



1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
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April 9, 2021

City of Las Vegas Development Services
Planning Division
495 S. Main
Las Vegas, NV 89101

**RE: 4240 CARNATION LN: WAIVER
JUSTIFICATION FOR FENCE HEIGHT
CLV# CE04378**

To Whom it May Concern;

The owner of the above listed property is requesting a waiver of the height of the fence in the “front yard” of said property. It is noted that this property lies along the curve of Carnation Lane, going from north, to northwest. The driveway and entry to the yard portion of the are located in one portion. A pool, built circa 1985, is located along the other. The “home” is a manufactured home, and the entrance is located along the side of the structure, not at the “front”; which is the same configuration of all properties in this subdivision.

Due to the geometry of the lot, there is not a proper “rear” portion of the lot. As such, the pool, and anyone using the pool are clearly visible from the street. The fence has been added to function as a screening to the use of the yard. Care has been taken to achieve a cohesive look and replicate the location of the previous gate openings from previous fencing.

While the height of the fence (6ft) is 1ft greater than allowable within the setback; the fence is at or greater than the 15ft setback at the terminus at the house, and at the carport. The color/finish of the fence is compatible with the color scheme of the home. Configuration of the manufactured homes within the community do not allow a visual of the front door of the vast majority, and therefore the height of the fence is not of greater visual impairment than other properties.

We respectfully request approval of this waiver. Please feel free to contact me at 702-606-7613 with any questions you may have concerning this project.

Sincerely,
Preator Consulting, LLC
Lazell H. Preator, PE
Chief Engineer

**Lazell H.
Preator**

Digitally signed
by Lazell H.

Preator

Date: 2021.04.12

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