

September 13, 2023

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter Regarding Application for Site
Development Plan Review for the Gardner Residence located at
cross streets of Mustang and Fisher, Parcel number
12535604001

To Whom It May Concern:

This letter shall serve as the required justification letter of the
Site Development Plan Review for a free-standing single-family
dwelling on a .46-acre property. The property is located on the
northwest corner of Mustang and Fisher. The single-family
dwelling will include a 2588sq ft new home build, featuring
solar panels, set back 30ft from the west facing the street
Mustang.

We thank you in advance for your time and consideration. Please
feel free to contact us.

Sincerely,
Austin Gardner

23-0517
09/29/2023