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Co./Dept.		Co.	LARRY'S ENTER
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Larry's Engineering

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December 24, 2009

City of Las Vegas
 Department of Planning
 7551 W. Sauer Drive
 Las Vegas, NV 89128

Attention: **Planning Commission**
 Subject: **Justification Letter**

Dear Planning Commission:

The purpose of this letter is to provide justification of how the proposal will produce a stable environmental character. My client is applying for (1) condition:

A. Variance**ISSUE:**

The owner of this residence would like to raise the overall height of the front property line block wall from (existing-built in 1976) 4'-0" to (new) 8'-0". The purpose of this raised height is to provide more privacy and home security as well as improve the quality of the property. Currently, the existing state of the block wall is in very poor and unstable condition. By allowing this variance, the owner can increase the property value and improve the quality of the neighborhood.

INFORMATION:

# OF EMPLOYEES/RESIDENTS:	1
HOURS OF OPERATION:	All day
EXISTING:	4'-0" high fence/block wall with wrought iron
STATE LICENSE:	N/A

FINDINGS:

Currently, my client is under RE zoning standard which does not allow him to raise the block wall. Obtaining a variance will allow him to legally raise the block wall without detrimentally impacting the surrounding/adjacent properties.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.

Sincerely,

Larry J. Sanchez, PE

VAR-37287
03/25/10 PC

RECEIVED
FEB 18 2010