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October 09, 2024

City of Las Vegas
Department of Community Development
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for the proposed custom home at 225 N Canyon Drive. (SCA #22203)

Please accept this letter as justification for a variance on a proposed custom home remodel located at 225 N Canyon Drive. (APN: 139-32-110-065). Through this request, on behalf of our client, we respectfully ask for your approval on our variance request.

The project is a custom home remodel to an existing residence. The existing 3,859 square foot single-story home will be remodeled to a larger footprint plus an additional second story level. The new first level will be 4,803 sf and the second level is 1,957 sf. The new 1,289 sf garage will include space for an RV to park. The setbacks for the residence will be 30'-0" at the front and a minimum of 5'-9" for the side setback.

We are humbly requesting for a variance to the following:

1. Decrease the side setback requirement to 5'-9" instead of the 10'-0" required.

The setback for this house has been decreased to make space for the RV garage. There are also multiple residences along the neighborhood that have less than 10' setback.

With these in mind, we respectfully ask for your recommended approval for this request.

Thank You,

Sheldon Colen
SCA Design

24-0577
10/31/2024