



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SPECIAL USE PERMIT AND VARIANCE

Project Address (Location) 1421 Marina Del Rey Court Las Vegas, Nevada 89117

Project Name Margalit Casita **Proposed Use** Residential

Assessor's Parcel #(s) 16303511001 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed R-E

Additional Information _____

Property Owner KOSHIR MELISSA and MARGALIT JONATHAN **Contact** _____

Address 1421 MARINA DEL REY CT **City** LAS VEGAS **State** NV **Zip** 89117

E-mail margalit.jon@gmail.com **Phone** 619-583-0007

Applicant PROPERTY OWNER **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

Representative LAS VEGAS CIVIL ENGINEERING **Contact** JOEY DEBLANCO

Address 2251 N. RAMPART BLVD. NO. 418 **City** LAS VEGAS **State** NV **Zip** 89128

E-mail JOEY@LVCE.NET **Phone** 702-515-6741

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

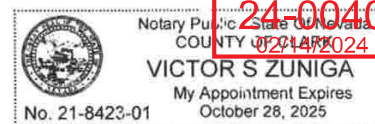
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jonathan Margalit

Subscribed and sworn before me

This 14 day of February, 2024

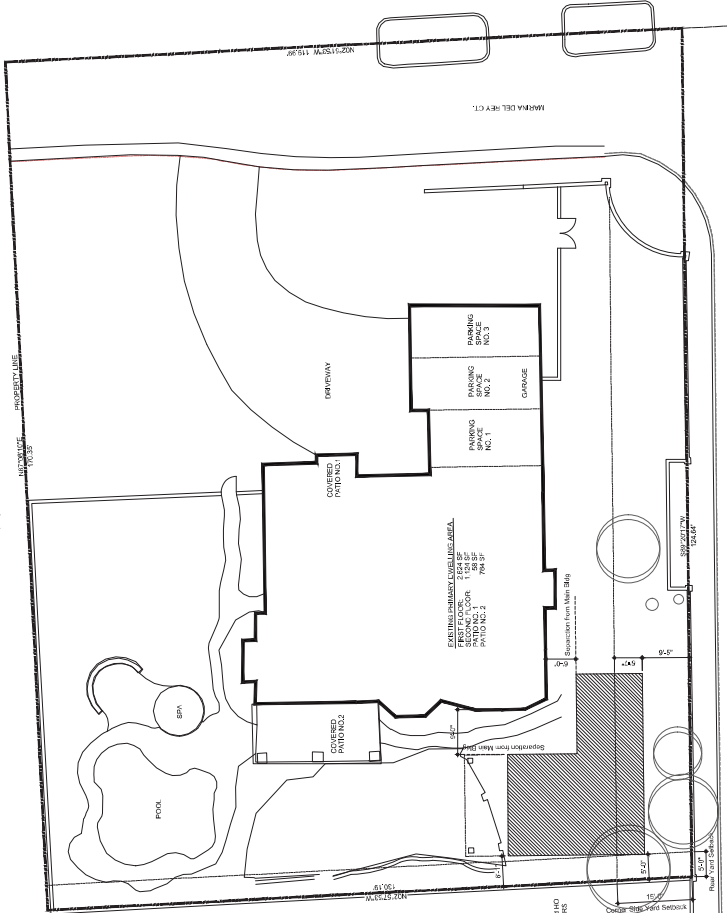
Notary Public in and for said County and State



MARGALIT CASITA

1421 MARINA DEL REY COURT LAS VEGAS, NV 89117

APN 1550031-002
SINGLE-FAMILY RESIDENTIAL USE
AND DATA SUBMITTED FOR
(R-2)



APN 1550031-002
SINGLE-FAMILY RESIDENTIAL USE
AND DATA SUBMITTED FOR
(R-2)

DEL REY AVE.

