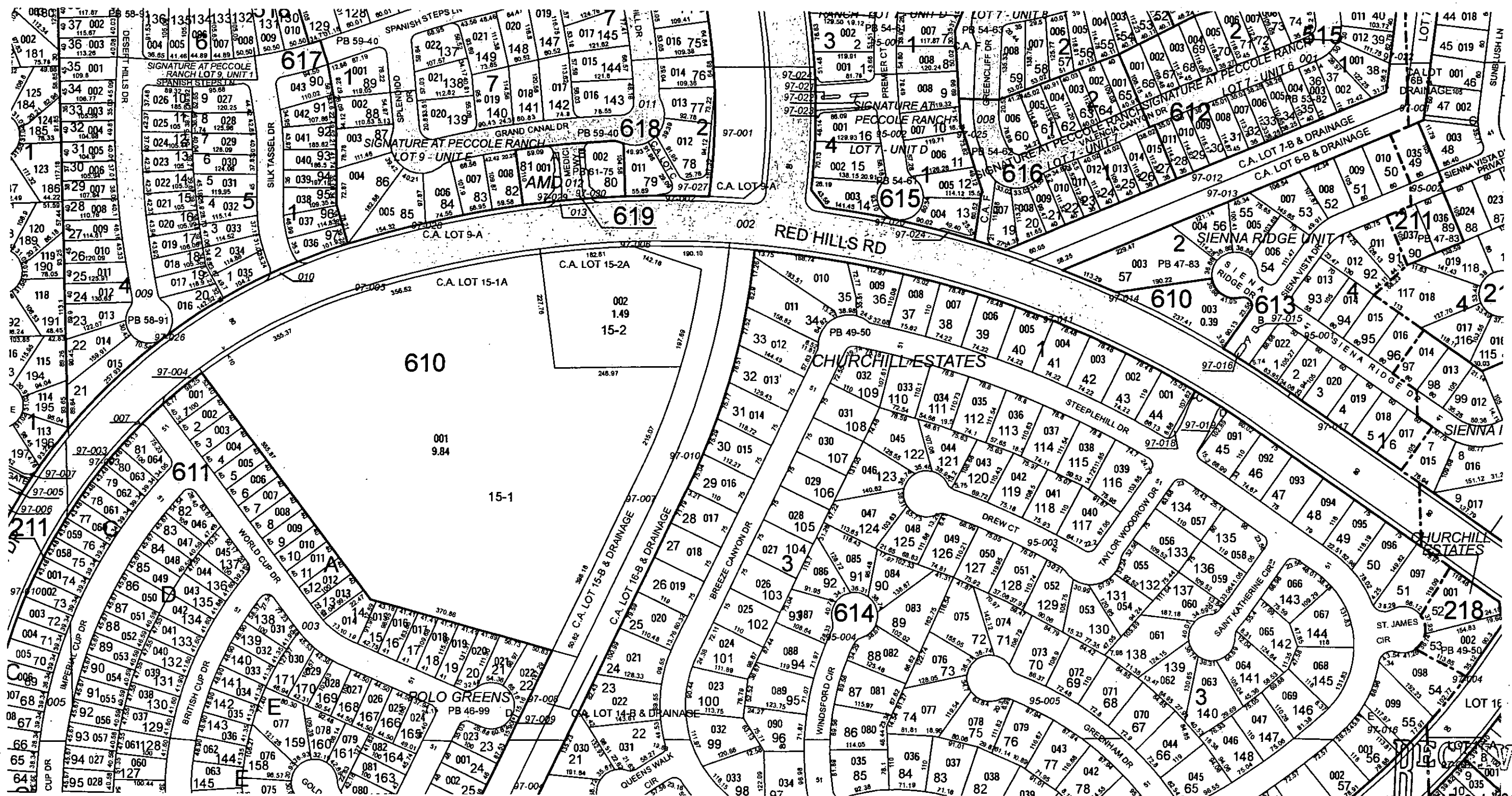


163-06-6

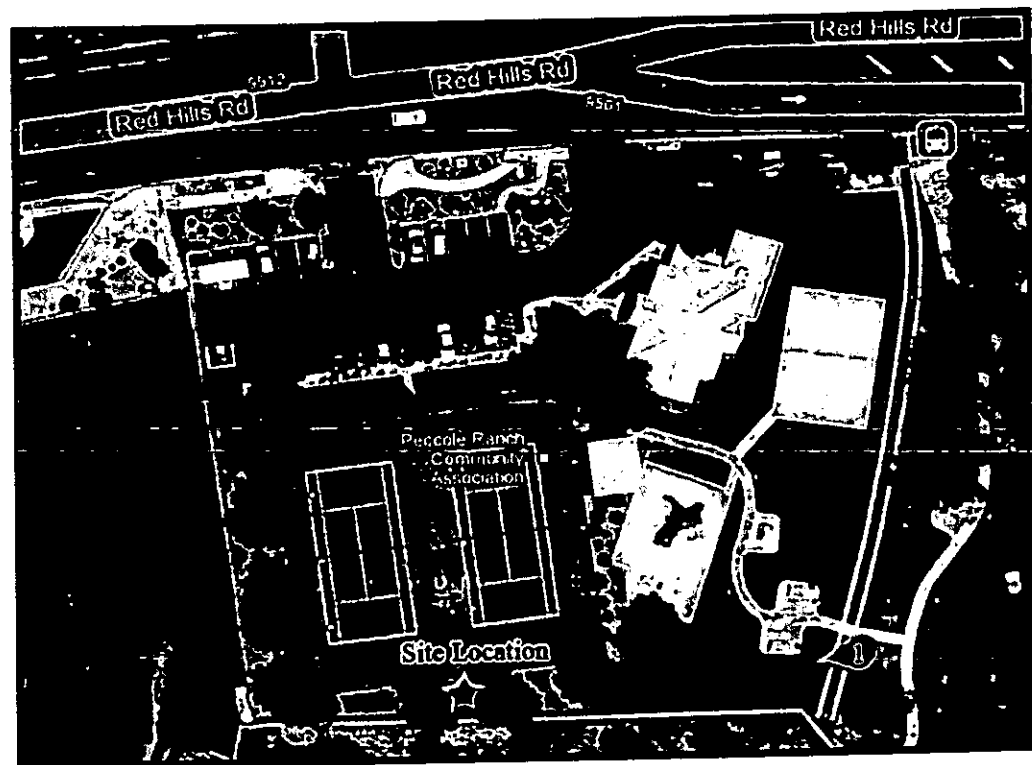
Rev: 02/09/2011



RECEIVED
MAR 24 2011
TAX DIST 200

PECCOLE RANCH 9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117

VIEW 1



LOCATION



EXISTING



PROPOSED

MAR 02 2011

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705, FAX: (702) 367-8733

VAR-41297
SUP-41296

LEGAL DESCRIPTION

BEING LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON JUNE 3, 2009.

SOUTH 36°49'19" EAST, BEING THE CENTERLINE OF WORLD CUP DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 46, PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. 9LV19 NNW6 BEING A RIVET AND PLATE IN TOP OF CURB LOCATED ON THE SOUTH EAST CORNER OF CHARLESTON BOULEVARD AND TOWN CENTER DRIVE.

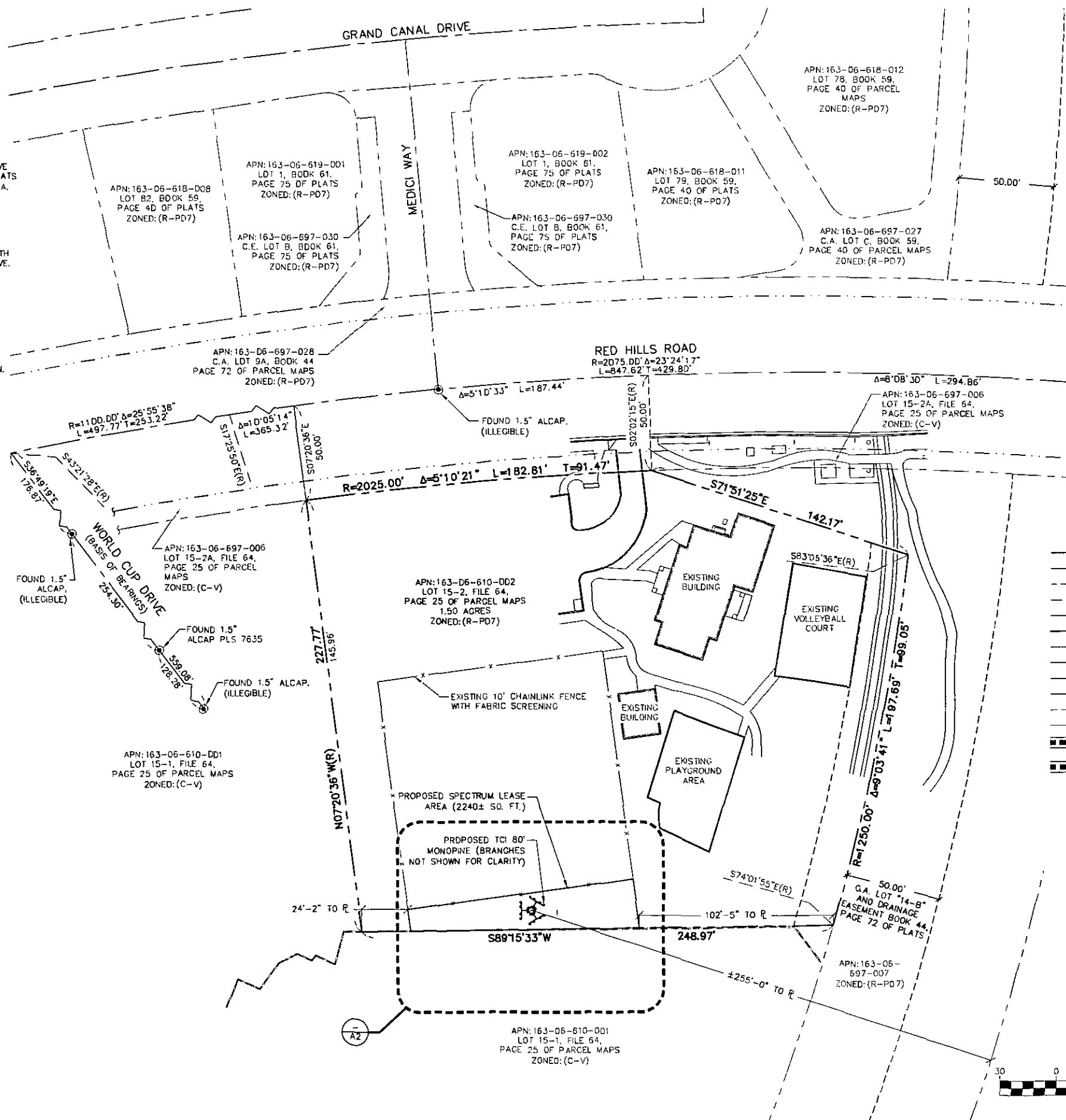
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 320D3C2145E, DATED SEPTEMBER 27, 2002 AND PER SAID MAP: ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.



SITE PLAN

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPONT

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM

SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED

MAR 24 2011

VAR-41297

SUP-41296

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

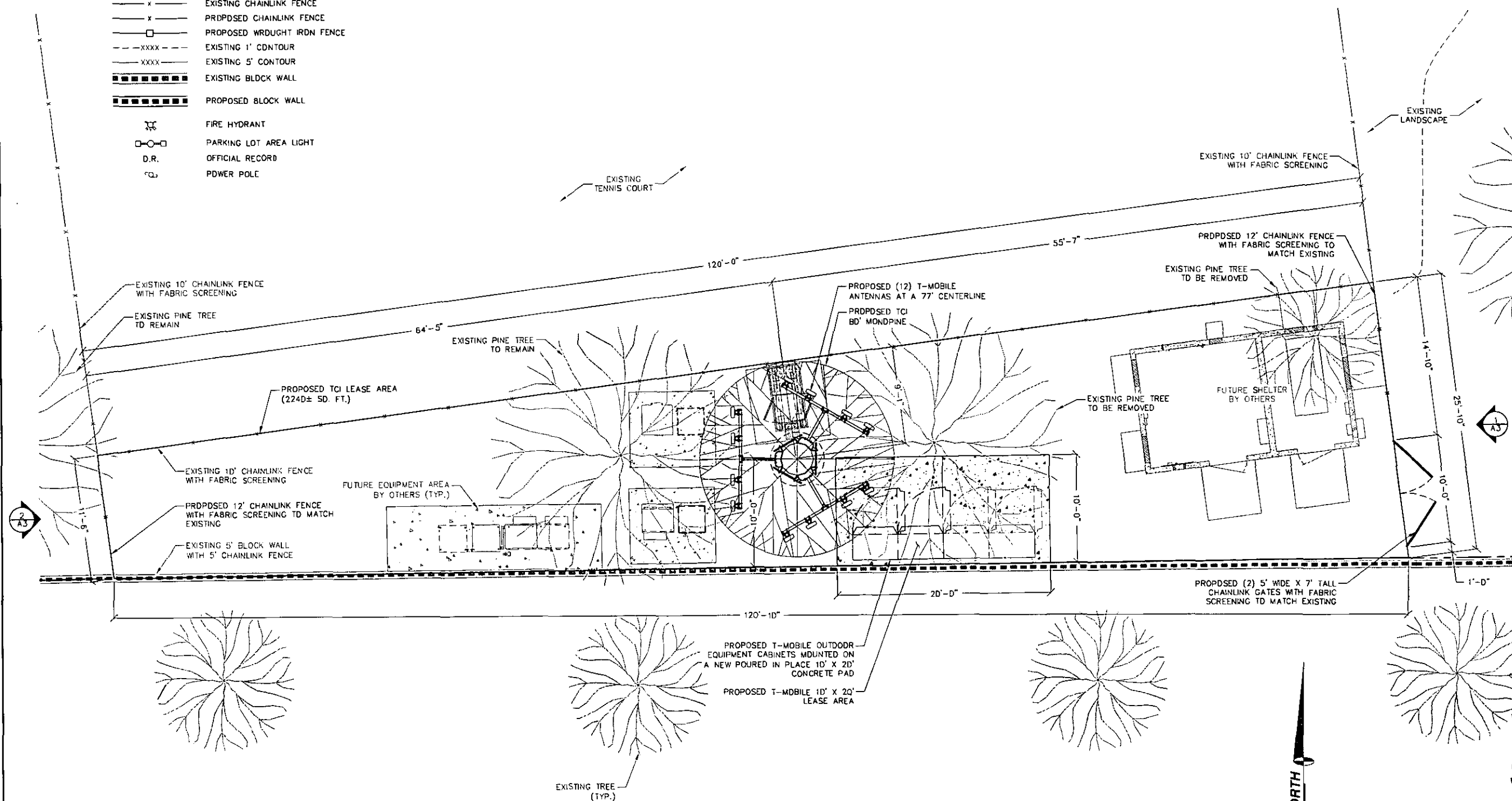
A1

2

TCI-D28

LEGEND

---	LEASE AREA
---	CENTERLINE
---	EASEMENT
---	RIGHT-OF-WAY
---	SECTION LINE
---	PROPERTY LINE
---	OVERHEAD POWER
x	EXISTING CHAINLINK FENCE
x	PROPOSED CHAINLINK FENCE
□	PROPOSED WROUGHT IRON FENCE
----	EXISTING 1" CONTOUR
----	EXISTING 5' CONTOUR
=====	EXISTING BLOCK WALL
=====	PROPOSED BLOCK WALL
⊗	FIRE HYDRANT
⊗	PARKING LOT AREA LIGHT
D.R.	OFFICIAL RECORD
⊕	POWER POLE



SITE DETAIL

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPONT

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM

SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
MAR 24 2011
VAR-41297
SUP-41296

SITE DETAIL

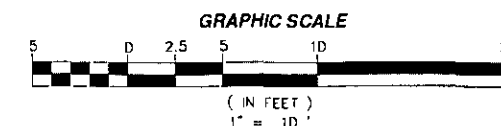
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A2

