

December 7, 2007

City Of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, NV 89101

Subject: Request for Wall Height Variance

To Whom It May Concern:

The property located at 1500 Rancho Circle is an unusual property within the guard gated community of Rancho Circle. Its unusual configuration, on the corner of the entry to the community and the Circle itself, is the primary reason for this requested variance.

A presumption exists that the short side of a corner lot is its "front", with the long side of the corner being its "side". This particular property has been used with the "long" side as its "front", and will now be returned to conform to the original presumption.

The short side is along the initial entry, after the guard gate, and directly on the access street to the Circle. The property on the other side of the entry street has a solid block wall, 8 feet high, from the guard gate to the Circle, directly on its property line.

Having frontage along this entry street, which every vehicle entering and leaving the neighborhood must utilize, requires a need for greater privacy, providing a need for this variance.

To mitigate the affects of the request for an 8' foot wall, please note the following:

1. The wall is offset back from the street by 8 feet at its closest point and 16 feet at its greatest, to allow for park like landscaping to give the Rancho Circle community a feel of an "entry way" to the community, rather than simply another neighbors front yard.
2. The wall is staggered, with 50% open wrought iron where the wall separates back closer to the house and away from the property line, opening more of the yard to the community entry. This open space is provided horizontally, rather than vertically, as an alternative to the requirement in the code, while still meeting the spirit of the code.
3. The wall along the long side of the property, on Rancho Circle itself, was built with this same 50% open space between the staggered walls, to coordinate with the plans along the requested variance area, to provide for further mitigated relief from the variance, and to give a look and feel to the neighborhood that meets the spirit of the code.

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Note that an 8 foot wall along the length of the property is allowed by the code, on the property line. Instead, we have built a wall that is no closer than 4 feet to the curb, and as much as 15 feet from the curb, creating the appearance of community space to enhance the neighborhood.

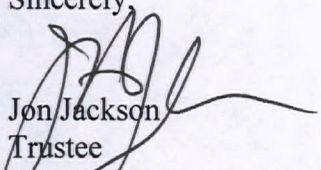
4. On the corner, the heightened wall on both the short side of the property (where the variance is requested) and the long side of the property is set back at least 50' from BOTH sides of the property, creating a 50' X 50' "front yard". Again, this meets the spirit of the set-back requirements, further mitigating this request.

5. The entire wall is being clad with a natural slate surface. This natural stone cladding, together with the offset configuration and the staggered open space, creates the look and feel of a friendly community minded front and side yard, anchored in the corner by the 50' X 50' open front yard, which the code seeks to obtain. While the variance requests an 8 foot wall, this is not the type of "corridor" block wall that the code was enacted to prevent.

As a final note, this variance request, with its mitigating circumstances, does not violate the intent of the code, and comes very close to meeting the code when compared to other non-conforming, tall block walls in the neighborhood, including a 10 foot tall wall along the entirety of the front property line at 725 Rancho Circle.

If you have any questions regarding this variance request, please call me at 702-581-5515.

Sincerely,


Jon Jackson
Trustee
Allen Teles Revocable Trust

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