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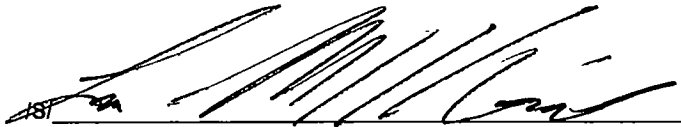
STATE OF NEVADA)
COUNTY OF CLARK) SS

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

**Account # 22513
Ad Number 0000908339**

Leslie McCormick, 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 04/27/2017 to 04/27/2017, on the following days

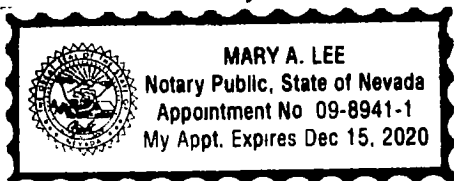
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LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 27th day of April, 2017

Notary 



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NOTICE OF PUBLIC HEARINGS
MAY 9, 2017

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MAY 9, 2017, 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:

WVR-69643 - WAIVER RELATED TO ZON-69642 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: PRE RANCHO JONES, LLC - For possible action on a request for a Waiver TO ALLOW NO INTERIOR STREETLIGHTS AND NO STREETLIGHTS ALONG LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 29.22 acres located on the west side of Leon Avenue, 600 feet north of Alexander Road (APNs 138-01-401-001, 002 and 004), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: R-SL (Residential Small Lot)], Ward 5 (Barlow) [PRJ-69605].

WVR-69644 - WAIVER RELATED TO ZON-69642 AND WVR-69643 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: PRE RANCHO JONES, LLC - For possible action on a request for a Waiver TO ALLOW PRIVATE STREETS TO NOT BE DEVELOPED TO PUBLIC STREET STANDARDS BEHIND A GATE ON 29.22 acres located on the west side of Leon Avenue, 600 feet north of Alexander Road (APNs 138-01-401-001, 002 and 004), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: R-SL (Residential Small Lot)], Ward 5 (Barlow) [PRJ-69605].

VAR-69645 - VARIANCE RELATED TO ZON-69642, WVR-69643 AND WVR-69644 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: PRE RANCHO JONES, LLC - For possible action on a request for a Variance TO ALLOW NO REQUIRED LANDSCAPING IMPROVEMENTS WITHIN THE AMENITY ZONE WHERE SUCH IS REQUIRED ALONG JONES BOULEVARD AND RANCHO DRIVE FOR A PROPOSED RESIDENTIAL SUBDIVISION on 29.22 acres located on the west side of Leon Avenue, 600 feet north of Alexander Road (APNs 138-01-401-001, 002 and 004), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: R-SL (Residential Small Lot)], Ward 5 (Barlow) [PRJ-69605].

WVR-69608 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: FARM & DURANGO INVESTORS, LLC - For possible action on a request for a Waiver of the Town Center Development Standards TO ALLOW 36-INCH BOX CHINESE PISTACHE SHADE TREES ALONG FARM ROAD WHERE 36-INCH BOX RIO GRANDE ASH TREES ARE REQUIRED on 9.50 acres at 8451 Farm Road (APN 125-17-613-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-69357].

VAR-67949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a Variance TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708].

VAR-69804 - VARIANCE RELATED TO VAR-67949 - PUBLIC HEARING - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708].

VAR-69261 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ADKD HOLDINGS LLC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A MINIMUM OF 54 FEET IS REQUIRED on 0.94 acres at 3991 Vegas Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-68932].

VAR-69339 - VARIANCE RELATED TO VAR-69261 - PUBLIC HEARING - APPLICANT/OWNER: ADKD HOLDINGS LLC - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 40 SPACES ARE REQUIRED FOR A BUILDING MAINTENANCE SERVICE AND SALES FACILITY on 0.94 acres at 3991 Vegas Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-68932].

VAR-69662 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON ASSOCIATES, LLC, ET AL - For possible action on a request for a Variance TO ALLOW THREE PROPOSED 24-FOOT TALL MONUMENT SIGNS WHERE 10 FEET IS ALLOWED; TO ALLOW ONE 383 SQUARE-FOOT AND TWO 208 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET PER SIGN IS ALLOWED; AND TO ALLOW AN EIGHT-FOOT SEPARATION BETWEEN THREE PROPOSED MONUMENT SIGNS WHERE A MINIMUM SEPARATION OF 100 FEET BETWEEN SIGNS IS REQUIRED on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Beers) [PRJ-69200].

VAR-69298 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VERONICA DELEON - For possible action on a request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING 400 SQUARE-FOOT ADDITION; TO ALLOW A 2.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ATTACHED CARPORT; AND TO ALLOW THE ADDITION AND THE CARPORT TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.15 acres at 3228 Point Lobos Drive (APN 138-12-415-018), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-68247].

VAR-69638 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM ZUK - For possible action on a request for a Variance TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SIX-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.45 acres at 5951 North Bronco Street (APN 125-26-703-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-69446].

VAR-69639 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC. - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL WROUGHT IRON FENCE IN THE FRONT YARD WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-69138].

VAR-69654 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. LANGLAND AND LUCILLE S. LANGLAND - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK AND A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FOUR-FOOT SEPARATION FROM A PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.48 acres located at 6224 Newkirk Court (APN 125-26-110-017), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-69139].

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: April 27, 2017
LV Review-Journal

