

**Affidavit of Publication**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

**LV PLANNING & DEVELOPMENT  
4TH FLR  
495 S MAIN ST  
LAS VEGAS NV 89101**

**Account # 22513  
Ad Number 0000629826**

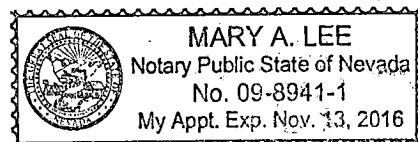
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 10/01/2015 to 10/01/2015, on the following days:

**10 / 01 / 15**

ISI Eileen Gallagher  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 1st day of October, 2015

Notary Mary Lee



NOTICE OF  
PUBLIC HEARINGS  
OCTOBER 13, 2015

NOTICE IS HEREBY GIVEN THAT, ON TUESDAY, OCTOBER 13, 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-61029 - VARIANCE RELATED TO ZON-61027 - PUBLIC HEARING - APPLICANT: THOMAS SCHOEMAN - OWNER: EL WALKER, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT TALL WALL WHERE FIVE FEET (TOP THREE FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD, TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED THREE-UNIT MULTI-FAMILY DEVELOPMENT AND A ZERO-FOOT CORNER SIDE AND REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE CLASS II (CARPORT) WHERE THREE FEET IS REQUIRED on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street (APN 139-34-810-050), P-R (Professional Office and Parking) [PROPOSED: R-4 (High Density Residential)] Zone, Ward 3 (Coffin) [PRJ-60529].

VAR-61030 - VARIANCE RELATED TO ZON-61027 AND VAR-61029 - PUBLIC HEARING - APPLICANT: THOMAS SCHOEMAN - OWNER: EL WALKER, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED FOR A PROPOSED THREE-UNIT MULTI-FAMILY DEVELOPMENT AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street (APN 139-34-810-050), P-R (Professional Office and Parking) [PROPOSED: R-4 (High Density Residential)] Zone, Ward 3 (Coffin) [PRJ-60529].

VAR-61032 - VARIANCE RELATED TO ZON-61027, VAR-61029 AND VAR-61030 - PUBLIC HEARING - APPLICANT: THOMAS SCHOEMAN - OWNER: EL WALKER, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SIX PARKING SPACES ARE REQUIRED on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street (APN 139-34-810-050), P-R (Professional Office and Parking) [PROPOSED: R-4 (High Density Residential)] Zone, Ward 3 (Coffin) [PRJ-60529].

VAR-60673 - VARIANCE - PUBLIC HEARING - APPLICANT: APC TOWERS - OWNER: LOUISE ANN BRENDA LIVING TRUST - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 13 FEET WHERE A MINIMUM OF 240 FEET IS REQUIRED at 7941 North Jones Boulevard (APNs 125-14-504-003 and 004), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-60530].

VAR-60941 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: TB-JACK, LLC - For possible action on a request for a Variance TO ALLOW A 42-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS REQUIRED, TO INSTALL SIDEWALKS ON ONE SIDE OF THE STREET WHERE BOTH SIDES ARE REQUIRED AND TO INSTALL NO GATE ON A PRIVATE STREET WHERE SUCH IS REQUIRED on

3.95 acres on the northwest corner of Ann Road and Durango Drive (APN 125-29-808-009), R-D (Single Family Residential - Restricted District) Zone, Ward 6 (Ross) [PRJ-60899].

WVR-60942 - WAIVER RELATED TO VAR-60941 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: TB-JACK, LLC - For possible action on a request for a Waiver TO ALLOW A 210-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO INSTALL NO STREETLIGHTS on 3.95 acres on the northwest corner of Ann Road and Durango Drive (APN 125-29-808-009), R-D (Single Family Residential - Restricted District) Zone, Ward 6 (Ross) [PRJ-60899].

VAR-60444 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS - For possible action on a request for a Variance TO ALLOW A 24-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR EXISTING ADDITIONS TO A SINGLE-FAMILY DETACHED DWELLING at 800 Campbell Drive (APN 139-32-404-010), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-60421].

VAR-60700 - PUBLIC HEARING - VARIANCE - APPLICANT/OWNER: VAN BUREN FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 2,560 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) (GARAGE) AND TO ALLOW AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.51 acres at 4858 East Van Buren Avenue (APN 140-29-510-043), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-60520].

VAR-60774 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LINDA RAY READE - For possible action on a request for a Variance TO ALLOW 13 PARKING SPACES WHERE 14 PARKING SPACES ARE REQUIRED FOR AN EXISTING 3,937 SQUARE-FOOT PARKING IMPAIRED DEVELOPMENT on 0.21 acres at 1610 East Charleston Boulevard (APN 162-02-112-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-60643].

VAR-61042 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAVIER CHAVEZ - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR THE EXISTING PRINCIPAL DWELLING AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 93 Vallejo Avenue (APN 140-31-411-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-59822].

WVR-60938 - WAIVER - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Waiver of Title 19.02 and the Town Center Development Standards Manual TO DEFER HALF-STREET IMPROVEMENTS (CURB, GUTTER, SIDEWALK, STREETLIGHTS, STREETSCAPE AND AMENITIES) ADJACENT TO THE SITE ON DARLING ROAD WEST OF MONTE CRISTO ROAD in conjunction with an approved Multi-Family Residential Development on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way (APN 125-22-

401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-60837].

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: October 1, 2015  
LV Review-Journal