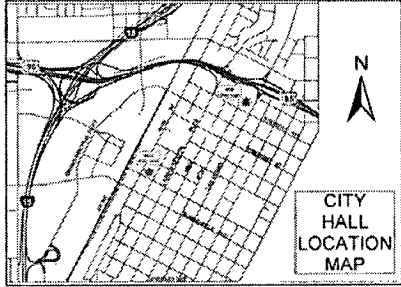


City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

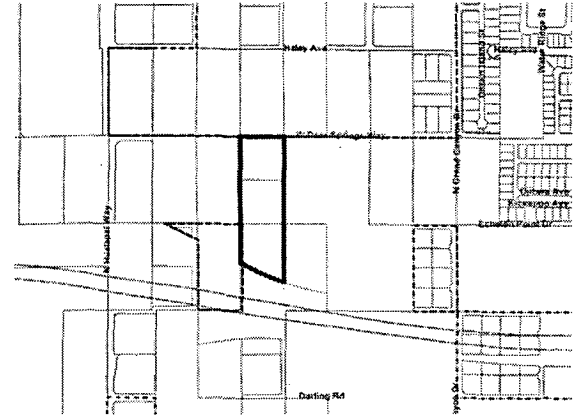
VAR-52810

Planning Commission Meeting of 4/8/2014

Application Information

VAR-52810 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC -
For possible action on a request for a Variance TO ALLOW A WALL HEIGHT OF 15 FEET FOR A 50-FOOT SECTION OF A PERIMETER WALL ADJACENT TO THE BELTWAY WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on a portion of 7.97 acres located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013) R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-52766].

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 08, 2014
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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:** VAR-52810**Printed On:** Thu: February 20, 2014

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
7470 L L C	MASSI JAMES SR TRUST %A MASSI 7470 EDNA AVE LAS VEGAS NV 89117-2957	12519202006
AKRACH ABDELL	2307 FENTON PKWY 20 SAN DIEGO CA 92108-4746	12519202022
BELVOIR PAUL R	358 SHULTS #15 LOS ANGELES CA 90042-4846	12519202005
BELY JAMES J	6811 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615009
CATSMAN DOUGLAS P	6655 N GRAND CANYON DR LAS VEGAS NV 89149-1375	12519301024
CHICAS KIMBERLY A & PATRICK J	6940 N JENSEN ST LAS VEGAS NV 89149-1365	12519203005
CHILTON TRUST	CHILTON GARY LYNN & KAREN J TRS 6695 N GRAND CANYON DR LAS VEGAS NV 89149-1375	12519301022
CITY OF LAS VEGAS	%REAL ESTATE DIVISION 333 N RANCHO DR 8TH FL LAS VEGAS NV 89106-3703	12624701018
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519301011
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519801007
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519301009
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519801006
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519401001
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	12519801014
D R HORTON INC	330 CAROUSEL PKWY HENDERSON NV 89014-8817	12519201004
D R HORTON INC	330 CAROUSEL PKWY HENDERSON NV 89014-8817	12519201002
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV 89032-2622	12519301019
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV 89032-2622	12519301017
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV 89032-2622	12519301018
FREUND MYRON M	4112 EXTENSO DR NO LAS VEGAS NV 89032-2622	12519301020
G L K HOLDINGS I L L C	2816 VISTA DEL SOL LAS VEGAS NV 89120-3610	12519401008
G SPRING L L C	9500 HILLWOOD DR #201 LAS VEGAS NV 89134-0565	12519301007
G SPRING L L C	9500 HILLWOOD DR #201 LAS VEGAS NV 89134-0565	12519301008
GLAZE JOHN L TRUST	GLAZE JOHN L TRS 9640 DEER SPRINGS WY LAS VEGAS NV 89149-1395	12519202021
GRAVES JOHN J JR	601 S SIXTH ST LAS VEGAS NV 89101-6919	12519102033
GREEN-INGRAM JACQUELINE R	6819 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615007
GUANLAO CARLITO C & D REV LIV TR	GUANLAO CARLITO C & DOROTHY TRS 3442 COMMENDATION DR LAS VEGAS NV 89117-3755	12519701001
HALL GLENN	4045 S BUFFALO DR #A-101-493 LAS VEGAS NV 89147-7479	12519103015
HALVORSON MICHAEL C & DENISE J	9840 DORRELL LN LAS VEGAS NV 89149-1350	12519103004
HILFER DONALD M & S D REV LIV TR	HILFER DONALD & SHARON D TRS 6685 N GRAND CANYON DR LAS VEGAS NV 89149-1375	12519301021
HORTON D R INC	330 CAROUSEL PKWY HENDERSON NV 89014-8817	12519201003
HORTON D R INC	330 CAROUSEL PKWY HENDERSON NV 89014	12519201001

Report of All Selected Parcels**Case Number:** VAR-52810**Printed On:** Thu: February 20, 2014

