

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

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

RECEIVED
CITY CLERK

Account # **2017 JUL 12313 A 11: 42**
Ad Number **0000920899**

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 06/29/2017 to 06/29/2017, on the following days:

06 / 29 / 17

[Signature]
/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 29th day of June, 2017

Notary *[Signature]*



**NOTICE OF PUBLIC HEARING
JULY 11, 2017**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 11, 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 General Plan Amendments:

GPA-70710 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: EWING INVESTMENTS, LLC - For possible action on a request for a General Plan Amendment FROM ROW (RIGHT-OF-WAY) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.16 acres located on the north side of Washington Avenue, 220 feet east of A Street (APN 139-27-601-008), Ward 5 (Barlow) [PRJ-70640].

GPA-70682 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: APRICOT FINGERS CORP. - QUALIFIED RETIREMENT TRUST - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), Ward 5 (Barlow) [PRJ-70632].

GPA-70722 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NANCY CROWE - OWNER: H. FACTOR LIMITED PARTNERSHIP - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.95 acres located at 6050 West Lone Mountain Road (APN 125-36-403-005), Ward 6 (Ross) [PRJ-70599].

Any and all interested persons may appear before the City Planning Commission either in person, or by representative and, object to or express approval of this request; or may, prior to this meeting, file a written objection thereto, or approval thereof with the Department of Planning, Case Planning Division, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments 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: June 29, 2017
LV Review-Journal

NOTICE OF PUBLIC HEARINGS

JULY 11, 2017

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 11, 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:

VAR-70962 - VARIANCE - PUBLIC HEARING - APPLICANT: JUHL UNIT-OWNERS' ASSOCIATION - OWNER: DK JUHL, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK FOR A PROPOSED MONUMENT SIGN WHERE FIVE FEET FROM THE PROPERTY LINE IS REQUIRED on 2.39 acres at 353 East Bonneville Avenue (APN 139-34-312-000), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-70813].

VAR-70724 - VARIANCE RELATED TO GPA-70722 AND ZON-70723 - PUBLIC HEARING - APPLICANT: NANCY CROWE - OWNER: H. FACTOR LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 39 PARKING SPACES ARE REQUIRED on 0.95 acres located at 6050 West Lone Mountain Road (APN 125-36-403-005), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-70599].

VAR-70791 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL WROUGHT IRON FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET IS ALLOWED on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68723].

WVR-70763 - WAIVER RELATED TO ZON-70762 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VFR-SOUTHWEST DESERT EQUITIES - For possible action on a request for a Waiver TO ALLOW A 208-FOOT AND A 214-FOOT STREET OFFSET WHERE 220 FEET IS REQUIRED on 5.24 acres located at the northeast corner of Dorrell Lane and Hualapai Way (APN 125-19-101-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-70527].

VAR-70643 - VARIANCE - PUBLIC HEARING - APPLICANT: RAY GRABLE - OWNER: BARRY SCHULTZ - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.37 acres located at 4013 Tyler William Lane (APN 138-01-810-006), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-70586].

VAR-71002 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAY W. GODFREY - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE AND REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA/GARAGE] on 0.38 acres located at 4100 Nancy Margarite Lane (APN 138-01-810-023), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 5 (Barlow) [PRJ-71001].

VAR-70661 - VARIANCE - PUBLIC HEARING - APPLICANT: RAY GRABLE - OWNER: ERIC AND DANIELLE FOERSCHLER - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.23 acres located at 8012 Robison Circle (APN 138-33-510-043), R-1 (Single Family Residential) Zone, Ward 2 (Beers) [PRJ-70588].

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: June 29, 2017
LV Review-Journal

