

**OPPOSITION TO VAR -26243
(1500 Rancho Circle)
02/13/08**

We the undersigned homeowners of the Rancho Circle Community hereby oppose the request for variance to build an 8' front wall fence at the property located at 1500 Rancho Circle.

ADDRESS

OWNER

1000 Rancho Circle

Mary Lamb

1450 RANCHO CIRCLE

DR. & MRS. BONGIOVI

850 Rancho Circle

Bonnie Nolan

800 Rancho Circle

Dr. & Mrs. Mansau

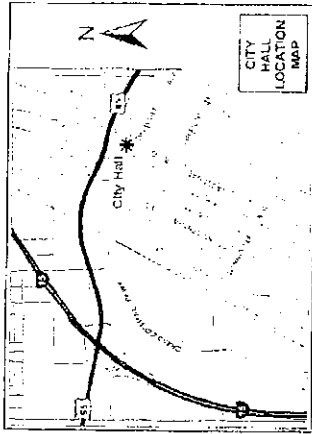
1070 Rancho Circle

Dr. & Mrs. Smith

Submitted after final agenda
Date 2/14/08
PC Item 51

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT
this Request

I OPPOSE
this Request

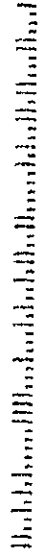
13932601030
DIAMANT ZAFRIR & JOSEPHINE
330 RANCHO CIR
LAS VEGAS NV 89107-4602

Case: VAR-26243

VAR-26243

Submitted after final agenda
Date 2/14/08
PC Item 51

851074602 0052



Commission Members,

I am presently out of town and will not be able to attend the meeting on Feb. 14, 2008.

I am writing to protest the request for a variance on the property at 1500 Rancho Circle.

VAR-26243. An 8 foot wall is not keeping with the character of this neighborhood as it has been the past 50 years. The applicants made no effort to discuss plans with HOA

Vicki L.Wille

920 Rancho Circle

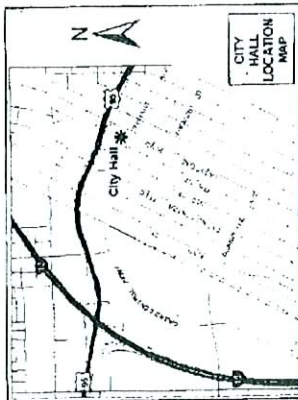
878-9561

Submitted after final agenda	
Date	2/14/08
	PC Item 51

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City of Las Vegas
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 Development Services Center
 731 S. Fourth Street
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I SUPPORT this Request
 I OPPOSE this Request

VAR-26243

Submitted after final agenda
 Date 2/11/08
 Item 51



Case VAR-26243
 13932601056
 MCGUIRE PHYLLIS JEAN
 100 RANCHO CIR
 LAS VEGAS NV 89107-4600



A

February 4, 2008

Leonard J. and Jean Georges
701 Rancho Circle
Las Vegas, Nevada 89107-4619
Phone: (702) 870-0805
Mobile: (702) 493-7871

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Re: Variance-26243
1500 Rancho Circle
Applicant/Owner: Allen Teles Revocable Trust

Ladies and Gentlemen:

On February 4th we wrote to you requesting that you deny the above request for variance.

We are now withdrawing our request for denial and advise you that we have no objections.

Since writing you on February 4th we have learned of the drawings for the property and believe that the wall will not be a detriment to the neighborhood. And, by the way, this will not be a front wall as your notice advised, but rather a side wall.

Had the owner requested permission for a variance in the first place, there would not have been the objections from the neighbors and there would have been less confusion.

Sincerely,



Leonard J. and Jean G. Georges

FEB 07 2008

Submitted after final agenda
Date 2/4/08
PC Item 51

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February 4, 2008

Leonard J. and Jean Georges
701 Rancho Circle
Las Vegas, Nevada 89107-4619
Phone: (702) 870-0805
Mobile: (702) 493-7871

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Re: Variance-26243
1500 Rancho Circle
Applicant/Owner: Allen Teles Revocable Trust

Ladies and Gentlemen:

We protest the issuing of the above variance for an eight-foot front yard wall where a five foot wall is allowed.

This property is located in a homeowners association where the front yards are expansive and open. A wall of this height greatly depreciates the value of the neighbors' properties. This wall would reduce the pleasure our residents have in walking around the "Circle." This is a safe neighborhood that does not require eight foot walls for the protection of the interior of the lots. There is only one gate for ingress and egress to and from the association and there is a twenty-four hour guard at the gate. An eight foot wall detracts from the entire neighborhood.

This wall apparently went up without proper requests for variance and certainly without the neighbors' approval. We were, in fact, told by one of the owners at a recent homeowners' meeting that a "temporary" fence would be constructed so that the neighbors would not have to look at the reconstruction of the home. This is very definitely NOT a temporary fence or wall.

We respectfully request that you deny this variance. Thank you.

Sincerely,

Leonard J. and Jean G. Georges

Leonard J. and Jean G. Georges

FEB 03 2008

Date	2/14/08	Item	SI
PC			

Wickham

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