

April 26, 2016

[JUSTIFICATION LETTER - PRJ64389_JF001
CUMMINS RESIDENCE – DETACHED GARAGE]

Planning Commission,

Hello, my name is Charles Cummins and I am the home owner of the property at 9112 Ghost Mountain Ave, Las Vegas Nv. 89129 located in the Northwest area of Las Vegas in the Lone Mountain Classics sub-division, Ward 4-Stavros Anthony.

My family and I have enjoyed this house since it was built 13 years ago. This is a wonderful community and my house was built on .42 of an acre. I am looking to build a garage in the rear side of my house mainly for vehicles and storage.

I am asking for the consideration of this commission to grant a setback (side) variance of 6' where 10' is required. The rear set back is 14' and the garage will be 6' away from the existing structure (my house). The garage will also not exceed the height of my residence. It will be tucked back nicely in the rear of the yard minimizing the exposure from the street. The garage was carefully designed and will be built, textured, roof tiled and painted to match the existing home to not only look aesthetically appealing but improve the home value of the property and community as well.

There are several similar structures in my sub-division of 107 homes that have had a detached garage added to their property and some required/received setback variances. This commission just last year approved a setback variance of 5' for my neighbor and friend across the street from me (Dennis Pritchard-9109 Ghost Mountain Ave.) to build a structure. His unit turned out very nice and I will be using some of the same sub-contractors.

This structure has already been given HOA approval and my surrounding neighbor's approval, so now I am asking for yours. I thank you for your time and consideration for this request.

Sincerely,



Charles Cummins

9112 Ghost Mountain Ave. Las Vegas, Nv. 89129

VAR-64716

PRJ-64389
05/19/16