



## 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,

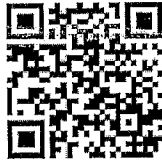
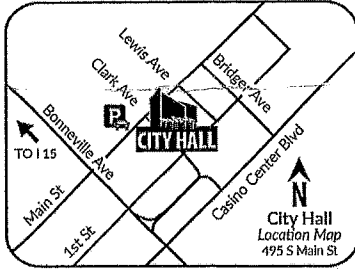
Jeremiah Delci-Johnson  
Senior Land Planner

**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**



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

RECEIVED

DEC 11 2023

Dept of Planning  
City of Las Vegas

PRSR  
FIRST CLASS MAIL  
U.S. Postage  
PAID  
Las Vegas, NV  
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). 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.

**23-0535-VAR1**

Planning Commission Meeting of 12/12/2023

23-0535-VAR1

13932610033

CORNELIUS OLIVE TRUST

O'CALLAGHAN MICHAEL NEIL TRS

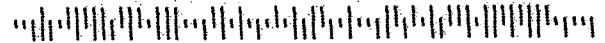
2021 PARK WAY NORTH

LAS VEGAS NV 89106-4820

Submitted after final agenda

Item 31  
P

17 JROFNP1 09106



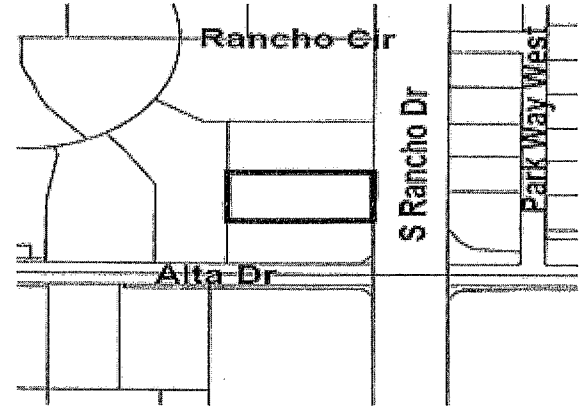
## Application Information

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*

*John H. O'Callaghan*  
*Neil O'Callaghan*

## Application Location



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

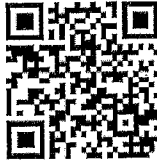
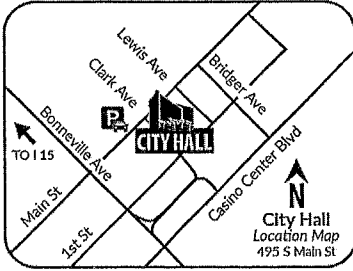
## Public Hearing Information

<b>Meeting:</b>	Planning Commission
<b>Date:</b>	12/12/2023
<b>Time:</b>	6:00 PM
<b>Location:</b>	Council Chambers 495 South Main St, 2 <sup>nd</sup> 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](http://www.lasvegasnevada.gov/meetings).

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

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



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

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

Item 31  
A

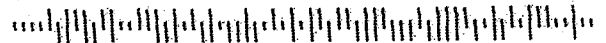
*Kenn M. Buckey*  
MANAGER 2117 ALTA, LLC

☒ 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

*I fully support the Requested Modification*

17 JRD FNP1 89106



RECEIVED  
DEC 11 2023  
Dept of Planning  
City of Las Vegas

PSRT  
FIRST CLASS MAIL  
U.S. Postage  
PAID  
Las Vegas, NV  
Permit No. 1630