

THE KELLY RESIDENCE

CLV Project Number: 153299-R-09
Project Description: 6832 Thom Blvd.

February 26, 2010

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Justification:

The request for building an addition on our property is as follows.

1. Our current residence is a modest 3196 square foot home, positioned on a 2 ½ acre parcel. We often have family and friends from out of town stay with us, and we feel the need to add a small guest quarters to the property. The property also contains horse stables with a shade canopy, a small well house and a temporary green house, that has now been removed on the south west portion of the property. Due to these other structures we are in excess of the 50% expandable limit as indicated in Title 19. The shade structure is simply to provide shade for our horses. It is not a barn nor does it have wall or any confined space other than that provided by the panels that make up the stalls. We have no other conditioned spaces throughout the property. This addition will be used periodically for residential purposes. The architecture of the proposed structure will match that of the existing residence. The height will be less than the existing residence. It will add value to our property and benefit our surrounding neighborhood by doing so.
2. Current zoning for the property is R-E. We have no desire to change our zoning. This is a residential property and will remain so. The intended use for the proposed structure will be residential.

Thank you for taking the time to review our submittal, I look forward to your decision.

Sincerely,



Kevin Kelly
Owner/Builder

6832 THOM BLVD.
LAS VEGAS, NEVADA 89131

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REVISED
03/25/10 PC
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