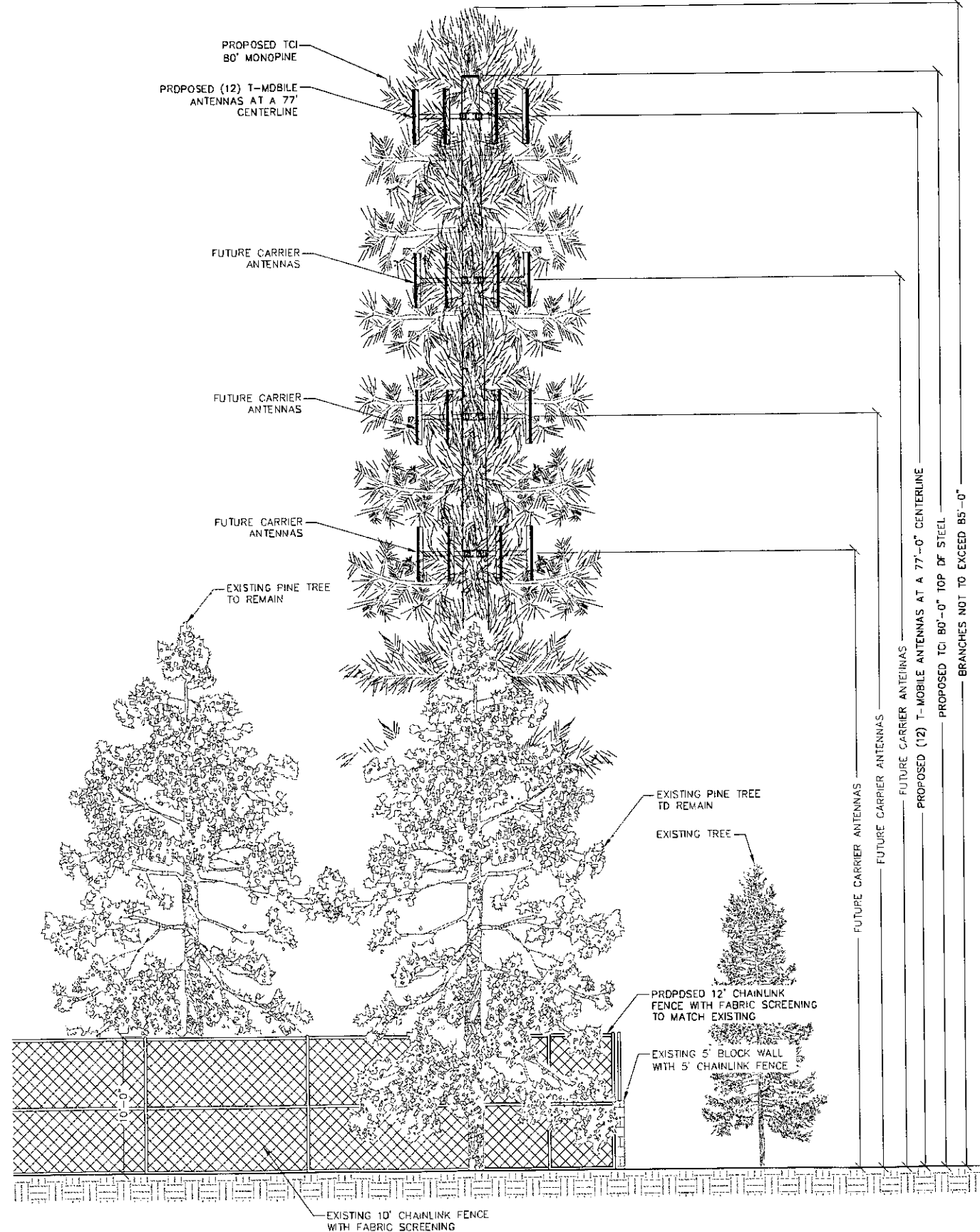
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TCI-028

SCALE:
1" = 10'



NORTH

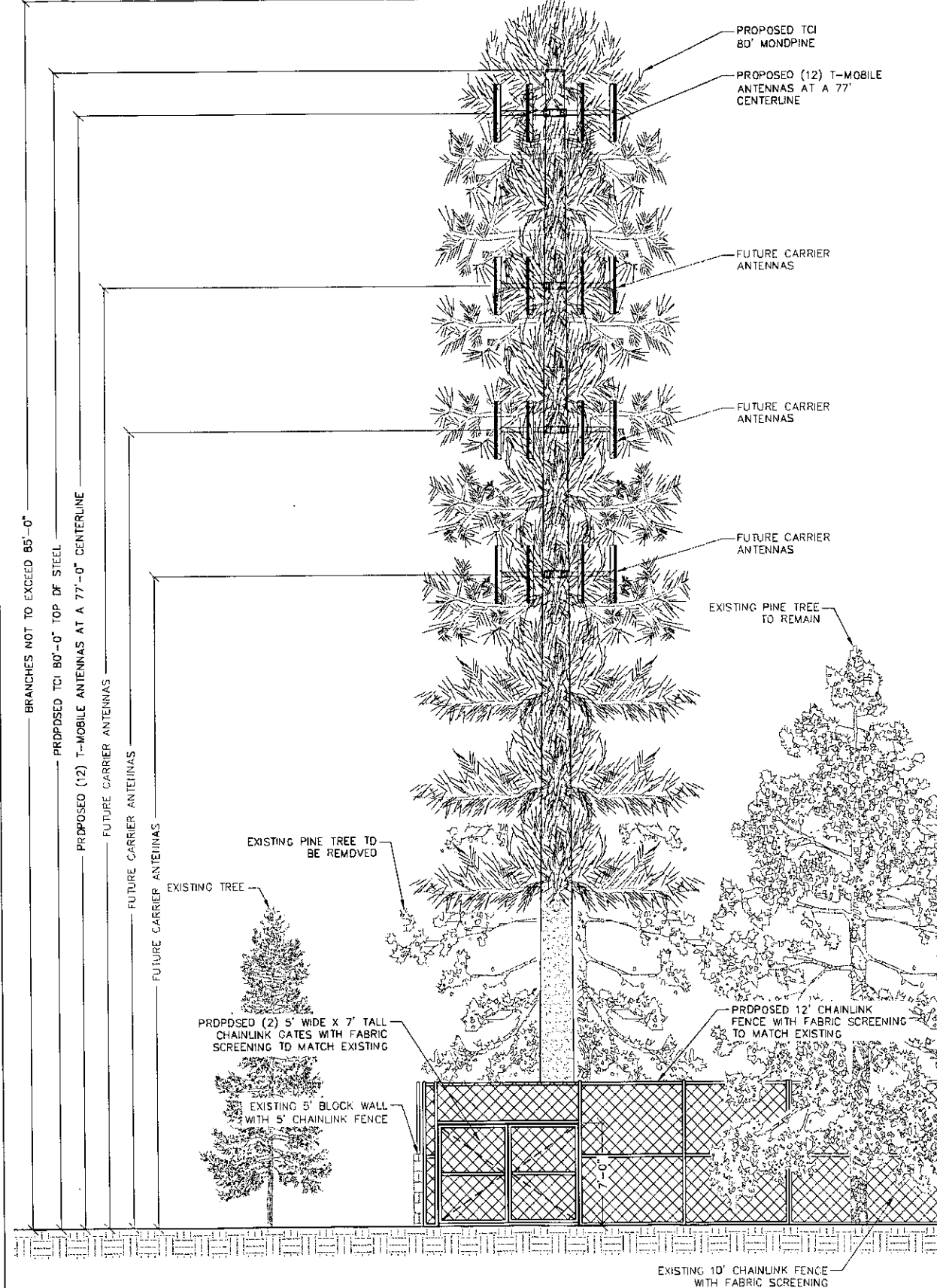


WEST ELEVATION

SCALE:
1" = 10'

2

EAST ELEVATION



SCALE:
1" = 10'

1

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPONT

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
VAR-41297
SUP-41296

SHEET TITLE:

EAST & WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A3

2

TCI-028

LEGAL DESCRIPTION

BEING LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON JUNE 3, 2009.

SOUTH 36°49'19" EAST, BEING THE CENTERLINE OF WORLD CUP DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 46, PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. 9LV19 NNW6 BEING A RIVET AND PLATE IN TOP OF CURB LOCATED ON THE SOUTH EAST CORNER OF CHARLESTON BOULEVARD AND TOWN CENTER DRIVE.

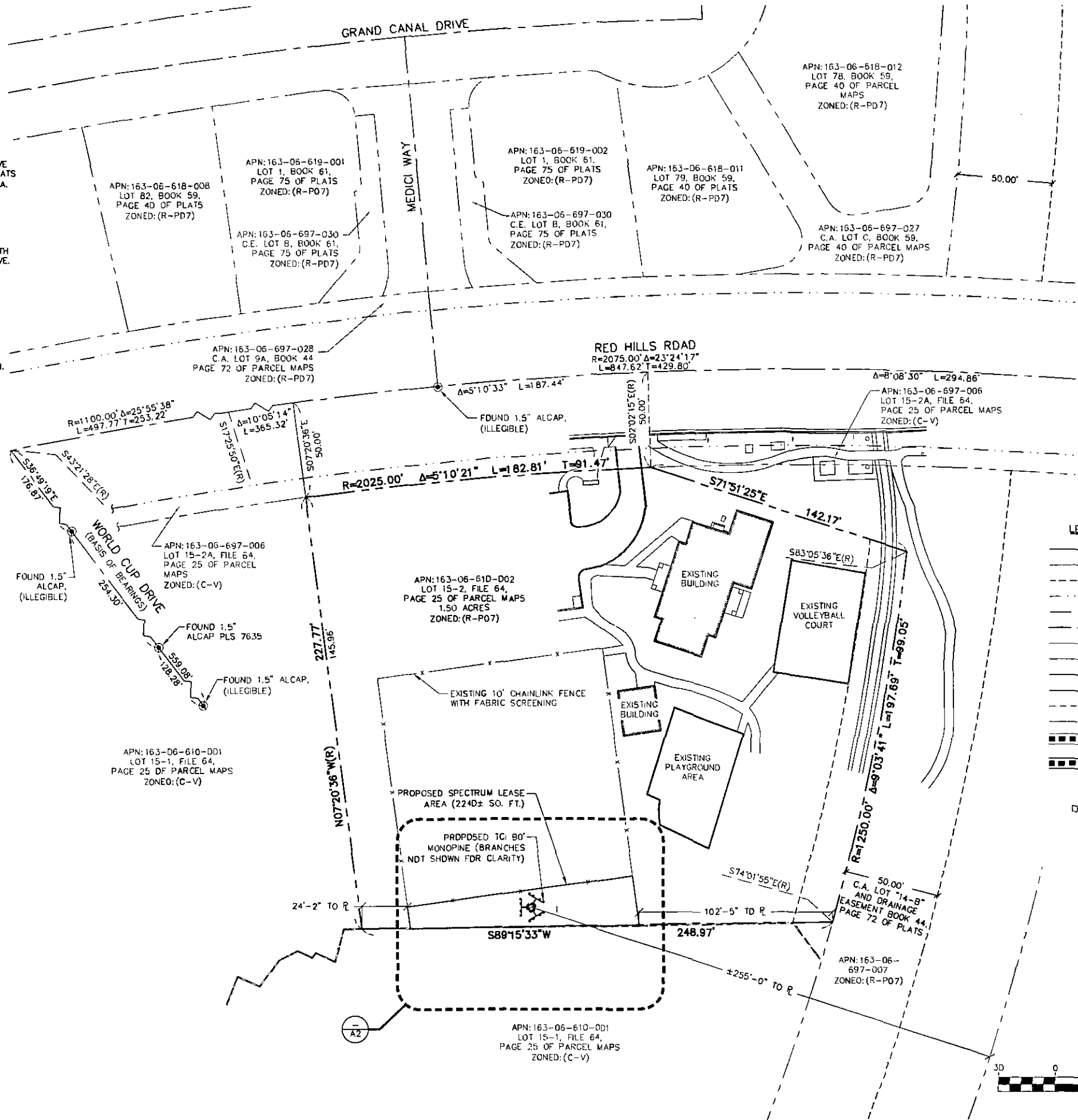
ELEVATION: 3004.34 FEET (NAVO 1988)
915.724 METERS (NAVO 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 32003C2145E, DATED SEPTEMBER 27, 2002 AND PER SAID MAP: ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

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SITE PLAN

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPONT
T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
MAR 24 2011

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1 2
TCI-028

PROJECT INFORMATION:
PECCOLE RANCH
TCI-028/VG08373E
 9501 RED HILLS ROAD
 LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 8905 W POST RD., SUITE 100
 LAS VEGAS, NEVADA 89148
 PH. (702) 367-7705
 FAX (702) 367-8733

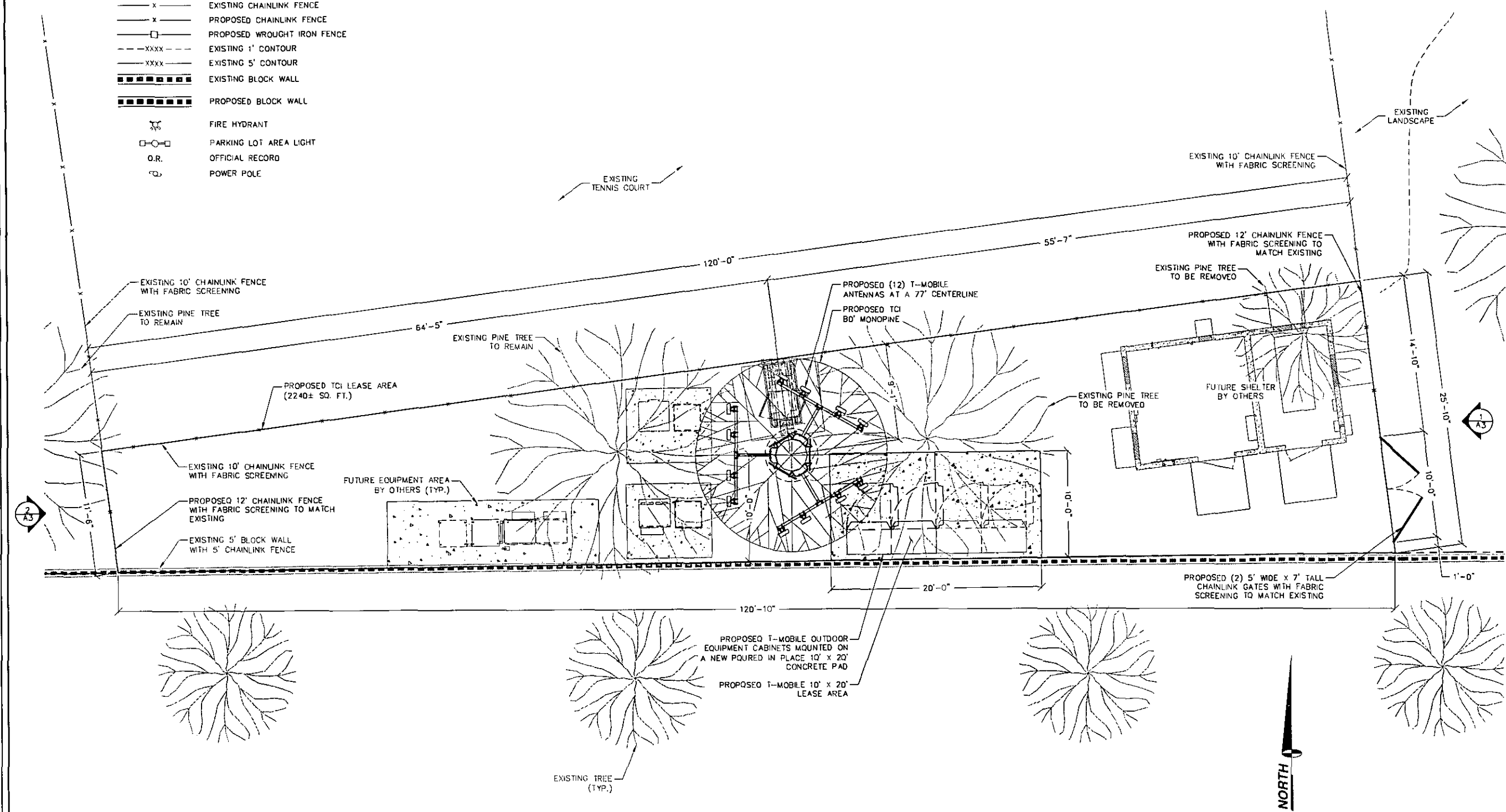
DRAWN BY: **CHK.:** **APV.:**
R. SAN JUAN **M. CEFALU** **C. WENER**

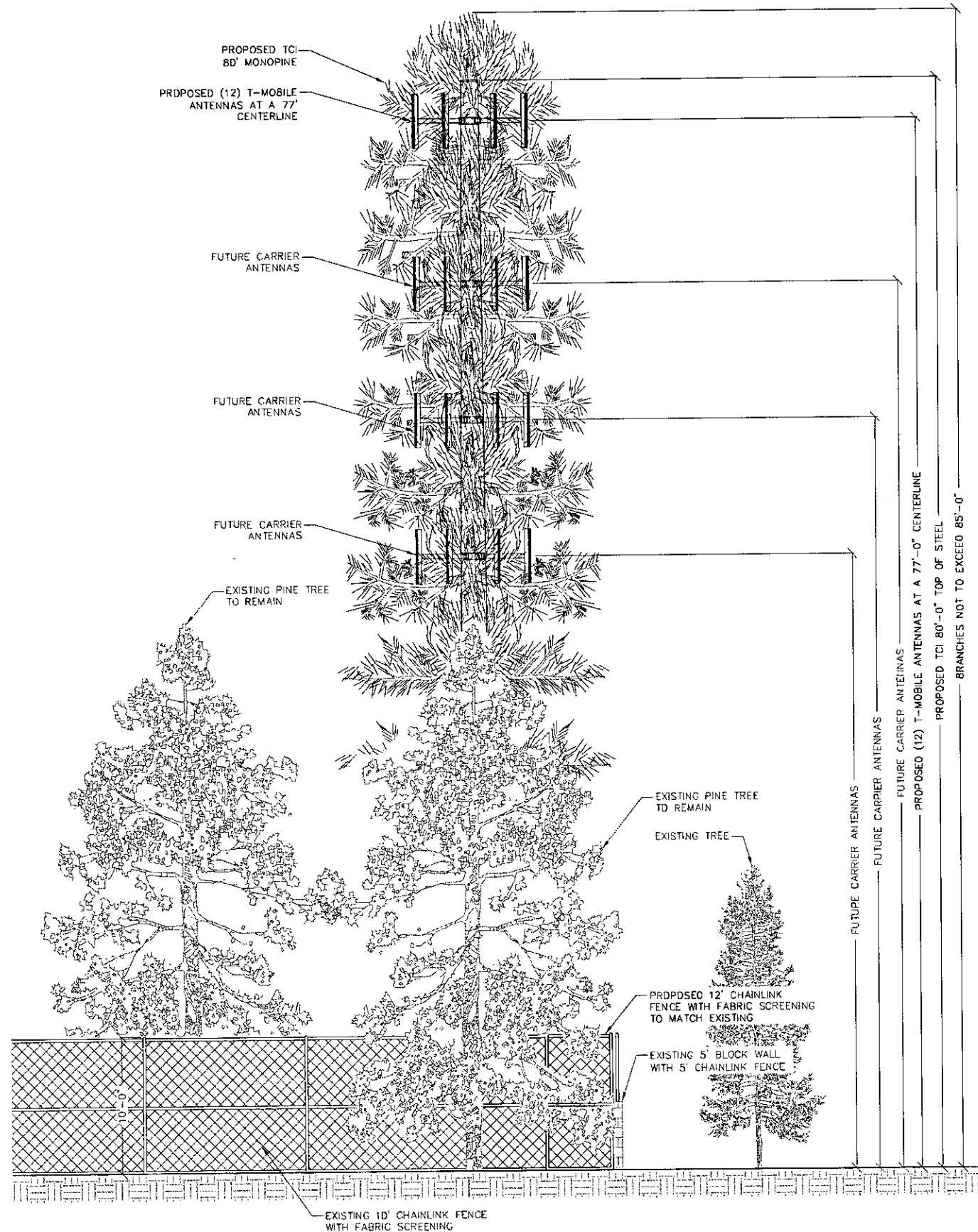
LICENSURE:
RECEIVED
MAR 24 2011

SHEET TITLE:
SITE DETAIL

SHEET NUMBER: **A2** REVISION: **2**
 TCI-D2B

- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OHP
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - O.R.
 - OFFICIAL RECORD
 - POWER POLE



