

# Affidavit of Publication

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

2015 APR 20

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

Account # 22513  
Ad Number 0000479926

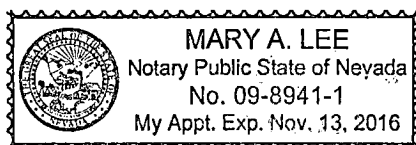
Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy 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 04/02/2015 to 04/02/2015, on the following days:

04 / 02 / 15

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

Subscribed and sworn to before me on this 2nd day of April, 2015

*Mary Lee*  
Notary \_\_\_\_\_



NOTICE OF  
PUBLIC HEARINGS  
APRIL 14, 2015

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, APRIL 14, 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:

VAR-58121 - VARIANCE - 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].

VAR-58122 - VARIANCE RELATED TO VAR-58121 - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE-FOOT IS THE MAXIMUM ALLOWED AT 501 North Lamb Boulevard (APN 140-31-501-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-58035].

VAR-58123 - VARIANCE RELATED TO VAR-58121 AND VAR-58122 - PUBLIC HEARING - APPLICANT/OWNER: HAND PROPERTY HOLDING COMPANY - For possible action on a request for a Variance TO ALLOW NO WHEEL STOPS WHERE REQUIRED ADJACENT TO A SIDEWALK LESS THAN SEVEN FEET WIDE AT 501 North Lamb Boulevard (APN 140-31-501-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-58035].

VAR-58024 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 7856 Pyramid Peak Street (APN 126-13-113-010), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58025 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 7852 Pyramid Peak Street (APN 126-13-113-011), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58026 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 7853 Blue Lake Peak Street (APN 126-13-113-020), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58027 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10656 Forum Peak Lane (APN 126-13-113-063), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58028 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10648 Forum Peak Lane (APN 126-13-113-064), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58029 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10640 Forum Peak Lane (APN 126-13-113-065), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58030 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10628 Forum Peak Lane (APN 126-13-113-067), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58031 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10625 Forum Peak Lane (APN 126-13-113-075), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58032 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10621 Forum Peak Lane (APN 126-13-113-076), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58033 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10617 Forum Peak Lane (APN 126-13-113-077), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-58034 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A 9.5-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED ON 0.07 acres at 10616 Kennedy Peak Lane (APN 126-13-113-094), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-57818].

VAR-57690 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: ZARBOD ZANGANEH - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15

FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED AT 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-57148].

VAR-58157 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: LEVY-WOLF FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A 42-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ADDITION TO A RESIDENCE AT 2045 South Tenaya Way (APN 163-03-306-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-58018].

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,  
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: April 2, 2015  
LV Review-Journal