

Planning Commission
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Fry Garage – Variance
4830 Von Leidner Street
APN: 125-33-410-004

To whom it may concern:

Please accept this letter of justification for the request to reduce the required side yard setback for a detached accessory structure.

I propose to build a single story detached garage on the South side of the property. The proposed garage will be 23 feet wide, by 60 feet long, totaling 1,380 square feet. The exterior details, materials and colors to be used shall match the existing main residence.

The existing site is Zoned R-E, and is 20,001 square feet in area. It is bound by Cimarron Road to the East, and similarly zoned single-family residences on the North and South. The site is encumbered on the East by a Drainage Easement of 1,818 square feet, and on the West by a Public Easement of 3,170 square feet. The easements comprise of approximately 25% of the lot, while the required setbacks cover approximately 30% of the lot.

The proposed detached garage will be 15% of the allowed coverage area, based on the rear and side yard areas for an accessory structure. Based on the location of the main residence and the easements, it is difficult to place a detached garage, without encroaching on the required setbacks. I am requesting to reduce the required 10-foot setback to 3 feet, for approximately 36% of the South yard.

The construction will be as required by the building code, currently adopted by the City of Las Vegas Building Department.

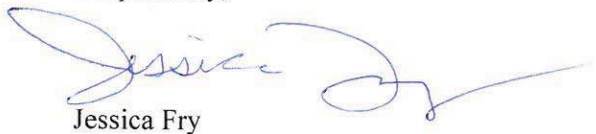
It appears that many other residences within the community have been granted variances for side yard setbacks for attached and detached structures, making our request something that is common to the neighborhood and within the policies of the city. Granting of this variance, will not impair the neighbors in the enjoyment of their property, nor create any detriment to the neighborhood. This improvement is compatible with the existing dwelling and neighboring properties.

The proposed detached garage project was submitted to the HOA for an Architectural Review. The project was approved and will follow HOA guidelines. A copy has been submitted for your information.

Additionally, I wanted to note that the deed to the property is listed under my maiden name, Cherry. I have also attached a copy of my marriage certificate indicating Fry as my legal married name.

I respectfully request the City grant my request to allow us to build this accessory structure.

Respectfully,



Jessica Fry

Attachments:

1. HOA Architectural Change Request Approval
2. Marriage Certificate

PRJ-64750
05/31/16

VAR-64848

~BOD~

Aviana Homeowners Assoc
Terra West Management Services
6628 Sky Pointe Drive, Suite 290
Las Vegas, NV 89131
Phone: 702-856-3722 : Fax: 702-998-6064 : www.terrawest.com : aviana@terrawest.com

238
Jessica Fry
4830 Von Leidner Street
Las Vegas, NV 89149

Process date: 5/20/2016 11:12:04 AM

Re: **Architectural Change Request**
Property Address: **4830 Von Leidner Street**
Improvements Submitted: **detached garage**

Your submission to the Architectural Review Committee regarding your landscaping and/or architectural improvements listed above has been **Conditionally Approved (subject to conditions below)** for **building of a detached garage**:

Must show permit from the city of Las Vegas

Please review the entire set of CC&Rs and remain in full compliance. The related sections include, but are not limited to:

1. Do not obstruct or impair proper drainage. Your property grade was designed by a state licensed civil engineer to direct water away from the structure and adjoining properties towards the street gutter water collection system. Failure to reestablish proper drainage may cause, but is not limited to, damage to non-moisture resistant improvements, heaving of foundation soils, uplift of perimeter footings, deformation of the framing, and damage to adjacent properties.
2. Do not divert water to neighboring lots.
3. Do not allow water to pond or come into contact with house foundation/slab.
4. Patio overheads should be stained to match existing house trim color.
5. Observe side yard set back requirements for any overheads.
6. Any rework of the grade adjacent to the existing fence should be done very carefully to eliminate any kind of drainage problem to the adjacent neighbors. The grade cannot be raised against the fence for any reason.
7. Wrought iron, slump stone and wood fencing may not be modified without prior written approval.

If your submission is approved, the association neither assumes responsibility or liability for your compliance, nor waives its rights to hereafter enforce your compliance. Thank you for your assistance with the architectural process. Should you have any questions, please contact Customer Service at 702-856-3722.

On behalf of the Association,
Kimberley Sand
Agent for Aviana Homeowners Assoc

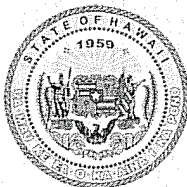
VAR-64848

PRJ-64750
05/31/16

DANIEL SCOTT FRY
JESSICA LYNN CHERRY
4830 VON LEIDNER ST.
LAS VEGAS, Nevada 89149

CERTIFICATE OF MARRIAGE

STATE OF HAWAII
DEPARTMENT OF HEALTH



CERTIFICATE NUMBER
151 2013-009856

NAME OF GROOM
DANIEL SCOTT FRY

DATE OF BIRTH
MARCH 23, 1976

GROOM'S PLACE OF BIRTH
SALEM, OREGON

GROOM'S DECLARED MIDDLE NAME(S)
SCOTT

FATHER'S FULL NAME
DANIEL EARL FRY

FATHER'S STATE OR COUNTRY OF BIRTH
REFUSED

GROOM'S DECLARED SURNAME
Fry

MOTHER'S MAIDEN NAME
LINDA MILDRED STROHECKER

MOTHER'S STATE OR COUNTRY OF BIRTH
REFUSED

NAME OF BRIDE
JESSICA LYNN CHERRY

DATE OF BIRTH
APRIL 19, 1982

BRIDE'S PLACE OF BIRTH
WATERBURY, CONNECTICUT

BRIDE'S DECLARED MIDDLE NAME(S)
LYNN

FATHER'S FULL NAME
WILLIAM ANTHONY CHERRY JR.

FATHER'S STATE OR COUNTRY OF BIRTH
REFUSED

BRIDE'S DECLARED SURNAME
Fry

MOTHER'S MAIDEN NAME
MARGARET ANN MANNA

MOTHER'S STATE OR COUNTRY OF BIRTH
REFUSED

DATE OF MARRIAGE
JUNE 11, 2013

PLACE OF CEREMONY
505 FRONT ST BEACH

COUNTY
MAUI

ISLAND
MAUI

DATE ACCEPTED BY STATE REGISTRAR
06/19/2013

PERFORMER
KIRKMAN, JAMES

OHSM 5.3 (Rev.2/13) This copy serves as prima facie evidence of the fact of marriage in any court proceeding. [HRS 572-13(c), 338-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE

PRJ-64750
05/31/16

VAR-64848