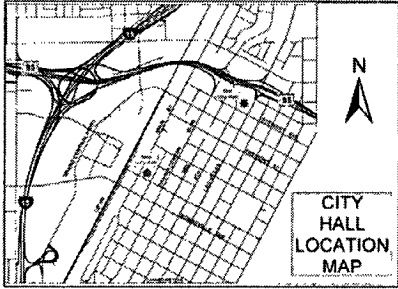


City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 at the address listed above or fax this side of this card to (702) 464-7499. 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.

GPA-52133 & ZON-52134 [PRJ-52085]

Planning Commission Meeting of 1/14/2014

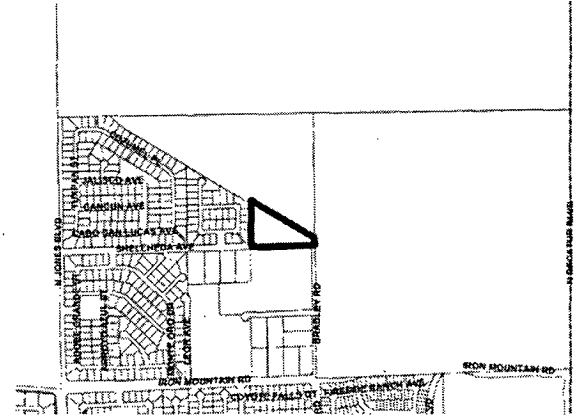
Application Information

GPA-52133 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

ZON-52134 - REZONING RELATED TO GPA-52133 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

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, 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



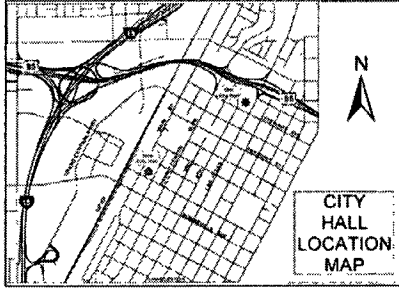
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *January 14, 2014*
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

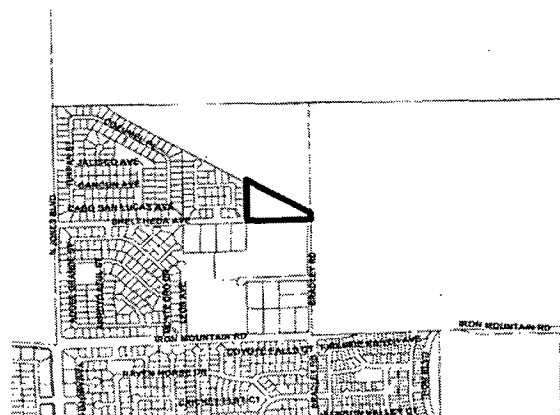
TMP-52135 [PRJ-52085]

Planning Commission Meeting of 1/14/2014

Application Information

TMP-52135 - TENTATIVE MAP RELATED TO GPA-52133 AND ZON-52134 - GRANITE FALLS 2 NORTH - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085].

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *January 14, 2014*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
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, 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>.

Report of All Selected Parcels**Case Number:** GPA-52133 4 ZON-52134
TmP-52135**Printed On:** Tue: December 3, 2013

