**PEAK DEVELOPMENT SERVICES**

June 20, 2006

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Portnoff Residence – Justification Letter

To Whom It May Concern:

On behalf of our client, Steven Portnoff, Peak Development respectfully requests consideration of the enclosed requests for Variance of Residential Adjacency, Variance of Setbacks and Variance of Fence Height for The Portnoff Residence. The proposed property is currently zoned UR and is located on O'Bannon Ave. The proposed property would yield 1 home on .58 acres.

The request for a Variance of Residential Adjacency would accommodate the homeowners request to install an 80 ft. amateur radio tower. The Amateur Radio Station will be operated under FCC rules and regulations. Enclosed please also find Certificate of appointment by the Office of Emergency Management Clark County, Nevada.

The request for a Variance of Fence Height would allow the proposed 6ft CMU screen wall offset 4ft from the existing cul-de-sac. The home has been reoriented to front O'Bannon Ave. This screen wall would provide privacy for what is now the homeowner's rear yard.

The requests for Variance of setbacks are as follows:

Required Front 20'- Proposing 13.5' (49.56 sf)
Required Rear 35' – Proposing 29' ( 24.93 sf)
Required Side 10' – Proposing 10'

Due to the irregular shape of the lot and footprint, the home encroaches slightly onto the required setbacks. The actual encroachment for the rear yard is 24.93 sf and the encroachment for the front is 49.56. This has occurred due to the reorientation of the home, due to the fact that the setbacks would remain the same as if the home were fronting the private cul-de-sac and not O'Bannon. If you take into consideration the reorientation we are actually providing a 35' front yard, 54' rear yard and the required 10' side yards.

Enclosed please find a site plan, elevations for your review of the site. Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,
Peak Development Services

Steffanie Nelson
Director of Development

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