

Wednesday, February 14, 2024

City of Las Vegas Planning Department  
495 S Main St,  
Las Vegas, NV 89101

**Re:      *Justification Letter***  
**APN 163-03-511-001**



To Whom It May Concern,

Las Vegas Civil Engineering is assisting the property owner with obtaining a special use permit and variance for the above-mention parcel number. The special permit is to allow a Class I Accessory Structure and the variance is to allow this structure within the southerly setback.

The applicant is proposing an 834 square-foot, single story casita to provide housing for their parents. A Class I structure is desired so that their parent can maintain their independence, while the structure is located on the southeast corner of the property - within the setback - primarily for energy efficiency due the protection provided by the existing intense landscape and the block wall.

Neighbors to the north and west prefer this location as it prevents any sort of visual interruption of their current view. Additionally, this parcel sits roughly three feet higher than the adjacent public street (Del Reya Avenue), thus, creating an inclined line of sight for traffic and the southerly neighbors. Further, the applicant has discussed this project with all of their immediate neighbors, and subsequently, submits herewith their letters of support.

The applicant respectfully requests approval of the special use permit and variance. More importantly, the applicant hopes that the architectural compatibility with the primary structure, the intense landscape along the southern property line as well as the inclined line of sight and the neighborhood support softens the intensity of the of the setback encroachment.

Warmest Regards,

Joey DeBlanco  
Las Vegas Civil Engineering

**24-0040**  
02/14/2024