

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**LV PLANNING & DEVELOPMENT
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**Account # 22513
Ad Number 0000987117**

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 05/31/2018 to 05/31/2018, on the following days:

05 / 31 / 18

Leslie McCormick
/s/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 31st day of May, 2018

Notary *Mary Lee*



NOTICES OF
PUBLIC HEARINGS
JUNE 12, 2018

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JUNE 12, 2018, 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:

ABEYANCE - RENOVATION - VAR-72941 - VARIANCE RELATED TO GPA-72727 AND ZON-72728 - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC - For possible action on a request for a Variance TO ALLOW A 20-FOOT REAR AND SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 69 FEET AND A 15-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office) and C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-72629].

VAR-73413 - VARIANCE RELATED TO GPA-72727, ZON-72728 AND VAR-72941 - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC - For possible action on a request for a Variance TO ALLOW 102 PARKING SPACES WHERE 132 ARE REQUIRED at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office) and C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-72629].

VAR-73380 - VARIANCE RELATED TO GPA-72773 AND ZON-72774 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW A 1.0 STREET CONNECTIVITY RATIO WHERE 1.3 IS REQUIRED on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street (APNs 138-28-801-002 and 003), U (Undeveloped) Zone [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 2 (Seroka) [PRJ-72760].

WVR-73273 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: EL BENJAMIN, LLC - For possible action on a request for a Waiver TO ALLOW 28 PARKING SPACES WHERE 39 ARE REQUIRED FOR A MIXED-USE DEVELOPMENT at 523 South 6th Street (APN 139-34-701-012), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-73156].

WVR-73318 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Waiver TO ALLOW TWO EXISTING 96-SQUARE-FOOT MONUMENT AND DEVELOPMENT ENTRY STATEMENT SIGNS WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED FOR EACH on 30.25 acres at 7350 West Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73233].

VAR-72894 - VARIANCE - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC - For possible action on a request for a Variance TO ALLOW 123 PARKING SPACES WHERE 137 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672].

VAR-73062 - VARIANCE - PUBLIC HEARING - APPLICANT: PINNACLE CONSULTING, INC. - OWNER: ROBERT EARL AND JOAN ZELPHA POOLE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A 70-FOOT TALL WIRELESS COMMUNICATION FACILITY WHERE 35 FEET IS THE MAXIMUM ALLOWED, A THREE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION CABINET STRUCTURE AND A RESIDENTIAL ADJACENCY SETBACK OF 96 FEET WHERE A MINIMUM OF 210 FEET IS REQUIRED on 1.05 acres at 5961 Mello Avenue (APN 125-24-302-031), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-72747].

VAR-73243 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.23 acres at 5864 Ireland Ridge Court (APN 126-25-312-002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73244 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.23 acres at 5876 Ireland Ridge Court (APN 126-25-312-003), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73245 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.24 acres at 5888 Ireland Ridge Court (APN 126-25-312-004), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73246 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 12-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.25 acres at 5889 Ireland Ridge Court (APN 126-25-312-005), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73247 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.26 acres at 5876 Temple Ridge Court (APN 126-25-312-011), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73248 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.23 acres at 5865 Temple Ridge Court (APN 126-25-312-015), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73249 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.23 acres at 5841 Temple Ridge Court (APN 126-25-312-017), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 12-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.25 acres at 5805 Ireland Ridge Court (APN 126-25-312-026), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73251 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.23 acres at 5816 Ireland Ridge Court (APN 126-25-312-028), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73252 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.24 acres at 5828 Ireland Ridge Court (APN 126-25-312-029), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-73068].

VAR-73281 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TURLEY FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SEPARATION OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) WHERE A SIX-FOOT SEPARATION IS REQUIRED FROM THE MAIN BUILDING on 0.15 acres at 1055 Bonita Avenue (APN 162-03-722-010), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73175].

VAR-73313 - VARIANCE - PUBLIC HEARING - APPLICANT: HOLY TRINITY ERITREAN ORTHODOX TEWAHADO CHURCH - OWNER: DORIS J. WILBUR, ET AL - For possible action on a request for a Variance TO ALLOW A PROPOSED 52-FOOT TALL BUILDING WHERE 35 FEET IS ALLOWED on 2.06 acres at the northeast corner of El Parque Avenue and Mohawk Street (APN 163-01-702-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73280].

VAR-73322 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PORTFOLIO WE, LLC - For possible action on a request for a Variance TO ALLOW A 132 SQUARE-FOOT WALL SIGN ON THE NORTH, SOUTH AND EAST BUILDING FACADE; AND A 112

SQUARE-FOOT WALL SIGN ON THE WEST BUILDING FACADE WHERE 50 SQUARE FEET IS THE MAXIMUM SIGN AREA ALLOWED ON EACH BUILDING FACADE on 0.80 acres at northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-201-003), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-73226].

VAR-73129 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JULIA ALICIA LAMELA - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] THAT IS 64 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL DWELLING WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, A FOUR-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS THE MINIMUM REQUIRED, AND A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS THE MINIMUM REQUIRED on 0.14 acres at 1618 Atlantic Street (APN 162-01-310-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72637].

VAR-73202 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 901 FREMONT DEVELOPMENT PARTNERS, L.P. - For possible action on a request for a Variance TO ALLOW TWO PROPOSED PROJECTING SIGNS TO EXTEND EIGHT FEET FROM THE BUILDING ELEVATION WHERE SIX FEET IS ALLOWED AND TO ALLOW EACH SIGN TO BE 203 SQUARE FEET WHERE 32 SQUARE FEET IS ALLOWED on 1.75 acres at 901 Fremont Street (APN 139-34-601-012), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-72881].

VAR-73225 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN R. AND SANDRA J. WEBER - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH IS REQUIRED FOR A PROPOSED 960 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.85 acres at 4232 North Decatur Boulevard (APN 138-01-705-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-73172].

VAR-73265 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIUS AND LUMINITA NEATA - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID WALL IN THE FRONT YARD WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.19 acres at 3312 Queens Canyon Drive (APN 163-07-412-022), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-73152].

VAR-73277 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAMANTHA L. JONES - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO COVER (CARPORT) on 0.20 acres at 1253 8th Place (APN 162-03-515-089), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72836].

VAR-73293 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Variance TO ALLOW A ONE-

FOOT SETBACK FROM THE EAST PROPERTY LINE WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING INCIDENTAL SIGN (DIRECTIONAL SIGN) on 30.12 acres at 2411 West Sahara Avenue (APN 162-08-513-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73215].

VAR-73314 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HERSHEY HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGE] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, WHERE SUCH IS REQUIRED AND TO ALLOW A THREE-FOOT REAR YARD SETBACK AND AN EIGHT-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.85 acres at 7120 West Azure Drive (APN 125-27-503-012), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-73150].

VAR-73346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TARA VISTA, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR THREE EXISTING ACCESSORY STRUCTURES (CLASS II) [SHEDS] on 1.43 acres at 3979, 3883 and 3931 Tara Avenue (APNs 162-07-623-013, 014, and 015), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian) [PRJ-73300].

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
PAUL BENGTON,
SENIOR 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.)

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