

JUSTIFICATION LETTER

PARCEL: 138-01-810-031

ADDRESS: 4008 TYLER WILLIAM LN, LAS VEGAS NV 89130

The intention of this justification letter is to request a variance to allow a 6' side yard setback where 10' is the minimum setback allowed.

First of all, the property owner is in need of more space inside his house since he has zero pantry space in his kitchen. All there is inside in the kitchen area are countertops. Overall, the kitchen is very small in space, and there was no area to place groceries.

Furthermore, this pantry addition is 12-6' X 18'-6 1/2 ' with 235 Sq. Ft ,and it is being added on the side of the house.It has matching same stucco ,and color finish of the exisiting home. The pantry addition, by no means blocks the neighbors view.It does not affect the transition from the front yard to the rear yard, since this area is enclosed with CMU fence block.

In conclusion, please allow this variance to allow a 6' side yard setback where 10' is the minimum setback allowed. Also, the HOA already approved this pantry addition. Please, see attached approval, and neighbors signature. This will benefit the property owner in many ways such as, having more space for his small kitchen area.

Andrea Acuna