

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

September 5, 2007

City of Las Vegas  
Planning & Development  
Current Planning Department  
731 South Fourth Street  
Las Vegas, Nevada 89101

Re: Review of Conditions,  
Justification Letter for  
1625 S. Decatur (Decatur/Oakey)  
APN # 162-06-201-003  
VAR-16161 item #2

To Whom It May Concern:

This is a justification letter for the above referenced property and variance. The above referenced variance, VAR-16161; has already been approved, this justification requests a review of conditions, particularly item #2. We feel that, although there should be a limit of this approval, that there was a clerical mistake with regards to a one (1) year limit, where a two (2) year limit (should have been indicated) would be more appropriate as well as consistent with the other recommendations for this and the associated applications. Item #3 of the same approved variance mentions a two (2) year limit as well as the associated items (SDR-16158 and SUP-16160).

The approved variance is to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site; as mentioned with the original variance application.

We would also like to have all and any fees associated with this application refunded back to the owner as it has been brought to our attention that this application is in result to a clerical error as indicated above. The refund check can be mailed back to the owner at the following address:

**ROC-24846**  
**11-21-07 CC**

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: (702) 361-2582  
Email: srutar@aol.com

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SUZANA RUTAR, Architect Ltd.,  
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G, Gordi Decatur, LLC  
1811 N. 24<sup>th</sup> Street Ste G  
Phoenix, Az 85008

Thank you for your consideration of this request.. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,



Kenneth A. Ballard, Associate AIA  
SUZANA RUTAR Architect, Ltd.,  
A Professional Corporation

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