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April 30, 2008

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City of Las Vegas
Attn: Planning & Development Department
731 South 4th St.
Las Vegas, Nevada 89101

Re: Variance Request for additional 2 car garage
Property Address: 2061 Diamond Bar Drive, LV, NV 89117

Dear Planning Department:

By way of introduction, my name is Michael Federico, and I have been a resident of Las Vegas since 1996. Over the last 12 years, I have built strong ties to the community, was married in 2006 and now have two little boys. We also intend to have up to two additional children over the next 5 years.

My family and I currently live in a 4,100 square feet, one story home on a ½ acre lot in Las Vegas. However, we only have a two car garage and it is simply too small for my expanding family. We are continually alternating parking in the garage, as most of the garage is used for storage and toys and only has room for one vehicle. This causes a significant amount of strain on our lives, especially since the Las Vegas temperatures can become unsafe in cars parked in the sunlight all day.

As a result of our garage difficulties, our home is currently on the market, and we are targeting homes with at least 3 car garages. However, since approximately 90% of the homes in our neighborhood feature a 3 or 4 car garage for similar sized homes, our house is currently unmarketable. Also, even some of the surrounding homes with less size feature 3 car garages.

Thus, we are respectfully requesting a variance to add an additional 2 car garage on the property. Thank you for your consideration.

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Very truly yours,

OLSON, CANNON,
GORMLEY & DESRUISSEAU

MICHAEL A. FEDERICO, ESQ.

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