

Planning & Zoning  
City of Las Vegas  
495 S. Main Street, Ste 3  
Las Vegas, NV 89101

To Whom It May Concern:

When we bought our older, resale home in mid-July 2021, it met our primary objectives: single story, in a nice community in the Summerlin area (Regency at the Lakes). Although the house's front yard was basically surrounded by small rocks, we assumed we'd be able to beautify both the interior and exterior of the house with no problems once we owned it, only to discover *after* the sale closed that its former owners had sold-off rights to have grass on the property in perpetuity. So after many walks around our community of 79 homes, looking for alternative ways to beautify our property, we discovered while our home was currently the ugliest in the community, our neighbors who had among the most beautiful homes had porte cocheres, pictured below (the pillars of the first of these are only *10 feet* from the curb). Our only challenge is that the **supporting pillars of *our* porte cochere would be 15 feet from the curb, not the 20 feet required.**

After carefully "redesigning" the exterior of our home, our plan is to have a 12-foot wide arched driveway (as our architect shared was the appropriate minimum width), with a columned porte cochere matching those that are currently in place on our porch and windows facing the front street. The driveway will be paved with gray stone pavers, purple sage bushes will be planted in the flower beds surrounding the house, artificial grass will cover the "lawn," with clusters of pygmy date and sago palm trees planted near the "outer arch" of the driveway (beyond the porte cochere), and on the small lawn on the "backyard side" of our main driveway. A lit walkway of concrete pavers will run from our property line to the driveway.

I have shown the architectural plans for the porte cochere to our neighbors across the street and to the only next door neighbor we have. They both loved the plans and commented how much better it will make our house and the street (Aspen Knoll Ct.) look, as well as the entire community. In the over two years that we've lived here, I've never seen our "rear yard" neighbor, although over the past two weeks I have tried to reach him repeatedly, by knocking on his door or ringing his bell, but he has not responded to either. I have also shared the plans with the three of the Homeowners' Association/ARC Committee Members who were in town, all of whom heartily approved them.

I've attached below two pictures of our house, and the two homes in our community with porte cocheres. With thanks in advance for your allowing us a zoning variance so that we can beautify and enhance the value of our home and that of the neighborhood,

Sincerely yours,

Robert P. and Mariceleste  
Kelley

23-0560  
10/19/2023



Front and side views of our home at  
9900 Aspen Knoll Ct., Las Vegas, NV 89117



Neighbor's home at 10000 Hidden Knoll Ct.,  
Las Vegas, NV 89117



Neighbor's home at 9916 Robin Oaks Dr.,  
Las Vegas, NV 89117

*Robert P. & Mariceleste Kelley*  
9900 Aspen Knoll Ct.  
Las Vegas, NV 89117

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