

July 12, 2010

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

RE: 1301 N. Gateway
APN No. 140-30-502-010

Dear Sirs:

At this time we are requesting a variance for an auxiliary building on our property. Our home is 2,034 square feet with a 520 sq. ft. Class I accessory building, on a .48 acre parcel. The variances that we are in need of in order to construct this building would be for the size, height, and building material.

We purchased this property in March of 2010. Prior to our purchase, the property was vacant for ten months. During this time vandals have continually broke into the house, spray painted graffiti, tore up the inside drywall of the house, and broke all windows. Since our purchase we have diligently tried to protect this property from illegal entry and keep any new graffiti painted over. We intend to clean up, repair, landscape and make this a beautiful property that the City would be proud to have in their area.

At the current time there is no garage. In order to repair and remodel we would like to construct a garage in the rear north-west corner of the property. This would allow us to secure our tools, building materials, and vehicles. The 1,500 sf. Class II auxiliary structure would be a metal garage, painted to match the color of the house and casita.

In the next three months we intend to invest considerable amounts on improvements to the property. They include:

- Repair of southern masonry wall, installation of northern masonry wall on property line (\$7,000)
- Abandonment of 1955 septic tank and tie-on to City sewer system (\$5,000)
- Replacement of the casita windows, cabinets, appliances, paint & flooring (\$8,000)
- Construction of proposed Class II accessory structure (\$25,000)

We have moved equipment on-site to begin the sewer installation and masonry walls. After completion of the above listed items, we will live full-time on the property in the casita. Once we are there full-time, I anticipate that the problems with random vandals accessing the area will be eliminated. The neighbors along Gateway have noticed an increase in vandalism and crime as well since this house has been vacant and are eager for us to move in permanently.

In the winter of 2010 we anticipate having remodeling plans for the main house drawn up and submitted for building permits.

The homes to the west of our property are two-story four-plexes (that are also at an elevation 3 feet higher than our property. See Picture #2) The property to the north has a two-story home

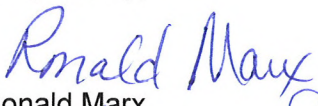
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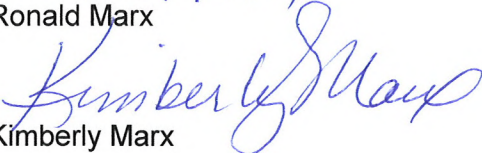
on it (see Picture #5). The homes in the neighborhood directly east of us are all two-story (see Picture #4). So although our home only has a roofline of 10-feet, the 16-foot height of the accessory structure would not be out of place in the neighborhood. The metal building will be tan with a brown trim. We intend on painting the other structures to match.

Picture #2 shows a view from north of our property, looking south, where we intend to place the building. Picture #3 is taken from within the property, again showing where the building would be placed behind the casita. Picture #1 is a front view showing the home and casita. Aerial views that are currently available on the Clark County website show extraneous sheds and buildings that are no longer on the property. There is only the home and casita there now.

We request that the Planning Commission and City Council recognize our willingness to invest and improve this property and approve our variance request.

Respectfully,


Ronald Marx


Kimberly Marx

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