

March 19, 2009

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

APN: 139-28-302-034

Re: VAR – 10' High Masonry Wall for a small portion of the site in lieu of the allowed 8' high masonry wall and a standard grey block wall in lieu of the required decorative wall and for an 8' high wrought iron fence within the 20' setback along Bonanza.

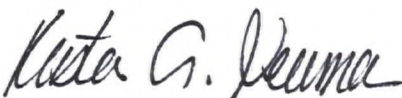
To Whom It May Concern:

We respectfully submit this request for the aforementioned application for a 10' High Masonry Wall for a small portion of the site, in lieu of the allowed 8' high masonry wall and a standard grey block wall in lieu of the required decorative wall and for an 8' high wrought iron fence within the 20' setback along Bonanza. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave. Ahern has teamed up with Ace Hardware to provide a location for customers to rent equipment and to purchase other hardware items. We already have approval for a Site Development Review and the associated Special Use Permits and for this Variance. Extensions of Time were requested for all of the applications last September, but the applications for the Extensions of Time for VAR-16049 and VAR-11006 were inadvertently overlooked. Therefore we are now requesting this new application.

This request is to create a 10' High Standard Grey Masonry Wall for approximately 650' linear feet of the site in lieu of the allowed 8' high masonry wall. This occurs only at the west side of the property directly adjacent to two residences whose parcel numbers are APN 13928302016 and 13928302015. This variance, which was at the request of the adjacent homeowners, will help to buffer these residences from the allowed uses for which Ahern will use their site. The wrought iron is to help screen the intended use along Bonanza. This will be the same fence as is currently installed on the south side of Bonanza along Ahern's property.

In our opinion, this variance request will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to bring this new project to this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture



VAR-33415
REVISED
04/23/09 PC