

Ernesto Escoto Valdivia

Arcelia Valdivia

215 South 15th Street

Las Vegas, NV 89101

August 10, 2023

City of Las Vegas Building and Safety

495 South Main Street

Las Vegas, NV 89101

Re: Title 19 Zoning Variance for 215 Casita

To Whom This May Concern,

We are writing to formally request permission to construct a detached casita on my property located at 215 South 15th Street, Las Vegas, NV 89101. Our Parcel number is 139-35-412-004. 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 99 square feet.

The total size of our lot is 0.18 acres or 7,840.9 sq ft. The existing principle structure is only 1001 sq ft. Aside from the principle structure and a few trees, 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.

The proposed casita would have two separate bedrooms, one full bathroom, and a common area with a wet bar (no cooking stove). There will not be any gas in the casita. 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 500 square feet for detached structures on residential properties. However, I believe that granting an exception in this case would not only be reasonable but also beneficial for several reasons.

23-0402
08/16/2023

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,

Ernesto and Arcelia Valdivia

23-0402
08/16/2023