

March 3, 2008

RECEIVED
CITY CLERK

Oscar Goodman, Mayor
City Council
731 S. Fourth St.
Las Vegas, NV 89101

2008 MAR -3 P 2: 09

BY FAX: 382-4803

Re: 1500 Rancho Circle VAR-262.43

Dear Councilpersons:

Initially, I was in favor of anything that would clean up this eyesore in the Circle, however, now I'm not sure that the owner is meeting codes.

In regards to 1500 Rancho Circle (VAR 26243), I understand that there is quite a controversy regarding the first wall that was built during last summer. It is my understanding that the house sits on the property facing this eight foot wall. I am under the impression that an eight foot wall can only be built on the side of a property and not the front. I have been told that it is the intention of the owners to build a home that faces the "side" line of their property but at this point, the house faces the front (and the eight foot wall). I have seen projects where the owners apply for special variances and receive them and then, through time, these "special" circumstances become foggy and before you know it – the house is up and the walls are around it and no one knows which way the house is facing. Rancho Circle is a wonderful, old part of Las Vegas and should be preserved as such. I think the City did a spectacular job preserving the area of Alta from Rancho to Valley View and the Council should consider doing the same for Rancho Circle. A lot of the residents in here don't want to "rock the boat", but I think, if questioned individually, the residents would consider it to be a travesty to "box" in one house. Most of the homes in Rancho Circle are open in the front and those that do have walls and gates have them done in wrought iron, or in the case of my home, oleanders.

This property is an eyesore and has been since last spring, it looks like a garbage dump, and I would like to see it cleaned up in any way possible – if that means walls, so be it. However, I would like to invite the Councilpersons to Rancho Circle to view this property before any decision is made, permanently, regarding this property and its proposed walls. When you get to the gate, have the guard call my cell and I will authorize your visit. My name is Cheryl Keeter and my cell number is 702-581-5162.

Sincerely,

Cheryl Keeter