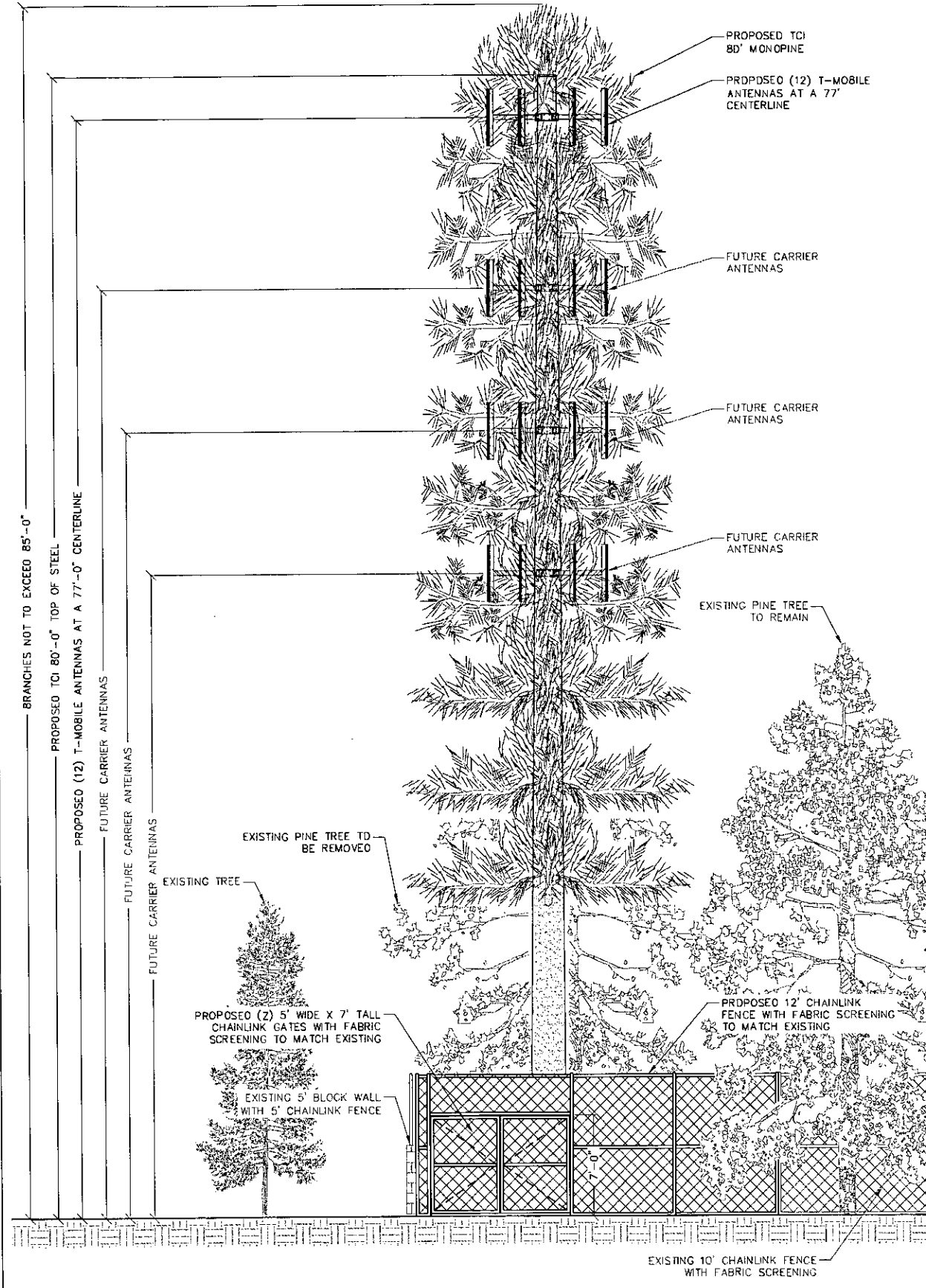


WEST ELEVATION

SCALE: 1" = 10'

2

EAST ELEVATION



SCALE: 1" = 10'

1

TOWER CONSULTING, INC.

8905 W. POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

OMNIPONT

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

PECCOLE RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/22/11	ZONING REVISIONS	R.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM

SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

RECEIVED
MAR 24 2011

SHEET TITLE:

EAST & WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A3

2

TCI-02B

LEGAL DESCRIPTION

BEING LOT 15-2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 25 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF RECORDS

A FIELD SURVEY WAS PERFORMED ON JUNE 3, 2009.

SOUTH 38°49'19" EAST, BEING THE CENTERLINE OF WORLD CUP DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 46, PAGE 98 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

REMARKS

CITY OF LAS VEGAS VERTICAL CONTROL NO. 01818 N9188 BEING A RIVET AND PLATE IN TOP OF CURB LOCATED ON THE SOUTH EAST CORNER OF CHARLESTON BOULEVARD AND TOWN CENTER DRIVE.

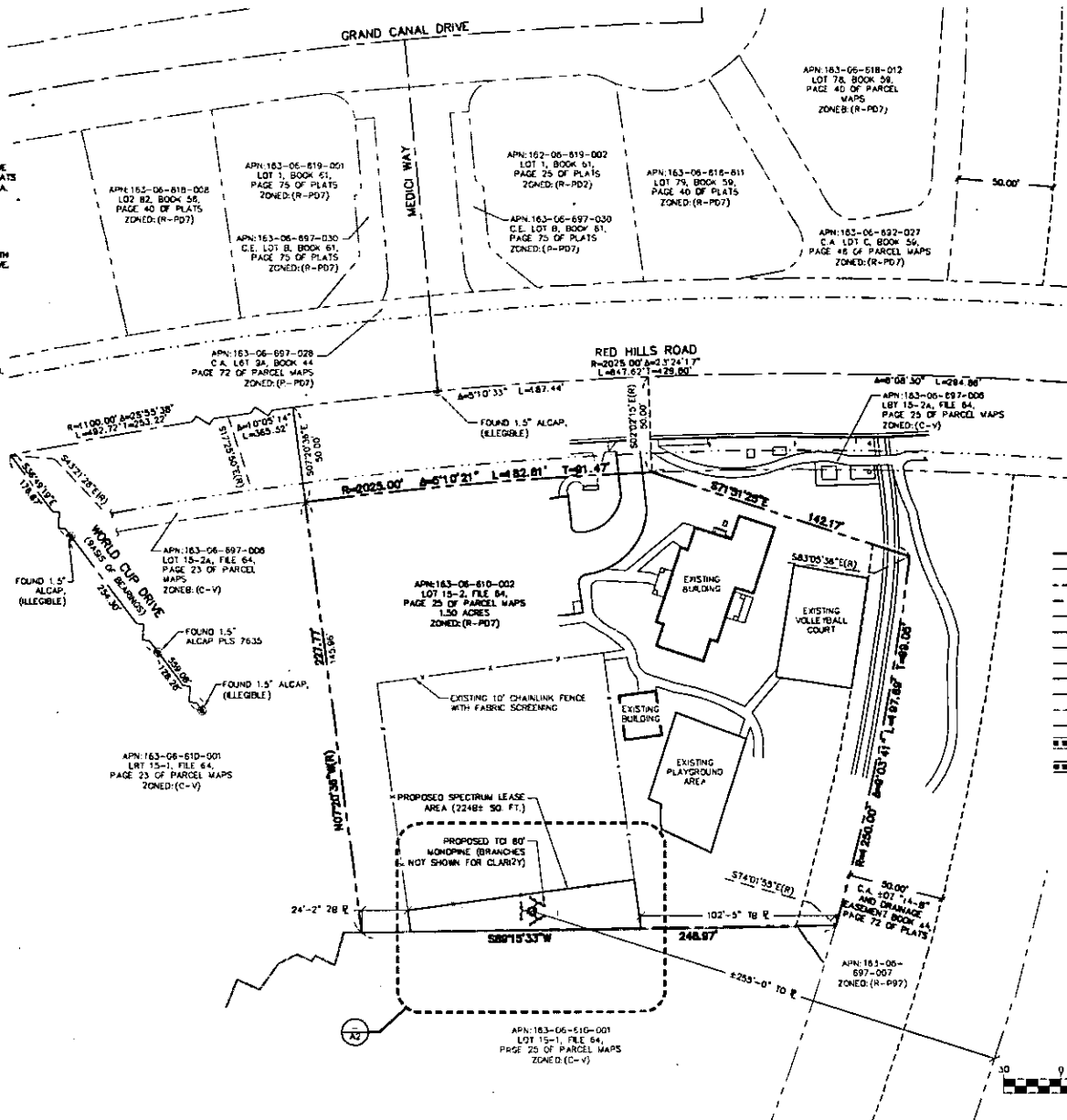
ELEVATION: 3004.34 FEET (NAVD 1988)
915.724 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 32003C2145E, DATED SEPTEMBER 27, 2002 AND PER SAID MAPS, ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

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SITE PLAN

TOWER CONSULTING, INC.

8905 W. POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

DOMINION

T-Mobile

PROJECT INFORMATION:

PECCOLO RANCH
TCI-028/VG08373E

9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:

03/22/11

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

2	03/22/11	ZONING REVISIONS	A.R.
1	01/21/11	100% ZONING	R.S.
0	09/23/08	00% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W. POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK.: APV.:

R. SAN JUAN M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

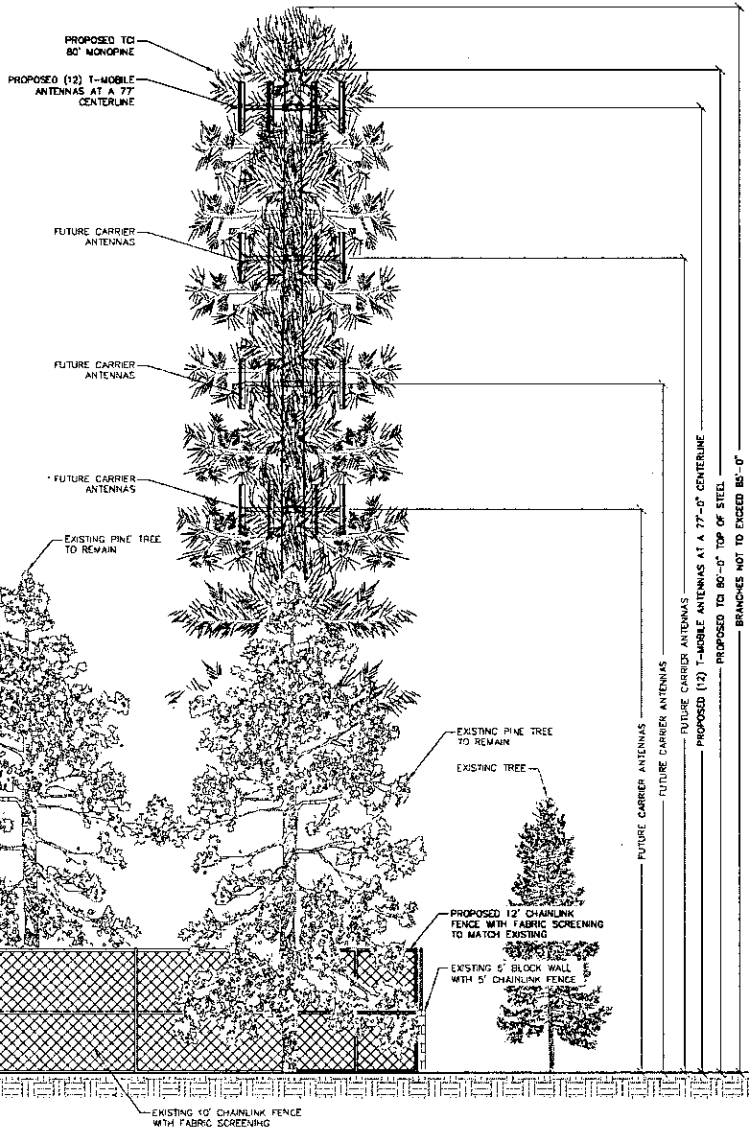
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SHEET NUMBER: REVISION:

2

TCI-028

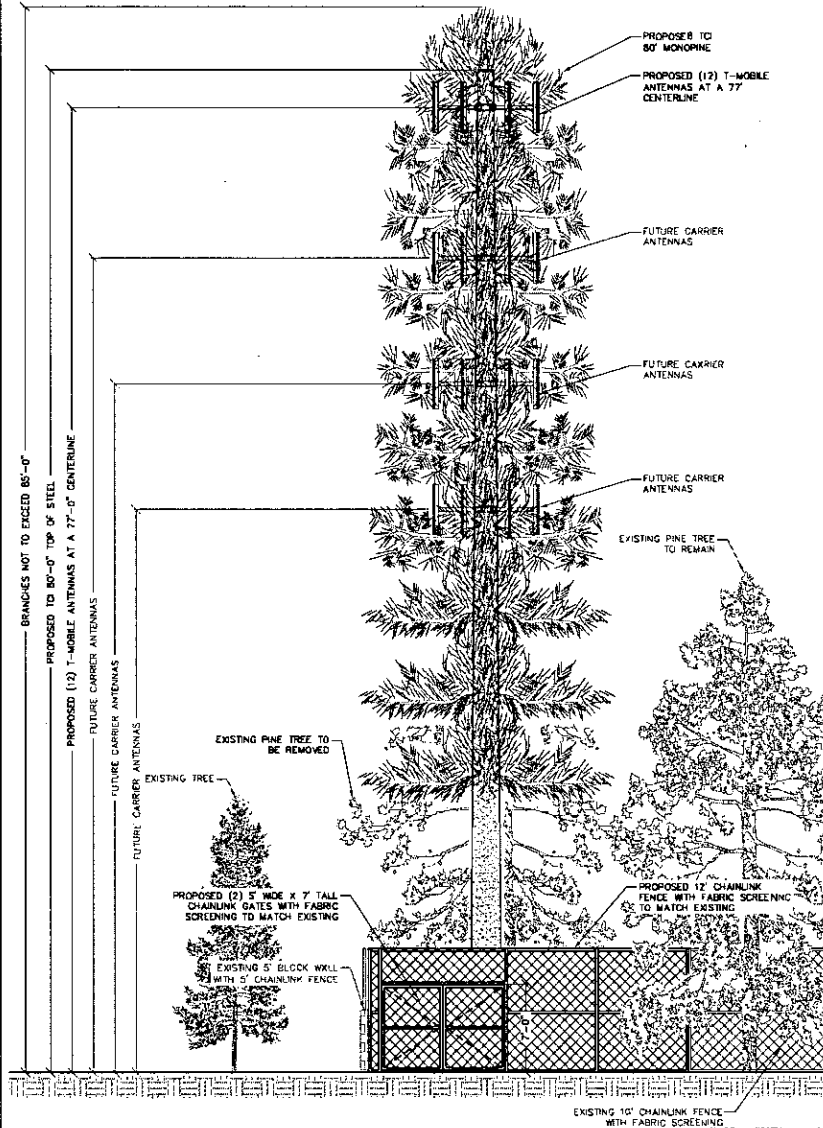
VAR-41297
SUP-41296
MAR 24 2011
RECEIVED



WEST ELEVATION

SCALE: 1" = 10'

2



EAST ELEVATION

TOWER CONSULTING INC.
8905 W. POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
PHONE: (702) 367-7705

COMNIPRINT
T-Mobile
4175 S. MARY ST., STE. 10
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:
PECCOLE RANCH
TCI-028/VG08373E
9501 RED HILLS ROAD
LAS VEGAS, NEVADA 89117

CURRENT ISSUE DATE:
03/22/11

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/22/11	ZONING REVISIONS	R.R.
2	01/21/11	100% ZONING	R.S.
3	08/23/08	80% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W. POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK: **APV:**
R. SAN JUAN M. CEFALU C. WENER

LICENSE:

SHEET TITLE:

EAST & WEST ELEVATIONS

RECEIVED

A3

VAR-41297
SUP-41296

SCALE: 1" = 10'

