



Wednesday, March 27, 2024

Land Development and Community Services Department
2250 Las Vegas Blvd. North
North Las Vegas, NV 89030

RE Letter of Intent for Variance
For Site Walls
Located at:
4417 Broken Bow Cir North Las Vegas, NV 89032
APN: 139-07-111-016
Zoned: R-1

Presented are plans that include a Site Plan and Photos of the existing Site Walls.

The currently existing site walls had some portions that added 1 to 2 blocks of CMU which bring the total height to varying from 5' to 7'. And the front walls with metal railing are at 0' setback. We are requesting a variance for those walls that exceed 6' above grade.

The currently existing front yard includes a mix of hardscape and softscape incorporated in the design. We are requesting a variance to allow the hardscape to cover over 50% of the area.

We are respectfully requesting a variance to help the owner obtain permission to waive the above items in Title 17 Zoning Code.

We understand the walls do not currently comply with the building code and that a building permit is still required. After planning approval, the walls will be brought up to code and applicable permits will be applied for.

If there are other items that are required to be waived, please let us know so we may add them to the list.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,
Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com









No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

- | | | | |
|-------------------------|--|-------------------|--|
| PARCEL BOUNDARY | | CONDOMINIUM UNIT | |
| SUB BOUNDARY | | AIR SPACE PCL. | |
| ROAD EASEMENT | | RIGHT OF WAY PCL. | |
| MATCH / LEADER LINE | | SUB-SURFACE PCL. | |
| HISTORIC LOT LINE | | | |
| HISTORIC SUB BOUNDARY | | | |
| HISTORIC PLALD BOUNDARY | | | |
| SECTION LINE | | | |
-
- | | |
|-------|-----------------------|
| 007 | PARCEL NUMBER |
| 202 | PARCEL NUMBER |
| 1.00 | ACREAGE |
| 202 | PARCEL SUBSESS NUMBER |
| 24-45 | PLAT RECORDING NUMBER |
| 5 | LOT NUMBER |
| GL5 | GOV. LOT NUMBER |

26	125	124	123
37	138	139	140
64	163	162	161

Scale: 1" = 200'

6	5	4	3	2	1
7	9	8	10	11	12
16	17	18	19	14	15
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 1/8/2019

5	1	5
6	2	6
7	3	7
8	4	8
5	1	5



ASSESSOR'S PARCELS - CLARK COUNTY, NV
Briana Johnson - Assessor

BOOK
T20S R61E

SEC.	7
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MAP
N 2 NW 4

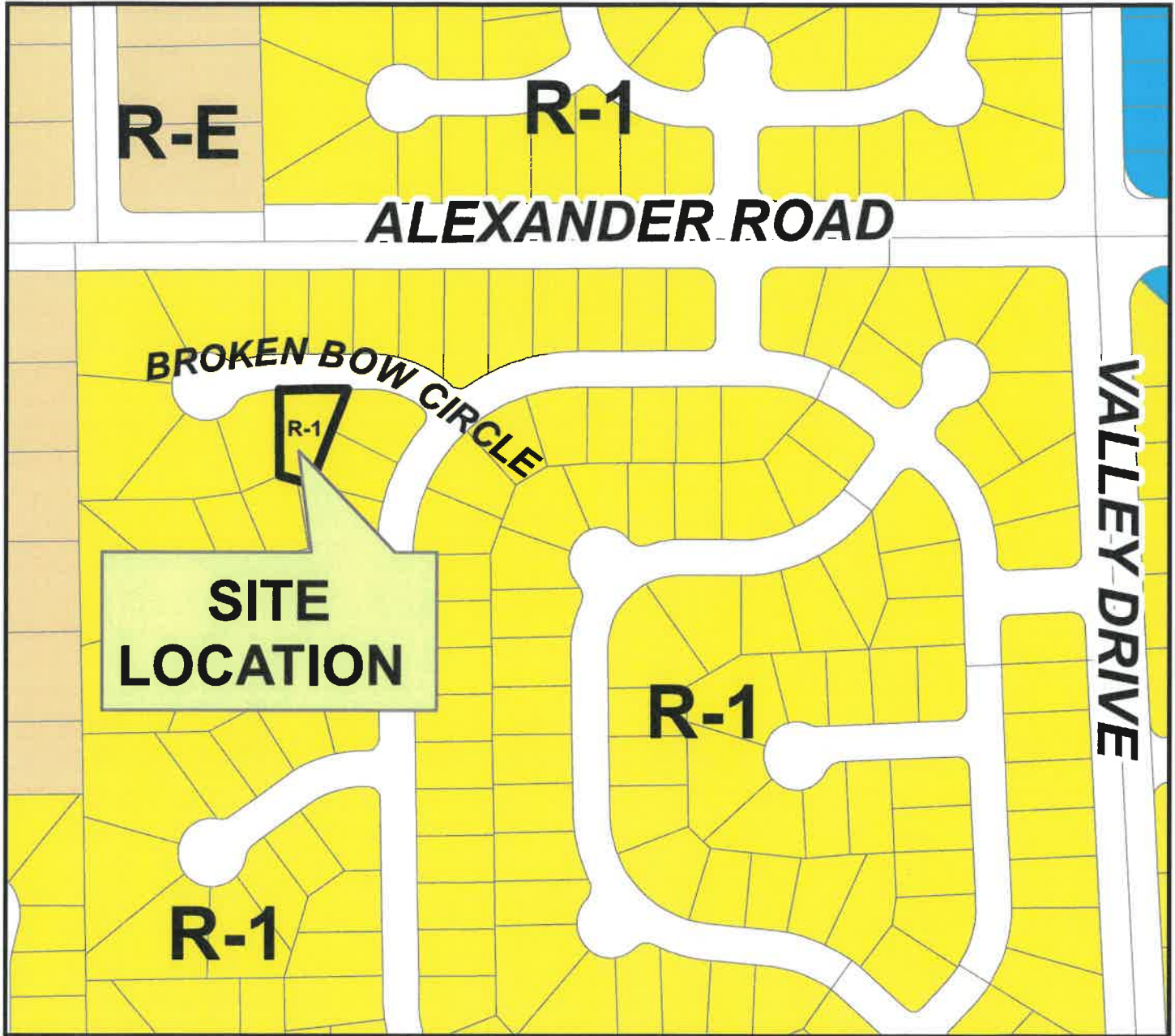
139-07-1

TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Celso Vidales
Application Type: Variance
Request: To allow a maximum seven (7) foot high wall in the front yard,
where three (3) feet is the maximum height allowed
Project Info: 4417 Broken Bow Circle
Case Number: VN-03-2024

03/06/2024

