

February 2, 2024

TO: City of Las Vegas Planning Department

PROJECT JUSTIFICATION LETTER

RE: 818 Shetland Rd. Las Vegas, NV 89107

APN NO. 139-32-801-007

To whom it may concern:

This letter is to serve as the required justification letter for a waiver of proposed setbacks for new construction of a principal house after demolition of existing principal house as follows:

Front yard setback proposed 66' 2" one side and 31' 6" on left side.

Side yard setback proposed 5'.

Please see the submitted plans created for this purpose.

Respectfully,

Felix Arellano

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Owner

24-0112
03/19/2024