

AFFIDAVIT OF PUBLICATION

5

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

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

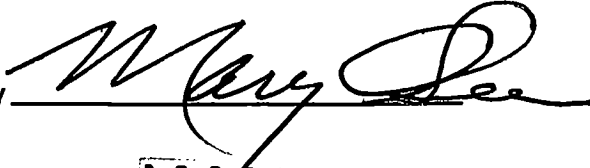
Account # 22513 P 1: 47
Ad Number 000933494

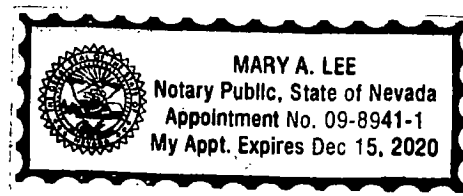
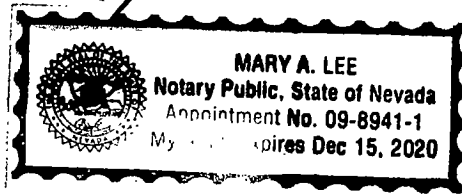
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 08/31/2017 to 08/31/2017, on the following days:

08 / 31 / 17


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 31st day of August, 2017

Notary 



2

**NOTICE OF PUBLIC HEARINGS
SEPTEMBER 12, 2017**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, SEPTEMBER 12, 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:

VAR-71307 - VARIANCE RELATED TO ZON-71306 - PUBLIC HEARING - APPLICANT/OWNER: SF 601, LLC - OWNER: 601 BRIDGER, LLC AND DEVO, LLC - For possible action on a request for a Variance TO ALLOW 3 PARKING SPACES WHERE 53 ARE REQUIRED ON 0.54 acres located at the southeast corner of Bridger Avenue and 6th Street (APNs 139-34-710-002 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zone [PROPOSED]: C-2 (General Commercial), Ward 3 (Coffin) [PRJ-71204].

VAR-71308 - VARIANCE RELATED TO ZON-71306 AND VAR-71307 - PUBLIC HEARING - APPLICANT/OWNER: SF 601, LLC - OWNER: 601 BRIDGER, LLC AND DEVO, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD AND CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW AN EIGHT-FOOT TALL WALL/FENCE WITHIN THE FRONT YARD SETBACK WHERE FIVE FEET WITH 50 PERCENT VISIBILITY IS THE MAXIMUM ALLOWED ON 0.54 acres located at the southeast corner of Bridger Avenue and 6th Street (APNs 139-34-710-002 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zone [PROPOSED]: C-2 (General Commercial), Ward 3 (Coffin) [PRJ-71204].

VAR-71196 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW A 39-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM ALLOWED, A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE AND A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED ON 8.31 acres at 2501 Winwood Street (APN 138-13-402-001), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-71060].

VAR-71212 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW A 39-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM ALLOWED, AN 8 FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, AND FIVE PARKING LOT LANDSCAPE ISLANDS WHERE 11 ARE REQUIRED ON 8.07 acres at 4000 El Parque Avenue (APN 162-06-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-71069].

VAR-71265 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW A 39-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM ALLOWED, A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND NO PARKING LOT LANDSCAPE ISLANDS WHERE EIGHT ISLANDS ARE REQUIRED ON 7.94 acres at 6350 Peak Drive (APNs 138-14-601-021, 022, 027, and 028), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-71061].

WVR-71294 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED AND TO ALLOW AN INTERSECTION OFFSET OF 200 FEET WHERE 220 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

WVR-71295 - WAIVER RELATED TO WVR-71294 - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Waiver TO ALLOW PRIVATE STREETS TO BE DEVELOPED TO NON-PUBLIC STREET STANDARDS ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71296 - VARIANCE RELATED TO WVR-71294 AND WVR-71295 - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A DEVIATION FROM COMPLETE STREET STANDARDS FOR A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71286 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71287 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71288 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71289 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71290 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71291 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 6 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71292 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 13 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71293 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a request for a Variance TO ALLOW A 38-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 14 OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION ON 9.94 acres on the north side of Rosada Way, approximately 320 feet west of Tee Pee Lane (APN 125-31-701-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-71226].

VAR-71086 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DCB, INC. - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL BLOCK WALL WITH CHAIN LINK FENCE AND RAZOR WIRE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG THE WEST PERIMETER; AN 11-FOOT TALL BLOCK WALL WITH CHAIN LINK FENCE WITH RAZOR WIRE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG THE NORTH PERIMETER; AN 11-FOOT TALL CHAIN LINK FENCE WITH RAZOR WIRE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG THE EAST PERIMETER; A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING SHADE STRUCTURE WITH RAZOR WIRE; AND RAZOR WIRE ON INTERIOR SCREEN WALLS ON 0.23 acres at

47 30th Street (APN 139-36-414-004), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-69816].

VAR-71449 - VARIANCE RELATED TO VAR-71086 - PUBLIC HEARING - APPLICANT/OWNER: DCB, INC. - For possible action on a request for a Variance TO ALLOW AN OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE IS NOT ALLOWED ON 0.23 acres at 47 30th Street (APN 139-36-414-004), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-69816].

VAR-71349 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Variance TO ALLOW A PROPOSED 55-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS ALLOWED ON 1.67 at the northwest corner of Sahara Avenue and Paradise Road (APN 162-03-411-011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-71325].

VAR-71238 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES WULFF - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 944 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] ON 0.40 acres at 4001 Tyler William Lane (APN 138-01-810-003), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 5 (Barlow) [PRJ-71161].

VAR-71272 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANNY AND TONI FOX - For possible action on a request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK FOR A PROPOSED PATIO COVER WHERE 10 FEET IS REQUIRED ON 0.07 acres at 10613 Axis Mountain Court (APN 126-13-116-044), PD (Planned Development) Zone [ML (Medium Low) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-71244].

VAR-71281 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD RIPP - For possible action on a request for a Variance TO ALLOW A TWO-FOOT CORNER SIDE YARD SETBACK AND A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 982 SQUARE-FOOT EXPANSION OF A SINGLE FAMILY DWELLING ON 0.42 acres at 1608 Concordia Place (APN 162-02-207-015), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-71130].

VAR-71300 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KENNETH D VORZIMER REVOCABLE TRUST AND SUSAN KLINE TRUST - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A THREE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD WHERE SUCH IS NOT ALLOWED FOR AN EXISTING 432 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] ON 0.69 acres at 2500 Palomino Lane (APN 139-32-702-020), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian) [PRJ-71240].

VAR-71322 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PLACIDO BUSTOS - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ONE-STORY FRONT PORCH/CARPORT ADDITION AT 5708 Heron Avenue (APN 138-36-315-016), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-71193].

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: August 31, 2017
LV Review-Journal**