

Justification Letter – Stamis Residence

**JPJM Family Trust
2904 Justice Lane
Las Vegas, NV 89107**

March 12, 2024

City of Las Vegas
Planning & Zoning
495 S Main St.
Las Vegas NV 89101

Dear Sir/Madam,

I am writing this letter in order to request for a proposed residential, accessory dwelling unit. The proposed plan for the property includes a detached Casita located at the north end of parcel number 139-32-110-044. Within the Casita is a proposed gas range and hood. The property currently has a gas line and meter, but we are asking for a Special Use Permit to allow for the gas line to extend to the proposed Casita.

We believe that the projects meets/supports existing City policies since homes within the neighborhood already support gas lines to use within their residences and subsequent exterior cooking areas. We hope that the addition of a Casita should be seen as an extension of the residence and the gas line should be allowed. Both the main house and the accessory dwelling will have fire prevention sprinklers.

Furthermore, the proposed use of the Casita and the Main Residence are both owner occupied. We have no intentions of leasing out any portion of the property.

Regards,



Joseph Stamis
702.994.6014

2904justicelane@gmail.com

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