

September 21, 2009

City of Las Vegas Planning Department
Development Service Center
731 South 4th Street
Las Vegas, NV. 89101

**Pugsley.
Simpson.
Coulter.**

Project: Security Fencing and Related Site Work at Harry Levy Gardens
Re: Justification Letter for Front Yard Fence Height Variance

To Whom It May Concern:

Issue:

Proposed 7'-4" (max. 8'-0") fence height along the front (East) property line at Robin Lane exceeds 5'-0" allowed by City of Las Vegas Title 19.12.075(F), this application for variance requests additional fence height up to a maximum of 8'-0". The existing use high density residential 25 du/ac – Senior Citizen Apartments is to remain. The assigned planner during the Pre-Application Conference noted the current land-use is in conflict with the C-1 zone. However this shouldn't affect the variance request for additional fence height along the East property line as we are not request a land-use or zone change.

Information:

Harry Levy Gardens is a 150 unit senior citizen apartment building, operated by the Housing Authority of the City of Las Vegas (HACLV). HACLV employs a full time maintenance, operations and reception staff. The maintenance and reception staff are on-site Monday through Friday 8am to 5pm, HACLV also employs an emergency maintenance staff available 24 hours a day 7 days a week. Visiting hours for residents is 11am – 2pm Monday through Friday. Some Harry Levy residents receive caregiver and in-home respite care Monday through Friday 8am - 5pm or as individual needs require. The Housing Authority operates multiple high density senior housing dedicated developments throughout Las Vegas, as well as multiple Section 8 and Low-Income family developments.

The proposed 7'-4" fence surrounds the 4.55 acre Harry Levy parcel located on the Southwest corner of Robin Lane and Washington Ave in the City of Las Vegas. The fence along the East property line does not comply with Title 19.12.075(F). This variance requests additional fence height up to a maximum of 8'-0", given minor grade variation along the site perimeter. The purpose for the fence is to provide; security and protection of the senior citizen residents, property protection, and minimize vandalism to HACLV property.

ARCHITECTS

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East Security Fence Design:

If the proposed design, complied with Title 19.12.075(F), a fence height of only 5'-0" is allowed along the East property line for a depth of 20'-0". A fence of this height does not provide much, if any security for the residents. Harry Levy residents are active senior citizens who utilize property amenities such as: designated garden plots; exterior building courtyards; and personal unit stoops, during all hours of daylight and some evenings. Also many of the residents walk pets, walk for exercise, and stroll the Harry Levy grounds for enjoyment. A 7'-4" (maximum of 8'-0") tall fence would be a more appropriate physical barrier which would prevent non-resident access to the Harry Levy property during daily resident activity. Landscaping and irrigation along the East fence line is to remain as existing but will be replaced as necessary to allow for the installation of the proposed fence. This fence design proposal does not include the addition of any new landscaping, i.e. hedges, that will exceed 3'-0" in height that could limit the visibility through the proposed fence.

The design of the East fence is compatible with the North and South proposed fences. The proposed fence will have a series of 7'-4" tall by 2'-0" long by 2'-0" wide brick pilasters located a maximum 24'-0" on center for the entire length of the approximately 1475'-0" long fence. The proposed pilaster brick will match the existing brick exterior building façade in scale, material and color, see fig. 1a. The proposed pickets are a steel "zig-zag" design, painted, intended to match the character, proportion and aesthetic of the North entry bridge railing, see fig. 1b. The tops of the fence "pickets" will be level between pilasters, and approximately 7'-2" above adjacent grade, in general 2" less than the top of adjacent pilasters. Also, HACLV does not want any gaps in the fence between pickets and grade to exceed 6", anything exceeding this allowable criteria will have an additional picket length provided at the bottom of the specific picket(s).

Fence distances from the (N, S, and E) property lines are as follows:

North-	minimum = 1'-6"	maximum = 54'-0"
East-	minimum = 5'-1"	maximum = 62'-0"
South-	minimum = 3'-1"	maximum = 24'-4"

West – existing CMU wall is located on the Harry Levy side of the property line and will be brought to a matching height of 7'-4" utilizing the proposed steel fence design.

Findings:

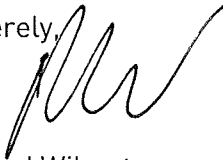
Given the unique exposure of the site, being surrounded on three sides by a public Right-of-Way: Washington Avenue, to the North; Robin Lane, to the East; and Ernest May Lane, to the South, the Eastern portion of the property is most susceptible to trespassing. Non-residents, mainly across Robin Lane, migrate through the Harry Levy property as a short-cut to Washington Avenue or Ernest May Lane. Providing only a 5'-0" tall fence would not prohibit trespassing as the fence on the East property line could easily be scaled. The existing unique site arrangement leaves residents, their property, and HACLV prone to vandalism, property damage by means of trespassing. Also, due to the unique site arrangement and abutting properties the proposed fence does not adjoin adjacent site perimeter walls. There is however an existing CMU wall along the West property line. This wall is on the Harry Levy property and does not comply with Title

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19.12.075, nor does this proposal intend to modify the character or aesthetic of this existing CMU wall.

In closing we feel the Variance for 2' of additional fence height is justified due to the enhanced level of resident security, property protection and enhanced aesthetic quality to the right-of-way pedestrian environment along Washington Avenue, Robin Lane and Ernest May Lane.

Sincerely,

A handwritten signature in black ink, appearing to be 'RW' with a stylized flourish at the end.

Richard Wilmot
Project Manager / Property Owner Representative

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