

935 S. Decatur Office Building  
City of Las Vegas justification Letter 6-22-2023

We are Re-Applying to build 2280sf New-Construction office building on existing lot.  
Reference existing expired plan review and variances:

20-0375-SDR1  
VAR78457  
VAR78458

\*Not intending to change zoning or use of property - the drop-down lists forced me to choose something\*

One of the previously approved variances was to allow for a reduction in the rear setback from 15ft to the proposed 7 feet to allow for the building to fit on the property.

The next was a reduced landscape buffer to allow the neighbor to the north to be able to drive across the north west corner of our property maintaining access to their southernmost parking spot.

Both of these are to confer with previously approved Site Plan.

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23-0361  
08/22/2023