

**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 0000504573**

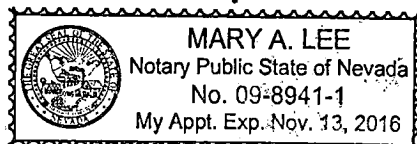
Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 04/30/2015 to 04/30/2015, on the following days:

04 / 30 / 15

*Stacey M. Lewis*  
\_\_\_\_\_  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 30th day of April, 2015.

Notary



NOTICE OF  
PUBLIC HEARINGS  
MAY 12, 2015

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, MAY 12, 2015, 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 - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a request for a Variance TO ALLOW 404 PARKING SPACES WHERE 473 SPACES ARE REQUIRED FOR A PROPOSED 228-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 501 North Lamb Boulevard (APN 140-31-501-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-58035]. Staff recommends DENIAL. NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW 380 PARKING SPACES WHERE 473 SPACES ARE REQUIRED.

VAR-58519 - VARIANCE RELATED TO ZON-58518 - PUBLIC HEARING - APPLICANT: BEACH CITIES INVESTMENTS - OWNER: SARAH ANN JOHNSON, ET AL - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE 11 SPACES ARE REQUIRED FOR A PROPOSED OFFICE, OTHER THAN LISTED USE on 0.19 acres at 510 South 10th Street (APN 139-34-810-090), R-3 (Medium Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-58313].

VAR-58410 - VARIANCE - PUBLIC HEARING - APPLICANT: PAYLESS TIRE SHOP - OWNER: 530 HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW NINE PARKING SPACES WHERE 11 SPACES ARE REQUIRED FOR AN EXISTING AUTO REPAIR GARAGE, MINDR USE on 0.37 acres at 530 North Las Vegas Boulevard (APN 139-27-804-001), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-57975].

VAR-58411 - VARIANCE RELATED TO VAR-58410 - PUBLIC HEARING - APPLICANT: PAYLESS TIRE SHOP - OWNER: 530 HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT TALL SCREEN WALL WHERE EIGHT FEET IS THE MINIMUM HEIGHT REQUIRED FOR AN EXISTING OUTDOOR STORAGE USE on 0.37 acres at 530 North Las Vegas Boulevard (APN 139-27-804-001), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-57975].

VAR-58471 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED on 0.32 acres at 6917 Winter Rain Street (APN 125-19-210-023), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-58310].

VAR-58473 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED on 0.35 acres at 6927 Winter Rain Street (APN 125-19-210-037), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-58310].

VAR-58474 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED on 0.34 acres at 6930 Summer Sky Street (APN 125-19-210-047), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-58310].

VAR-58475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT FRONT YARD SETBACK

WHERE 25 FEET IS REQUIRED on 0.48 acres at 6820 Velvet Snow Street (APN 125-19-210-062), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-58310].

VAR-58476 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED on 0.29 acres at 9705 Summer Bliss Avenue (APN 125-19-210-066), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-58310].

VAR-58505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 9209 Robia Creek Court (APN 138-07-625-025), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-58413].

VAR-58506 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: DR HORTON, INC. - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 9210 Robia Creek Court (APN 138-07-625-028), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony) [PRJ-58413].

VAR-58599 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC 50% AND MOSAIC LAND 2, LLC 50% - For possible action on a request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS ON TIOGA WAY AND NO CURB, GUTTER OR STREETLIGHTS ON RACEL STREET WHERE SUCH ARE REQUIRED on 2.36 acres on the southeast corner of Racel Street and Tioga Way (APN 125-10-402-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58320].

VAR-58600 - VARIANCE RELATED TO VAR-58599 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC 50% AND MOSAIC LAND 2, LLC 50% - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 2.36 acres on the southeast corner of Racel Street and Tioga Way (APN 125-10-402-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58320].

VAR-58682 - VARIANCE RELATED TO VAR-58599 AND VAR-58600 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC 50% AND MOSAIC LAND 2, LLC 50% - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, STREETLIGHTS OR GATE ON A PRIVATE STREET WHERE SUCH ARE REQUIRED on 2.36 acres on the southeast corner of Racel Street and Tioga Way (APN 125-10-402-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58320].

WVR-58613 - WAIVER RELATED TO VAR-58599, VAR-58600 AND VAR-58682 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC 50% AND MOSAIC LAND 2, LLC 50% - For possible action on a request for a Waiver TO ALLOW A 175-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 2.36 acres on the southeast corner of Racel Street and Tioga Way (APN 125-10-402-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58320].

VAR-58604 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS ON ACKERMAN AVENUE AND TIOGA WAY WHERE SUCH ARE REQUIRED on 2.82 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58597].

VAR-58606 - VARIANCE RELATED TO VAR-58604 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Variance TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 2.82 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58597].

VAR-58683 - VARIANCE RELATED TO VAR-58604 AND VAR-58606 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, STREETLIGHTS OR GATE ON A PRIVATE STREET WHERE SUCH ARE REQUIRED on 2.82 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58597].

WVR-58614 - WAIVER RELATED TO VAR-58604, VAR-58606 AND VAR-58683 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver TO ALLOW A 200-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 2.82 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58597].

VAR-58558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Variance TO ALLOW A PROPOSED ROOF SIGN TO PROJECT HORIZONTALLY SEVEN FEET FROM THE ROOF WHERE FOUR FEET IS ALLOWED on 0.77 acres at 709-731 South Las Vegas Boulevard (APN 139-34-401-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57677].

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  
PETER LOWENSTEIN, AICP,  
SECTION MANAGER  
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: April 30, 2015  
LV Review-Journal