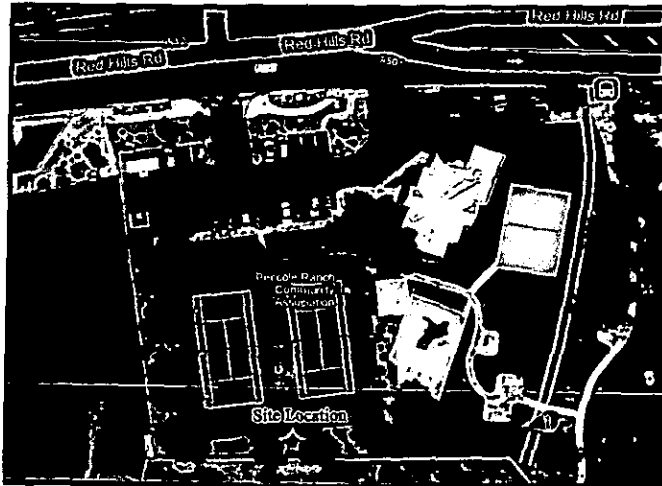
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0-028

PECCOLE RANCH

9501 RED HILLS ROAD LAS VEGAS, NEVADA 89117

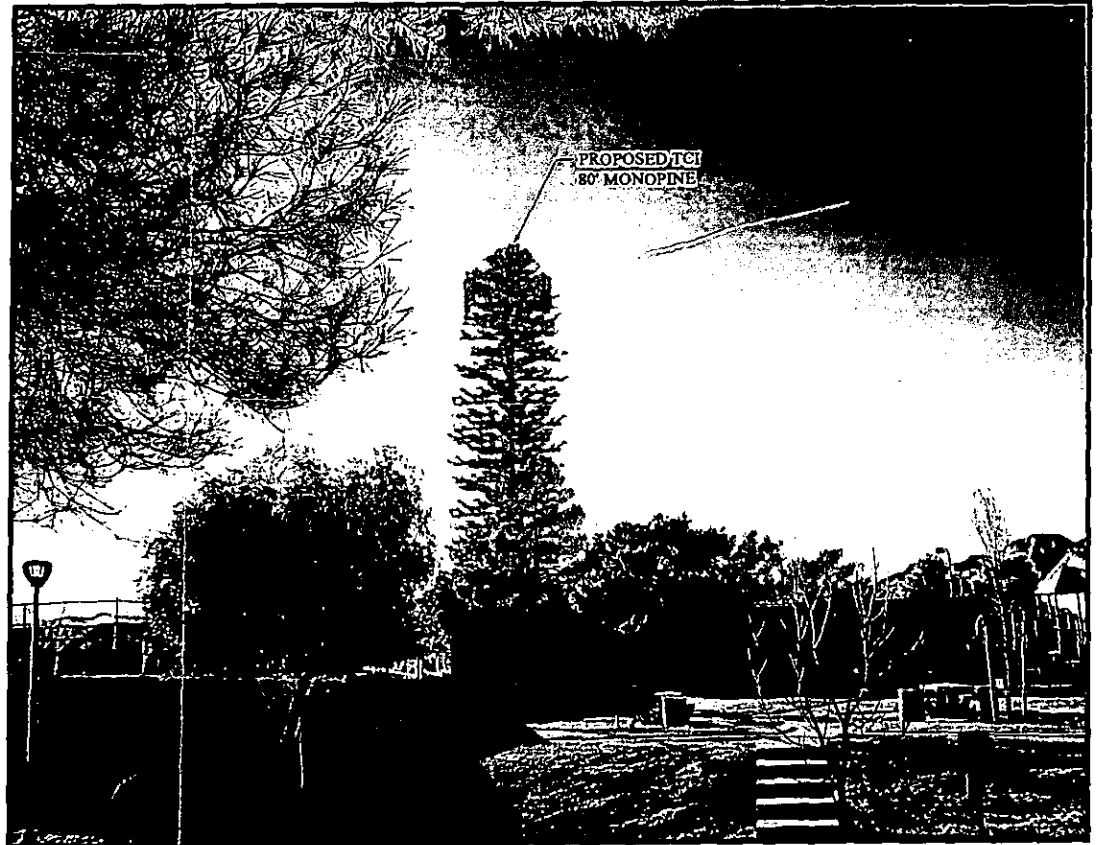
VIEW 1



LOCATION



EXISTING



PROPOSED

MAR 02 2011

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

TOWER CONSULTING, INC.

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705 FAX: (702) 367-8733

VAR-41297
SUP-41296

Attention: Carmen Busney

From: Karen Simons, 1613 St. Katherine Cr. Las Vegas, NV 891147

Re: Peccole Ranch Cell Phone Tower

I oppose the placement of a cell phone tower in the proposed location in Peccole Ranch.

First of all, I have excellent cell phone service from Verizon; thus negating Peccole Ranch's claim that current coverage is limited for all carriers and requires placement in the community.

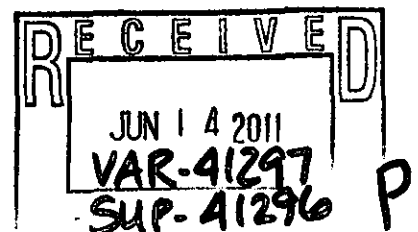
Secondly, it is within approximately 1000 feet of an elementary school. EMR exposure to children during school hours will very high, expecially when they play near the baseball diamond.

Third, Churchill Estates is the closest subdivision and will be directly exposed to higher EMR levels. This will affect their health as well as lower property values.

Finally, the cell phone tower may be placed at business locations such as the Smith shopping Center or Village Square. This will protect residents from long term exposure of electromagnetic radiation exposure as well as minimize the eyesore of the cell phone tower.

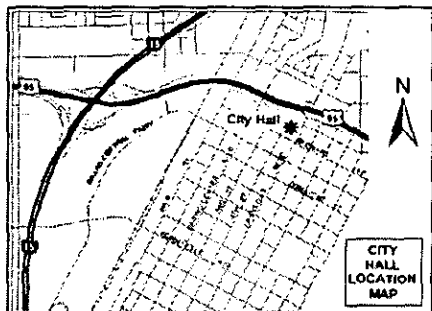
Please consider my objections.

Thank you.



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAILED FROM ZIP CODE 89101
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APR 28 2011
FITZLY BOWES

RECEIVED

MAY 17 2011

16306611011

Case: VAR-41297

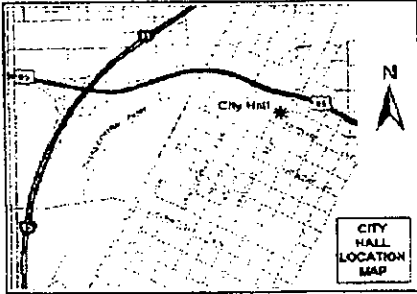
DILLAN-ALBERT FAMILY TRUST
9584 WORLD CUP DR
LAS VEGAS NV 89117-0817

16 BRDFN11 89117



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request

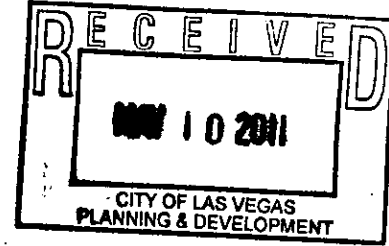


I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

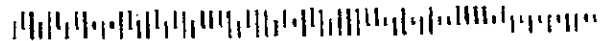
Planning Commission Meeting of 5/10/2011



16306614089
FORD TODD B & SUSAN E
1617 WINDSFORD CIR
LAS VEGAS NV 89117-7228

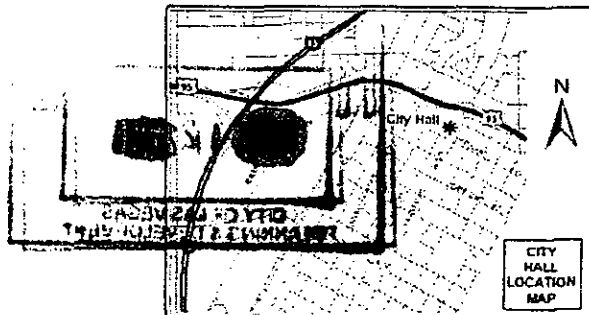
Case: VAR-41297

16 BRDFN11 89117



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request

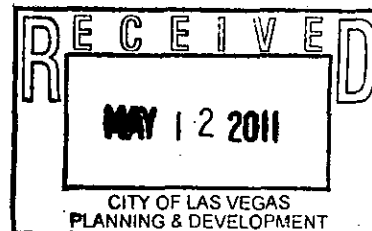


I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011



16306614022

Case: VAR-41297

LAS VEGAS NV 89117-7247

(MARK SLOTTA)

18 BPDFN11 89117



Phase note:

with so many people faced with
A bad housing market, Foreclosures,
Short sell — property values are
disparately important.

I/we believe this would de-value
our property values even more.

Shame on the IDOT

Ward 2 (Wolfson).

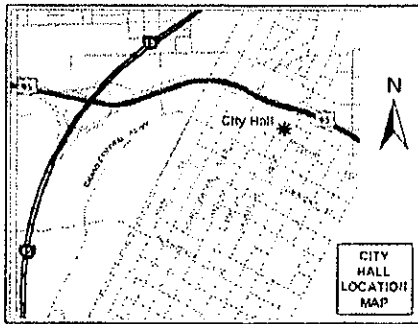
Date:
Time:
Location:

May 10, 2011
6:00 P.M.
City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

**Return Service Requested
 Official Notice of Public Hearing**



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I SUPPORT
 this Request



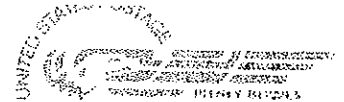
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

RESORTED
 FIRST CLASS



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 LAS VEGAS NV 89117-7223

Case: VAR-41297

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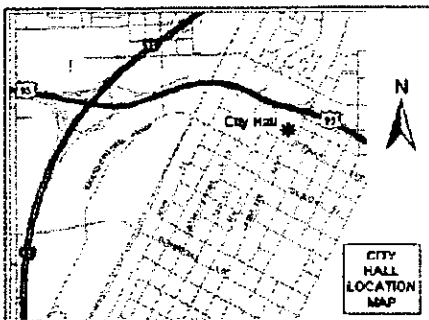
May 01 2011 12:19PM RAR Sheron Zinn

1 702 869 1773

P.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Ranch Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

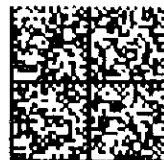
Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Strongly oppose!!
Sheron Zinn

PRESORTED
FIRST CLASS



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PENNY BOWES

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ZINN SHERON H
1316 PALANTINE HILL DR
LAS VEGAS NV 89117-0855

Case: VAR-41297

15 SEP 11 09:11 7

RECEIVED
MAY - 2 2011

8/1-22

Carman Burney

From: Chrystal L. Jacobs
Sent: Monday, May 02, 2011 6:57 AM
To: Carman Burney
Subject: FW: Internet Submission - VAR-41297 & SUP-41296

-----Original Message-----

From: nk5062@hotmail.com [<mailto:nk5062@hotmail.com>]
Sent: Saturday, April 30, 2011 3:51 PM
To: Planning Internet Email
Subject: Internet Submission - VAR-41297 & SUP-41296

Citizen Name: William & Nancy Kost

Email: nk5062@hotmail.com

IP Address: 70.180.134.57

Comments: As 16 year residents of Peccole Ranch we are strongly opposed at the request to erect a 12 foot fence on 1.49 acres within our master planned community. Peccole Ranch is a master planned community with well developed walking paths, community areas and should remain the peaceful community we moved into. There is commerical development on Sahara/Fort Apache, Charleston/Rampart and west of Hualpi that is better suited for this type of construction. What is the benefit of erecting this structure in our development with so many other suitable areas available. Please reconsider moving this structure to another area.
Thank you

Date: 4/30/2011 3:51:08 PM

RECEIVED

MAY -2 2011

21-22
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City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: New Wireless Communication Facility, Stealth Design (Monopine)

APN(s):	163-06-610-002	Pre-app Date:	03/16/11
Location:	9501 Red Hills Road	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	2 - Wolfson	Acres:	1.49
		Time:	8:00 a.m.

Ownership Info:	Peccole Ranch Community Association 9501 Red Hills Road Las Vegas, Nevada 89117-0862			Last Change of Ownership Date:	01/26/96
	Phone: (702)-	Fax: (702)-	Email:		
Applicant Info:	Spectrum Surveying & Engineering, Inc. Attn: Curtis 8905 West Post Road, Ste 100 Las Vegas, Nevada 89148				
	Phone: (702)-367-7705 ext 223	Fax: (702)-	Email:		
Representative Info:	Same				
	Phone: (702)-	Fax: (702)-	Email:		

Use:	Existing:	Club House with proposed Wireless Communication Facility, Stealth Design (Monopine)
	Proposed:	No change proposed
General Plan:	Existing:	PR-OS (Parks/Recreation/Open Space)
	Proposed:	No change proposed
Zoning:	Existing:	R-PD7 (Residential Planned development- 7 Units per Acre)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Peccole Ranch	
	Special Land Use Designation (per plan, if applicable): N/A	

☐ **Meeting**
☒ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Debbie Sullivan, Planner I (229-6895 Office / 385-7268 Fax / dsullivan@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Curtis	Spectrum Surveying & Engineering	367-7705		kveater@spectrumsc.com
2.				
3.				
4.				
5.				
6.				
7.				
8. Debbie Sullivan	CLV - Planning	229-6895	385-7268	dsullivan@lasvegasnevada.gov
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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 MAR 24 2011

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

History:

1. On 3/15/11, the Planning and Development Department denied a request for a Minor Site Development Plan Review (SDR-41097) to install an 85-foot tall (top of branches) Wireless Communication Facility, Stealth Design (Monopine) at 9501 Red Hills Road.

Meeting Notes:

1. Please ensure that your elevation drawing show the height of the Wireless Communication Facility along with all locations for co-locations of equipment.
2. Your previous plans submitted for the Minor Site Development Plan Review (SDR-41097) depict a 10-foot tall chain link fence with fabric screening. Title 19 restricts the height of the fencing to a maximum height of 8 feet. To request a height taller than allowed, you will need to request a Variance.
3. Your previous plans for the Minor Site Development Plan Review (SDR-41097) request the installation of an 85-foot tall Wireless Communication Facility, Stealth design (Monopine) (top of branches) with no equipment, just future carriers. Suggest you include in your plans the installation of at least one carrier, with at least two other future providers for co-locations.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

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MAR 24 2011

City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees					
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type SUP VAR	\$ 0.00	\$ 500.00	\$ 30.00	\$ 530.00	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)							
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)							
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without			\$	\$	\$	\$	
☒	☐	If required, cop(ies) of approval letter(s) for SDR-41097		Subtotal:				\$ 1360.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500				\$	---	\$0.00	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees: \$1360.00			
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		7		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All adjacent existing land uses and street names labeled			NOTES: \$500.00 application fee from SDR-41097 (Minor SDR) that was denied will be applied towards the cost for the SUP per Steve Gebeke One additional copy of an 11 x 17 and 8 1/2 x 11 will be required for the Variance application.				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled							
		# regular + [30% or less of total] # compact + # handicap = Total							
		All free-standing sign locations shown and heights and sizes noted							
☐	☒	LANDSCAPE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		0		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		0		
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		0		
		All required parking lot fingers/islands shown			NOTES: Quantity, size, species/variety of all trees, shrubs, and ground cover				
		Quantity, size, species/variety of all trees, shrubs, and ground cover							
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		2		
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		1		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All wall sign locations shown and sizes noted			NOTES: Elevation will be of the Communication Facility and all equipment				
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		2		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		Use of all rooms noted/labeled			NOTES: Floor Plans are of the area surrounding the Cell Tower to include fenced area surrounding the facility				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

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MAR 24 2011

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	163-06-610-002	Application Purpose:	Special Use Permit; Variance
Location:	9501 Red Hills Road	Application Purpose:	Wireless Communication Facility, Stealth Design (Monopine)
Ward:	2 - Wolfson	Pre-App. Meeting Date:	03/15/11
Planner's Signature:		Submittal Deadline:	03/24/11 - no later than 2:00 pm
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Debbie Sullivan, Planner I - 229-6895	Earliest PC / CC Meeting Dates:	05/10/11 PC - 06/15/11 CC (Cycle 5)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

2011 PLANNING COMMISSION MEETING SCHEDULE

***Generally, the Planning Commission meetings are held on the second Tuesday of each month.**

***Denotes a GPA Cycle**

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS, or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information

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MAR 24 2011



September 22, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: VAR-41297 - VARIANCE
RELATED TO SUP-41296
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011

Dear Ms. Porter:

The City Council at a regular meeting held September 21, 2011, DENIED the request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite No. 100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





September 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: DENIAL OF VAR-41297 AND SUP-41296

Dear Ms. Porter:

The City Council at a regular meeting held September 21, 2011, **DENIED** your requests for a Special Use Permit (SUP-41296) for a proposed 85-foot high Wireless Communication Facility, Stealth Design (Monopine) and a Variance (VAR-41297) to allow a 12-foot high chain link fence where eight feet is the maximum height permitted at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development – 7 Units Per Acre) Zone.

The requested **Special Use Permit** was denied for the following reasons:

1. The subject site is within a residential planned development surrounded by single family residences with an elementary school located to the west of the property. The proposed facility would exceed the height of any buildings or trees in the residential community and would have a negative visual impact on the surrounding community. Therefore, the proposed use would not be compatible or harmonious with the existing surrounding land uses, or with future surrounding land uses as projected by the General Plan.
2. There were 217 protests submitted against the proposal, indicating very strong opposition from the surrounding neighborhood. This opposition supports the finding that the proposed use will not be compatible or harmonious with the surrounding adjacent community.

