

July 25, 2007

Planning & Development  
City of Las Vegas

Client/Owner: Dr. Scott and Mrs. Veronica Selco  
Project: Remodel and Addition to an existing unoccupied home at  
2401 Driftwood, Las Vegas, Nevada

Subject: Justification for converting the existing Garage in the rear yard into a  
"Habitable Casita"

Dear Planning Department,

As the Architect on this project, in preparation for submittal for a PRE-APPLICATION CONFERENCE to discuss the needed special permit and variance (proximity to the property line), I want to assert that is a reasonable request to turn this Garage into a Casita.

The home was built in the 70's in this wonderful older neighborhood, Rancho-Belair. It's an unoccupied "fixer-upper" and simply isn't up to today's standards, nor is it a comfortable fit for this area in it's deteriorated state. The Design, including the Casita has been approved by the HOA. The neighbors on both sides have sent letters expressing their approval as well.

First, the present arrangement with the Garage in the rear creates a very long concrete driveway. Building a Garage in the front will allow this driveway to be removed and replaced with shade trees and other landscaping as well as a covered patio off the Dining Room...expanding the back yard around to this wide side yard for a much better area for children and pets. The shade created will create a much cooler environ than the mass of concrete there now. The new Garage location is much more convenient to the Kitchen and Utility and more secure due to it's visibility to the neighbors.

However, the Existing Garage is a well-constructed structure and should be recycled in some way...seems a waste to just destroy it. The Selcos wish to remodel it into a Home Theater and add a Pool Bath to it. If they're going to go to the expense of making these improvements they want to have a Kitchenette and HVAC system added...which makes it by definition, a Casita.

The Selcos intend to live here when the Remodel/Addition is complete and the various purposes the Casita could possibly serve, if improved, will add to their

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effective lifestyle. An aging parent could be cared for, guests could stay there...a maid or gardener could be housed there, too, or as stated earlier, it could be a recreational area with a home theater and/or other activities, even an Office/Study. These are reasonable purposes for any home Owner with this much space to work with...and this structure has been in this location for decades. The fact that it might have a range/oven added shouldn't have to force demolition of a wall, replaced by a new one inches over, and then construction of even another wall/fence at the property line. Quite a waste of time, money, and resources to follow the new requirements recently put in place...and very disruptive to the Western neighbor's peaceful backyard...for what?

Since the East wall is slightly closer than three feet to the property line on that side, we are seeking a variance to allow the construction shown in our plans. It really makes no sense to remove the East wall and move it over, then build another wall on the property line...??? Again, what purpose would that serve other than to waste time and resources and disrupt the neighbor's landscaping in that location? The Structure has substantial separation from both houses diminishing the possibility of a fire jump.

I hope I've made a good case for allowing the Selcos to add on a pool bath and convert the Existing Garage into a Casita. I'm available to answer questions or provide further data and we look forward to the Pre-application conference.

Thanks sincerely,



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