

To: Planning and Development Department
Development Services
731 S. 4th Street
Las Vegas, Nevada 89101

Project owner: Christopher S. Allen
1125 Cahlan Dr.
Las Vegas, 89102

Letter of Justification:

Re: A proposed Request for Special Use Permit to retrofit existing non-habitable accessory structure to habitable accessory structure.

Parcel Number: 16205512019
Zoning: R-E Residence Estate
Use: R1 Single Family residence

Description of existing conditions:

The existing non-habitable accessory structure was originally permitted and constructed in 1966 according to information obtained from Clark County Assessor building survey. Permit number 35459 dated 11-9-66 and designated as storage +Shop. The building is constructed from concrete masonry units to a plate height of 8'-0" with a wood framed roof to a peak height of approx 11'-9". The building outside perimeter dimensions is 16'-0" X 40'-0" for a total exterior foot print of 640 square feet.

Description of proposed Special Use:

The owner wishes apply for a special use permit in order to retrofit this building as a "Habitable Accessory Structure" in accordance to the City of Las Vegas ordinance#5825 and Title 19.08. The primary use of this structure shall serve as a pool house for entertainment and leisure and occasionally as a guest retreat on his existing residential estate.

Description of retrofit construction:

The retrofit shall involve removing the existing older electrical wiring and providing new electrical service to this building. The perimeter masonry walls shall be furred with studs on the interior side to allow for wiring, insulation and new drywall finish. The current open floor plan shall be reconfigured with interior stud walls to provide an open kitchen / living area with wall between for retreat guestroom with ¾ bath. All existing windows shall be retrofit with new thermally efficient windows. A new 23,000 Btu 2 ton roof top unit shall be installed. New tile flooring shall be installed over existing concrete floor slab. The existing exterior masonry wall shall be re-finished with white hand troweled plaster finish. All exterior materials, finishes and colors shall match the existing primary residence.

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Summery of Justification:

This proposed request for a special use is for and existing structure that has been on this property for many years.

1. The owner shall be in full compliance with the City of Las Vegas Ordinance #5825 and Title 19. No special acceptions or other variances are required to meet this compliance.
2. This building is not visible from the primary and secondary arterials due to surrounding vegetation and the larger height of the primary residence.
3. The building shall be internally and externally enhanced to match the appearance of the existing primary structure.
4. This structure shall be made safer by the upgraded electrical wiring.
5. This project shall also serve to enhance the properties value thereby also enhancing the surrounding property values.
6. The surrounding neighbors positively support this action.
7. There are no negative impacts for this project that are readily apparent.

In Conclusion the owner can demonstrate that this project shall be in full compliance with the intent of the City of Las Vegas Development Standards and hopes the Planning Commission and City Council will also recognize the benefit that this retrofit shall bring to the property owner and surrounding neighborhood.

Sincerely
On Behalf of the Owner

Michael C. Swift
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N. Las Vegas, Nevada 89031
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