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April 21, 2024

Department of Community Development
City Of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter Regarding Application for Variance due to notice of order APN:139-26-712-027 case CE24-01158 on property Parcel #139-26-712-027 that are in violation of Las Vegas Municipal code, title 9 nuisance codes.

To Whom It May Concern:

On the Behalf of myself, Shannon R Gidron, would like to submit this document as justification letter as a rebuttal to the notice of order that was received from the City of Las Vegas on March 7, 2024.

The property that is in question is located at 2221 Constantine Ave, Las Vegas, Nevada 89101 which is listed as a 1506sqft 3-bedroom 1 bathroom with a additional conversion and 676 garage on Parcel number 139-26-712-027 with the Las Vegas Clack County Assessor office. This property stands with Washington Ave. 351 Degrees West, Constantine Ave. 161 Degrees East, 2225 Constantine Ave 77 degrees North, and 2217 Constantine Ave 257 degrees south on the four bordering sides. 2221 Constantine Ave has a lot square footage of 6098 sqft and an elevation of 1844 ft with coordinates of 36.180889N and -115.118685W within the City of Las Vegas. On Sept 09, 2024, this property was purchased by myself, Shannon Gidron, during this transaction a wavier was signed that the known violations would to transferred from the previous owner, Bravo Yunieshy, to myself. Currently; 2221 Constantine Ave stands as a three-bedroom home with 2 bathroom and 2-bedroom 1-bathroom casita that was converted from a garage and will be used as living establishment, therefore; a variance of distance of the casita from bordering wall of Washington Ave and 2217 Constantine Ave. is being requested.

24-0239
05/16/2024

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List of Variance requested due to Violations are listed and follows:

- CE24-01158 All unpermitted Areas
- CE24-01158 Attached Garage Conversion
- CE24-01158 Detached Garage into Casita
- CE24-01158 Property
- CE24-01185 Rear Porch into Apartment

As listed above this application inspires variance for the violations listed above for the reasons as followed.

1. CE24-01158 All unpermitted Areas all unpermitted area that are within the 2221 Constantine Ave. will be reviewed as safe and in good standing by the city of Las Vegas, NV code enforcement and verified and by Engineering as structurally sound.
2. CE24-01158 Attached Garage Conversion has been approved by city of Las Vegas Code enforcement as clear of any violations and has no permit requirements.
3. CE24-01158 Detached Garage into Casita all work has been completed on casita the conversation of this addition was completed anywhere from 10 to 15 years ago estimation. Per conversation with code enforcement ramps were added at the entry of the casita to establish and safe walk threw of entry point. Likewise, rafter spacing and on-center spacing of the roof has been capped in order to adhere to local building code.
4. CE24-01158 Property: The garage that was converted into a casita has been established as outside of this minimum requirement for setback of property within Las Vegas NV pertaining to Garages. Currently the Casita conversion stands at 2'9" which is outside of the required 3' setback which is a 11.11% deviance or 3 inches to close to the wall bordering 2217 Constantine Ave. Justification for this variance is that if the cinder block wall was not there the building would be within standards 3 feet setback "The courts have continuously ruled that a property line runs to the center of a monument. Whether

34-0239
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that monument be a wall, a rebar, a fence, a pipe or any other number of monuments that purport to represent a property corner. The line has no width. If it did, surveyors would sure find a way to represent both sides of that line.” (Foggyidea et al., 2012). Likewise, currently the rear of the of the Casita is currently sent at 2” from the boundary was the runs in conjunction with 12 inches below the standard of 3 feet which is a 33.33% deviance from standard. The property of 2221 Constantine Ave was constructed in 1962 during this time there have been various road expansions of Washington Ave. Request of variance of this portion of this property is solely due to road widening and explanation of Washington Ave Las Vegas, NV over this last 62 years which has restricted this property boundary line.

5. CE24-01185 Rear Porch into Apartment Per conversation with code enforcement ramps were added at the entry of the rear porch conversion to establish and safe walk threow of entry point. Likewise, rafter spacing and on-center spacing of the roof has been capped in order to adhere to local building code. In conjunction with the hall lip being removed and door added to make rear porch conversion one unit with house.

Finally, would like to thank you for the review of this Justification Letter Regarding Application for Variance due to notice of order. If you have any question call 702-343-9885.

Sincerely,

Shannon R Gidron

24-0239
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References

Foggyidea, Sinc, DavidALee, Member, Perez, R., Tommy-Young, Shelton, F., Duane-Frymire, James-Fleming, Norman_Oklahoma, 4, foggyideaMember M., Svedberg, G., Plutae, P., Sicilian-Cowboy, Surveyor, J. the, Stephen-Johnson, & Dave-Karoly. (2012, May 4). *How wide is a property line? - strictly surveying*. RPLS.com.
<https://rpls.com/forums/discussion/how-wide-is-a-property-line/>

24-0239
05/16/2024