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ARNOLD RICHARD W & LAURA A	5813 CABO SAN LUCAS AVE LAS VEGAS NV 89131-3916	12501310006
BECHTOL KILE L	8908 MONTE ORO DR LAS VEGAS NV 89131-3910	12501412009
BELCHER LANI JENAE SEP PPTY TR	BELCHER LANI JENAE TRS 5800 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412005
BELL KATHLEEN E	6560 BEACON RD LAS VEGAS NV 89108-5388	12501411002
BOWDEN THOMAS & JANICE	1426 S 134TH ST OMAHA NE 68144-1210	12501412002
CANTRELL JEFFREY	5760 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312028
CARMAN QUINN MATHEUS & CRYSTAL S	5757 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312034
CARMEL CANYON H O A	%THE CANNON MGMT CO 2900 ADAMS ST #C-200 RIVERSIDE CA 92504-7901	12501312036
CHANDLER GREG	9016 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310001
CHAPPEN MARK	5761 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312001
CITY OF LAS VEGAS	%REAL ESTATE DIVISION 333 N RANCHO DR 8TH FL LAS VEGAS NV 89106-3703	12501402017
CLODT DARRYL D	9017 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3931	12501312006
FARROKHTALA FAMILY TRUST	FARROKHTALA KAFIEH TRS 955 MACADAMIA HILLSBOROUGH CA 94010-6215	12501402001
FARROKHTALA FAMILY TRUST	FARROKHTALA KAFIEH TRS 955 MACADAMIA HILLSBOROUGH CA 94010-6215	12501402004
FARROKHTALA FAMILY TRUST	FARROKHTALA KAFIEH TRS 955 MACADAMIA HILLSBOROUGH CA 94010-6215	12501402003
FARROKHTALA FAMILY TRUST	FARROKHTALA KAFIEH TRS 955 MACADAMIA HILLSBOROUGH CA 94010-6215	12501402002
FARROKHTALA MARITAL TR FAMILY TR	FARROKHTALA SURVIVOR'S TR FAM TR 955 MACADAMIA DR HILLSBOROUGH CA 94010-6215	12501402021
FLETCHER DONALD C & NICOLE B	9016 VALLA DE BRAVO ST LAS VEGAS NV 89131-3920	12501310063
GEORGE CARMEN & MICHAEL J	9024 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311030
GEORGETTE BOBBIE	5753 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312035
GIANNINI WILLIAM M & TAMARA C	5765 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312032
HARRIS JEFFREY	BOYD-HARRIS MISHA J 8904 MONTE ORO DR LAS VEGAS NV 89131-3910	12501411001
HAYDEN MARTIN J & HILDA E	9101 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312009
HODSON FAMILY TRUST	HODSON CHESTER A & JEANINE TRS 5815 CASA MADERA CT LAS VEGAS NV 89131-3908	12501413019
HOFFMAN ROBERTA	9105 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312010
HOLIK FRANK ROBERT JR	CHESEBRO JEANETTE 5809 CABO SAN LUCAS AVE LAS VEGAS NV 89131-3916	12501310005
HOUCK KEVIN & JENNIFER	5805 CABO SAN LUCAS AVE LAS VEGAS NV 89131-3916	12501310004
HUFFINE GENE & KATHY	9009 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3931	12501312004
HUGHES CAMERON G	7911 PRAIRIE BLUFF ST LAS VEGAS NV 89113-3045	12501412007
IANNACCHINO MICHAEL & JUDITH	5807 CASA MADERA CT LAS VEGAS NV 89131-3908	12501413017
JARVIS STEVEN CHARLES & AMANDA S	9028 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311029
JAS TRUST	9021 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3931	12501312007

Report of All Selected Parcels**Case Number:** GPA-52133**Printed On:** Tue: December 3, 2013

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JIMENEZ JOSE G & DINORA M	5764 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312017
JONES TERRY & OLGA V	5764 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312029
JURGLANIS LIVING TRUST	JURGLANIS MARIE H TRS 9029 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311060
KERN JOHN	5805 COZUMEL PL LAS VEGAS NV 89131-3924	12501311058
KINDRED JERMAINE	BOCK JULIE 5768 MINERAL ROCK LAS VEGAS NV 89131-3935	12501312030
KLINE MARCUS WILLIAM III	9033 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311059
KRAVEC MARY DIANE	HELLARD JAMES M 5812 COZUMEL PL LAS VEGAS NV 89131-3924	12501311023
LA VENTINA DEVELOPMENT CO INC	235 W BROOKS AVE 2ND FLR NO LAS VEGAS NV 89030-3925	12501310069
LACO ANDREW JAMES & TAMI	5809 COZUMEL PL LAS VEGAS NV 89131-3924	12501311057
LAW JOSHUA & TAMARA A	9032 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311028
LEITELT WILLIAM R II	LEITELT SHARON N J REVOCABLE TR 755 LA TEENA PL ARROYO GRANDE CA 93420-5037	12501311024
LICOAN RAELENN P R	JONES OMAR 5769 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312031
LLOYD BRENDA A	5800 COZUMEL PL LAS VEGAS NV 89131-3924	12501311026
MCCAULEY MICHAEL M	ASHCRAFT CAROLE A 9100 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312016
MCCLUER SHIRLEY A & EARL L	9017 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310068
MCGIVERN JANELL & SAMUEL	5804 COZUMEL PL LAS VEGAS NV 89131-3924	12501311025
MONIGHETTI STEVEN & KRISTINE	9009 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310066
MOYER DONALD & JOYCE	2800 MOUNTAIN RD HAMBURG PA 19526-8047	12501312003
MURRAY PAUL & INA	16812 CARMICHAEL PL PURCELLVILLE VA 20132-9658	12501312011
NAVARRO MARIO A & PATRICIA A	5808 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412003
NEW VISTA RANCH INC	P O BOX 80025 LAS VEGAS NV 89180-0025	12501312026
NEWTON WAYNE A REVOCABLE LIV TR	NEWTON WAYNE A TRS 9113 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312012
NICHOLS KORREY	9013 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3931	12501312005
NIX JACK D	5817 CABO SAN LUCAS LAS VEGAS NV 89131-3916	12501310007
NOLAN TRUST 2008	NOLAN THERESA M TRS 9108 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312014
PAPAZIDES ERNEST & NANCY	5815 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412008
PARKS DANETTE & CEDRIC	5804 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412004
PARRY JOHN & KAREN	9016 SAWHILL POND ST LAS VEGAS NV 89131-3934	12501312021
PECK JERAULD F & KATHLEEN F	9008 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310003
POMPA CHRISTINA M & WILLIAM	9020 VALLA DE BRAVO ST LAS VEGAS NV 89131-3920	12501310062
PRECEDENT PROPERTIES L L C	3425 CLIFF SHADOWS PKWY #130 LAS VEGAS NV 89129-5113	12501301006
PREUC ROBERT M & FAY C	5753 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312025