The requested **Variance** was denied for the following reasons:

1. Per Title 19.06.040(H)(4)(a), Chain link or open wire fencing (except as temporary construction fencing), is not an acceptable material for use as screen or perimeter walls unless approved as part of an overall development plan;
2. In addition to the material, the height of the wall would not be aesthetically compatible with the surrounding adjacent uses; and
3. Pursuant to Title 19.18.070(L), no evidence of a unique or extraordinary circumstance was presented, in that the applicant created a self-imposed hardship by proposing a fence that did not comply with the standards of Title 19.06. Alternative design of the fence would allow conformance to the Title 19.06 requirements.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

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STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

RE: VAR-41297 - VARIANCE
RELATED TO SUP-41296
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Porter:

The City Council at a regular meeting held July 20, 2011, HELD IN ABEYANCE the request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the September 21, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.388.9108
www.lasvegasnevada.gov





June 15, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: ABEYANCE - VAR-41297 - VARIANCE RELATED TO SUP-41296
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Ms. Porter:

Your request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on June 14, 2011.

The Planning Commission voted to recommend **DENIAL** of your request because it was determined that the proposed use would not be compatible with the existing and surrounding uses.

This item will be considered by the City Council on July 20, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: ABEYANCE - VAR-41297 - VARIANCE RELATED TO SUP-41296
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Ms. Prter:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Wednesday, June 8, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: VAR-41297 - VARIANCE RELATED TO SUP-41296
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Ms. Porter:

Your request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 14, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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cc: Mr. Chris Werner
Tower Consulting, Inc.
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Las Vegas, Nevada 89148

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8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

May 5, 2011

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

re: Request for abeyance of SUP-41296 & VAR-41297 Tower Consulting, Inc., site TCI-028
Peccole Ranch

To Whom it May Concern:

Tower Consulting, Inc., has two items on the May 10, 2011 Planning Commission Agenda. Those items are SUP-41296 & VAR-41297. Tower Consulting, Inc., respectfully requests abeyance of both items and asks that they are held until the June 14, 2011 Planning Commission Agenda for public hearing.

Tower Consulting, Inc. requests abeyance of both items so that it may meet with home owners of the Peccole Ranch Community to explain the proposed items and address any homeowner concerns prior to public hearing.

Please contact me if I may assist your consideration in any way.

Sincerely,

Tracy Cline
702-539-2249

Cc: City of Las Vegas City Clerk

RECEIVED

MAY -5 2011

P/L 435/393

Report of All Selected Parcels

Case Number: VAR-41297 SUP-41296

Printed On: Thu: March 31, 2011

Owner

Address

Parcel Number

16306697026
16306697024
16306697009
16306597011
16306697006
16306697011
16306697012
16306697007
16306697025
16306697005
16306697014
16306697020
16306697002
16306697003
16306697008
16306697010
16306697001
16306697018
16306697023
16306597024
16306597026
16306597025
16306697021
16306697022
16306697004
16306597023
16306697013
16306697027
16306697028
16306797002
16306597027
16306697030

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		16306597004
		16306597006
		16306797005
		16306797004
		16306697029
		16306297008
		16306597003
		16306597009
A Z N LIVING TRUST	7451 DARBY AVE LAS VEGAS NV	16306711072
ABBOTT CAROL M	1201 TRIUMPH CT LAS VEGAS NV	16306512017
ALAM JOHN	1520 IMPERIAL CUP DR LAS VEGAS NV	16306611049
ALEMAN PETE J & YUSHIOW W	9417 VALENCIA CANYON DR LAS VEGAS NV	16306616013
ALEXANDER JOHN B & VICTORIA	9521 GRAND CANAL DR LAS VEGAS NV	16306618008
ALLEN CAROL A	9400 VALENCIA CANYON DR LAS VEGAS NV	16306515002
ALTSTATT STEVEN & CATHERENCE	4616 W SAHARA AVE #383 LAS VEGAS NV	16306614048
AMESBURY VILLEGAS TRUST	9428 GREENHAM CIR LAS VEGAS NV	16306614075
APPLIED BUSINESS VENTURES INC	1800 E SAHARA #107 LAS VEGAS NV	16306614054
ARASHIRO STEVEN Y	717 HAUOLI ST HONOLULU HI	16306512019
ARJANA I WAYAN	1517 IMPERIAL CUP DR LAS VEGAS NV	16306611060
ARNOLD ARTHUR R & RENATE REV TR	1637 WINNERS CUP DR LAS VEGAS NV	16306711080
AUGER HOLDING L L C	3280 GILCHRIST ST WATERFORD MI	16306611016
AVANESS HENRIK	1164 OLD PHILLIPS RD GLENDALE CA	16306617006
B A C HOME LOANS SERVICING L P	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16306520016
B B S TRUST	9416 CHURCHILL DOWNS DR LAS VEGAS NV	16306712036
BABIN MARK A & JANICE M	3918 PILI PL HONOLULU HI	16306611038
BAKER TIMOTHY J	1505 BREEZE CANYON DR LAS VEGAS NV	16306614012
BALLARD BONNIE L LIVING TRUST	629 NEY A TI DR GUNTERSVILLE AL	16306615007
BANK DEUTSCHE NATIONAL TR CO TRS	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16306617002
BARAN ELAINE	9533 RANCHO PALMAS DR LAS VEGAS NV	16306520039
BARTUCCIO ANTONI & E LIV TR	9508 SPANISH STEPS LN LAS VEGAS NV	16306519008
BASSETT WILLIAM A REVOCABLE TR	1636 WINNERS CUP DR LAS VEGAS NV	16306711004
BAUER GLENN	1304 PALANTINE HILLS DR LAS VEGAS NV	16306520052

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
BELKE FAMILY TRUST	9528 SPANISH STEPS LN LAS VEGAS NV	16306519003
BENNETT JAMES & PRISCILLA	9512 SPANISH STEPS LN LAS VEGAS NV	16306519007
BERNARD CLAIBORNE & PRISCILLA A	1301 PREMIER CT LAS VEGAS NV	16306517004
BIENTEK ROBERT J	1525 IMPERIAL CUP DR LAS VEGAS NV	16306611058
BIERI MARK	1440 DESERT HILLS DR LAS VEGAS NV	16306617017
BIGNOTTI GEORGE A TRUST	9413 STEEPLEHILL DR LAS VEGAS NV	16306614036
BILOTTA CRAIG D & ERICA A	9512 RANCHO PALMAS DR LAS VEGAS NV	16306520003
BLANFORD MILLIE P LIVING TRUST	1620 BRITISH CUP DR LAS VEGAS NV	16306611034
BLANK DAVID	9425 DREW ST LAS VEGAS NV	16306614047
BLEECHER MARIA FAMILY TRUST	9421 CHURCHILL DOWNS DR LAS VEGAS NV	16306712021
BLUMENFELD TRUST	9405 STEEPLEHILL DR LAS VEGAS NV	16306614038
BOGH JOE B & SARAH	1444 DESERT HILLS DR LAS VEGAS NV	16306617016
BRADSHAW LIVING TRUST	1528 UDINE CT LAS VEGAS NV	16306512021
BRANCHAUD JAMES C	24142 WELBY WY WEST HILLS CA	16306611010
BREEZE CANYON L L C	P O BOX 370622 LAS VEGAS NV	16306614011
BREKKEN ISAAC	1305 WINDY CLIFF CT LAS VEGAS NV	16306516010
BRYER MAXIMILIAN B & JUDITH P	1600 WINDSFORD CIR LAS VEGAS NV	16306614084
BT MARCHAI	117 N FULLER AVE LOS ANGELES CA	16306518008
BULGATZ FAMILY TRUST	9429 GREENHAM CIR LAS VEGAS NV	16306614077
BULLOCH RANDY LEWIS & ROBYN LYNN	10852 WILLOW HEIGHTS DR LAS VEGAS NV	16306519010
BURT ALFRED P & KATHERINE REV TR	9420 GREENHAM CIR LAS VEGAS NV	16306614073
BUTCHER JEFFREY	1416 PREMIER CT LAS VEGAS NV	16306615004
BYER THOMAS J M D LTD	3006 S MARYLAND PKEY #705 LAS VEGAS NV	16306611041
CAST PEBBBLE L L C	8900 CONDOTI CT LAS VEGAS NV	16306518002
CAST PEBBLE L L C	8900 CONDOTTI CT LAS VEGAS NV	16306616010
CENAMI MICHAEL A & GERALDINE TR	9337 SIENNA RIDGE DR LAS VEGAS NV	16306613003
CERIMELE ROMEO & DENISE	1320 PALANTINE HILL DR LAS VEGAS NV	16306520048
CLARKE THOMAS D & CAROLE S	1416 PALANTINE HILL DR LAS VEGAS NV	16306618013
COATS ROBERT D & TERESA A	25804 E 99TH ST LEE'S SUMMIT MO	16306617025
CDBOS HERLINDA & SALVADOR V JR	340 ROSEWOOD AVE #K CAMARILLO CA	16306611023
COLLIER JACK & POON S REV FAM TR	9533 GRAND CANAL DR LAS VEGAS NV	16306618005
COLUCCI DUANE A	9421 VALENCIA CANYON DR LAS VEGAS NV	16306616012

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CONFORTE JOHN JR	3505 CASTLEMAN LN BURBANK CA	16306210124
CONKLIN JOHN & JOAN	1324 PALANTINE HILL DR LAS VEGAS NV	16306519011
CONWAY DENNIS LYNDA TRUST	1613 BREEZE CANYON DR LAS VEGAS NV	16306614021
CORRAL MARGARITO	415 EDNA ST SAN FRANCISCO CA	16306611024
COURVOISIER DAVID & VICTORIA TR	1621 WINDSFORD CIR LAS VEGAS NV	16306614090
D P BUGNA FAMILY LIVING TRUST	9601 RANCHO PALMAS LAS VEGAS NV	16306520035
DANG DUC M	9521 RANCHO PALMOS DR LAS VEGAS NV	16306520042
DASILVA DOUGLAS B & A NINETTE	9509 QUEENS WALK CIR LAS VEGAS NV	16306712028
DAVIDSON MILDRED REVOCABLE TRUST	1512 BREEZE CANYON DR LAS VEGAS NV	16306614030
DAVIS SCOTT & FELICIA	2550 S UNIVERSITY BLVD #702 DENVER CO	16306611015
DELCAMPO SALVADOR	9540 RANCHO PALMAS DR LAS VEGAS NV	16306520010
DESHAZER RANDAL A & MICHELLE L	1308 PREMIER CT LAS VEGAS NV	16306517007
DESTEFANO MARK	500 N RAINBOW BLVD #300 LAS VEGAS NV	16306611059
DILLAN-ALBERT FAMILY TRUST	9584 WORLD CUP DR LAS VEGAS NV	16306611011
DIUGU PETRU	1605 WINDSFORD CIR LAS VEGAS NV	16306614086
DOMER ORVALLEE M & PATRICIA S	9608 WORLD CUP DR LAS VEGAS NV	16306611005
DONLOR LIVING TRUS ETAL	5140 RUSTIC RIDGE DR LAS VEGAS NV	16306618018
DRAGOVICH JEFFREY P & RYUKO SATA	1405 SPLENDIDO DR LAS VEGAS NV	16306618002
DRYDEN FAMILY TRUST	9504 SPANISH STEPS LN LAS VEGAS NV	16306519009
DUONG VICKI P	9433 VALENCIA CANYON DR LAS VEGAS NV	16306616009
DUSSAULT DEBRA	9612 RANCHO PALMAS DR LAS VEGAS NV	16306520014
DYLAG JOSEPH J & ANNA J	9417 CHURCHILL DOWNS DR LAS VEGAS NV	16306712020
EDMONDS KENNETH B	21731 VENTURA BLVD #300 WOODLAND HILLS CA	16306618017
ERMI MICHAEL J & DINAH	1624 WINDSFORD CIR LAS VEGAS NV	16306712035
EVANS THOMAS J & KELLY L	1420 COUNTRY HOLLOW DR LAS VEGAS NV	16306210123
FANNIE MAE	350 HIGHLAND DR LEWISVILLE TX	16306611021
FEDERAL NATIONAL MORTGAGE ASSN	135 N LOS ROBLES AVE PASADESA CA	16306618007
FICHTER RICHARD C & NARDA L	9412 VALENCIA CANYON DR LAS VEGAS NV	16306616002
FOLGER BRIAN J & CHERYL B	1453 DESERT HILLS DR LAS VEGAS NV	16306617015
FORD TODD B & SUSAN E	1617 WINDSFORD CIR LAS VEGAS NV	16306614089
FOROULIS 2000 TRUST	9708 ENGLISH SADDLE CIR LAS VEGAS NV	16306210113
FORTNER ROBERT N JR	9424 GREENHAM CIR LAS VEGAS NV	16306614074

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FOX SERGIO	9585 GOLD CUP CIR LAS VEGAS NV	16306711076
FRAIJO JESSICA	1601 BREEZE CANYON DR LAS VEGAS NV	16306614018
FRASURE EUGENE TRUST	5337 DESERT BLOSSOM RD LAS VEGAS NV	16306518006
FRENCH BRUCE KENNETH JR	9569 WORLD CUP DR LAS VEGAS NV	16306611028
FRICKE JOHANNA S	1300 PREMIER CT LAS VEGAS NV	16306517005
FRITCHLEY JOHN & MELODY G	9429 STEEPLEHILL DR LAS VEGAS NV	16306614033
FUKUDA ALAN & LINA	2750 ARTESIA BLVD #230 REDONDO BEACH CA	16306520025
FULLER JANET L TRUST	1604 TAYLOR WOODROW DR LAS VEGAS NV	16306614056
FULLKRUG GEORGE L & LAUREN J	1400 SPLENDIDO DR LAS VEGAS NV	16306519022
FUNG ALAN Y & AUDREY S	1420 PALANTINE HILL DR LAS VEGAS NV	16306618012
G S Q TRUST	1504 BREEZE CANYON DR LAS VEGAS NV	16306614032
GALLAGHER JAMES E	9572 GOLD CUP CIR LAS VEGAS NV	16306711079
GAPEN MICHELLE	9633 RANCHO PALMAS DR LAS VEGAS NV	16306520027
GARCIA NORMA	8717 DOUBLE EAGLE DR LAS VEGAS NV	16306512020
GEORGIA TRUST	1424 DESERT HILLS DR LAS VEGAS NV	16306617021
GIGUERE WILLIAM R & MARY T	1328 PALANTINE HILL DR LAS VEGAS NV	16306519012
GILMAN RICHARD S TRUST	1449 DESERT HILLS DR LAS VEGAS NV	16306617014
GO FOR BROKE L L C	3120 PELICAN BEACH DR LAS VEGAS NV	16306516015
GONZALES LOUIS JR & CATHY L	9428 DREW CT LAS VEGAS NV	16306614046
GREER JALENE R	1408 PALANTINE HILL DR LAS VEGAS NV	16306519016
GRIMES CHRISTOPHER M & ADELE M	1413 SILK TASSEL DR LAS VEGAS NV	16306617030
GROSS LORIN & ALICE TRUST	9520 GRAND CANAL DR LAS VEGAS NV	16306618019
GROSSI RICHARD & DIANE	1633 WINNERS CUP DR LAS VEGAS NV	16306711081
GURULE GABRIEL	9581 GOLD CUP CIR LAS VEGAS NV	16306711075
GUTIERREZ MIGUEL & LINDA	9624 WORLD CUP DR LAS VEGAS NV	16306611001
HABERMAN LIVING TRUST	9416 STEEPLEHILL DR LAS VEGAS NV	16306614005
HAMANN ALOHA NUI FAMILY TRUST	9811 W CHARLESTON BLVD #2785 LAS VEGAS NV	16306614044
HAMPTON DONALD LEON II & RACHEL	1517 BREEZE CANYON DR LAS VEGAS NV	16306614015
HANDLEMAN BRIAN M	1212 TRIUMPH CT LAS VEGAS NV	16306512029
HANSEN E & D TRUST	9421 GREENHAM CIR LAS VEGAS NV	16306614079
HANSEN ROGER & ANN FAMILY TRUST	1205 TRIUMPH CT LAS VEGAS NV	16306512018
HARDIN MARVIN	3422 5TH AVE LOS ANGELES CA	16306611040

