



PEAK DEVELOPMENT SERVICES

September 11, 2006

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Portnoff Residence – Justification Letter

To Whom It May Concern:

On behalf of our client, Steven Portnoff, Peak Development respectfully requests consideration of the enclosed requests for Variance for the covered patio. The proposed property is currently zoned UR and is located on O'Bannon Ave. The proposed property would yield 1 home on .58 acres.

The request for Variance for the covered patio would accommodate the homeowners request to encroach on the side set backs by 5ft. where the minimum is 10 ft. One section of the covered patio encroaches 25 sq. ft. while the other section encroaches only a mere 6 sq. ft.

Enclosed please find a site plan, elevations for your review of the site. Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,
Peak Development Services,

Alli Holtz
Project Coordinator

VAR-16769
11/02/06 PC