

January 19, 2024

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

RE: Whittle Residence (APN: 125-12-801-039)
Justification Letter for Administrative Deviation (ADMIN)

To Whom It May Concern:

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Jeffrey A Whittle, on this request for a Variance (VAR) for the proposed *Whittle Residence* project. The project site is located on Clark County parcel APN 125-12-801-039 having a lot size of 21,350 SF in the City of Las Vegas, and is located just north of the NWC at Grand Teton Dr. and Thom Blvd.

The proposed project will consist of a 4,455 SF Single Family Residence with a separate 786 SF garage, refer to *Site Plan Exhibit SP-1*. The site is currently undeveloped, zoned Residential Estates (R-E) and a part of Unincorporated Clark County. There is existing single family residential to the south, west, and north, and Thom Blvd. to the east.

The proposed site plan meets the side and rear setbacks; however, we are requesting a variance to the front setback. The zoning requirement for the front setback is 50-feet where 40-feet is being provided.


The detached garage (786 SF) is approximately 9.6% of the combined rear plus side yard area therefore, not exceeding the 50% maximum requirements; and the detached garage height (accessory structure) will not exceed the height of the residence (principal dwelling unit).

On behalf of our client Mr. Jeffrey A Whittle, we respectfully request your consideration and approval of the proposed Administrative Deviation.

If there are any questions regarding this request, please contact me direct at (702) 940-6942 or via email at jescobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC


Jennifer L. Escobedo, P.E.
Principal

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