

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
Felix Arellano

Owner

24-0112
03/19/2024