

Gerardo and Guadalupe DeLeon

4628 Shoen Avenue, Las Vegas, NV 89110

702-582-0346 ShoenAvenueHome@outlook.com



April 25, 2024

City of Las Vegas
495 South Main Street
Las Vegas, NV 89101

Dear City of Las Vegas,

We are writing to formally request permission to construct a detached casita on my property located at 4628 Shoen Avenue, Las Vegas, NV 89110. Our Parcel number is 140-32-215-027. The purpose of this letter is to seek an exception to the current zoning regulations, as the proposed casita exceeds the maximum allowed square footage by approximately 196 square feet.

The total size of our lot is 0.15 acres or 6,534 sq ft. The existing principle structure is only 804 sq ft. Aside from the principle structure, the remainder of our lot sits completely empty. We would like to utilize the large backyard to build additional square footage on our property in the form of a detached casita as we need more living space for our family.

The proposed casita would have two separate bedrooms, one full bathroom, and a common area with a wet bar (no cooking stove). The power would be run from the existing main electrical panel and share that utility. The water would be run from the existing main water line in front of the principle structure and the casita would share that utility. The sewer line would be run from the casita to the existing main sewer line in front of the principle structure and share that service.

I understand that the current zoning guidelines specify a maximum of 403 square feet for detached structures on my residential property. However, I believe that granting an exception in this case would not only be reasonable but also beneficial for several reasons.

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Firstly, the additional square footage would provide much-needed living space on our property. The casita would serve as a private and separate dwelling unit enabling us to better utilize the property while maintaining privacy and harmony.

Secondly, the proposed casita has been designed to complement the existing architectural style of the main residence, ensuring visual harmony and enhancing the overall aesthetic appeal of the property. It has been carefully planned and will be constructed using high-quality materials, ensuring a seamless integration with the surrounding environment.

Moreover, I assure you that the construction of the casita will fully comply with all other applicable building codes, setback requirements, and safety regulations. I am prepared to engage licensed professionals and obtain the necessary permits and inspections throughout the construction process to ensure compliance with all legal obligations.

Lastly, the proposed casita, with its conforming design and added amenities, will contribute to the overall enhancement of my property's value. This will positively impact the value of neighboring properties as well, thereby benefiting the entire community.

Please see the attached proposed site plan and floor plan for the project in question.

Thank you for your time and consideration. I look forward to a favorable response to my request. Should you have any questions or require any clarification, please do not hesitate to contact me via email or phone.

Sincerely,

Gerardo DeLeon

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