

Miami Shores Development
John Walker
P.O. Box 620660
Las Vegas, NV 89162

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Re: APN 140-29-510-083
5038 E. Monroe Avenue

To Whom It May Concern:

I am hoping to obtain a variance to expand an existing 2400 square foot garage with a 1462 square foot addition. I have various hobbies that require more space than is currently available. The referenced lot is a full acre. The principle residence is 3125 square feet. The existing garage is not currently visible from the street. If the variance is approved, the proposed addition would be minimally visible from the street.

I believe that this proposed garage addition meets existing policies and regulations with the exception of constructing an addition that exceeds the allowable percentage for additions in relation to the existing structure.

This is an older, established area where residents purchased acre lots to enable them to utilize that acreage for their personal needs. I am not aware of any inconvenience that may be placed upon my neighbors with the approval of this variance.

Thank you for your consideration of this matter.

Sincerely,


John Walker

VAR-28851
08/14/08 PC