



Monday, December 16, 2024

Department of Planning & Zoning  
495 S. Main St.  
Las Vegas Nv, 89101

RE: Justification Letter for Variance Application to:  
Permit Existing Unpermitted Attached ADU and Storage  
Violation: CE24-04954  
Located at: 1020 E Oakey Blvd Las Vegas, NV 89104  
APN: 162-03-716-006  
Zoned: R-1

Presented are plans that include a Proposed Site Plan, Overall Existing and Proposed Floor Plan, Addition Floor Plan, Storage Floor Plan, Addition Elevations, Storage Elevations & 3D View for an existing unpermitted addition, outdoor bath and storage.

We are respectfully asking for variance to allow:

1. Reduce outdoor bath and storage rear setback to 0'-0" where 3'-0" is required

The ADU is currently attached to the SFR and unpermitted. The breezeway, and storage area are currently existing structures which are also unpermitted. The existing ADU will be modified to become an addition only to the SFR with interior and no stove or accessory dwelling. The breezeway will be removed. The storage area will be modified to an outdoor bath & shop and two storage areas with interior access throughout.

These additions and modifications will be made architecturally compatible with the principle structure with the use of stucco wall covering, asphalt shingle roof shingle where allowed, and TPO roof covering where required by building code. All exterior materials, finishes, trims, will match the existing SFR paint color and style.

The owners have advised that the property is currently being rented out to one family and that the shop and storage area will be used only for working on repair projects and miscellaneous storage. The owners understand an accessory dwelling is not allowed and is only intended for one-family on property, not a multi-family property.

We are respectfully asking for the above variance to permit the existing structures. If approved, the addition, outdoor bath and storage will comply with the requirements set forth by the Building Department in order to obtain a building permit.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

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24-0646  
12/16/2024

