

Affidavit of Publication

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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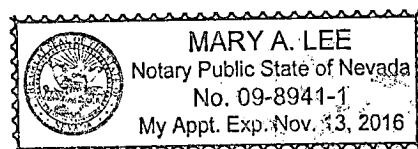
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 08/27/2015 to 08/27/2015, on the following days:

08 / 27 / 15

ISI Eileen Gallagher
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 27th day of August, 2015

Notary Mary Lee



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

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 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:

VAR-60330 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERI G. GALARDI SEPARATE PROPERTY TRUST - For possible action on a request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED FOR THREE PROPOSED ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING on 0.6 acres at 2211 Edgewood Avenue (APN 162-04-102-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-60255].

VAR-60331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AARON AND AMY OLDENBURG - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED 864 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.48 acres at 5000 North Valadez Street (APN 125-33-705-015), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-60274].

ABEYANCE - RENOTIFICATION - VAR-S9491 - VARIANCE - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: THE G.E.S. FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A 18-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE REQUIRED, A 16-FOOT TALL WALL ALONG A PORTION OF THE FRONT PROPERTY LINE WHERE FIVE FEET (TOP THREE FEET 50% OPEN) IS REQUIRED AND TO ALLOW 16-FOOT TALL WALL ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at the southeast corner of Vegas Drive and Rock Springs Drive (APN 138-27-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-S9369]. Staff recommends APPROVAL.

VAR-60333 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 2.43 acres at 2246 Paradise Road (APNs 162-03-411-009, 010 and 011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-S9730].

VAR-60366 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Variance OF THE GRAND CANYON VILLAGE MASTER DEVELOPMENT PLAN DESIGN STANDARDS TO ALLOW NO SIDEWALK CONNECTION FROM OSO BLANCA ROAD TO A PROPOSED 216,081 SQUARE-FOOT COMMERCIAL SHOPPING CENTER WHERE SUCH A CONNECTION IS REQUIRED on 24.10 acres at the northeast corner of Grand Canyon Drive and W Skye Canyon Park Dr (Multiple APNs), PD (Planned Development) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use designation], Ward 6 (Ross) [PRJ-S9769].

VAR-60380 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOPETE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED at 2147 North Decatur Boulevard (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-S9988].

VAR-60381 - VARIANCE RELATED TO VAR-60380 - PUBLIC HEARING - APPLICANT/OWNER: TOPETE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF FIVE FEET WHERE 57 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A COMMERCIAL BUILDING TO NOT MEET THE MINIMUM 10-FOOT REAR YARD SETBACK at 2147 North Decatur Boulevard (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-S9988].

VAR-60383 - VARIANCE RELATED TO VAR-60380 AND VAR-60381 - PUBLIC HEARING - APPLICANT/OWNER: TOPETE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW 19 PARKING SPACES WHERE A MINIMUM OF 48 SPACES ARE REQUIRED at 2147 North Decatur Boulevard (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-S9988].

VAR-60279 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE LASCESKI - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED PATIO COVER on 0.15 acres at 7348 Marbury Street (APN 126-13-819-002), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-60272].

VAR-60361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEPHI SANCHEZ - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL WALL IN THE FRONT YARD WHERE A MAXIMUM WALL HEIGHT OF FIVE FEET IS ALLOWED on 0.57 acres at 820 Lacy Lane (APN 139-32-401-008), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-60126].

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: August 27, 2015
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