

Date: 4/24/17

City of Las Vegas Building Department

333 N Rancho Road

Las Vegas, NV 89106

RE: Swanson Game Casita / Game Room Justification Letter for Variance Submittal Request

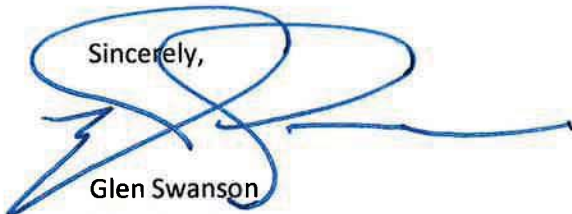
Attn: Department of Planning

I am planning to build a game room / casita in my back yard of my personal residence located in the Salt Creek Subdivision. The address where I am planning to build is located at 7421 Mystic Stream Street 89131, parcel 011 Block 3 lot 28 per the Clark County Assessors map. The total square footage of the Game Room / Casita is under 600sf.

The game Room / Casita will be used for personal use and is a part of our backyard renovation. My request is to get a variance on the setbacks from my property lines to the new structure. As of now the setback code that the City of LV Building department requires is 10 feet from the side and back property lines and 15 feet from the street. I would like to apply for a variance to have my side yard and back yard property line setback set at 5 feet. This will allow more space in between existing structures this will create a more esthetically pleasing space for me and my family's enjoyment. I am building the structure as an owner builder and I will be building per the City of Las Vegas Building Departments codes for a single story structure. I will also be matching the finishes on the existing house and will abide by the rules of the color schemes allowed by the Salt Creek HOA. If the variance is approved for the 5 foot setback will allow clear access to fire department and or any other government agency needing access to the back and side yard of the new structure.

Thank you for your time and consideration in this matter.

Sincerely,



Glen Swanson

7421 Mystic Stream Street

Las Vegas, NV 89131

PRJ-69872
04/25/17

VAR-70190