



1012 Silver Retreat Ct
Henderson, NV 89002
Tel: (702) 606-7613
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June 14, 2010

Mrs. Margo Wheeler
Director - Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

**RE: JUSTIFICATION LETTER
METAL GARAGE @ 3304 Theresa Way (138-12-810-033)
35'w x 40'l x 17.1'h on 1.07ac; Zoned RE
P-09-11-04r**

Dear Ms. Wheeler;

Preator Consulting, LLC, on behalf of John and Denise Richardson, hereby request planning approval to construct a pre-engineered metal structure (US Metal Buildings) to act as a detached garage on their 1.07ac residential estate lot. The request is for waiver of the size ratio and height of the accessory building. The existing house is 1592sqft and 11.8ft high, while the proposed accessory structure is 1400sqft and 17.1ft high.

This structure is intended to be used only for personal use, for the storage of the couples' collection of antique motorcycles, other recreation vehicles and associated tools. The structure will allow the storage of these materials out of the deteriorating effects of the weather, which affects their usability and value.

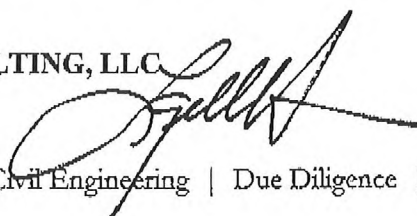
The area, Elstner Estates, includes many large storage structures which exceed this proposed structure's size and ratio to the main house. These nearby structures are almost all of metal, and most do not match their main house in color or materials. Please find attached affidavits in support of the structure from the adjacent and nearby homeowners of Elstner Estates.

The Richardsons propose to paint the metal structure and the house the same color; it was determined that stucco over metal would not fully adhere and would quickly become an eyesore to the neighborhood. Pre-approval for the connection of the proposed half bath to the septic system has been granted by the Southern Nevada Health District based on the existing septic system components and usage.

Upon planning approval, the Richardsons are prepared to pull full permits from the Building Department, Southern Nevada Health District and NV Energy. As part of the construction of the building, it is proposed to fully xeriscape the remainder of the lot to match the existing frontage. Decomposed granite for the driveway is proposed to control dust. The gates onto Theresa are existing and no perimeter or offsite improvements are proposed.

Please feel free to contact me at 606-7613 should you have any questions.

Sincerely,
PREATOR CONSULTING, LLC
Lazell H. Preator, PE



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