

**JUANA & GUADALUPE VIZCARRA**  
5309 W. GOWAN RD. LAS VEGAS, NV 89110  
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Las Vegas, NV. December 18, 2023

City of Las Vegas

RE: R23-08113

Project Address: 5309 W. Gowan Rd. Las Vegas, NV. 89110

### **JUSTIFICATION LETTER**

This Letter has the intention to Justify Two existing Structures at the West side of Our Property at 5309 W. Gowan Rd. Las Vegas, NV. 89110.

These Structures were built by the Previous Owner, it is 47' Long and 20' Wide, and it is an Open Patio Cover, the other structure is 8'x12' and it is a Storage. the Problem is the West Side Set-Back, we Have 3'-00", where 5'-00" is Required, and at South Side rear Set-back we have 18'-00" where 20'-00" are required.

We like to keep both structures; The main Structure is a Big Patio Cover where the Family Gather Together for Birthdays Parties and other Family Events. The Structure Do Not represent any harm of risk and do not create a negative impact to Neighbors. we will make compatible with the existing Residence by making all the Finishes matching the existing residence. Same Roof Asphalt Shingles, and same Paint Color for the rest of the structure.

We Kindly ask you for a Waiver of the Standards, for West and South Setbacks.

We will clean the Property and provide proper regular maintenance and we always keep it in Good Shape, clean and neat.

We Thank you in advance for the time and dedication to this matter.

Sincerely

  
Juana & Guadalupe Vizcarra

Homeowners

**24-0006**  
01/17/2024