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cityoflasvegas  
lasvegasnevada.gov

December 10, 2025

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

**RE: 25-0497 [VAR1 AND VAR2]  
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **DECEMBER 9, 2025** voted to recommend **APPROVAL** of 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).

**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.

25-0497 [VAR1 AND VAR2] - Page Three  
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This item will be considered by the City Council on January 21, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

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