

Cynthia Mota
1610 S. 13th St.
Las Vegas, NV 89104

October 15, 2024

City of Las Vegas
Department of Planning
495 S. Main St.
Las Vegas, NV 89101

To Whom It May Concern:

I am applying for a Variance for a newly constructed room addition to the primary structure of my home. This new room addition will be used as a bathroom connected to a bedroom remodeled from an existing storage room. The bedroom will be connected by a door to the living room of the primary dwelling, and the new room addition is connected to the bedroom. The property will remain a single-family dwelling. The addition is esthetically congruent with the existing main structure and utilizes the same design and building materials.

The building elevations of the addition are consistent with the primary structure on the side and front, with the same distance from the property line and the street. The distance from the side property line is a few inches less than the required 5 feet, but the extension is contiguous with the main dwelling which is also less than 5 feet from the side property line.

In addition, to be included in the variance is the front yard wall/fence structure, which is over 5 feet in height.

Thank you for your assistance with this request.

Sincerely,



Cynthia Mota

24-0536
10/17/2024