

JAMES VILLELLA
7013 Oak Grove
Las Vegas, Nevada 89117
702-592-0999

JUSTIFICATION LETTER

To: CITY OF LAS VEGAS PLANNING & DEVELOPMENT DEPARTMENT

I am making provisions to my home for future housing of elder disabled parent. I would like to put a 480 square foot addition on the back of my house which would consist of a future bedroom and bath. In order to get the space required my rear set back would be 43', which exceeds the required 50'.

It is my understanding from our association representatives for our 72 home subdivision that there has been previous similar variances approved by the City of Las Vegas in our subdivision.

Thank you,



James Villella

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Ten Oaks Estates Association
P.O. Box 20914
Las Vegas, NV 89112-2914
Phone # 866-724-4295
Fax # 775-727-1683
E-mail address: jdimartino777924@aol.com

June 8, 2007

Mr. & Mrs. James Villella
7413 Oak Grove Ave.
Las Vegas, NV 89117

Dear Mr. & Mrs. Villella,

On the recommendation of the Architectural Review Committee, the Board has given **conditional approval** for a room addition subject to the following conditions being met:

- 1) A deposit of \$2000 payable to Ten Oaks Estates which is refunded upon completion of your work.
- 2) The submission of the complete approved plans submitted for plan review as outlined in the CC&R's per Section 6.7.
- 3) Subject to meeting the requirements outlined in the CC&R's.
- 4) Subject to posting of all permits required for construction.
- 5) Subject to notification of the office of the construction start date.
- 6) Common area is to be kept clean of any debris.
- 7) Completion of all projects to be within 6 months.

Sincerely,



Julie DiMartino, CAM
On behalf of the Board of Directors

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