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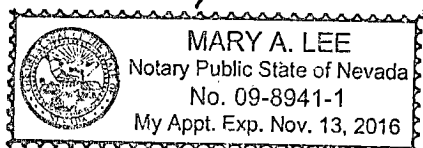
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 12/31/2015 to 12/31/2015, on the following days:

12 / 31 / 15

Eileen Gallagher
/s/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 31st day of December, 2015

Notary *Mary Lee*



NOTICE OF
PUBLIC HEARINGS
JANUARY 12, 2016

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 12, 2016, 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 Variances and Waivers:

VAR-62320 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS - For possible action on a request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.12 acres at 720 Effinger Street (APN 139-25-410-012), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-62319].

VAR-62590 - VARIANCE RELATED TO GPA-62212 AND ZON-62213 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Variance TO ALLOW NO IMPROVEMENTS TO AN EXISTING PRIVATE STREET AND TO ALLOW NO CUL-DE-SAC WHERE SUCH IS REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682].

VAR-62274 - VARIANCE RELATED TO ZON-62272 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW SIDE YARD SETBACKS THAT RANGE FROM ZERO FEET TO 44 FEET WHERE 50 FEET IS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS ON 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED M: (Industrial)], Ward 5 (Barlow) [PRJ-62133].

VAR-62351 - VARIANCE RELATED TO ZON-62349 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT NINE OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258].

VAR-62352 - VARIANCE RELATED TO ZON-62349 AND VAR-62351 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT TEN OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258].

WVR-62529 - WAIVER RELATED TO ZON-62349, VAR-62351 AND VAR-62352 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Waiver TO ALLOW A 193-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED ON 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258].

VAR-62318 - VARIANCE - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 39 FEET WHERE A MINIMUM OF 60 FEET IS REQUIRED ON 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919].

VAR-62337 - VARIANCE - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBERTS 1981 TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED ON 0.21 acres at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137].

VAR-62407 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Variance TO ALLOW A 27-FOOT PRIVATE STREET WHERE 47 FEET IS REQUIRED AND TO ALLOW NO AMENITY ZONES AND SIDEWALKS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION ON 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201].

WVR-62353 - WAIVER RELATED TO VAR-62407 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION ON 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201].

VAR-62414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK - For possible action on a request for a Variance TO ALLOW A STREET NAME TO VARY ALONG THE SAME ALIGNMENT WHERE SUCH IS NOT ALLOWED ON Baltimore Avenue between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413].

VAR-62260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOP, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN, TO ALLOW A PRIVATE SIGN TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED, AND TO ALLOW A SINGLE POLE ON THE SIGN WITH 10 INCHES OF GROUND CONTACT WHERE 31 INCHES IS REQUIRED ON 0.48 acres on the west side of 3rd Street, 100 feet south of Colorado Avenue (APN 162-03-105-004), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61912].

VAR-62279 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER - For possible action on a request for a Variance TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED 4,073 SQUARE-FOOT ADDITION TO THE EXISTING 2,775 SQUARE-FOOT PRINCIPAL DWELLING AND A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 436 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GAZEBO] ON 0.67 acres at 1333 Cashman Drive (APN 162-05-202-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-61692].

VAR-62360 - VARIANCE RELATED TO ROC-62359 - PUBLIC HEARING - APPLICANT / OWNER: DR HORTON, INC. - For possible action on a request for a Variance TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CUL-DE-SAC ON 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-62298].

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) or <http://www.lasvegasnevada.gov>.

DEPARTMENT OF PLANNING
ANDY REED, 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: Dec. 31, 2015
LV Review Journal