

Larry's Engineering

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January 25, 2011

City of Las Vegas
Department of Planning
333 W. Rancho Drive
Las Vegas, NV

Attention: **Planning Department**

Subject: **Justification Letter**

Dear to whom this may concern:

The purpose of this letter is to allow a new 5'-0" to 6'-0" side setback inside a 20'-0" easement for a detached garage. Also, the owner would like to verify the 50% accessory structure to main house variance. Currently, the existing state of the house is in excellent condition. However, the owner needs a garage close to his main house for loading purposes. By allowing this variance, the owner can maneuver quickly into the house his residential as opposed to locating detached garage in the back of property.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.

Sincerely,

Larry J. Sanchez, PE

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