

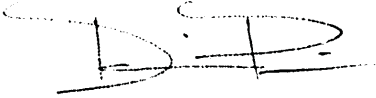
April 17, 2014

City of Las Vegas
Department of Planning

To whom it may concern:

We are asking for a variance on the ordinance of the 10' clearance from block wall to structure. On the rear we have a 9' clearance, and on the east side we have a 5' clearance per plans. Many homes in our neighborhood benefit from the additional useable square footage by having existing structures closer to the walls than the current ordinance allows. We would like to keep our property value as comparable to surrounding homes in our neighborhood as possible, and we think that the addition of the casita would help maintain our property value. We do not for-see any negative impact to our neighbors, and we have attached a neighbor awareness sign-off form as evidence to that fact. Thank you for your time, and consideration.

Sincerely,



Dennis Pritchard
9109 Ghost Mountain Ave
LV, NV 89129
702-810-8943

VAR-53871

PRJ-53797
04/24/14

NEIGHBOR AWARENESS SIGN-OFF FORM

To expedite the processing of your application, please show and explain your plans to all those neighbors who may be affected and have them sign in the appropriate place on the reverse side of this form. The Architectural and/or Landscape Committee may also contact them directly if the scope of the project warrants such action.

NEIGHBOR AWARENESS: The neighbor's approval is not necessarily a condition to your improvement/modification being approved by the Committee. The intent is to advise your neighbors who own property within close proximity of your lot and may be affected by your proposed improvement(s). This requires their signatures below. This means that the signatures below indicate your neighbor's awareness of this application. No application will be considered complete until there is evidence that any neighbors who may be affected have been made aware of this application.

NEIGHBORS: I have reviewed the plans of Dennis Pritchard
(Please Print)

and I am aware of their proposed alterations/improvements shown on the attached plans.

NAME Bob Olson ADDRESS 9104 Ghost Mountain

COMMENT: Looks nice. No objection

NAME FRANK CALARA ADDRESS 9105 GHOST MT. 20 PV 87/25

COMMENT:

NAME Chuck Cummins ADDRESS 9112 GHOST MOUNTAIN AVE

COMMENT: NO CONCERNS.

NAME ZAC RICE ADDRESS 9113 Ghost Mountain Ave

COMMENT: PAT GORDAN

NAME _____ ADDRESS 9108

COMMENT: Looks good

PLEASE RETURN FORM AND PLANS TO:

LONE MOUNTAIN CLASSICS COMMUNITY ASSOCIATION
ATTENTION: ARCHITECTURAL/LANDSCAPE COMMITTEE
C/O MESA MANAGEMENT
9512 W. FLAMINGO ROAD, SUITE 102
LAS VEGAS, NV 89147
PHONE (702) 750-0530 ~ DIRECT FAX (702) 920-8256

VAR-53871

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Mesa Management

9512 W Flamingo Road #102
Las Vegas, NV 89147
Phone: 702-750-0530
Fax: 702-750-0532

March 14, 2014

Dennis Pritchard
9109 Ghost Mountain Avenue
Las Vegas, NV 89129

RE: Architectural Submittal for 9109 Ghost Mountain Avenue
Account#: 22598

Dear Homeowner,

The Architectural Review Committee for Lone Mountain Classics Homeowners Association has reviewed and **APPROVED** your architectural submittal for the installation of Detached Addition - Casita per the plans submitted based on the following condition: The new structure cannot be used for the storage of vehicles..

If the conditions require additional information, paperwork or permits, they must be re-submitted within ten (10) days from the date of this correspondence or you will have to resubmit a new Architectural Request.

All construction must commence within 120 days of this approval letter, if construction has not been commenced within the 120 days such approval shall be deemed withdrawn. Once construction is commenced, all work shall be completed within 180 days of commencement.

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated. If you have any questions, please contact the association at 702-750-0530.

Best regards,

Lone Mountain Classics Homeowners Association

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