



**LAS VEGAS  
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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



August 14, 2024

Koshir Melissa and Margalit Jonathan  
1421 Marina Del Rey Court  
Las Vegas, Nevada 89117

**RE: 24-0040 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.51 acres at 1421 Marina Del Rey Court (APN 163-03-511-001), R-E (Residence Estates) Zone, Ward 1 (Knudsen)

**ABEYANCE - RENOTIFICATION - 24-0040-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT [CASITA]**

**ABEYANCE - RENOTIFICATION - 24-0040-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE**

This approval is subject to the following conditions:

**24-0040-VAR1 CONDITIONS:**

**Planning**

1. A Variance (24-0040-VAR1) is hereby approved, to allow a six-foot corner side yard setback where 15 feet is required for a proposed Residential, Accessory Dwelling Unit.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**24-0040-SUP1 CONDITIONS:**

**Planning**

1. Landscaping such as a live hedge or trees, shall be planted to screen the Residential, Accessory Dwelling Unit [Casita] along the south and east property lines.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
3. Approval of and conformance to the Conditions of Approval for Variance (24-0040-VAR1) shall be required, if approved.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.


**Public Works**

8. Prior to the issuance of permits, coordinate with City of Las Vegas Sanitary Sewer Billing Section of the Department of Community Development regarding the initial sewer connection fee for additional living space. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

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This action by the Planning Commission on August 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after August 26, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Joey Deblanco  
Las Vegas Civil Engineering  
2251 North Rampart Boulevard, No. 418  
Las Vegas, Nevada 89128