1 SITE PLAN
SCALE 3/32" = 1'-0"

DRAWING INDEX

A0	PROJECT INFORMATION SHEET / SITE PLAN
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A4	SECTIONS
A5	DETAILS

24-0040
06/11/2024

PROJECT SCOPE

CONSTRUCTION OF A DETACHED CASITA ADJACENT TO AN EXISTING RESIDENCE

DESIGN ANALYSIS

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ SOUTHERN NEVADA AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ SOUTHERN NEVADA AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ SOUTHERN NEVADA AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE (IPC) W/ SOUTHERN NEVADA AMENDMENTS
2021 INTERNATIONAL FIRE CODE (IFC) W/ SOUTHERN NEVADA AMENDMENTS
2021 INTERNATIONAL ELECTRICAL CODE (IEC) W/ SOUTHERN NEVADA AMENDMENTS
2021 INTERNATIONAL LIRE CODE

BUILDING USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: SINGLE FAMILY DWELLING W/ ATTACHED GARAGE

STORIES IN HEIGHT: 38'-0"

ALLOWABLE HEIGHT: 38'-0"

REAR YARD: 5'-0"

CONVERTED REAR YARD: 10'-0"

SEMI-DETACHED: 6'-0"

MAIN RESIDENCE

AREA CALCULATIONS

DWELLING AREA: 834 SF

FIRE SPRINKLERS: *** NOT REQUIRED ***

ATTIC VENTILATION: FULLY INSULATED ENVELOPE

PARKING CALCULATION:

REQUIRED: 3 SPACES

PROVIDED: 3 SPACES

ZONING INFORMATION

ACCESSORY PARCEL NUMBER

1550031-001

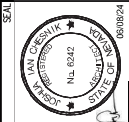
1421 MARINA DEL REY CT

Las Vegas, NV 89117

ZONING CLASSIFICATION

Residential Estate (RE)

VICINITY MAP



PROJECT:

06/08/24

SHEET



A0

DATE

08/08/2024

REVISIONS

WINDOW LEGEND

SYMBOL	WALL TYPE
	GLASS WALL
	NEW 2x4 WALL

DOOR NOTES

1. FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD APEX HOLE @ 90° A.P.C., NOT RADIUS GLAZING BE PRESENT AND NOT TO EXCEED 1/2" MAX.

2. REAR ENTRY DOOR LOGS IN BEDROOM & BATHROOM DOG EYES.

HMT - HOLLOW CORE METAL DOOR
SCVD - SOLID CORE WOOD DOOR
PK - POCKET DOOR
XD - SLIDING GLASS DOOR

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	THICK	MATERIAL	HANDLE	LOCK
1	10'-0"	7'-0"	1-3/4"	METAL & GLASS	LEVER	LATCH
2	3'-0"	7'-0"	1-3/4"	METAL	LEVER	KEY TO PADLOCK
3	3'-0"	7'-0"	1-3/4"	WOOD	LEVER	PULL ONLY LOCK
4	3'-0"	7'-0"	1-3/4"	WOOD	PULL	THRU SET LOCK

