JUSTIFICATION LETTER FOR STEEL BUILDING AT
6161 JO MARCY DRIVE

We are asking for approval of a variance for the construction of a metal barn/storage shed on our property located at 6161 Jo Marcy Drive. We live in the Northwest area of Las Vegas which is primarily rural horse zoned properties and is currently zoned as desert rural. Our property is approximately a little over 1 acre of land with our residential dwelling being located on the front ¼ portion of the property. We are hoping to install a barn/storage shed near the back half of our property which is located adjacent to our corrals.

Although, the proposed building is larger than 50% of our home, the fact that our property is so big and that our residence will be located more than 140 feet from the proposed building, it should not look out of place. The proposed barn is approximately 16 feet high on the sides and 19'4" at the highest point of the roof making it an average of 17 feet. The average height of our home is approximately 13 feet but again because of the large distance between the two buildings, the slope of our property and the fact that you will not be able to see any of our back property from the street. We feel this should not be a reason to not approve our variance. The height of the proposed barn is necessary because it will allow us to back in a hay truck. This barn will serve as storage for hay which we hope to be able to purchase several tons at a time in order to save money and also insure that we will have hay all year long. Currently, we lose probably at least one ton of hay a year due to it being kept outside. The barn will also serve as a temporary shelter for our livestock during inclement weather. as well as storage for tack, tools and other miscellaneous items

The building will be located approximately 140 feet from the back of our residence and will not be visible from the street because of our landscaping and the fact that our property slopes down approximately 2-3 feet to the arena floor. It will be at least 12 feet from the east side of our property line, 12 feet from our rear property line and 99 feet on the west side of our property line so it will not be close to any of our adjoining neighbors. .

This type of structure is very compatible with the area as there are numerous homes located in our area that have the same type or similar structure located on their property and most of them, if not all, are substantially higher than the residential dwelling so this building will not be unusual for the area. Because of the large size of our property and the fact that this building will not be visible from the front of our home, we are hoping that you approve this variance.

Thank you for your consideration,

William & Debbie Burgos

JUSTIFICATION LETTER FOR 6161 JO MARCY DRIVE

We are asking for approval of building a metal barn/storage shed on our property located at 6161 Jo Marcy Drive. We live in the Northwest area of Las Vegas which is primarily rural horse zoned properties. Our property is approximately 1 acre of land with our residential dwelling being located on the front ¼ portion of the property. We are hoping to install a barn/storage shed near the back half of our property which is located adjacent to our corrals. The barn is approximately 16 feet high on the sides and 19'4" at the highest point of the roof to allow us to back in a hay truck. This barn will serve as storage for hay which we usually purchase 1 to 2 tons at a time as well as storage for tack, tools and other miscellaneous items. We currently have a tack room that has a 20 ft metal awning attached for hay but is not enclosed so it does not protect the hay from the various weather conditions and we are losing approximately ¼ or ½ of our loads due to bad weather conditions.

There are numerous homes located in our area that have the same type or similar structure located on their property and most of them, if not all, are substantially higher than the residential dwelling so this building will not be unusual for the area.