

**WILLOW
PINES**
EQUESTRIAN
CENTER

City of Las Vegas
Planning and Development
731 So. Fourth St.
Las Vegas, NV 89101
February 6, 2007

Justification Letter for Variance/Special Use Permit for Covered Arena
Non-habitable Structure Exceeds 50% of principle SQFT

Willow Pines Ranch, a licensed (R-19-00002) horse boarding property, requests a variance and special use permit to build a covered riding arena. The purpose of this arena is to provide shade from the intense sun and wind, making it possible to ride and train horses during daylight hours. The structure is a Cover-All building that consists of a steel frame covered in fabric. The fabric will cover the frame to the ground on the long sides and the ends will be open. The fabric color is a sand-colored beige, which will blend in with the surrounding sand arena adjacent to the covered arena site and with the existing house and barn colors.

A covered arena, like a barn, is a much needed shelter for performing the daily tasks of riding and training horses. Protection from the hot sun and strong desert winds is our main objective for wanting to build this structure. We respectfully ask that you approve the plans.

Sincerely,

Theresa Weiss

Theresa Weiss

Owner

VAR-20027
SUP-20025
04/12/07 PC