



Founding Principals

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John Klai

Principal

John Wald

Associate Principal

Brian Fink

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Jon DeVries
Steve Peck

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Robert White, RD
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Design

May 11, 2009

Planning and Development Department
CITY OF LAS VEGAS
400 Stewart Avenue
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER:

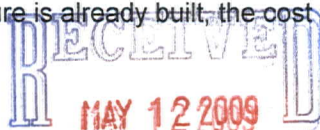
To Whom It May Concern:

I am respectfully applying for a variance to allow an existing 5' masonry wall within the front yard where code allows front yard walls/fences to be a maximum of five feet with the top three feet open to permit visibility, located at 2909 Coastline Court, Las Vegas, NV, 89117.

This enclosure is currently built. It was constructed as a 5'-0" high enclosure at the instruction of the homeowner when only a 2'-0" high enclosure was permitted. There was a misunderstanding regarding the approved permits already in place. When the homeowner was made aware of the violation by the onsite building inspector, the builder and homeowner notified the building inspector supervisor. Permission to build the enclosure was requested with the knowledge that if it was not approved, it would be modified at the homeowners' cost. Permission was granted.

I am requesting approval based on the following:

1. This enclosure is currently approved by the Lakes Association HOA Architecture Review Committee (please see attached).
2. The property is located in a 43-lot, private residential development.
3. The property is located on a private street that is not visible from any public right-of-way.
4. The enclosure was built for aesthetic purposes to address several issues:
 - A. Encloses motor court and garages.
 - B. Reduces the width of the curb cut for street access.
 - C. Encloses Nevada Power equipment, reducing the unsightly view from the street.
 - D. Encloses Southwest Gas Equipment, reducing the unsightly view from the street.
 - E. Encloses gate mechanism, reducing the unsightly view from the street.
5. The enclosure was built for safety, to provide a secure motor court.
6. As the enclosure is already built, the cost and time to modify would create a hardship.



VAR-34465
06/25/09 PC

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Please take into consideration the uniqueness of the application when reviewing.

If you have any questions or concerns, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Wald', with a long horizontal flourish extending to the right.

John Wald
2909 Coast Line Court
Las Vegas, NV 89117

Registered Architect:

- State of Colorado #B-3183
- State of Nevada #3893

Member-National Council of Architectural Registration Boards # 48,427



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