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CITY COUNCIL**

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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

March 11, 2026

Robert Mashadi  
321 Beaumont Revocable Trust  
9903 Santa Monica Boulevard #961  
Beverly Hills, California 90212

**RE: 26-0030-VAR1  
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.14 acres at 321 Beaumont Street (APN 139-33-210-021), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow a two-foot rear yard setback, where three-feet is the minimum allowed for a residential accessory structure [casita].
2. A Variance is hereby approved, to allow a one-foot side yard setback where three-feet is the minimum allowed for a residential accessory structure [casita].
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.

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This action by the Planning Commission on **March 10, 2026** 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 **March 23, 2026**. 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:bp

cc:

Robert Mashadi  
Mary Mashhadi Trust  
9903 Santa Monica Boulevard #961  
Beverly Hills, California 90212

Melissa Eure  
G.C. Garcia, Inc  
1055 Whitney Ranch Drive, Suite 210  
Henderson, Nevada 89014