

February 12, 2012

Project Number: RC-12-955

Dan Donley, Planner II
Planning & Development Department
City of Las Vegas
731 South 4th St
Las Vegas, Nevada 89101
ddonley@lasvegasnevada.gov

ATTENTION: **Dan Donley**

RE: Justification and/or Deviation Letter for BBQ Awning and Shed
11125 Arbor Pine, Las Vegas, Nevada

Dear Mr. Donley:

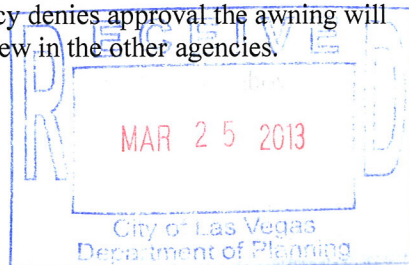
Per your request we have reviewed the information provided in your fax dated August 23rd, 2012 for the above referenced project. Please be advised as follows:

The BBQ Awning located on the East side of the property does not meet the General Residential setback Standard section 2J. The awning is attached to property line fence with no setback. The homeowner was unaware of the restriction and believed that obtaining permission from the adjacent property owner would be sufficient.

The homeowner of the shared property wall approves of the awning which also acts as a privacy screen between the windows of the adjoining properties. Please see attached site plan and letter from homeowner at 11121 Arbor Pines.

On the West side of the property there is an existing pre-manufactured Tuff shed that is 6" from the property line fence. There is no neighbor on the west side of the property and the shed approximately 72 square feet.

The homeowner is in the review process with Summerlin North and Woodland Homeowners Associations and is still waiting for approval on the Awnings. Mr. Freeman is aware that there is a risk that starting the variance process with the City of Las Vegas prior to approval from the HOA. He understands that obtaining approval for variance through the City of Las Vegas does not guaranty that Summerlin HOA will be approved. It is understood that all three approvals are required. If any agency denies approval the awning will need to be removed or modified. Modifications could restart the design review in the other agencies.



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We hope this meets your needs. If you have questions or require further assistance please feel free to contact me at (702) 204-6592.

Thank You,



Rhonda Cervantes, P.E.,
Principal



Marvin Freeman
Home Owner

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CC Simone Gell, Simone Gell Interior Design
Eric McCoy, City of Las Vegas