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
JOHNSON PAUL D TRUST	JOHNSON PHYLLIS J TRUST 6815 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615008
K R LAND COMPANY L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY LAS VEGAS NV 89129-1062	12519301001
KENT IRENE J	3021 WATERSIDE CIR LAS VEGAS NV 89117-2277	12519202020
KIRK BRYAN	6850 GRAND CANYON DR LAS VEGAS NV 89149-1370	12519202019
LAS VEGAS VALLEY WATER DISTRICT	%LAND ACQUISITION & MGMT 1001 S VALLEY VIEW BLVD #MS 95 LAS VEGAS NV 89107-4447	12519301014
LECLERC ALAN D & SARAH C	6823 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615006
LEMMON LIVING TRUST	LEMMON RICHARD E & KARIN R TRS 9645 HALEY AVE LAS VEGAS NV 89149-1353	12519202016
LEMMON LIVING TRUST	LEMMON RICHARD E & KARIN R TRS 9645 W HALEY AVE LAS VEGAS NV 89149-1353	12519202018
LEMMON LIVING TRUST	LEMMON RICHARD E & KARIN R TRS 9645 HALEY AVE LAS VEGAS NV 89149-1353	12519202015
MANCHESTER MARY E & SANFORD H IV	6675 N GRAND CANYON LAS VEGAS NV 89149-1375	12519301023
MILTON JOSEPH B	4115 BELL DR LAS VEGAS NV 89118-1793	12519103011
MILTON JOSEPH B	4115 BELL DR LAS VEGAS NV 89118-1793	12519103010
MOSAIC LAND 1 L L C	%V SCHETTLER 3960 HOWARD HUGHES PKWY #150 LAS VEGAS NV 89169-5919	12519301003
NELSON JERRY E & NANCY R	39842 N SAND CREST DR TUSCON AZ 85739	12519301010
OVUWORIE CYRIL & EMETIGHO	7025 N EULA ST LAS VEGAS NV 89149	12519101005
PICERNE PROVIDENCE L L C	%RYAN LLC %B FERRIE 16220 N SCOTTSDALE RD #650 SCOTTSDALE AZ 85254-1806	12624610004
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202001
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202004
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202002
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202012
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202010
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202003
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202011
RICHMOND AMERICAN HOMES NEVADA	7770 S DEAN MARTIN DR #308 LAS VEGAS NV 89139-6603	12519202009
RYLAND HOME NEVADA L L C	%D ROGERS 8925 W RUSSELL RD #200 LAS VEGAS NV 89148-1221	12519301013
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV 89148-1221	12519301005
RYLAND HOMES NEVADA L L C	8925 W RUSSELL RD #200 LAS VEGAS NV 89148-1221	12519301004
S I C NEVADA ONE L L C	6785 S EASTERN #6 LAS VEGAS NV 89119-3947	12519301002
SANDSTEDT JASON S	9615 HALEY AVE LAS VEGAS NV 89149-1353	12519202017
SCHOOL BOARD OF TRUSTEES	4190 MCLEOD DR 2ND FLR LAS VEGAS NV 89121-4454	12624701019
SCHOOL BOARD OF TRUSTEES	4190 MCLEOD DR 2ND FLR LAS VEGAS NV 89121-4454	12624801007
SHERWIN DAVID & S REV TR 2007	SHERWIN DAVID L & SHIRLEY TRS 6970 N JENSEN ST LAS VEGAS NV 89149-1381	12519203003

Report of All Selected Parcels**Case Number:** VAR-52810**Printed On:** Thu: February 20, 2014

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SHERWIN DAVID L & S REV TR 2007	SHERWIN DAVID L & SHIRLEY TRS 6970 N JENSEN ST LAS VEGAS NV 89149-1381	12519203004
SOLVIE JOHN J & BRIGITTE M	7030 N CONQUISTADOR ST LAS VEGAS NV 89149-1393	12519102034
THOMPSON WASHINGTON & CHRISTINA	6803 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615011
TOWN CENTER VILLAGE COMNTY ASSN	%COMMUNITY MANAGEMENT & SALES %S BACA 5631 S PECOS RD LAS VEGAS NV 89120-1961	12519615033
TRIPLETT JILL	6807 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615010
USA	CITY OF LAS VEGAS LEASE 400 STEWART AVE LAS VEGAS NV 89101-2913	12519401007
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401005
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401006
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401009
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401010
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401011
V F R-SOUTHWEST DESERT EQUITIES	2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519101003
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV 89052-2708	12519401002
WALKER RUSSELL & PAM	6827 DESERT ISLAND ST LAS VEGAS NV 89149-0700	12519615005
WILEY ROBERT T & SAUSIPARN	2132 SIERRA HEIGHTS DR LAS VEGAS NV 89134-5130	12519202008
WONG MORTON M F & E REV 1997 TR	WONG MORTON M F & EUNICE TRS 2281 RIVIERA ST RENO NV 89509-1143	12519202007
YADEGAR FARIBORZ & J REV LIV TR	YADEGAR FARIBORZ & JOYCE F TRS 6055 W BROOKS AVE LAS VEGAS NV 89108-4220	12519203002
ZARUBA ROBERT & JUDITH RENE	7015 N JENSEN ST LAS VEGAS NV 89149-1376	12519102032