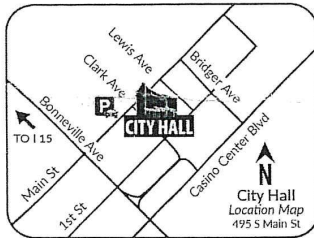


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25-0021-VAR1

Planning Commission Meeting of 03/11/2025

25-0021-VAR1

16306611041

AZN LIVING TRUST

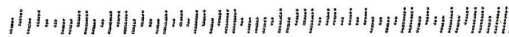
BYER THOMAS J & DEBORAH P TRS

1709 WINNERS CUP DR

LAS VEGAS NV 89117

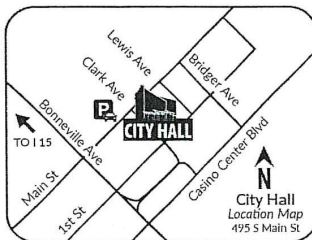
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8911780621 C078



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25-0021-VAR1

Planning Commission Meeting of 03/11/2025

25-0021-VAR1

16306618015

SHIHADAH PAUL E

MONSON KRISTA L

1409 PALANTINE HILL DR

LAS VEGAS NV 89117-0857

Submitted after final agenda

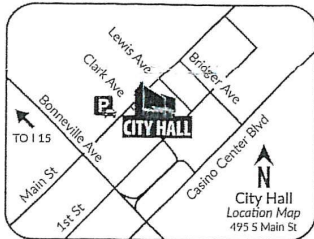
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8911780857 C047



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25-0021-VAR1

Planning Commission Meeting of 03/11/2025

25-0021-VAR1

16306711072

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BYER THOMAS J & DEBORAH P TRS

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LAS VEGAS NV 89117

Item 37
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25-0021-VAR1 0078



Application Information

25-0021-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
PECCOLE RANCH COMMUNITY ASSOCIATION - For possible action on a
Land Use Entitlement project request TO ALLOW AN ELECTRONIC MESSAGE
UNIT [LED ILLUMINATED DISPLAY] WITHIN 200 FEET OF PROPERTY
ZONED FOR RESIDENTIAL USE WHERE SUCH IS PROHIBITED on 1.50
acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned
Development - 7 Units per Acre) Zone, Ward 2 (Seaman).

*We do not need anymore
electronic units, they are
cancer causing. Received this
only 4 days before hearing.
Scam!!! Send these within
a decent amount of time in
the future*
Deborah Carter

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 03/11/2025
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 7-111) or go to www.lasvegasnevada.gov/meetings.

Planning Comments

From: noreply@formstack.com
Sent: Monday, March 10, 2025 7:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 03/10/25 7:22 PM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0021
Position:	I OPPOSE the project and all related applications.
Name:	Andrew Johnson
Residential or Business Address:	1404 Splendido Dr. Las Vegas , NV 89117

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Formstack Submission For: Planning App Comments Submitted at 03/08/25 6:59 PM

Meeting Date: Tuesday, March 11, 2025

Project Number: 25-0021

Position: I OPPOSE the project and all related applications.

Name: Diana Stewart

**Residential or
Business Address:** 9432 Valencia Canyon Dr
Las Vegas, NV 89117

Phone: (702) 683-9291

Email: dialstewart@gmail.com

Comments: I OPPOSE the LED illuminated display at 9501 Red Hills Road (Peccole Ranch Community Association).

As a resident of Peccole Ranch who lives by the clubhouse this will be an eyesore in my opinion. My neighborhood is not the Las Vegas strip.

Please vote against this variance.

Thank you

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From: noreply@formstack.com
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Formstack Submission For: Planning App Comments Submitted at 03/09/25 8:31 PM

Meeting Date: Tuesday, March 11, 2025

Project Number: 25-0021-V

Position: I OPPOSE the project and all related applications.

Name: Sharon Pearson

**Residential or
Business Address:** 9420 Valencia Canyon Drive
Las Vegas , NV 89117

Phone: (702) 275-7526

Email: sdpearson5@yahoo.com

Comments: I oppose this variance to allow an electronic message board within 200 feet of property zone for residential in Paoli Ranch. 9501 Red Hills Rd.

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MAR 04 2025

City of Las Vegas

Formstack Submission For: Planning App Comments

Submitted at 03/03/25 11:43 AM

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0021
Position:	I SUPPORT the project and all related applications.
Name:	Katherine Larson
Residential or Business Address:	9516 Rancho Palmas Dr Las Vegas , NV 89117
Phone:	17023433987
Email:	kate.larson31@gmail.com

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Submitted at 03/04/25 10:23 AM

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City of Las Vegas

Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0021
Position:	I SUPPORT the project and all related applications.
Name:	Ashley Fayerverger
Residential or Business Address:	9501 Red Hills Road, Las Vegas, NV, USA 9501 Red Hills Road Las Vegas, NV 89117
Phone:	17022553351
Email:	a.fayerverger@peccoleranch.net

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Formstack Submission For: Planning App Comments

Submitted at 03/04/25 10:13 AM

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Meeting Date:	Tuesday, March 11, 2025
Project Number:	25-0021
Position:	I SUPPORT the project and all related applications.
Name:	Shandie Jacobson
Residential or Business Address:	9501 Red Hills Rd. Las Vegas, NV 89117
Phone:	(702) 255-3351
Email:	s.jacobson@peccoleranch.net

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