

Justification Letter

Pfau Residence Remodel

5517 Rebecca Rd.
Las Vegas, NV 89130

Nick Pfau (Owner)
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Remodel to interior of single family residence to improve functionality. Front (West) recessed portion of the facade to be pushed out flush with existing facade. Existing improperly enclosed Arizona room and failing patio cover to be demolished on rear of structure. Will be rebuilt with single roof span extending across rebuilt addition to cover patio space. Additional semi-covered terrace to be permanently attached to the south side of main structure through ledger board across main house and addition. Added gates to enclose back yard along terrace wall, and iron trellis intended to train plants ovetop. The South terrace provides privacy screen from existing attached room on detached garage. Covered porch to be added in front of pushed front facade. Accessory structure (shed) to be maintained to north of primary residence.

Enhancing functionality of single family residence, repairing unpermitted and improper renovations from previous owner while embracing sustainable new practices throughout the home.

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