

JUSTIFICATION LETTER

November 28, 2007

Richard Brooks
5780 Speaking Rock Ave.
Las Vegas, NV 89131

City Of Las Vegas
Planning & Development
731 South 4th Street
Las Vegas, NV 89101

My wife and I wish to build an attached guesthouse for my mother in law who has limited income and currently lives with us at our home. We would like to attach it to our current home through a proposed basement game room. The guesthouse will include a bedroom, bathroom, wet bar, and living room. The basement game room will be approximately 485 square feet.

The basement will be attached to both the existing home and the new guesthouse by two separate indoor staircases. One of these staircases will start in the breakfast nook area of the existing home and lead down into the basement game room. The other staircase will connect directly into the wet bar in the guesthouse. Travel from the existing house, through the basement game room, and into the guesthouse, will be completely indoors.

We are applying for a variance for a rear yard setback of six feet. The Site Development Plan Review for our subdivision (Document Z-0069-99(2) dated 3/23/2001), specifies the rear setback for interior lots to be 20 feet. There are several detached guesthouses/casitas on RPD3 zoned lots in our area, most of which have a rear setback between 3 and 5 feet. Our structure will have the same visual impact as these others only it will be attached underground.

We are providing consent signatures from all neighbors and HOA board members. In addition we are providing the signatures of Michelle Murphy and Larry Hughes who own and reside at 7233 Boyd Lane, which is the property that borders our back yard.

We are unable to build an attached addition on to the back of our home due to the location of our swimming pool and spa. If we were to move our structure into the side yard to meet the attached structure setback requirement, we would lose our RV parking space.

Thank You


Richard P. Brooks

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December 6, 2007

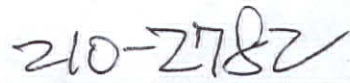
To the City of Las Vegas Planning and Development Department:

As board members of the Heritage Estates II Homeowners Association, we are aware of the additions that Richard and Grachelle Brooks wish to make to their home located at 5780 Speaking Rock Avenue. We have seen architectural drawings showing a proposed guesthouse to be attached to their existing home through the use of a basement game room. The drawings show direct and indoor access to the proposed guesthouse from the existing home by way of staircases that attach each structure to a basement game room located underground and between the two.

We are aware that the rear yard setback for any structure attached to the existing structure is 20 feet. We also know that Mr. and Mrs. Brooks are seeking a variance for this rear setback of only 6 feet. Since the visual impact will be the same as a detached accessory structure which is somewhat common in our area, we do not have an objection to this variance. We approve of the concept of what they seek to do. The Heritage Estates II Homeowners Association of course will reserve it's final approval for this addition until the time that all required information is submitted and considered acceptable such as materials to be used, colors, style of architecture, etc.



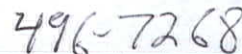
Mr. Robert Guido Heritage Estates II Board member



Contact Number



Mr. Scott Beck Heritage Estates II Board member



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