

From the Desk of Brittany Hernandez

3919 Helen Ave., Las Vegas, NV 89130
(702) 738-3344

City of Las Vegas
Department of Planning – Code Enforcement Division
495 S. Main Street
Las Vegas, NV 89101

RE: Case No. CE21-02084
Location: 3919 Helen Ave., Las Vegas, NV 89130-2813
Request for Variance

Dear Sirs and Madams:

The undersigned is a co-owner of the above-referenced property. Notice of Building Code violations for setback and height requirements were issued in June and July 2021. We are requesting you to consider a variance for the code violations based upon our circumstances, and to issue permits for construction work performed. In the alternative, we request that the application be set for a public hearing on the variance request.

We purchased this property and closed escrow on October 6, 2020. Title was deeded to us by grant deed, from Thomas and Patricia Nation. The Nations owned the property from December 2012. It was the Nations, or owners prior to them, who made the improvements that are the subject of this violation notice (“Hernandez Accessory Structures.”) The work was performed without obtaining permits. This information was not disclosed to us in the purchase transaction. A copy of the Seller’s Real Property Disclosure is submitted with this Request.

The following is a summary of violation notices under 19.06.060:

- Failure to comply with setback requirements in the construction of the improvements; we are requesting a variance to permit zero-setback for two structures in the rear of the yard (an RV storage unit, and a freestanding garage)
- Violations of height restrictions (exceeding residence height) and setback requirements for an RV canopy (13-14’ free-standing, and taller than the residential structure) and another canopy attached to the residential structure (13-14’ attached and taller than the residential structure); we are requesting a variance as to the height of the structures (a Porte Cochere and a covered parking space next to the residence)
- Existing solid and open wall in front of the residence.

All of these are detailed in the “Pre Application Conference Notes and Application Submittal Requirements” (101188-PRE), a copy of which is enclosed.

This is the first time we have requested a variance on this property, which is our residence. We have not previously sought a variance for our residence, or any other real property located in Clark County, Nevada.

Curiously, public records show one or more cases were opened with Code Enforcement on August 12, 2010 and then again on May 10, 2018. This would have been before the property was sold to us. The records also indicate that the matters were reported resolved on September 29, 2013 and

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September 8, 2018, respectively. Please note that these cases were not disclosed to us when we purchased the property on October 6, 2020, and we had no reason to believe the property did not conform to the Code, given the physical age of the residence and the absence of disclosures by the sellers.

Please let us know what else you will need from us to consider the variance request, and whether this can be set for hearing, and when that hearing will take place.

Thank you for considering our request.

Very Truly Yours,


Brittany Hernandez

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