Report of All Selected Parcels**Case Number:** GPA-52133**Printed On:** Tue: December 3, 2013

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RICHMOND AMERICAN HOMES NEVADA	%B WALSH 7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12501402020
RITZ JAY JR	5756 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312027
ROBINSON KIRT J & PAULINE	9104 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312015
ROSSI ARTHUR	5812 CASA MADERA CT LAS VEGAS NV 89131-3908	12501413015
RUIZ LUIS A & ADILENE	9025 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3931	12501312008
RUIZ-CHILDERS GINA	9025 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311061
SANTOS ALYSSA F FAMILY TRUST	SANTOS ALYSSA F TRS 5761 BEDROCK SPRINGS LAS VEGAS NV 89131-3933	12501312033
SCHECHT JOSH & SARAH	5816 COZUMEL PL LAS VEGAS NV 89131-3924	12501311022
SCHMIDT STEPHEN	9036 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311027
SCHUMACHER JAMES M & BEVERLEY J	9028 VALLA DE BRAVO ST LAS VEGAS NV 89131-3920	12501310060
SHEEHAN THOMAS M JR	5756 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312019
SIMS RANDY C	SIMS-GOFF SHERRY M 9020 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311031
SLAWINSKI STEVEN & JOANNE B	576 RT 303 BALUBELT NY 10913-1918	12501413016
SPEARS FRED	BEAUBIEN SAMANTHA 9008 VALLA DE BRAVO ST LAS VEGAS NV 89131-3920	12501310065
T J TRUST	DILO JAMIE DEE TRS 5760 BEDROCK SPRINGS AVE LAS VEGAS NV 89131-3933	12501312018
TAYLOR C W & ELISABETH FAM TRUS	9117 SANDSTONE RAVINE ST LAS VEGAS NV 89131-3932	12501312013
TRIMBLE ALBERT G & SUSAN M	5749 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312024
UCHYN NICHOLAS A	9020 SAWHILL POND ST LAS VEGAS NV 89131-3934	12501312020
VERLAINE L L C	3425 CLIFF SHADOWS PKWY #150 LAS VEGAS NV 89129-5112	12501402010
VERLAINE L L C	3425 CLIFF SHADOWS PKWY #150 LAS VEGAS NV 89129-5112	12501402009
VERLAINE L L C	3425 CLIFF SHADOWS PKWY #150 LAS VEGAS NV 89129-5112	12501402012
VERLAINE L L C	3425 CLIFF SHADOWS PKWY #150 LAS VEGAS NV 89129-5112	12501402011
VERRILLI DAVID M & RACHEL M	9012 SAWHILL POND ST LAS VEGAS NV 89131-3934	12501312022
VILLA DAVID A & CHRYSTAL S	1781 E PAUL RD MOHAVE VALLEY AZ 86440-9141	12501312023
WOOD CRYSTAL & WAYNE D	9021 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501311062
WU SHENG	9013 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310067
YAP YOW LIEN	NONIS CELESTINE MARGARET 5807 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412006
YORK STEVEN M	5816 VIDA NUEVA CT LAS VEGAS NV 89131-3907	12501412001
YUHAS W J K S FAMILY TRUST	YUHAS WILLIAM J & KRISTINE S TRS 9012 VALLA DE BRAVO ST LAS VEGAS NV 89131-3920	12501310064
ZEIMANN WILLIAM J & MARY C D	9012 BOCA DEL RIO ST LAS VEGAS NV 89131-3915	12501310002
ZIEGLER NORMAN J & ANITA	5765 MINERAL ROCK AVE LAS VEGAS NV 89131-3935	12501312002