



DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	<i>Yes</i>	<i>No</i>
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		X
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		X
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		X
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		X
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

22-0667
11/17/2022

October 19, 2022

Hello,


My name is Saul Regalado and my wife's name is Esmeralda Regalado, we are obtaining a variance for the project we commenced on our property, 601 Biltmore Dr. We constructed a carport and garage, for the protection of our vehicles and belongings because our home faces a high trafficked main road, Bonanza rd. Before having this construction we would have multiple trespassers come in and out of our residence. Having the garage enclosed has helped us evade any additional potential for trespassors since all our materials are kept out of plain view.

If a variance is approved we will accept all conditions to ensure all building and safety codes are met. My wife and I appreciate all the help and assistance we have received during this process.

Thank you,

Saul Regalado

Esmeralda Regalado



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