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HARLESS STEVEN & SHELLEY M	9629 RANCHO PALMAS DR LAS VEGAS NV	16306520028
HARMON DONALD A	7045 DIVER AVE NO LAS VEGAS NV	16306520030
HENRY KAHLFANI	1301 WINDYCLIFF CT LAS VEGAS NV	16306516011
HILL LAURENCE & SUSAN	9505 GRAND CANAL DR LAS VEGAS NV	16306619002
HIRANO RENDELL S	1691 LEI LEHUA ST HILO HI	16306520029
HOEY DONALD & KING-WAN FAMILY TR	4677 ADAGIO LN CYPRESS CA	16306711005
HOPPER ZEYNEP OYA	1516 BREEZE CANYON DR LAS VEGAS NV	16306614029
HURST FAMILY TRUST	9409 DREW CT LAS VEGAS NV	16306614051
ILLUMINATE LIVING TRUST	1212 AVE OF THE AMERICAS 7TH FL NEW YORK NY	16306711077
IMADA SUMIE J TRUST	22871 NADINE CIR TORRANCE CA	16306616003
INGENITO DAVID & ANNE	9441 CHURCHILL DOWNS DR LAS VEGAS NV	16306712026
IRWIN HEATHER	14601 BRANHAM LN SAN JOSE CA	16306617018
JACAWAY GARY L & ROBIN L	1301 PARKVIEW DR ELKO NV	16306611018
JAMIESON FAMILY TRUST	6052 DUNHAM HILLS WY LAS VEGAS NV	16306519002
JASPER PROPERTY GROUP L L C	%W DOWDEY 9920 ROBIN OAKS DR LAS VEGAS NV	16306611050
JAVADI VAFA	1405 VEGAS VALLEY DR #49 LAS VEGAS NV	16306617033
JEFFCOAT TOM	9541 RANCHO PALMAS DR LAS VEGAS NV	16306520037
JEFFRIES WILLIAM S	1520 BREEZE CANYON DR LAS VEGAS NV	16306614028
JENSEN BRUCE G	9425 CHURCHILL DOWNS DR LAS VEGAS NV	16306712022
JONES ALBERT J & BILLIE J	9508 RANCHOS PALMAS DR LAS VEGAS NV	16306520002
JOSLIN & GALLIANO JOINT LIV TR	9413 DREW CT LAS VEGAS NV	16306614050
KAHN ROBERT A	9536 RANCHO PALMAS DR LAS VEGAS NV	16306520009
KAKO HIROKO	9636 RANCHO PALMAS DR LAS VEGAS NV	16306520018
KALMAN GABRIELLA FAMILY TRUST	1621 BREEZE CANYON DR LAS VEGAS NV	16306712031
KAMETANI HAROLD	109A KAWALEA PL KULA HI	16306516013
KARNAM UMAPRASANNA	1413 E LANTERN LN DRAPER UT	16306616015
KASMAR SHERI	9620 SPANISH STEPS LN LAS VEGAS NV	16306518009
KAY JERRI TRUST	9432 GREENHAM CIR LAS VEGAS NV	16306614076
KAZEMINIAROGH MOHSEN	9520 RANCHO PALMAS DR LAS VEGAS NV	16306520005
KEARNEY FAMILY TRUST	%SANTORO DRIGGS WALCH KEARNEY %JOHNSON & THOMPSON 400 S FOURTH ST #300 LAS VEGAS NV	16306712027
KELLEHER SCOTT & STACY	1421 SILK TASSEL DR LAS VEGAS NV	16306617032

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
KEPPLER CARL T & GAYLE	9412 CHURCHILL DOWNS DR LAS VEGAS NV	16306712037
KERFOOT THOMAS P & MARY K	1440 COUNTRY HOLLOW DR LAS VEGAS NV	16306210118
KERN STEVEN KELLY	9540 WORLD CUP DR LAS VEGAS NV	16306611022
KERWIN DAVID J & SHAREN M	1305 PREMIER CT LAS VEGAS NV	16306517003
KIEFERT EDWARD R & B A REV TR	9408 DREW CT LAS VEGAS NV	16306614041
KIM GUNNAR W	1433 SILK TASSEL DR LAS VEGAS NV	16306617035
KOST FAMILY TRUST	9432 STEEPLEHILL DR LAS VEGAS NV	16306614009
KOVARIK DENNIS & THUY	3735 BARRELWOOD DR LAS VEGAS NV	16306516014
KRAFT MARCO H	9520 SPANISH STEPS LN LAS VEGAS NV	16306519005
KUNIMOTO EARL S REVOCABLE LIV TR	1604 BREEZE CANYON DR LAS VEGAS NV	16306614025
KYLE LIVING TRUST	9580 WORLD CUP DR LAS VEGAS NV	16306611012
L B S REVOCABLE LIVING TRUST	9576 WORLD CUP DR LAS VEGAS NV	16306611013
LACAS VLADIMIR	9521 GRAND CANAL DR LAS VEGAS NV	16306520038
LADNER CHRISTOPHER	1341 DESERT HILLS DR LAS VEGAS NV	16306617001
LANCE ROMANCE L L C	1000 N GREEN VALLEY PKWY#300-132 HENDERSON NV	16306617013
LAU ANNA	232 N ORANGE AVE #B MONTEREY PARK CA	16306611004
LAU LILY C & TONY K T REV TR	1628 WINNERS CUP DR LAS VEGAS NV	16306711002
LAUDENCIA DOMINADOR F JR & NORMA	16 TAMBOUR PL FOOTHILL RANCH CA	16306516004
LEAHY-WATTS ROBERTA J	9561 WORLD CUP DR LAS VEGAS NV	16306611026
LEDFORD TIMOTHY & TRACY	9557 WORLD CUP DR LAS VEGAS NV	16306611025
LERNER DAVID M REVOCABLE FAM TR	1409 PREMIER CT LAS VEGAS NV	16306615002
LIN TAMMY	13526 COBBLESTONE LN WESTMINSTER CA	16306520012
LISLE RICHARD W & GLENDA A	1408 SPLENDIDO DR LAS VEGAS NV	16306618020
LISTER WILLIAM J FAMILY TRUST	1408 PREMIER CT LAS VEGAS NV	16306615006
LLOYD SCOTT R & CAROLLYN S	9425 CANYON SHADOWS LN LAS VEGAS NV	16306516007
LOCATELLI RESIDENCE TRUST	9408 STEEPLEHILL DR LAS VEGAS NV	16306614003
LOMELI AMERICA T	%R LOMELI 1429 DESERT HILLS LAS VEGAS NV	16306617009
LUMICAO-QUENERY CLARISSA GLORIA	9604 RANCHO PALMAS DR LAS VEGAS NV	16306520013
LUNA JOEY R	11557 SNOW CREEK CANYON LAS VEGAS NV	16306512026
LYONS CHARLES R & PHYLLIS J	1408 SILK TASSEL DR LAS VEGAS NV	16306617041
MA FAMILY REVOCABLE LIVING TRUST	8163 DEAUVILLE DR HUNTINGTON BEACH CA	16306611019
MA XINYU & JIAJIA	21 WINTERBRANCH IRVINE CA	16306516003

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MACALPINE FAMILY TRUST	47350 MIWOC AVE COARSEGOLD CA	16306615005
MACCANELLO KAREN S	9413 VALENCIA CANYON LAS VEGAS NV	16306616014
MACKIE DUNCAN RAND	1512 IMPERIAL CUP DR LAS VEGAS NV	16306611048
MADRID EDUARDO D & AURORA T	9501 GRAND CANAL DR LAS VEGAS NV	16306618011
MAJETICH FAMILY TRUST	9433 CHURCHILL OOWNS DR LAS VEGAS NV	16306712024
MALY AMOS REVOCABLE TRUST	1616 BREEZE CANYON DR LAS VEGAS NV	16306614023
MANLEY ASSET PROTECTION TRUST	9336 SIENNA RIDGE DR LAS VEGAS NV	16306613004
MAO MEI-LIN	9572 MERIDIAN PARK AVE LAS VEGAS NV	16306612010
MARCONI FRANK DECI	9408 VALENCIA CANYON DR LAS VEGAS NV	16306616001
MARFOGLIA MARK & VITA	9412 DREW CT LAS VEGAS NV	16306614042
MARQUIS CARROL ANN	9516 SPANISH STEPS LN LAS VEGAS NV	16306519006
MARRIOTT GAIL	1632 WINNERS CUP DR LAS VEGAS NV	16306711003
MARSAILS IRREVOCABLE TRUST	1608 TAYLOR WOODROW OR LAS VEGAS NV	16306614055
MARTIN MELODY A	9617 RANCHO PALMAS DR LAS VEGAS NV	16306520031
MARTINEZ PATRICIA	9572 WORLD CUP DR LAS VEGAS NV	16306611014
MAUPIN JEFFREY & OANIELLE	1600 IMPERIAL CUP OR LAS VEGAS NV	16306611052
MAYEKAWA FAMILY TRUST	16314 ST ANDREWS PL GARDENA CA	16306520044
MAYEKAWA FAMILY TRUST	16314 ST ANDREWS PL GARDENA CA	16306618014
MAYEKAWA FAMILY TRUST	16314 ST ANDREWS PL GAROENA CA	16306617008
MAYEKAWA FAMILY TRUST	MAYEKAWA JIMMY M TRS 16314 ST ANOREWS PL GARDENA CA	16306516009
MAYERS GARY R & CAROL	9436 CHURCHILL DOWNS DR LAS VEGAS NV	16306712033
MCCANN THOMAS M	4999 AIR CENTER CIR #104 RENO NV	16306614014
MCCARTHY LOIS	9389 ASTON MARTIN OR LAS VEGAS NV	16306512038
MCCOURT JOHN D JR & KIM M	9436 STEEPLEHILL DR LAS VEGAS NV	16306614010
MCCUTCHEN DEBORAH L	1405 SILK TASSEL DR LAS VEGAS NV	16306617028
MCDONALD MICHAEL C	1409 SILK TASSEL DR LAS VEGAS NV	16306617029
MCELROY JAMES & TERRY	1401 SPLENDIDO LAS VEGAS NV	16306618001
MCGLYNN MICHAEL & KAREN FAM TR	1504 IMPERIAL CUP OR LAS VEGAS NV	16306611046
MCMICKLE GEORGE	9404 STEEPLEHILL DR LAS VEGAS NV	16306614002
MCQUARN GEORGE & JURITTA	1609 BREEZE CANYON DR LAS VEGAS NV	16306614020
MEGUERDITCHIAN FAMILY TRUST	2204 SAN GORGONIO RD LA CANADA FLINTRIOGE CA	16306614085
MEIGS JAMES JR & VICTORIA REV TR	9609 RANCHO PALMAS OR LAS VEGAS NV	16306520033

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MEDEMA ROBERT A & ALORA J	1300 PALANTINE HILL DR LAS VEGAS NV	16306520053
MIGUEL EDUARDO SAN	1304 PREMIER CT LAS VEGAS NV	16306517006
MILLER RHONDA S LIVING TRUST	1433 DESERT HILLS DR LAS VEGAS NV	16306617010
MILLS ROBIN S REVOCABLE LIV TR	1628 BRITISH CUP DR LAS VEGAS NV	16306611036
MILNE DEBORAH A	8516 BERKLEY HALL ST LAS VEGAS NV	16306617012
MIRAMONTES DAVID RUBEN	1624 BRITISH CUP DR LAS VEGAS NV	16306611035
MISSERI ANTHONY J & LILLIAN	1604 WINDSFORD CIR LAS VEGAS NV	16306614083
MITOK GERALD W JR	1217 DAYTONA LN LAS VEGAS NV	16306512036
MITOV MITKO	9101 W SAHARA AVE #105-G33 LAS VEGAS NV	16306619001
MOLL SAM & ALBINITA R	1508 COUNTRY HOLLOW DR LAS VEGAS NV	16306210114
MONACO ROSELLA LIVING TRUST	9509 RANCHO PALMAS DR LAS VEGAS NV	16306520045
MOORE CALVIN LOUIS	1444 COUNTRY HOLLOW DR LAS VEGAS NV	16306210117
MOREDOCK DAVID E & NANCY FAM TR	9429 CHURCHILL DOWNS DR LAS VEGAS NV	16306712023
MOREDOCK PATRICIA JEAN LIVING TR	9429 CHURCHILL DOWN DR LAS VEGAS NV	16306614008
MORENO CARLOS	1409 DESERT HILLS DR LAS VEGAS NV	16306617004
MORRONE CATHIE A	1432 SILK TASSEL DR LAS VEGAS NV	16306617036
MOTEN LEON JR & VERSIE L	1405 PALANTINE HILL DR LAS VEGAS NV	16306519017
MUDARO SAMUEL & EVA	1608 WINDSFORD CIR LAS VEGAS NV	16306614082
NAKAGAWARA JERRY & TERRY REV TR	3120 PELICAN BEACH DR LAS VEGAS NV	16306520006
NAKAMURA HOWARD K TRUST	240 KOELI ST WAILUKU HI	16306520050
NAKASHIMA TERUKO LIVING TRUST	8356 ELSMORE DR ROSEMEAD CA	16306617038
NAKASHIMA TOM LIVING TRUST	3034 S BRONSON AVE LOS ANGELES CA	16306617026
NASH LINDA R & DANIEL M	9616 WORLD CUP DR LAS VEGAS NV	16306611003
NASRI HOUSE L L C	5106 SPANISH HILLS DR LAS VEGAS NV	16306519013
NAUD KAREN MITSUKO REV TR AGMT	P O BOX 536 KAAAWA HI	16306512030
NAVONE GREGORY J	1616 WINDSFORD CIR LAS VEGAS NV	16306614081
NELSON PATRICIA A LIVING TRUST	1613 BRITISH CUP DR LAS VEGAS NV	16306611042
NEUMANN REUBEN & MARY REV LIV TR	9437 CHURCHILL DOWNS DR LAS VEGAS NV	16306712025
NEVAREZ MARTHA	9544 RANCHO PALMAS DR LAS VEGAS NV	16306520011
NEWTON TRACY & GREGORY	3033 BENVENUE AVE BERKELEY CA	16306520040
NOLEN J PATRICK & KRIS A	7230 INDIAN CREEK #202 LAS VEGAS NV	16306617024
NOZERO ELIZABETH TRUST	9504 QUEENS WALK CIR LAS VEGAS NV	16306712030

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
OFFENBACH TODD D & ALIDA P	1221 TRIUMPH CT LAS VEGAS NV	16306512022
OHANA TRUST	1313 PREMIER CT LAS VEGAS NV	16306517001
OLESCZUK DAVID & LAURA	9548 WORLD CUP DR LAS VEGAS NV	16306611020
OLSON WILLIAM & MAUREEN FAM TR	1600 BREEZE CANYON DR LAS VEGAS NV	16306614026
ORTIZ EDGAR A	19 KOSTER BLVD #4B EDISON NJ	16306617022
P J M INVESTMENTS L P	353 MILL HOLLOW RD LAS VEGAS NV	16306520036
P V D GRAND PALACE FAMILY L P	9755 W CHARLSTON LAS VEGAS NV	16306518004
PACULT TRUST	1401 PALANTINE HILL DR LAS VEGAS NV	16306519018
PAPP BELA F & SUSAN	1609 WINDSFORD CIR LAS VEGAS NV	16306614087
PARISI JAMES S & PATRICIA L	1413 PREMIER CT LAS VEGAS NV	16306615003
PASSER FAMILY TRUST	9020 MOSS CREEK CIR LAS VEGAS NV	16306617020
PEARSON SHARON D	9420 VALENCIA CANYON DR LAS VEGAS NV	16306616004
PECCOLE RANCH COMMUNITY ASSN	9501 RED HILLS RD LAS VEGAS NV	16306610002
PELFREY RILEY DALE	%ASHWORTH ASSOC 1057 WHITNEY RANCH #350 HENDERSON NV	16306512016
PETOIA LIVING TRUST	9524 SPANISH STEPS LN LAS VEGAS NV	16306519004
PEYGHAMBARIAN AHMAD	9620 WORLD CUP DR LAS VEGAS NV	16306611002
PFEIFER KEN & JOANN	9517 SPANISH STEPS LN LAS VEGAS NV	16306519021
PILAYO CHRIS & RHONDA K	1404 SILK TASSEL DR LAS VEGAS NV	16306617042
PLOMTEAUX LIVING TRUST	1600 TAYLOR WOODROW DR LAS VEGAS NV	16306614057
POWELL FAMILY TRUST	9405 CANYDN SHADOWS LN LAS VEGAS NV	16306516002
POWERS LAWRENCE	1436 COUNTRY HOLLOW DR LAS VEGAS NV	16306210119
PUNI MARLA SEPARATE PPTY TR	1524 OAK MEADOW LN S PASADENA CA	16306712032
PLYE JEFFREY A & DORRIE E	9425 GREENHAM CIR LAS VEGAS NV	16306614078
QUIBAN ELISA & MARCOS	9573 GOLD CUP CIR LAS VEGAS NV	16306711073
RAINES FAMILY TR	9801 STELLAR VIEW AVE LAS VEGAS NV	16306611007
REARDON FAMILY TRUST	9404 DREW CT LAS VEGAS NV	16306614040
RED RIBBON REVOCABLE LIVING TR	3045 N BEACHWOOD DR LOS ANGELES CA	16306512023
REICHELDERFER THOMAS S & CADY I	10652 HUNTINGTON HILLS DR LAS VEGAS NV	16306516008
REIGHARD ALAN E & DEBORAH Y	9421 STEEPLEHILL DR LAS VEGAS NV	16306614035
REILLY MICHAEL D & TAKAKO M	1417 PALANTINE HILL DR LAS VEGAS NV	16306618016
REMER SHARON LEE	9576 GOLD CUP CIR LAS VEGAS NV	16306711078
RESHANI HASIM & MEJREME	1421 DESERT HILLS DR LAS VEGAS NV	16306617007