WINDOW NOTES

1. CONTRACTOR SHALL INSTALL CLASSIFIED GLAZING IN HAZARDOUS LOCATIONS PER IRC AND LOCALLY ADOPTED AMENDMENTS.

2. WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL MFR SPECS

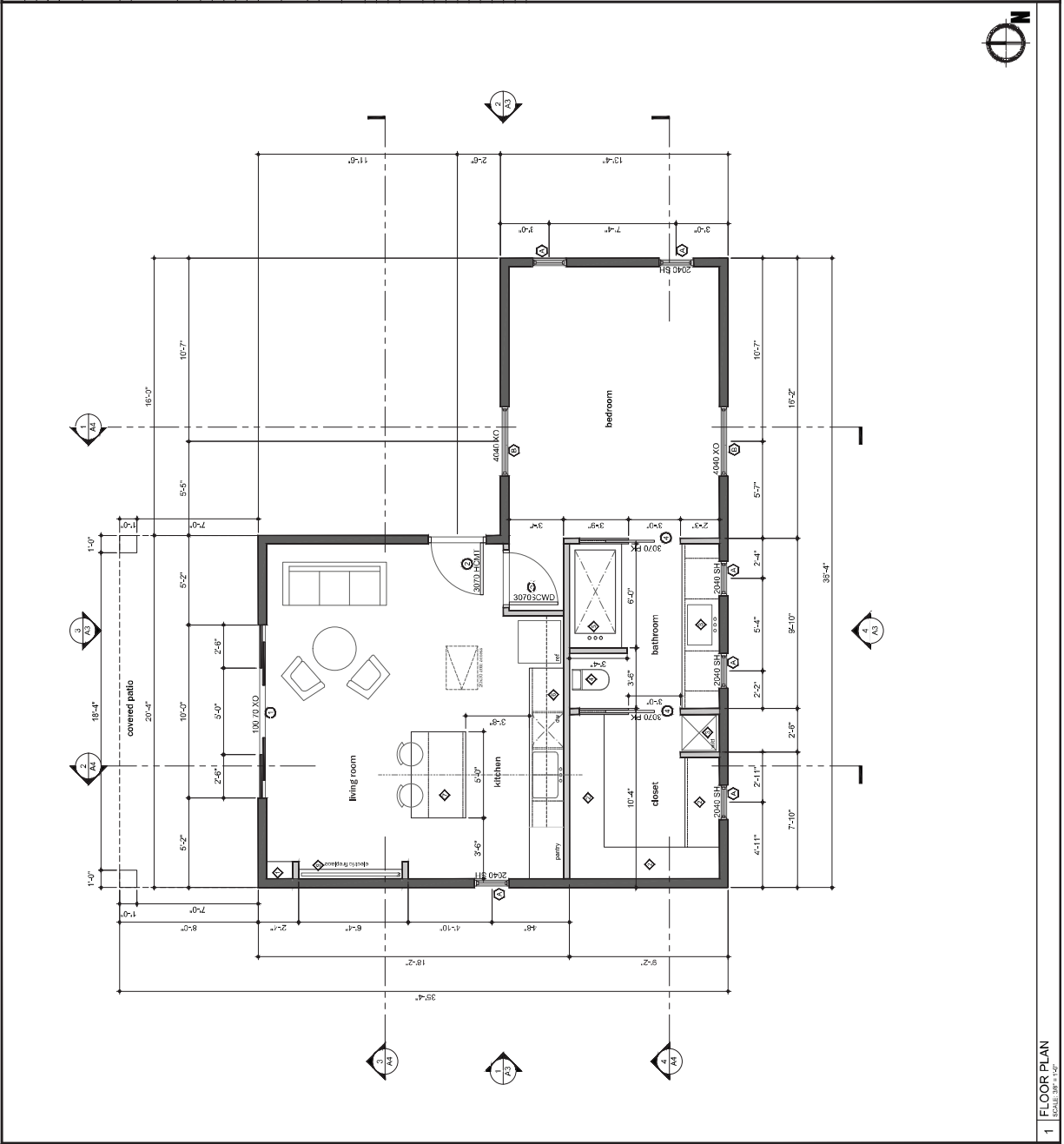
XD = SLIDING GLASS WINDOW
SH = SINGLE HUNG

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	FRAME	OPERATION
1	2'-0"	4'-0"	VINYL	SINGLE HUNG
2	4'-0"	7'-0"	VINYL	SLIDER

KEYNOTES

- ◇ BUILDING CASE WORK
- ◇ CLOSET ORGANIZATION SYSTEM - DESIGNED BY OTHERS
- ◇ LOCATION OF STACKED WASHER DRYER
- ◇ WATER
- ◇ BATH TUB SHOWER
- ◇ BASE AND UPPER KITCHEN CABINETS
- ◇ BASE CABINETS AT KITCHEN ISLAND/BAR
- ◇ BASE CABINET WITH SINK
- ◇ ELECTRIC PREPARE



