



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) _____

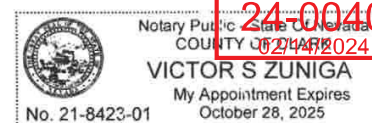
- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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 _____
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, 20 24

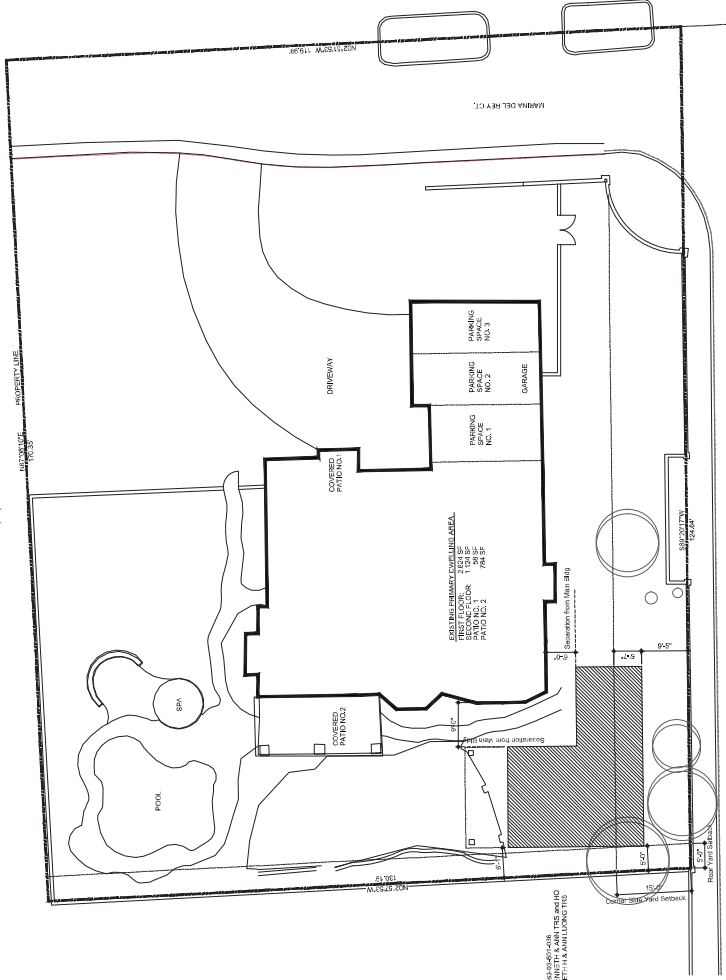
Notary Public in and for said County and State



MARGALIT CASITA

1421 MARINA DEL REY COURT LAS VEGAS, NV 89117

APN 1624051-502
DRAINAGE STUDY & PERMIT
(R-4)



APN 1624051-502
DRAINAGE STUDY & PERMIT
(R-4)

1 SITE PLAN
SCALE: 1/8" = 1'-0"

DRAWING INDEX

A0	PROJECT INFORMATION SHEET / SITE PLAN
A1	FLOOR PLAN
A2	ROOF PLAN
A3	LANDSCAPE ELEVATIONS
A4	SECTION
A5	DETAILS

24-0040
06/11/2024

PROJECT SCOPE

CONSTRUCTION OF A DETACHED CASITA ADJACENT TO AN EXISTING RESIDENCE

DESIGN ANALYSIS

- 2018 INTERNATIONAL RESIDENTIAL DESIGN CODE (IRC) W/ SOUTHERN NEVADA AMENDMENTS
- 2018 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
- 2009 INTERNATIONAL CODE COUNCIL (ICC) ANSI 117.1
- 2009 INTERNATIONAL CODE COUNCIL (ICC) ANSI 117.2
- 2021 INTERNATIONAL FIRE CODE

BUILDING USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: SINGLE FAMILY DWELLING W/ ATTACHED GARAGE

STORIES IN HEIGHT: 1

ALLOWABLE HEIGHT: 35'-0"

HEIGHT IN FEET: 13'-5"

REAR YARD: 5'-0"

CORNER SIDE YARD: 15'-0"

SEPARATION FROM: 6'-0"

100% RESURFACING

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

ACCESSORS PARCEL NUMBER: 16240511001

SITE ADDRESS: 1421 MARINA DEL REY CT

APN: 1624051-502

ZONING CLASSIFICATION: Residential Enclave (R-E)

