

Ronald D. & Wynona Perdue

4121 Bradley Road.

Las Vegas, NV 89130

702-798-3712 PH

702-592-1345 Cell

Justification Letter

4121 Bradley Road is a one acre residential lot with a forty-seven and eleven square foot single family residence on it. The proposed garage will be used to house our travel trailer, yard equipment and two cars that we have collected. The view from Bradley will be enhanced with all of these enclosed within the proposed garage.

The existing home eave height is nine feet and the ridge height is nineteen feet four inches. The midpoint is calculated to be fourteen feet and two inches. This is the maximum calculated height of another unattached structure on the property per City codes.

The Proposed garage eave height is sixteen feet. The ridge height is eighteen feet and two inches. The midpoint is calculated to be seventeen feet and one inch. The garage finished floor height is one foot higher than the house finished floor. Once you add the one foot to the midpoint of the garage height you now have a midpoint of eighteen feet and one inch.

The front of the garage will be setback over two hundred feet from Bradley Road and one hundred feet behind a six foot gated fence.

Variations have been granted for two neighbors for garages that exceed both height and square footage codes. One is on a half acre lot and the other is on a standard residential lot. Our plans do not exceed the square footage ratios.

We thank you for your consideration.

Ronald & Wynona Perdue



VAR-23561

REVISED

09/13/07 PC