November 28, 2006

City of Las Vegas Planning and Development Department

Dear Sir or Madam:

My name is Todd K. Morin; I reside at 5901 Huff Mountain Ave, Las Vegas Nevada, 89131. I am currently building a detached RV garage at this address. I have submitted all of the required plans and paperwork and have been issued approved stamped plans and building permits from the City of Las Vegas Building Department. Permit No. 06006237 / Plans Check No. M-0540-06. The building that I am constructing is to be used to store a motor home and boat out of the elements. The building height is designed so that a standard type class A motor home will fit inside. My neighbor at 5889 Huff Mountain recently completed construction of an RV garage similar to the one that I am building, it is the same height but with a larger floor plan. Within our development there are both single story and two story homes, some with detached garages and two story casitas located in the backyards. The building is to be constructed with the same standard building materials as the existing home and is designed to architecturally match the existing home. The exterior of the garage will be stucco material painted to match the existing home. The roof of the garage will be constructed of roof tile that is an exact match to the existing home. The interior of the garage will be painted textured drywall. The garage door will be an exact match to existing. After completion of construction the perimeter around the detached garage will be landscaped. At this time the structural framing is complete with roof trusses and roof sheeting installed. As shown on the approved plans it was my design and intent to match the height of the existing home It was brought to my attention 0n 11/01/06 by the City of Las Vegas Building inspector that my detached garage was in violation of the height requirements. Upon further investigation working in conjunction with the inspector it was concluded that the detached garage was built as per the approved plans but that the height of the existing home was miss-calculated. The existing house height is 20'-3" from top of foundation to top of roof framing. The detached garage is 21'-9" from top of foundation to top of roof framing. Both the house foundation and the detached garage foundation are at the exact same elevation. This leaves a 1'-6" difference. Therefore please accept this letter for consideration as a request for a zone variance for my detached RV garage currently on hold from any further construction.

Sincerely,

Todd K. Morin

Todd K. Morin

SUP-18671
01/25/07 PC

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