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October 7, 2009

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Attention: **Planning & Development**
Subject: **Justification Letter**

Dear Planning Commission:

The purpose of this letter is to provide a justification of how the proposal will produce a stable environmental character. My client is applying for (1) condition:

A. Variance

The purpose of this **variance** is to allow my client to leave his new patio cover enclosure 5 feet away from the rear property line. The current enclosure shall have access from the interior and the material used in this construction is wood, drywall, and 3-coat stucco as siding. Currently, my client is under a R-3 zoning standard which does not allow him to leave the enclosure at 5 foot setback. Obtaining a variance request will allow him to legally occupy the completed enclosure without detrimentally impacting the surrounding/adjacent properties.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 340-7927.

Sincerely,

Larry J. Sanchez, PE



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