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City of Las Vegas
Planning and Development
Justification letter / Special Use Permit
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I am the owner of 2230 Shaw Circle which lies within the City of Las Vegas jurisdiction. I am asking for permission to make an application for an accessory Class 1 structure with a special use permit.

It is a custom home on a half acre lot built in 1985. The primary home is 2,600 square feet and it has a semi attached casita of 600 sq. ft. with two bedrooms, a kitchen, a small living room and also a detached 3 car garage. The two living units, which are semi attached, share a common breeze way but the roof joins them together. The casita is single story while the main house is two story.

This property has been around since 1985 but was not properly permitted or may have had an modification later on un-permitted. The neighborhood is zoned as Ranch Estate which only allows for a single family with **one** full kitchen. We needs a special use permit for the Class 1 Accessory Structure for this **second** kitchen because it has a double sink and an oven which does not conform to RE zoning.

We discovered this property in bank foreclosure and because of this illegal casita with an oven and a double sink. We intend to cure all the defects, recondition this unique home and obtain a use permit for a full legal casita. This is a large lot of 22,000 sq. ft. with a small house on it and large families with elder family members would love this unique property. The back yard is common to both units and the casita has two entrances to it.

As baby boomers are getting older, so are their parents. Wouldn't it be nice to have you parent live near you, sort of, but still have their own space, instead of sending them to Leisure World, Sun City or a special needs facility? How about an older child who won't leave home?

Thank you for your consideration in this matter.


Kathryn L. Petersen / Specialized Development

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