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
REUSS JERRY & CHANTAL J	9428 CHURCHILL DOWNS DR LAS VEGAS NV	16306712034
REVOLLO CARLOS F & ROSARIO	9577 WORLD CUP DR LAS VEGAS NV	16306611030
RIVERA LUZSELENIA	9573 WORLD CUP DR LAS VEGAS NV	16306611029
RODOPHELE FAMILY TRUST	9333 SIENNA RIDGE DR LAS VEGAS NV	16306610003
ROGERS-LEVIG SHANNON DEE	1412 SILK TASSEL DR LAS VEGAS NV	16306617040
ROMERO DONALD & ROXANN	1600 BRITISH CUP DR LAS VEGAS NV	16306611031
ROSS MATHEW	1625 BRITISH CUP DR LAS VEGAS NV	16306611039
RUTILIO MARIA	1337 DESERT HILLS DR LAS VEGAS NV	16306518003
RUUD TRUST	%A RUUD 1508 BREEZE CANYON DR LAS VEGAS NV	16306614031
SABINO FRANCES	1684 DECOTO RD #153 UNION CITY CA	16306520046
SAKAMOTO HOWARD N & EDITH REV TR	8540 DRAYER LN ROSEMEAD CA	16306617037
SALSBURY FRANK E & LYNN M	9525 RANCHO PALMAS DR LAS VEGAS NV	16306520041
SANCHEZ TOMAS	1220 TRIUMPH CT LAS VEGAS NV	16306512027
SANDOVAL SUZETTE & JESSE	1229 TRIUMPH CT LAS VEGAS NV	16306512024
SANDRA'S TRUST	9628 RANCHO PALMAS DR LAS VEGAS NV	16306520017
SANTOS EVELYN	5040 PAR 3 LN TERRE HAUTE IN	16306614006
SAOUT ALEXANDER	9405 VALENCIA CANYON DR LAS VEGAS NV	16306612011
SAVA RICHARD A & ROSEANN M	9637 RANCHO PALMAS DR LAS VEGAS NV	16306520026
SAVKOVIC DRAGAN	9532 RANCHO PALMAS DR LAS VEGAS NV	16306520008
SCHENAUER ROBERT H & SUSAN A	1437 DESERT HILLS DR LAS VEGAS NV	16306617011
SCHNEIDER RICKY	9417 DREW CT LAS VEGAS NV	16306614049
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16306610001
SEAMANS TRUST	%T SEAMANS TRS 135 GRAND CENTRAL AVE AMITYVILLE NY	16306616011
SECRETARY HOUSING & URBAN DEV	%MICHAELSON CONNOR & BOUL 5312 BOLSA AVE #200 HUNTINGTON BEACH CA	16306711082
SEGAL STEVE W	9505 SPANISH STEPS LN LAS VEGAS NV	16306519019
SEIGLE JONAHTON D & CINDY	9408 CHURCHILL DOWNS DR LAS VEGAS NV	16306712038
SELESNICK STEVEN L & IRIS M	9596 WORLD CUP DR LAS VEGAS NV	16306611008
SEVERINO FRANK N & J FAM TR	9516 RANCHO PALMAS DR LAS VEGAS NV	16306520004
SEYMOUR DAVID & MARION	1525 BREEZE CANYON DR LAS VEGAS NV	16306614017
SHAH KETAN R & PRITI K	9608 SPANISH STEPS LN LAS VEGAS NV	16306519001
SHAOIAN HARRY	1505 IMPERIAL CUP DR LAS VEGAS NV	16306611063
SHARP SANDRA LYNN	1432 COUNTRY HOLLOW DR LAS VEGAS NV	16306210120

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SHERMAN FAMILY TRUST	9425 STEEPLEHILL DR LAS VEGAS NV	16306614034
SHIHADDEH PAUL E	1409 PALANTINE HILL DR LAS VEGAS NV	16306618015
SHILLAIRE GEORGE	6777 MALLEE ST CARLSBAD CA	16306520001
SHREVES CHARLES L & I S FAM TR	9400 STEEPLEHILL DR LAS VEGAS NV	16306614001
SIANO DENNIS M & JANICE A	1400 SILK TASSEL DR LAS VEGAS NV	16306617043
SIRAK RICHARD A ETAL	2728 DUNE COVE RD LAS VEGAS NV	16306617027
SLAUGHTER JOE & EURLINE FAM TR	9565 WORLD CUP DR LAS VEGAS NV	16306611027
SLOMINSKI 1984 REVOCABLE TRUST	9405 DREW CT LAS VEGAS NV	16306614052
SLONE CHERI L	1528 IMPERIAL CUP DR LAS VEGAS NV	16306611051
SLOTTA MARK	1617 BREEZE CANYON DR LAS VEGAS NV	16306614022
SMILEY MARTIN	8040 PLANTING FIELD PL LAS VEGAS NV	16306518010
SMITH GORDON A	1416 DESERT HILLS DR LAS VEGAS NV	16306617023
SMITH RUTH	9613 RANCHO PALMAS DR LAS VEGAS NV	16306520032
SMITHWICK RALPH L & ANNE	1309 PREMIER CT LAS VEGAS NV	16306517002
SNELSON CANDICE R	1312 PREMIER CT LAS VEGAS NV	16306520015
SNELSON FAMILY TRUST	1312 PREMIER CT LAS VEGAS NV	16306517008
SOARES DIVYA J	9529 GRAND CANAL DR LAS VEGAS NV	16306618006
SONDEJ HENRY A	1500 COUNTRY HOLLOW DR LAS VEGAS NV	16306210116
SPENCER GENEVA A	9424 DREW CT LAS VEGAS NV	16306614045
SPERRAZZA AUSTIN B	1509 IMPERIAL CUP DR LAS VEGAS NV	16306611062
STARZEC THEODORE J & ROBERTA A	1612 BRITISH CUP DR LAS VEGAS NV	16306611033
STEARNS SILKE ANN & MATTHEW A	1509 BREEZE CANYON DR LAS VEGAS NV	16306614013
STEPHENSON WILLIAM L & KAORI	1404 PALANTINE HILL DR LAS VEGAS NV	16306519015
STERN 1995 TRUST	%M STERN 240 E 79TH ST #10B NEW YORK NY	16306611064
STEUSSY RICHARD	334 ATHERTON AVE NOVATO CA	16306518005
STEWART DIANA L	9432 VALENCIA CANYON DR LAS VEGAS NV	16306616006
STONER FRED L	1228 TRIUMPH CT LAS VEGAS NV	16306512025
STULL HOWARD E JR & JUDITH R	1221 DAYTONA LN LAS VEGAS NV	16306512037
SUMEDHATIP SAKORN	1700 BRITISH CUP DR LAS VEGAS NV	16306711062
SUTHERLAND T B QUAL PERS RES TR	9401 DREW CT LAS VEGAS NV	16306614053
SWAIN FAMILY TRUST	1605 BREEZE CANYON DR LAS VEGAS NV	16306614019
SWE TINT MIN	147 AVENIDA ALIPAZ DR WALNUT CA	16306518001

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SY KRISTINE T	9592 WORLD CUP DR LAS VEGAS NV	16306611009
TAGHDIR FAMILY TR	1613 SADDLE ROCK CIR LAS VEGAS NV	16306614043
TAKEYAMA ROY T & SUE H FAM TR	1405 PREMIER CT LAS VEGAS NV	16306615001
TAXPAYER	LAS VEGAS NV	16306616008
TAZ PROPERTIES L L C	4511 W CHEYENNE AVE #601 NO LAS VEGAS NV	16306520034
TEGANO FAMILY TRUST	9409 STEEPLEHILL DR LAS VEGAS NV	16306614037
THALER ELISA REVOCABLE TRUST	1608 BREEZE CANYON DR LAS VEGAS NV	16306614024
THIER GILLESPIE FAMILY TRUST	1413 SPLENDIDO DR LAS VEGAS NV	16306618004
THOMASON STEVEN	9324 TOURNAMENT CANYON DR LAS VEGAS NV	16306614027
THOMSON ERIC	1404 SPLENDIDO DR LAS VEGAS NV	16306618021
THONGSIRIMONGHOUN LONGDY	9628 SPANISH STEPS LN LAS VEGAS NV	16306518007
TISCHER KIMBERLY E	9528 RANCHO PALMAS DR LAS VEGAS NV	16306520007
TOMASELLO MICHAEL A & ELIZABETH	9424 STEEPLEHILL DR LAS VEGAS NV	16306614007
TOPOLSKI TIMOTHY G & TERESA D	18506 S E 144TH ST RENTON WA	16306512028
TORRES JUAN ANTONIO & DARAH A	1400 PALANTINE HILL DR LAS VEGAS NV	16306519014
TOSHIMITSU KAY TAKASHI & JULIE T	9404 VALENCIA CANYON DR LAS VEGAS NV	16306515001
TROMBLEY GAYA T	9416 GREENHAM CIR LAS VEGAS NV	16306614072
TUBILLEJA JOSEPH	1429 SILK TASSEL DR LAS VEGAS NV	16306617034
TULLY JOSEPH A & NITA C	9385 ASTON MARTIN DR LAS VEGAS NV	16306512039
UNICK JOHN F III & JAYLENE	1405 DESERT HILLS DR LAS VEGAS NV	16306617003
VARTANIAN ZOHRA B	10041 DELANO LN CYPRESS CA	16306611043
VASSOR BRUNO	34 RUE DE BEAUVOIR 37540 SAINT CYR SUR LOIRE FRANCE	16306618003
VAUGHN CHARLIE F	1400 PREMIER CT LAS VEGAS NV	16306615008
VENTIMIGLIA LAWRENCE J & CECILIA	1613 WINDSFORD CIR LAS VEGAS NV	16306614088
VILLAFUERTE CEFERINO	1504 COUNTRY HOLLOW DR LAS VEGAS NV	16306210115
VILLORIA GUILLERMO	9517 RANCHO PALMAS DR LAS VEGAS NV	16306520043
VINO JOHN & ANNE MARIE	1416 SILK TASSEL DR LAS VEGAS NV	16306617039
VOLGGER INYOMAR	1432 DESERT HILLS DR LAS VEGAS NV	16306617019
WAKEFIELD DARREN C	1513 IMPERIAL CUP DR LAS VEGAS NV	16306611061
WARPACK RICHARD	3121 E ANA ST RANCHO DOMINGUEZ CA	16306614039
WATSON TERENCE M & DONNA J	1308 PALANTINE HILL DR LAS VEGAS NV	16306520051
WEI XIANGSHU	516 S OLD RANCH RD ARCADIA CA	16306520047

Report of All Selected Parcels**Case Number:** VAR-41297**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WEISS JANICE TRUST	9421 CANYON SHADOWS LN LAS VEGAS NV	16306516006
WILDER EARL & DOLORES J	9441 VALENCIA CANYON DR LAS VEGAS NV	16306616007
WILENSKY TRUST	9513 SPANISH STEPS LN LAS VEGAS NV	16306519020
WILLIAMS DAVID & LORENE	9428 VALENCIA CANYON DR LAS VEGAS NV	16306616005
WINDOM LISA	1508 IMPERIAL CUP DR LAS VEGAS NV	16306611047
WONG VICTOR	2752 41 AVENUE SAN FRANCISCO CA	16306617005
WOO STEPHANIE	9560 WORLD CUP DR LAS VEGAS NV	16306611017
WORK ROBERT A & JENNIFER	9412 STEEPLEHILL DR LAS VEGAS NV	16306614004
WORKMAN BRIAN A & JEANNE K	1608 BRITISH CUP DR LAS VEGAS NV	16306611032
XIONG ZI QIANG	1417 SILK TASSEL DR LAS VEGAS NV	16306617031
YEO JEREMY MARK L J	%CENTURY 21 ADVANTAGE PPTY MGMT %S CHEE 614 N RAINBOW BLVD LAS VEGAS NV	16306614080
YOSHINAGA REVOCABLE TRUST 2006	1605 BRITISH CUP DR LAS VEGAS NV	16306611044
YOUNGS FAMILY TRUST	4231 SERENADE RD CASTLE ROCK CO	16306611006
ZARGARYAN ANI	29205 TIOGA WY LAS VEGAS NV	16306711074
ZEPEDA JACOB S	9417 CANYON SHADOWS LN LAS VEGAS NV	16306516005
ZETOONY JOSEPH & MARY TRUST	9909 DUSTY WINDS AVE LAS VEGAS NV	16306611045
ZINN SHERON H	1316 PALANTINE HILL DR LAS VEGAS NV	16306520049
ZINO 1995 TRUST	1521 BREEZE CANYON DR LAS VEGAS NV	16306614016
ZIV NOAM & GALI	9508 QUEENS WALK CIR LAS VEGAS NV	16306712029
ZUKOVSKI GREGORY & EVELINA	1624 WINNERS CUP DR LAS VEGAS NV	16306711001



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

Ms. Jan Porter
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

**RE: VAR-41297 - VARIANCE RELATED TO SUP-41296
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Ms. Porter:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 4, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Werner
Tower Consulting, Inc.
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



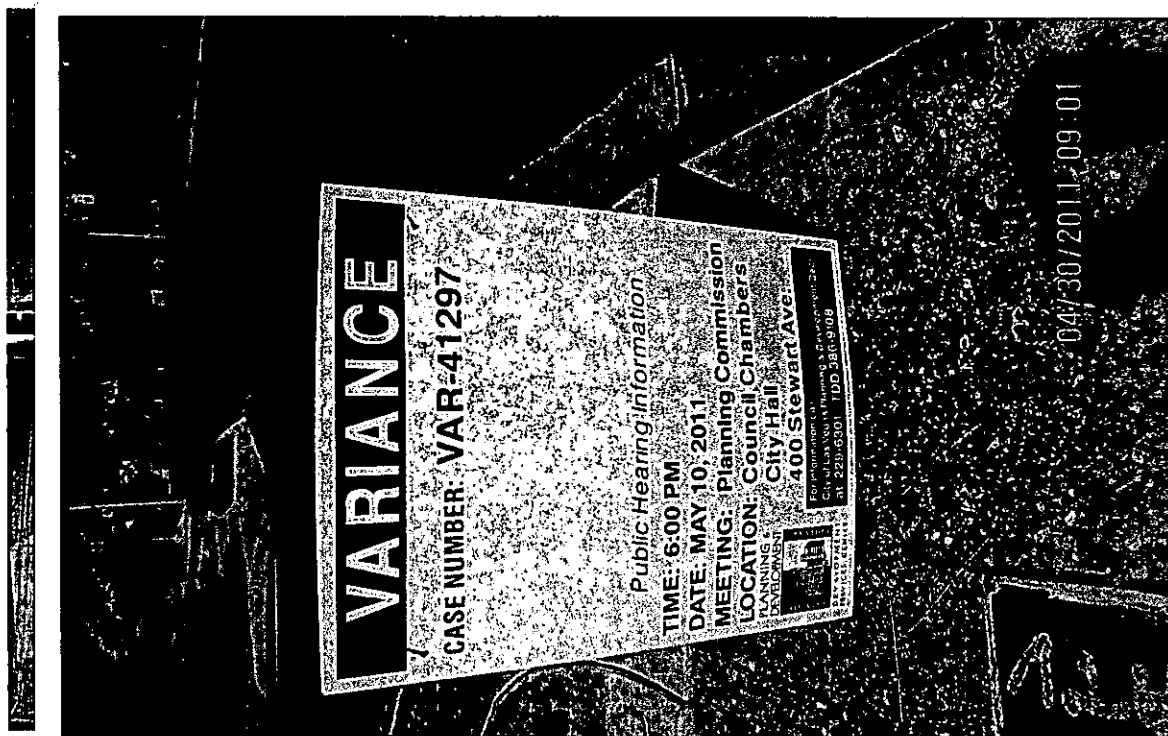
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-41297

MEETING DATE: 05/10/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

4-30-11
Date

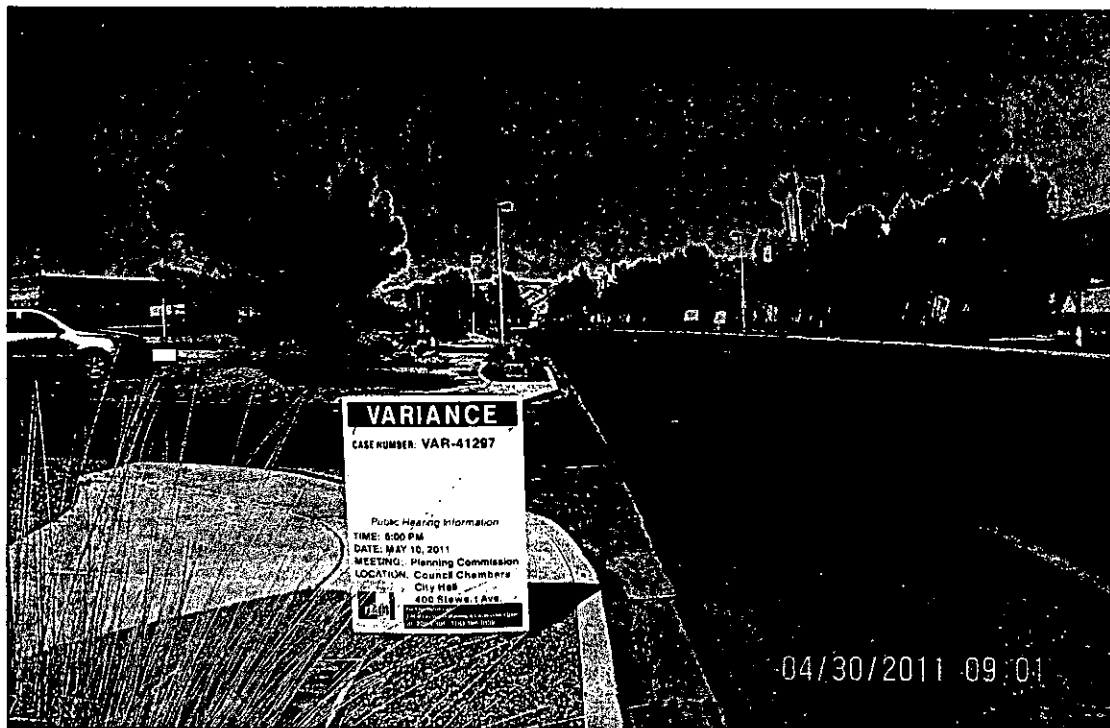
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CASE

