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cityoflasvegas
lasvegasnevada.gov

January 22, 2026

Massandra 6701 Del Rey Apartments, LLC
10100 Santa Monica Boulevard, Suite 420
Los Angeles, California 90067

**RE: 25-0497 [VAR1 AND VAR2]
CITY COUNCIL MEETING OF JANUARY 21, 2026**

Dear Applicant:

The City Council at a regular meeting held on *January 21, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 9.42 acres at 6701 Del Rey Avenue and 1750 Santa Margarita Street (APNs 163-02-202-010 and 011), R-PD18 (Residential Planned Development - 18 Units per Acre) and R-PD19 (Residential Planned Development - 19 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.

25-0497-VAR1 - VARIANCE - TO ALLOW AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT THAT DOES NOT CONFORM TO APPROVED PLOT PLANS (Z-0048-80) AND (Z-0078-88) FOR SETBACKS [APN 163-02-202-010] [R-PD18 (RESIDENTIAL PLANNED DEVELOPMENT - 18 UNITS PER ACRE) ZONE]

25-0497-VAR2 - VARIANCE - TO ALLOW AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT THAT DOES NOT CONFORM TO APPROVED PLOT PLAN (Z-0062-91) FOR SETBACKS [APN 163-02-202-011] [R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) ZONE]

This approval is subject to the following conditions:

25-0497-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 16-foot corner side yard setback for an existing multi-family residential development where 20 feet is required.
2. Conformance to the approved conditions for Plot Plans (Z-0048-80) and (Z-0078-88) except as amended herein.
3. 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.

4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0497-VAR2 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 15-foot front yard setback for an existing multi-family residential development where 20 feet is required.
2. Conformance to the approved conditions for Plot Plan (Z-0062-91) except as amended herein.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. Dedicate 30 feet of right-of-way for Santa Margarita Street (Assessor's Parcel Number 163-02-202-011) frontage, where such hasn't been dedicated, within 90 days of this approval or as otherwise allowed by the City Engineer to comply with Condition #3 of Z-62-91.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Mark Mulhall
Kaempfer Crowell – Bob Gronauer
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135