



## MAJOR DEVIATION JUSTIFICATION LETTER

December 20, 2024

City of Las Vegas Planning Department  
495 S. Main Street, Las Vegas, NV 89101  
ph 702-229-6301

RE: Major Deviation for Custom residence lot at 1633 Enclave Court (Lot 5)

The *Summerlin Development Standards* have limitations on the types of accessory structures that can be located in the front yard (page 2-22, item h). These limitations appear to be tailored toward smaller lots and don't provide enough design flexibility for larger estate lots, such as this lot. As such, we are requesting a Major Deviation to allow for a detached caretaker's unit building, detached home office building and detached covered service parking structure in the front yard (between the primary residence and the street). We are also requesting that two small service rooms in the primary residence (Electrical Service Room & Mechanical 2 Room) be allowed to be attached to the primary residence without an internal connection to the house. Lastly, we are requesting that the detached covered service parking structure be approved with less than a 6-foot separation to the primary residence garage (3'-9" separation). Attached you will find the proposed drawings showing the building sizes, locations and elevations.

We are requesting this Major Deviation for the location and type of detached structures based on the following reasons:

1. HOA approval: This proposed design follows the *Enclave Design Criteria* and has been approved by the Enclave Architectural Review Committee (letter attached). Both of the adjacent neighbors (to the east and west) are members of the Enclave ARC. This property is one of nine lots in a small, private enclave. This is the group in the immediate vicinity of the project and they have concluded that the design is acceptable. The guidelines specifically developed for these larger estate lots allow for these types of accessory structures to be located in the front yard.
2. Estate lot size, proportions and topography: This property is 1.75 acres in size. Proportionally, it is somewhat long and narrow. It is approximately 380+ feet deep and 196 feet wide. The street is to the north and the golf course is to the south. The lot rises 18+ feet from the street to the flat pad portion of the property. The flat pad area starts over 200-feet from the street. The natural location for the primary residence would be at the flat pad portion of the lot. Since the primary residence will be the largest structure, locating it at the top of the lot (for the best views) and at the flat portion (to minimize grading) makes the most sense. Given how deep the lot is, this leaves over 200 feet between the house and the street. In order to effectively utilize the large property, it makes sense to locate smaller detached structures between the house and the street that can be properly sited within the slope. We cannot understand a reason for not allowing a caretaker's unit, home office and covered parking structures in the large front yard of this property. These are all residential uses that complement the overall estate design.
3. Low profile design of accessory structures in front yard: These detached structures do not exceed 18-feet in height and are secondary to the primary residence. This keeps the proper level of hierarchy within the property. We are proposing a much lower level of development, given that the *Summerlin Development Standards* would allow us to build a 40-foot tall house at the same location as any of these front yard accessory buildings.
4. Heavy landscape screening: the front yard will be heavily landscaped which will screen these detached structures to a large degree.

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5. Privacy within property: The primary residence and associated accessory buildings (home office, gym and greenhouse), pool and sports courts are utilizing the entire southern portion of the site. Locating the caretaker's unit away from the primary residence allows us to achieve an appropriate level of privacy between these areas.

In short, allowing for a detached caretaker's unit building, detached home office building and detached covered service parking structure in the front yard (between the primary residence and the street) has no negative impact to adjacent properties.

We are requesting this Major Deviation for the location of the Electrical Service Room and Mechanical 2 Room based on the following reasons:

1. Direct external service access: These are spaces that are fully attached and a part of the primary residence. The fact that there is not an internal connection to the house/garage is intentional to limit the need for service personnel to enter the home to service equipment.
2. Sound/thermal isolation: Limiting direct internal access to these rooms also provides for better sound and thermal isolation from equipment noise and heat.

We are requesting this Major Deviation to allow the detached covered service parking structure to be less than 6-feet from the primary residence based on the following reason:

1. Non-combustible construction: This covered parking structure is non-combustible with a steel structure and solar panel roof. Reducing the separation from 6'-0" to 3'-9" will not make any difference to the safety, accessibility or overall appearance.

Thank you for your consideration and please feel free to contact me with any questions or comments.

Best Regards,



Jeff Anderson, Principal Architect, NV #7523, NCARB

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