MEETING

Sign P
Code, w
schedule




Signature

4-30-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

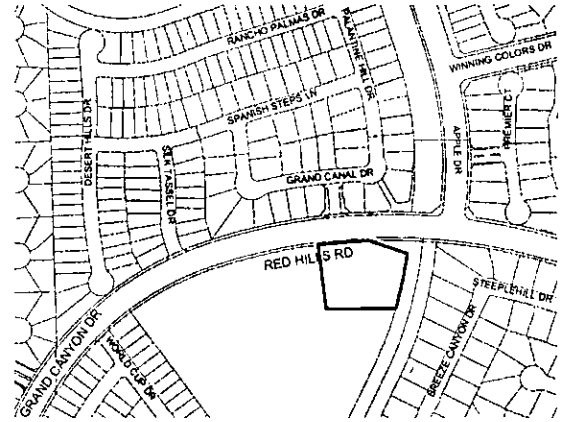
Application Information

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

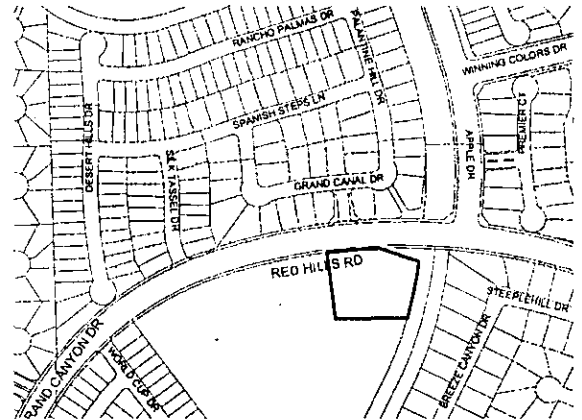
Application Information

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

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Application Location



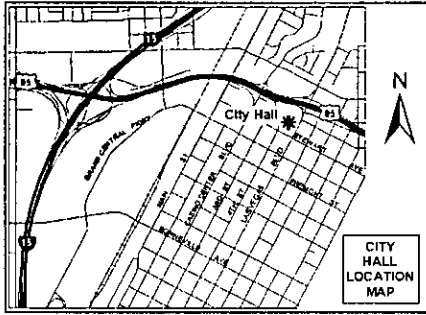
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

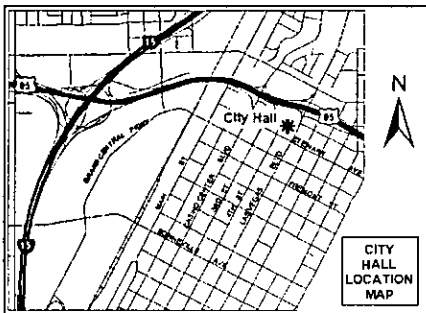
Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-41297 & SUP-41296

Planning Commission Meeting of 5/10/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 11, 2011
Re: **VAR-41297** Tower Consulting, Inc. 9501 Red Hills Rd.
Request for a Variance for a 12-foot high chain link fence

COMMENTS:

We have no comment on the Request for a Variance application to allow a 12-foot high chain link fence at 9501 Red Hills Road.

City of Las Vegas - Planning Department.

Development Notification

PC Meeting: May 10, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning Department:

VAR-41297

Canyon Gate Master Association

Cottonwood Terrace Community HOA

Fairway Pointe HOA

Peccole Ranch Community Association

Queensridge Owners Association

The Section Seven Community Association

West Sahara Community Association

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: April 11, 2011
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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-41297
SUP-41296

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP
03/28/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).

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PLANNING COMMISSION: **MAY 10, 2011**
CITY COUNCIL: **JUNE 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 7, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

4K

Report Date 03/28/2011 09:55 AM

Submitted By

Page 1

A/P # 41297 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/24/2011 11:50	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION - Request for a Variance TO ADD AN ADDITIONAL FOUR FEET TO AN EXISTING EIGHT-FOOT HIGH FENCE on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development, Seven Units Per Acre) Zone, Ward 2 (Wolfson).

Parent A/P

Project # 41297 Project/Phase Name PECCOLE RANCH Phase #
Size/Area 1.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16306610002

Location

Owner/Tenant

Contact ID AC1881028 Name PECCOLE RANCH COMMUNITY ASSOCIATION
Mailing Address 9501 RED HILLS ROAD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117 Country ☐ Foreign
Day Phone (702)255-3551 x Evening Phone
Fax (702)243-5819 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9501 RED HILLS RD
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306610002

Report Date 03/28/2011 09:55 AM

Submitted By

Page 2

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC1594441	☐ Foreign
Effective		Expire				
Name	TOWER CONSULTING INC					
Day Phone	(702)339-9112 x					
Pager		Eve Phone		Organization		
Fax	(702)367-8733	PIN #		Position		
E-Mail		Mobile		Profession		
Address	8905 W POST RD #100 LAS VEGAS, NV 89143					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC1881028	☐ Foreign
Effective		Expire				
Name	PECCOLE RANCH COMMUNITY ASSOCIATION					
Day Phone	(702)255-3551 x					
Pager		Eve Phone		Organization		
Fax	(702)243-5819	PIN #		Position		
E-Mail		Mobile		Profession		
Address	9501 RED HILLS ROAD LAS VEGAS, NV 89117					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 03/28/2011 09:55 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1881029 ☐ Foreign
Effective Expire
Name CHRIS WENER
Day Phone (702)339-9112 x Eve Phone Organization
Pager PIN # Position
Fax (702)367-8733 Mobile Profession
E-Mail
Address 8905 W. POST ROAD #100
LAS VEGAS, NV 89148
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 03/28/2011 09:55 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	03/24/2011 12:27	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/24/2011 12:27	30.00
PROCESSING FEE	P	03/24/2011 12:27	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no inspections for this Report

Review/Activities Review # Comments

Review Type # Status Waived Issued Started Completed Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By GKAPOVICH Modified Date/Time 03/24/2011 12:30

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (6 Folded Blue Lines, 1 Rolled Color)
N	Application/Petition Form	Y	Building Elevations (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Justification Letter	Y	Laser Print Site Plan
N	Statement of Financial Interest	Y	Laser Print Floor Plan
		Y	Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL 984224 03/24/2011 11:50
N

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 03/28/2011 09:55 AM

Submitted By

Page 5

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/10/2011	PC	SCHEDULED			
GKAPOVICH	03/24/2011		0	0	0

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# KURTIS VEATER, SPECTRUM SURVEYING & ENGR INC CK 50002, 702.367.7705	970040	03/24/2011 12:29		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Per Steve Gebeke, the applicant has turned in copies of the application form and SOFI form. Applicant will submit originals on Monday 3/28/11.	984224	03/24/2011 11:50		0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 9501 Red Hills Rd., Las Vegas, NV 89117
 Project Name Peccole Ranch Proposed Use Wireless Site
 Assessor's Parcel #(s) 163-06-610-002 Ward # 2
 General Plan: existing OS proposed n/a Zoning: existing R-PD7 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres n/a Lots/Units n/a Density n/a
 Additional Information 80' Wireless Communications Facility, Stealth Design. Variance for 12' chain link fence to match existing where 8' is permitted.

PROPERTY OWNER Peccole Ranch Community Assn Contact Jan Porter
 Address 9501 Red Hills Rd. Phone: (702) 255-3551 Fax: (702) 243-5819
 City Las Vegas State NV Zip 89117
 E-mail Address jan@peccoleran.com

APPLICANT Tower Consulting, Inc. Contact Chris Wener
 Address 8905 W. Post Rd., Suite 100 Phone: (702) 339-9112 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address cwener@spectrumse.com

REPRESENTATIVE Chris Wener Contact Chris Wener
 Address 8905 W. Post Rd., Suite 100 Phone: (702) 339-9112 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address cwener@spectrumse.com

Peccole Ranch Community Association

Property Owner Signature* Richard D. Layton

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

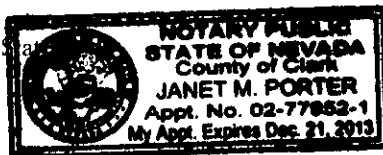
Print Name Richard Layton

Subscribed and sworn before me

This 24 day of March, 2011

Janet M. Porter

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VA R-41297</u>
Meeting Date:	<u>5/10/11 PC</u>
Total Fee:	<u>\$ 830⁰⁰</u>
Date Received:*	<u>3/24/11</u>
Received By:	<u>RECEIVED</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\dcpot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-41297** APN: 163-06-610-002

Name of Property Owner: Peccole Ranch Community Assn.

Name of Applicant: Tower Consulting, Inc.

Name of Representative: Chris Wener

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

RECEIVED

MAR 28 2011

Signature of Property Owner: _____

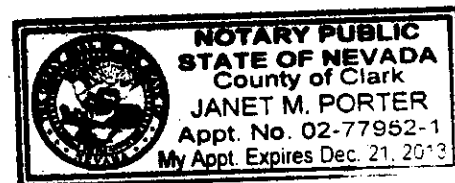
Richard D Layton

Print Name: Richard D. Layton

Subscribed and sworn before me

This 24 day of March, 2011

Janet M. Porter
Notary Public in and for said County and State





8905 West Post Road, Suite 100
Las Vegas, Nevada 89148
telephone: (702) 367-7705 ext 219
facsimile (702) 367-8733
mobile (702) 985-1964

February 25, 2011

City of Las Vegas, Planning & Development Department
Attn: Margo Wheeler, Director
333 N. Rancho Drive
Las Vegas, NV 89106

re: APN 163-06-610-002; Tower Consulting, Inc., site TCI-028 Peccole Ranch

To Whom it May Concern:

Pursuant to Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas, enclosed please find an application for Conditional Use Permit and Variance for a proposed facility at 9501 Red Hills Road, Las Vegas, Nevada, the location of the Peccole Ranch Community Center. TCI proposes to construct a "monopine-type," multi-user tower. I have enclosed drawings that illustrate the proposal and photographs of the location.

The proposal qualifies for administrative approval for the following reasons:

- *Variance to allow 12' high chain link fence to match existing*
- "No residential use may exist on the property." The property is used exclusively as a recreation and community center for the Peccole Ranch development.
- Because the tower is designed to appear as a pine tree, it is "a wireless communication facility that is designed to blend into the surrounding environment...[such as] tower alternative structures...[and] other camouflaging techniques...."
- The proposed facility is not "within an area designated as a Historic Preservation District...." The subject parcel is zoned R-PD7.
- "The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility." TCI proposes to construct a facility that appears as a pine tree. This design was selected to blend with the natural pine trees on the property. TCI's ground equipment would be located within a chain link fence with fabric screening to match the existing tennis court fencing height and style.

Please contact me if I may assist your consideration in any way.

Sincerely,

Damien Huggard

RECEIVED
VAR-41297 MAR 24 2011
SUP-41296

Status: Active

Email:

Actions\Amendments

Action Type: Articles of Incorporation

Document Number: C644-1990-001

of Pages: 6

File Date: 1/26/1990

Effective Date:

(No notes for this action)

Action Type: Registered Agent Change

Document Number: C644-1990-003

of Pages: 1

File Date: 2/24/1994

Effective Date:

SIERRA CORPORATE SERVICES SUITE 1000

2300 W. SAHARA AVENUE LAS VEGAS NV 89102 T H

Action Type: Registered Agent Change

Document Number: C644-1990-004

of Pages: 1

File Date: 1/14/1998

Effective Date:

SIERRA CORPORATE SERVICES

241 RIDGE ST 4TH FL BOX 2670 RENO NV 895052670 D M

Action Type: Amendment

Document Number: C644-1990-005

of Pages: 1

File Date: 1/14/1998

Effective Date:

REINSTATED, REVOKED ON 10/1/95. D M

Action Type: Annual List

Document Number: C644-1990-014

of Pages: 2

File Date: 4/19/1998

Effective Date:

(No notes for this action)

Action Type: Annual List

Document Number: C644-1990-010

of Pages: 1

File Date: 1/12/1999

Effective Date:

(No notes for this action)

Action Type: Annual List

Document Number: C644-1990-013

of Pages: 1

File Date: 2/25/2000

Effective Date:

(No notes for this action)

Action Type: Annual List

Document Number: C644-1990-012

of Pages: 1

File Date: 3/08/2001

Effective Date:

(No notes for this action)

Action Type: Registered Agent Change

Document Number: C644-1990-006

of Pages: 1

File Date: 4/05/2001

Effective Date:

KATHERINE D. GRIMES SUITE 200

2655 S. RAINBOW BLVD. LAS VEGAS NV 89146 RAA

Action Type: Annual List

Document Number: C644-1990-011

of Pages: 1

File Date: 9/27/2001

Effective Date:

(No notes for this action)

Action Type: Registered Agent Change

Document Number: C644-1990-007

of Pages: 2

File Date: 3/08/2002

Effective Date:

DEBORAH A IOSSA

9501 RED HILLS RD LAS VEGAS NV 891170862 MDM

Action Type: Registered Agent Address Change

RECEIVED
MAR 24 2011

Document Number:	C644-1990-008	# of Pages:	1
File Date:	6/14/2002	Effective Date:	
SANTORO, DRIGGS, WALCH, KEARNEY, JOHNSON & THOMPSON RXS			
400 S. FOURTH ST. THIRD FLOOR LAS VEGAS NV 89101 RXS			
Action Type:	Annual List		
Document Number:	C644-1990-009	# of Pages:	1
File Date:	1/09/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C644-1990-002	# of Pages:	1
File Date:	1/21/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050016704-65	# of Pages:	1
File Date:	2/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060063835-53	# of Pages:	2
File Date:	1/31/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20060188923-69	# of Pages:	2
File Date:	3/24/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070077620-71	# of Pages:	2
File Date:	1/31/2007	Effective Date:	
07-08			
Action Type:	Registered Agent Change		
Document Number:	20070469284-02	# of Pages:	1
File Date:	7/05/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080096727-71	# of Pages:	2
File Date:	2/11/2008	Effective Date:	
08/09			
Action Type:	Annual List		
Document Number:	20090108009-79	# of Pages:	2
File Date:	2/02/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100036945-00	# of Pages:	1
File Date:	1/25/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110058801-56	# of Pages:	1
File Date:	1/25/2011	Effective Date:	
(No notes for this action)			

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PECCOLE RANCH COMMUNITY ASSOCIATION

Business Entity Information

Status:	Active	File Date:	1/26/1990
Type:	Dom Non-Profit Coop Corp w/o stock	Entity Number:	C644-1990
Qualifying State:	NV	List of Officers Due:	1/31/2012
Managed By:		Expiration Date:	
NV Business ID:	NV19901009886	Business License Exp:	1/31/2012

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	MICHAEL T SCHULMAN	Address 1:	3556 EAST RUSSELL ROAD
Address 2:	SECOND FLOOR	City:	LAS VEGAS
State:	NV	Zip Code:	891202234
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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No stock records found for this company

Officers

☒ Include Inactive Officers

Director - JOAN CONKLIN

Address 1:	1324 PALENTINE HILL DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	

President - RICHARD D LAYTON

Address 1:	1448 CASTLE CREST DR.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Secretary - DUNCAN MACKIE

Address 1:	1512 IMPERIAL CUP DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	

Treasurer - RON REINSCHMIDT

Address 1:	9764 HITCHING RAIL DR.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	

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APR R.P.T.T. ~~103-06-610-001~~
APN: ~~263-06-310-001~~
3RD APN: ~~263-06-310-001~~

APN 103-06-610-001

2ND APN: ~~263-06-310-001~~

960126.00136

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That
PECCOLE RANCH PARTNERSHIP, A NEVADA GENERAL PARTNERSHIP

(3)

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to:

PECCOLE RANCH COMMUNITY ASSOCIATION, A NEVADA NON-PROFIT CORPORATION

all that real property situated in the city of LAS VEGAS County of CLARK
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness our hands this 15th day of January, 1996.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BY: _____

BY: _____

STATE OF NEVADA

) SS.

COUNTY OF _____

On _____

Before me, a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature _____
Notarial Seal (Notary Public)

NEVADA TITLE INSURANCE COMPANY:

ESCROW NO: 96-01-0775 RMG

MAIL TAX STATEMENTS TO:

Bank of America
4435 So Eastern Avenue
Las Vegas Nevada 89119

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EXHIBIT "B"
SIGNATURES OF GRANTOR

PECCOLE RANCH PARTNERSHIP, A NEVADA GENERAL PARTNERSHIP

BY: TRIPLE FIVE DEVELOPMENT GROUP CENTRAL LTD., A MINNESOTA CORPORATION

BY: [Signature]
PRINT NAME: DAVID PORTER
TITLE: _____

BY: THE PECCOLE 1982 TRUST

BY: [Signature]
PRINT NAME: Wanda L. Peccole
TITLE: TRUSTEE

State of Nevada ss
County of Clark

On JANUARY 25, 1996, personally appeared before me, a notary public, Wanda L. Peccole, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public



State of Nevada ss
County of Clark

On JANUARY 25, 1996, personally appeared before me, a notary public, DAVID PORTER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public



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EXHIBIT "A"

A PORTION OF LOT FIFTEEN (15) OF PECCOLE RANCH, AS SHOWN BY MAP THEREOF, ON FILE IN BOOK 44 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEING FURTHER DESCRIBED AS LOT 15-2 AS SHOWN BY MAP THEREOF, ON FILE IN FILE 64 OF PARCEL MAPS, PAGE 25.

A.P.N. 163-06-610-002

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
01-25-96 08:01 775 3
OFFICIAL RECORDS
BOOK: 960126 INST: 00136
FEE: 9.00 AMT: EXH003

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