

Bertram Short
6241 Whispering Sands Drive
Las Vegas, NV 89131
February 20, 2010

Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER

To Whom It May Concern:

Please accept this letter as justification of our request for approval of the Special Use Permit and Variance to build a 1,560 square foot, one story accessory structure, class 1 located at 6241 Whispering Sands Drive; Parcel Number 125-14-602-003. The current zoning at this site is R-E

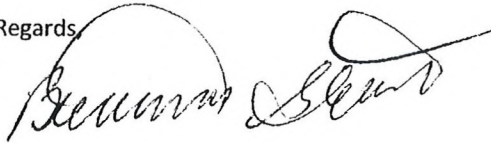
We are requesting a Variance to allow the total floor area of all accessory structures to exceed 50 percent of the floor area of the principal dwelling and a Special Use Permit for the kitchen we wish to include in the proposed plan to meet our living needs.

If the SUP and VAR were to be approved there will be no adverse impacts on adjacent properties. It is our intent to have our daughter live in the existing home on the property and build this one story accessory structure to serve as the primary living quarters for my wife and I. Therefore, the number of residents at this address will remain the same. To further clarify our intent, neither the existing or proposed structures will be occupied as a rental unit and no money will be transferred as rent.

The proposed accessory structure is one story and will not cause visual obstructions for neighboring properties. The setbacks for the proposed accessory structure will meet or exceed those required by the municipal code. The site is physically suitable to accommodate this proposed structure. A site plan is attached to serve as evidence that the property has adequate space to accommodate this proposed structure without encroaching on the property line setbacks or adjacent properties.

Additionally, we are providing letters of support from the residents adjacent to our property.

Regards,



Bertram Short
Property Owner

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MAR - 8 2010

VAR-37592
04/22/10 PC