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C ☐ CONSULTING
E ☐ ENGINEERS

September 7, 2010

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

Reference: Stonewater – Wall height Variance
APN #125-26-812-008,125-26-812-009

On behalf of Richmond American Homes, we respectfully request your consideration of approval for a previously approved variance to allow non standard wall heights on lots 8 and 9 along El Campo Grande Avenue and Mustang Road within the approved Stonewater subdivision (H#19326).

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

This request concerns lots 8 and 9 and derives from the fact that the houses are oriented on their respective lots in such a way that in both cases the actual front yard and what City of Las Vegas treats as the front yard are not the same. At issue are six foot solid screen walls adjacent to Mustang Road and El Campo Grande Avenue for lots 8 and 9.

It is our understanding that Lot 8 will be treated by CLV as if the front yard/driveway is facing east, on Mustang, because that is the shortest frontage. In actuality, the house on lot 8 will be rotated 180 degrees. The lot 8 front yard faces west and the driveway takes access off El Campo Grande. As a result, the **actual** back yard of lot 8 is adjacent to Mustang Road. (Please see attached exhibit.) This means that for lot 8 a solid six foot high back yard screen wall is designed and should be constructed adjacent to Mustang Road in order to maintain privacy where CLV requires—because it is treating this location as a **front** yard--any wall over two feet high to be open to permit visibility. Please note that a six foot solid screen wall will be constructed along the north property boundary of this lot, along El Campo Grande. A variance is requested for this lot under these circumstances.

It is our understanding that Lot 9 will be treated by CLV for solid wall height purposes as if the house is facing north, on El Campo Grande Avenue, when in actuality the house will be facing east. (The lot 9 driveway will take access off El Campo Grande Avenue, however.) As with lot 8, a variance is requested under these circumstances to permit

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construction of a six foot high solid screen wall on the north property line adjacent to El Campo Grande Avenue as this is the **side** wall given the east/west orientation of the house and not the **front** yard.

A six foot landscaping area has been located adjacent to lots 8 and 9 along the frontage of Mustang Road and El Campo Grande Avenue to buffer the 6 foot screen wall from the public right-of-way. This landscaping area was included with the approved improvement plans and is shown on the recorded final map for is project.

This variance was previously approved as VAR-21181 at the July 11, 2007 City Council meeting. Since a certificate of occupancy was not issued for this lot, a new variance is before you for consideration.

If you need additional information or have any questions, please feel free to call me at 932-6125

Sincerely,



Sonia Macias
Project Coordinator

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