

May 8th, 2008

City of Las Vegas Planning and Development Department

Re: Justification letter for Special Use Permit @ 6300 Racel Ave.

To Whom It May Concern:

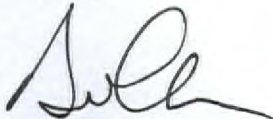
This justification letter is to explain the request for a Special Use Permit for the building of a casita at 6300 Racel Ave., Las Vegas, NV. The proposed casita, with attached garage, will be 975 square feet in size and will also have a 318 sq. ft. covered entry. The covered entry was added to assure the proposed casita matched architecturally to the existing home.

The intended use of this casita will be as a temporary home for the Bakers aging parents. Mrs. Baker's father has recently become ill and needs to move in to a more elderly friendly home. Also proximity to his daughter, other family, and assistance also were contributing factors to the decision to construct the casita.

The Bakers home at 6300 Racel Avenue is ideal for this use as it is a large lot, 1.32 acres, and is more than suitable to accommodate the new structure. The proposed structure meets the city requirement of being less than 50% of the main dwelling as well as being shorter than the main dwelling. Furthermore, they are surrounded by other large lots and open space. The location of the proposed casita is toward the rear of their lot and will not obstruct any views or be near any other inhabitable structure on any other property.

Please feel free to contact either the Baker family at 702-321-6527 or Brian Anderson with A & S Construction, LLC at 702-445-4885 with any questions concerning this property or proposal. Thank you for your consideration.

Sincerely,



Brian Anderson
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aandsconstructionllc@gmail.com

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