

AFFIDAVIT OF PUBLICATION

S. ✓

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**LV PLANNING & DEVELOPMENT
4TH FLR
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LAS VEGAS NV 89101**

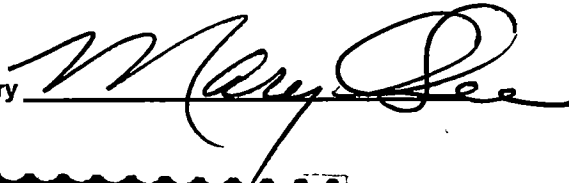
**Account # 22513
Ad Number 0000951385**

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 11/30/2017 to 11/30/2017, on the following days:

11 / 30 / 17


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 30th day of November, 2017

Notary 



2 ✓

NOTICE OF PUBLIC HEARINGS
DECEMBER 12, 2017

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, DECEMBER 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:

WVR-71955 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: EQUITILINK PROPERTIES, LLC - For possible action on a request for a Waiver TO ALLOW NO EXTERNAL OR INTERNAL STREETLIGHTS ON A PRIVATE STREET WHERE SUCH IS REQUIRED FOR A FOUR-LOT RESIDENTIAL SUBDIVISION ON 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Flore) [PRJ-71822].

VAR-71954 - VARIANCE RELATED TO WVR-71955 - PUBLIC HEARING - APPLICANT/OWNER: EQUITILINK PROPERTIES, LLC - For possible action on a request for a Variance FROM THE COMPLETE STREETS STANDARDS TO ALLOW NO AMENITY ZONES, INCLUDING NO LANDSCAPE BUFFERS, NO SIDEWALKS, NO CURBS OR GUTTERS WHERE SUCH ARE REQUIRED ON JONES BOULEVARD; TO ALLOW NO OFFSITE IMPROVEMENTS ON ROSADA WAY WHERE SUCH ARE REQUIRED; TO ALLOW A PRIVATE STREET TO NOT BE DEVELOPED TO PUBLIC STREET STANDARDS, INCLUDING NO SIDEWALKS WHERE SUCH IS REQUIRED; AND TO ALLOW A PRIVATE STREET WITH NO GATE WHERE SUCH IS REQUIRED FOR A FOUR-LOT RESIDENTIAL SUBDIVISION ON 1.93 acres on the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Flore) [PRJ-71822].

WVR-71999 - WAIVER - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: CLARK COUNTY INVESTORS, LLC - For possible action on a request for a Waiver TO ALLOW NO INTERNAL OR EXTERNAL STREETLIGHTS WHERE SUCH IS REQUIRED ON 2.50 acres located at the southwest corner of Craig Road and Riley Street (APN 138-05-701-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-71937].

VAR-71998 - VARIANCE RELATED TO WVR-71999 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: CLARK COUNTY INVESTORS, LLC - For possible action on a request for a Variance FROM THE COMPLETE STREETS STANDARDS TO ALLOW NO AMENITY ZONES, INCLUDING NO LANDSCAPE BUFFERS, NO SIDEWALKS, NO CURBS OR GUTTERS WHERE SUCH ARE REQUIRED; TO ALLOW A PRIVATE STREET TO NOT BE DEVELOPED TO PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED; TO ALLOW A PRIVATE STREET WITH NO GATE WHERE SUCH IS REQUIRED; AND TO ALLOW A 37-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS REQUIRED ON 2.50 acres located at the southwest corner of Craig Road and Riley Street (APN 138-05-701-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-71937].

VAR-71941 - VARIANCE RELATED TO ZON-71938 - PUBLIC HEARING - APPLICANT/OWNER: AUTOZONE PARTS INC. AND AUTOZONE, INC. - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 164 ARE REQUIRED ON 3.78 acres at 4930 Vegas Drive (APNs 138-24-804-005, 006, 016, and 017), U (Undeveloped) [SC (Service Commercial) General Plan Designation], R-E (Residence Estates), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-71748].

WVR-72004 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990].

WVR-72007 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED on a portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990].

WVR-72010 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990].

VAR-71995 - VARIANCE - PUBLIC HEARING - APPLICANT: MOJAVE REALTY PARTNERS - OWNER: 218 S 11TH STREET, LLC - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE THREE ADDITIONAL SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT on 0.16 acres at 218 South 11th Street (APN 139-34-712-087), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-71721].

VAR-72050 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAMMY'S FOOD SERVICE, INC. - For possible action on a request for a Variance TO ALLOW A TWO-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED ON 0.50 acres at 63 30th Street (APN 139-36-402-006), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-71698].

VAR-71958 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BOECKLE HOMES, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) (CASITA) TO HAVE A ONE-FOOT SETBACK FROM THE REAR AND SIDE YARD PROPERTY LINES WHERE THREE FEET IS REQUIRED AND TO ALLOW A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED ON 0.13 acres at 2401 Wilson Avenue (APN 139-26-811-083), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-71893].

VAR-71970 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TENIS HUNTRIDGE, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 45-FOOT TALL FREESTANDING SIGN WHERE 40 FEET IS ALLOWED, TO ALLOW 1,404 SQUARE FEET OF SIGNAGE AREA ALONG CHARLESTON BOULEVARD WHERE 1,032 SQUARE FEET IS ALLOWED, TO ALLOW TWO CANOPY SIGNS TO EXTEND ABOVE THE EDGE OF THE CANOPY WHERE SUCH IS NOT ALLOWED, THE AREA OF THE CANOPY SIGNS TO EXCEED 61 PERCENT OF THE CANOPY FACES WHERE 20 PERCENT IS ALLOWED AND A WALL SIGN TO EXTEND SIX FEET ABOVE THE TOP OF THE BUILDING WALL WHERE 12 INCHES IS ALLOWED on 4.30 acres at 1140 East Charleston Boulevard (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-71950].

VAR-71971 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN AND JENNIFER ISOM - For possible action on a request for a Variance TO ALLOW AN 18-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR A PROPOSED TWO-STORY BALCONY ADDITION ON 0.32 acres at 9813 Guiding Light Avenue (APN 125-19-210-020), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Flore) [PRJ-71930].

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
SCOTT RUEDY, AICP,
SR MANAGEMENT ANALYST
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: November 30, 2017
LV Review-Journal

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PLANNING DIVISION
CITY OF LAS VEGAS