



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 8, 2023

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

**Re: Rancho & Alta (422 South Rancho Drive)
23-0535-VAR
APN: 139-32-601-043
Abeyance Request**

To whom it may concern:

Taney Engineering, on behalf of Doug and Stacie Hughes, respectfully requests that our application (23-0535-VAR) scheduled for the December 12, 2023, Planning Commission meeting be deferred to the January 9, 2024, meeting. The additional time will allow us to proactively address any questions or concerns from Commissioner Rogan and the adjacent property owners, ensuring that all stakeholders have a comprehensive understanding of the project.

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

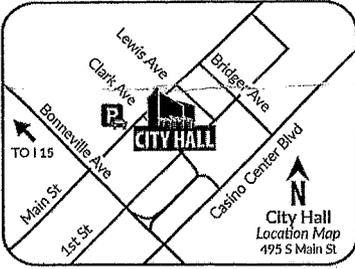
Jeremiah Delci-Johnson
Senior Land Planner

Submitted after final agenda

ITEM 31
RECEIVED 12/12/23
12/12/23 PC MEETING

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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DEC 11 2023

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City of Las Vegas

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23-0535-VAR1
13932610033
CORNELIUS OLIVE TRUST
O'CALLAGHAN MICHAEL NEIL TRS
2021 PARK WAY NORTH
LAS VEGAS NV 89106-4820

I SUPPORT
this Request

I OPPOSE
this Request

WE STRONGLY

Submitted after final agenda

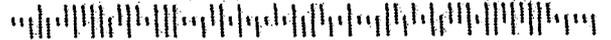
Item 31
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23-0535-VAR1

Planning Commission Meeting of 12/12/2023

17 JROFNP1 89106



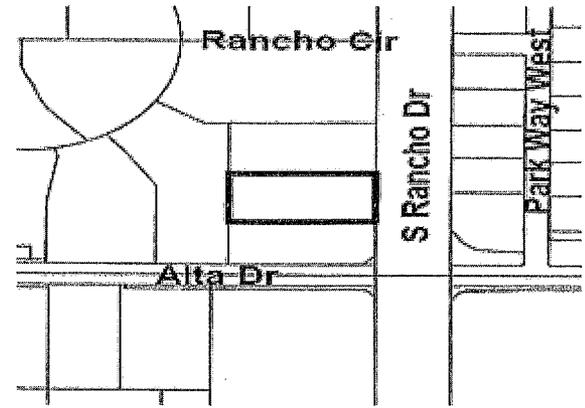
Application Information

23-0535-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
DOUG AND STACIE HUGHES - For possible action on a Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [MAIL ROOM] AND TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED AND THE TOTAL FLOOR AREA OF ALL RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO EXCEED THE PRIMARY DWELLING FLOOR AREA WHERE SUCH IS NOT ALLOWED on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

We strongly oppose a commercial structure/business in our neighborhood

Janie H. O'Callaghan
West Paul O'Callaghan

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 12/12/2023
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
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 Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

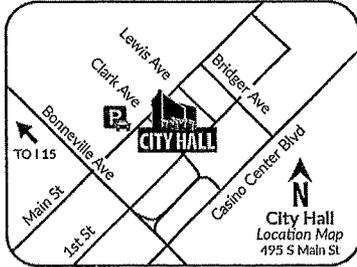
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23-0535-VAR1
13932704001
2117 ALTA L L C
2117 ALTA DR
LAS VEGAS NV 89106

Item 31
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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0535-VAR1

Planning Commission Meeting of 12/12/2023

Kevin M. Buckey
MANAGER 2117 ALTA L L C

I fully support the Requested Modification

17 JRFNFI 89106