ARCHITECT



STUDIO LLC

7800 WISHING WOOD ROAD, DUBLIN, VIRGINIA 22024

PROJECT

MARGALIT CASITA

1421 MARINA DEL REY COURT

DATE

06/08/2024

SHEET

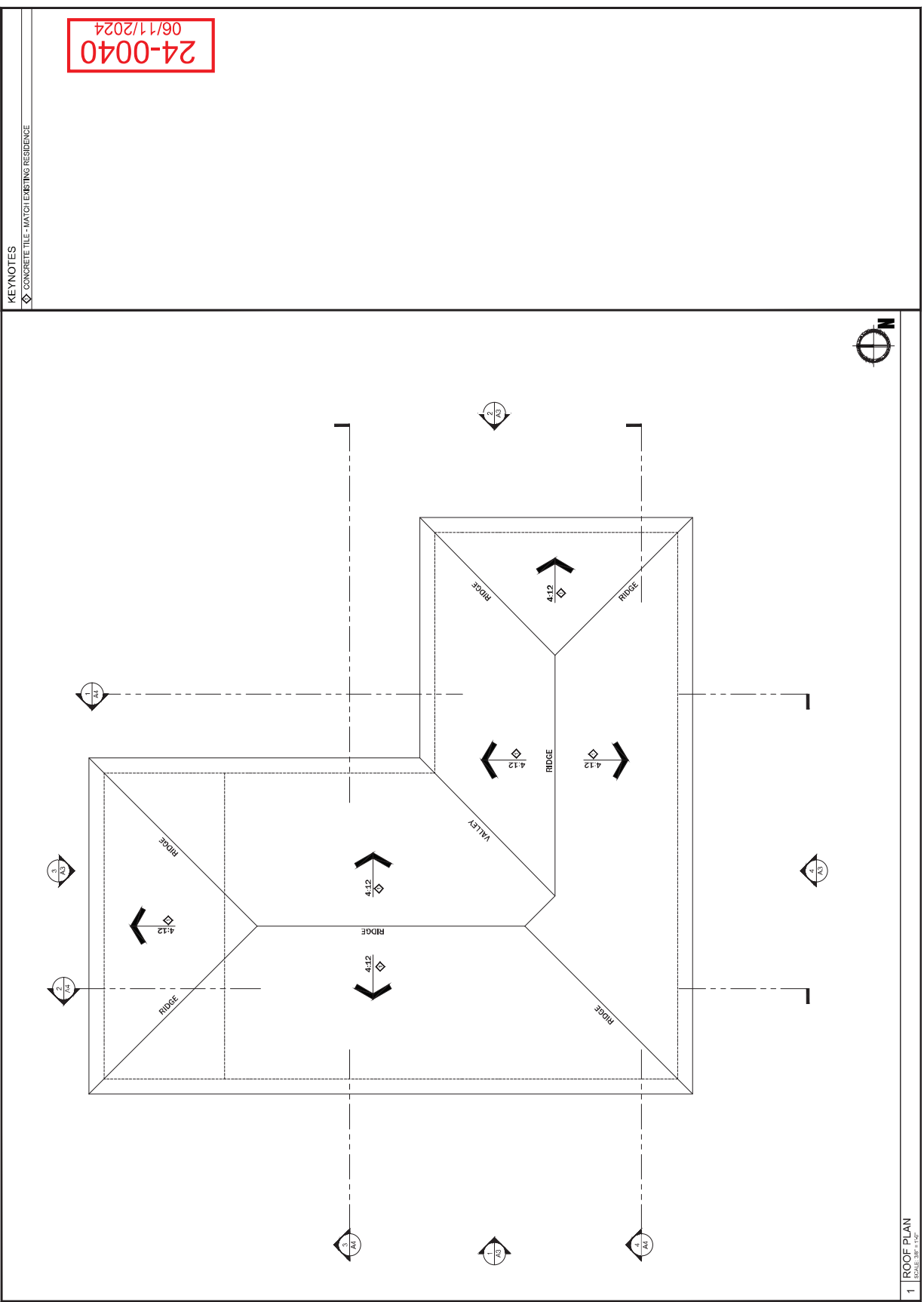
A2

SEAL



REVISIONS

NO.	DESCRIPTION	DATE



KEYNOTES

2x4 INTERIOR WOOD STUD WALL

2x6 EXTERIOR WOOD STUD WALL

PREMANUFACTURED WOOD TRUSSES

CONCRETE SLAB ON GRADE

CONCRETE FOOTING

2 | SECTION

SCALE: 3/8" = 1'-0"

closet

bathroom

bedroom

living room

covered patio

TOP OF RIDGE ±14'-5"

TOP PLATE 9'-0"

HEADER 7'-0"

R.O. SILL 3'-0"

FINISH FLOOR 0'-0"

B.O. FOOTER -1'-4"

3 | SECTION

SCALE: 3/8" = 1'-0"

living room

TOP OF RIDGE ±14'-5"

TOP PLATE 9'-0"

HEADER 7'-0"

R.O. SILL 3'-0"

FINISH FLOOR 0'-0"

B.O. FOOTER -1'-4"

1 | SECTION

SCALE: 3/8" = 1'-0"

bedroom

TOP OF RIDGE ±14'-5"

TOP PLATE 9'-0"

HEADER 7'-0"

R.O. SILL 3'-0"

FINISH FLOOR 0'-0"

B.O. FOOTER -1'-4"

24-0040

06/11/2024

ARCHITECT

STUDIO · LLC



SEAL



PROJECT

MARGALIT CASITA
1421 MARINA DEL REY COURT

REVISIONS

DATE

05/08/2024

SHEET

A5

