

**NOTICE OF PUBLIC HEARINGS  
JANUARY 14, 2020**

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 14, 2020, 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-78113 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO** - For possible action on a request for a Variance TO ALLOW A 64-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED; A THREE-FOOT SIDE YARD SETBACK AND A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410].

**VAR-77887 - VARIANCE - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC ET AL** - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 158 ARE REQUIRED on 0.67 acres at the northeast corner of Fremont Street and 10th Street (APNs: Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594].

**VAR-77907 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784].

**VAR-77908 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Variance TO ALLOW A 25-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM ALLOWED TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784].

**VAR-77923 - VARIANCE - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD, 15-FOOT SIDE YARD, 22-FOOT CORNER SIDE YARD AND A 31-FOOT REAR YARD/SETBACK WHERE 50 FEET IS REQUIRED FOR EACH WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT AND TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 45 FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696].

**VAR-78088 - VARIANCE - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II** - For possible action on a request for a Variance TO ALLOW A ROOF SIGN, WALL SIGNS AND MARQUEE SIGNS TO COVER 100 PERCENT OF THE BUILDING ELEVATION WHERE 20 IS THE MAXIMUM ALLOWED; AND TO ALLOW A NINE-FOOT TALL ROOF SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553].

**VAR-77905 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSR'S PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 1,000 SQUARE FEET WHERE 18,000 FEET IS REQUIRED AND A LOT WIDTH OF 10 FEET WHERE 100 FEET IS REQUIRED at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77826].

**VAR-77932 - VARIANCE - PUBLIC HEARING - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AN EXISTING 720 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WHERE 514 SQUARE FEET IS THE MAXIMUM ALLOWED; A FIVE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AND TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHED] THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY RESIDENCE WHERE SUCH IS REQUIRED on 0.14 acres at 1916 Constantine Avenue (APN 139-26-711-072), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77847].

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  
ERIC MCCAMMOND, 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.)

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**AFFIDAVIT OF PUBLICATION**

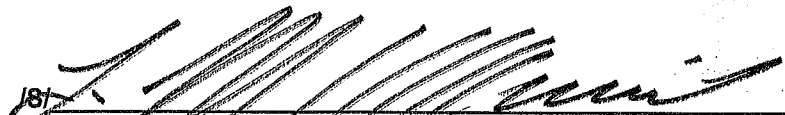
STATE OF NEVADA)  
COUNTY OF CLARK) SS:

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

**Account # 22513  
Ad Number 0001085206**

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 01/02/2020 to 01/02/2020, on the following days:

**01 / 02 / 20**

  
/s/ \_\_\_\_\_  
**LEGAL ADVERTISEMENT REPRESENTATIVE**

**Subscribed and sworn to before me on this 2nd day of January, 2020**

Notary 