



Monday, December 16, 2024

Department of Planning & Zoning  
495 S. Main St.  
Las Vegas Nv, 89101

RE: Justification Letter for Variance Application to:  
Construct New Custom Two-Story Single Family Residence  
Located at: 1110 Strong Dr Las Vegas, NV 89102  
APN: 162-05-512-009  
Zoned: R-E

Presented are plans that include a Site Plan, Floor Plans, and Elevations for a new custom two-story single family residence. The setback reduction for this home was originally applied for and approved under application 20-0169-VAR1.

We are respectfully requesting a variance to allow for the porte cochere, front, side and back encroachments into the setback and an attached accessory structure (outdoor bathroom with no interior access).

1. Porte Cochere: 22' setback where 30' is required
2. Front setback: 47' setback where 50' is required
3. Side setback: 9' setback where 10' is required
4. Back setback: 27' setback where 35' is required
5. Accessory structure(outdoor bathroom with no interior access) to have a 0' separation from the SFR where 6' is required

As stated in the previous application, this design has been the dream home for the property owner for several years. The owner has worked with many designers previously and brought us on board to help them with redesigns and permit acquisition for the custom home. We understand that if approved this will need to be applied for with the building department for their approval which is already in review with minor building corrections and planning awaiting for this variance to be approved.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

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24-0657  
12/16/2024