VICINITY MAP



06/08/2024

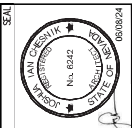
A0

SHEET

DATE

REVIEWS

MARGALIT CASITA
1421 MARINA DEL REY COURT



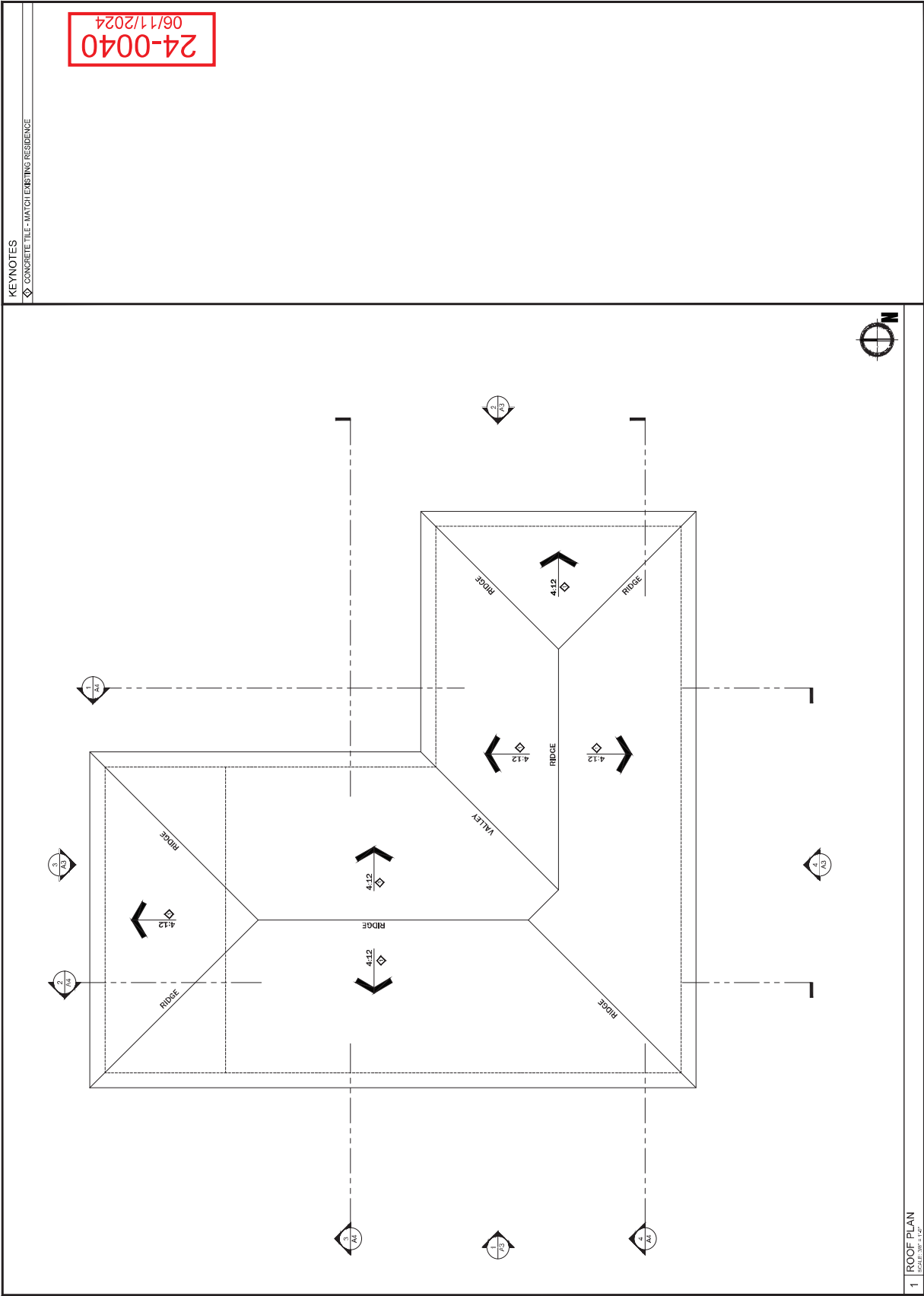
ARCHITECT
STUDIO · LLC
7000 WISNING MILL ROAD, LOS VERDES, PHOENIX, AZ 85023

PROJECT: MARGALIT CASITA
1421 MARINA DEL REY COURT

REVISIONS
1
2
3
4
5
6
7
8
9
10

DATE: 06/08/2024

SHEET: A2



KEYNOTES

1	CONCRETE TILE - MATCH EXISTING RESIDENCE
2	STUCCO FINISH - MATCH EXISTING RESIDENCE
3	WOOD FACIA - MATCH EXISTING RESIDENCE

CONCRETE FILL - MATCH EXISTING RESIDENCE
STUCCO FINISH - MATCH EXISTING RESIDENCE

3 WOOD FACISA - MATCH EXISTING RESIDENCE

2	EAST ELEVATION
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AS I ELI
LE 3.88 = 4.10

4	SOUTH ELEVATION
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SOUTH E
GCME: 2.8° = 41.0°

1	WEST ELEVATION
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TEL 031 428 6000

3	NORTH ELEVATION
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NORTH E
GCME 202 = 41.0°

24-0040
FINISH FLOOR
06/17/2024

06/11/2024
FINISH FLOOR

