

Affidavit of Publication

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV PLANNING & DEVELOPMENT
4TH FLR
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LAS VEGAS NV 89101

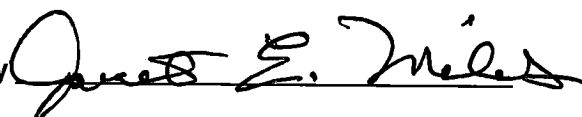
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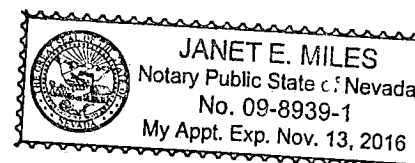
Mary A Lee, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/25/2015 to 11/25/2015, on the following days:

11 / 25 / 15

ISI 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 25th day of November, 2015

Notary 



**NOTICE OF
PUBLIC HEARINGS
DECEMBER 8, 2015**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 8, 2015, 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-61938 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS BIBLE CHURCH - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS REQUIRE A FIVE-FOOT WIDE SIDEWALK, A FIVE-FOOT WIDE AMENITY ZONE, AND OTHER AMENITIES ARE REQUIRED FOR 60-FOOT MINOR COLLECTORS on 1.00 acres at the northwest corner of Donald Nelson Avenue and Jones Boulevard (APN 125-14-604-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-60315].

VAR-61046 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [HORSE CORRAL] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ONE-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING FOR AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURE] WHERE SIX FEET IS REQUIRED, TO ALLOW A ONE-FOOT SIDE YARD SETBACK FOR EXISTING ACCESSORY STRUCTURES (CLASS II) [A 192 SQUARE-FOOT HAY BARN AND A 48 SQUARE-FOOT WELL HOUSE] WHERE 10 FEET IS REQUIRED, TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE CLASS II [ANIMAL SHADE STRUCTURE] WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK FOR ACCESSORY STRUCTURES [ANIMAL SHADE STRUCTURE AND TACK ROOM] WHERE 15 FEET IS REQUIRED on 1.29 acres at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862].

VAR-61644 - VARIANCE - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: ALTA DECATUR SHOPPING CENTER, LLC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL PRINCIPAL DWELLING, TO ADJACENCY SETBACK OF 172 FEET WHERE A MINIMUM OF 240 FEET IS REQUIRED on 1.42 acres located on the northeast corner of Alta Drive and Decatur Boulevard (APN 139-31-221-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61587].

VAR-61777 - VARIANCE - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL - For possible action on a request for a Variance TO ALLOW AN ALLEY TO TERMINATE IN A DEAD END DESIGN WHERE A CUL-DE-SAC OR PERPETUAL VEHICULAR ACCESS THROUGH THE SITE IS REQUIRED on 0.88 acres on the south side of Clark Avenue, 140 feet west of Las Vegas Boulevard (APNs 139-34-303-002, 139-34-311-151 and 153), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-60669].

VAR-61859 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON INC. - For possible action on a request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS WHERE COMPLETE STREET STANDARDS REQUIRE A FIVE-FOOT WIDE SIDEWALK, A FIVE-FOOT WIDE AMENITY ZONE AND OTHER AMENITIES FOR 60-FOOT WIDE MINOR COLLECTOR STREETS on 10.0 acres on the west side of Eula Street north and south of Azure Drive (APNs 125-30-101-008 and 125-30-201-002), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-61793].

WVR-61857 - WAIVER RELATED TO VAR-61859 - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON INC. - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED on 10.0 acres on the west side of Eula Street north and south of Azure Drive (APNs 125-30-101-008 and 125-30-201-002), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-61793].

VAR-61860 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW A 44-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS THE MINIMUM REQUIRED on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61836].

VAR-62029 - VARIANCE - PUBLIC HEARING - APPLICANT: HELLFIRE MEDIA, LLC - OWNER: STATE BAR OF NEVADA - For possible action on a request for a Variance TO ALLOW 33 PARKING SPACES WHERE 35 ARE REQUIRED FOR A PROPOSED 10,248 SQUARE-FOOT MUSEUM, ART DISPLAY, OR ART SALES (PRIVATE) on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-61465].

VAR-61411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 320 S 11TH, LLC - For possible action on a request for a Variance TO ALLOW A FRONT LOADED GARAGE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT PERMITTED, TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW BUILDING SEPARATIONS OF ZERO FEET AND FOUR-FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 1,931 SQUARE FEET on 0.17 acres at 320 South 11th Street (APN 139-34-712-095), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-61288].

VAR-61754 - VARIANCE - PUBLIC HEARING - APPLICANT: P R A C H A T O U C H THONGUTHAISIRI - OWNER: THREE J'S - For possible action on a request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 PARKING SPACES ARE REQUIRED FOR AN EXISTING RESTAURANT on 0.28 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61576].

VAR-61788 - VARIANCE - PUBLIC HEARING - APPLICANT: RUBI SANCHEZ - OWNER: CHARLESTON BLVD TRUST - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL PARKING SPACES WHERE 12 ADDITIONAL SPACES ARE REQUIRED FOR A PROPOSED EXPANSION TO A GENERAL PERSONAL SERVICE (BEAUTY SALON) USE on 0.32 acres at 3031 East Charleston Boulevard, Suite A (APN 139-36-812-010), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-61334].

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
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: November 25, 2015
LV Review-Journal