

February 9, 2023

City of Las Vegas  
Department of Planning

RE: Justification Letter regarding Variance application for my existing carport, casita, and front yard block walls

Dear Department of Planning:

I am requesting a Variance for my existing carport and casita. When I purchased the home a couple of years ago I was unaware there were unpermitted additions, which appear to have been there for decades. I live in Ward 3, and the neighborhood has gone through many transitions throughout the years. Although these additions are unpermitted, they are of high quality, tastefully done, and contribute to the vintage aesthetic of the neighborhood, which is important to me because I'm an advocate for the preservation of classic architecture.

In addition to the carport and casita, I'm also requesting a Variance for my existing front yard block walls because I extended the original two-foot walls over the permitted code guidelines.

I did this because I live directly in front of a park and it helps improve my privacy. Also, I live two houses down from Charleston Boulevard and the original two-foot walls were not high enough to deter transients from trespassing onto my property, which they routinely did over the course of the summer of 2021. I have video documentation of 10 instances.

After I added the three-foot cinder block extension, along with a front fence project that I'm currently getting a permit for, the number of trespassing incidents has drastically reduced.

I sincerely ask that you take into consideration the location of my home and its proximity to a park and Charleston Boulevard.

Yours truly,



Salvador Munoz

23-0062  
02/10/2023