

September 17, 2009

RECEIVED

OCT 12 2009

CITY OF LAS VEGAS
Planning and Development Dept
731 S. Fourth St
Las Vegas, NV 89101

Mr. & Mrs. Cecil Fredi
2017 Pinto Lane
Las Vegas, NV 89106
August 26, 2009
Re: variance application

To Whom It May Concern:

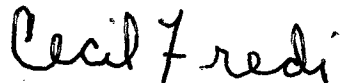
I am writing in regards to our property at 5410 Mello Avenue, APN# 125-24-302-012.

We are applying for a variance that would allow our accessory structure to be larger than is currently allowed under Title 19.18. When we purchased the property in August 2005, the code allowed for the accessory structure square footage to be no larger than the main structure, which is designed at 7,763 square feet. Therefore we designed our accessory structure for our many items that need to be stored inside, and we determined our square footage needed to be 6,480. At the time we designed our home and accessory structure, this square footage was well within the code. Without the larger structure we would have to store our possessions outside. The accessory structure will also be much more appealing to our neighbors, as well as ourselves, if we are allowed to make the new accessory structure large enough to accommodate our storage needs.

Our property is located in a rural area in which most of the other properties have accessory structures but are not necessarily appealing to the eye. Our structure will look similar to our home. It is also only a single story and it sits directly behind our main residence which will be a two story; therefore, not being visible from the street. The accessory structure is very close to the rear of the main residence which will make it seem as though it is a part of the main structure to any neighboring homes. Furthermore, we have no intentions of using any part of this structure for living area now or in the future. The 220 volt power needs are for the workshop area only and will be used for a welder and large planer I own. The 220 volt in the garage/storage area would be used for r/v hook-up. These 220 volt power supplies will never be used for the purposes of adding a kitchen appliance in this building.

We are respectfully asking for your approval

Sincerely,



Cecil Fredi

VAR-36109
REVISED
11/05/09 PC