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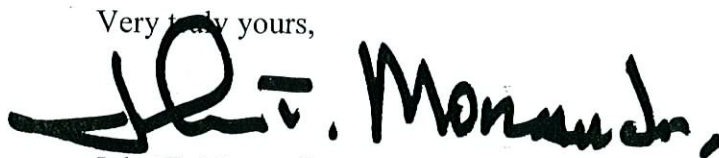
Special Use Application
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

To Whom It May Concern:

This request for a Special Use Permit Justification Letter is to allow an expansion of the current old dwelling use by the owners. The property size is approximately plus or minus 88 acres. The property is surrounded on the east by residential, on the south by proposed commercial, on the west by existing commercial shopping center and on the north a single family residence. All of these zoning designations are great distances away from the proposed home dwelling expansion that is the subject matter of this Special Use Permit. Prior to April 19, 2006 a Special Use Permit for a habitable accessory structure located in the U, R-A, RE, R-D and R-1 zoning districts was not required. However, on or about April 19, 2006 Ordinance #5825 of the City of Las Vegas Zoning Code Title 19 was amended to update the definitions and criteria applicable to accessory structures. The subject site is zoned R-E and therefore the determination was made that a Special Use Permit is required for the proposed additions. The proposed expansions of stand-alone dwellings are contiguous to and will be utilized when constructed as one complete residence.

Should you have any questions do not hesitate to contact me personally. I remain,

Very truly yours,



John T. Moran, Jr.

JTM/hgf

VAR-15051
08/24/06 PC