41800 - PUBLIC HEARING - APPLICANT/OWNER: CONTINENTAL BEAD SUPPLIERS, LLC - For possible action on a request for a Variance TO ALLOW A FRONT YARD SETBACK OF SIX FEET WHERE 20 FEET IS REQUIRED on 0.19 acres at 612 North Jones Boulevard (APN 138-25-310-006), R-1 (Low Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 1 (Tarkanian).

VAR-41865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRAN REESE - For possible action on a request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) WITH A TOTAL BUILDING AREA OF 2,880 SQUARE FEET WHERE 1,115 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.75 acres at 6150 Grand Teton Drive (APN 125-11-806-012), R-E (Residence Estates) Zone, Ward 6 (Ross).

VAR-41882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONALD E. NEWBY - For possible action on a request for a Variance TO ALLOW A FRONT YARD SETBACK OF 45 FEET WHERE 50 FEET IS REQUIRED FOR AN EXISTING PORCH ON THE MAIN DWELLING AND TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT IS NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE MAIN DWELLING (STUCCO) TO BE 14 FEET IN HEIGHT WHERE TEN FEET SIX INCHES IS ALLOWED, TO BE LOCATED FOUR FEET FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED, AND FOR THE TOTAL BUILDING AREA OF ALL ACCESSORY STRUCTURES TO BE 2,256 SQUARE FEET WHERE 854 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.98 acres at 5312 Elkhorn Road (APN 125-13-802-006), R-E (Residence Estates) Zone, Ward 6 (Ross).

VAR-41899 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANCHEZ FAMILY TRUST, ET AL - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 1,150 SQUARE-FOOT, ONE-STORY ADDITION on 0.40 acres at 8129 Moonstone Circle (APN 138-16-312-058), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony).

VAR-41903 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK FOR A PROPOSED 500 SQUARE-FOOT ATTACHED CARPORT WHERE 15 FEET IS REQUIRED on 0.80 acres at 815 Shetland Road (APN 139-32-802-016), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

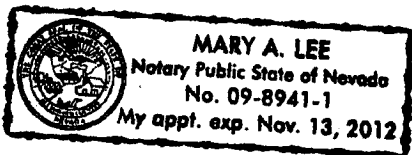
VAR-41930 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALD'S CORPORATION - OWNER: GOLDEN ARCH LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW TWO EIGHT-FOOT TALL MENU BOARDS WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED on 0.95 acres at 3500 East Bonanza Road (APN 140-30-411-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

VAR-41935 - VARIANCE - PUBLIC HEARING - APPLICANT/DOWNER: O & A PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 84 FEET AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 4,264 SQUARE-FOOT OFFICE BUILDING on 0.35 acres at 1141 and 1149 South Maryland Parkway (APNs 162-02-115-134 and 110), C-D (Designated Commercial) Zone, Ward 3 (Reese).

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 on Variances will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of the item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING  
STEVE GEBEKE, 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: June 30, 2011  
LV Review-Journal



Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE 30th day of June, 2011.

Mary Rae  
Notary Public