

Holt & Hamilton

4 CRESCENT DRIVE • LAS VEGAS, NV 89102 • LYNNHOLT@AOL.COM • (657) 210-7373

DECEMBER 23, 2013

City of Las Vegas
Planning Department

HELLO:

We are the owners of the house at 4 Crescent Drive in Downtown Las Vegas. Our home does not have a garage, and we would like to build a small (575 square foot) detached structure to keep our cars safe.

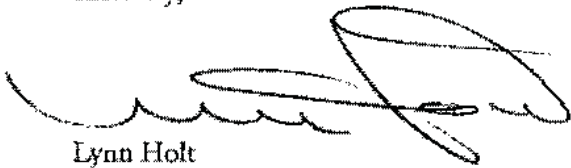
Our lot is located at the end of a cul-de-sac and is shaped in such a way that we cannot build a garage without violating front-yard setback requirements for our lot, which is zoned R-E/Residential Estates. We would like to request a variance to R-E setback requirements to build a garage.

We are confident that we could build an aesthetically pleasing structure with similar finishes, colors and materials as found on our existing home. We believe such a structure would add value and safety to our home and our neighborhood. We have spoken to our neighbors on Crescent Drive about this project, and we are confident that they are all supportive of our effort.

We have commissioned architectural plans to help illustrate the type and caliber of structure we intend to build. You'll find those and other illustrative materials in our application packet.

Please call us at 657 210 7373 if you have any questions. Thank you for your time and consideration.

Sincerely,



Lynn Holt



Josh Hamilton

VAR-52650

PRJ-52102
01/22/14