

4/14/17

DIAZ RESIDENCE  
1721 South Tioga Way  
APN#: 163-03-201-010

City of Las Vegas Planning

Letter of Justification

To whom it may concern,

- 1) Request to reduce the required 10' accessory structure setback requirement to 5'-0" along the East property line.

The owner is having difficulty coordinating ingress/egress access into the two car garage as part of the accessory structure. By reducing the setback to 5' the access issue will be improved.

This property is located in a gated community consisting of four properties. Reducing the setback to 5' will only impact the Eastern neighbor and will not have any impact on others.

- 2) Request to allow the front roof overhang and cantilevered deck to encroach 3'-2" beyond the allowed 2'-0" allowed for the front setback.

This property front setback is located on a private gated cul-de-sac. Owner would like to maintain their entry depth and front exterior elevation design. At no point does the building foot print encroach on the 20' front setback.

Neighbors have no objection with this request.

Thank you



Richard Threlfall Architect  
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**VAR-70086**