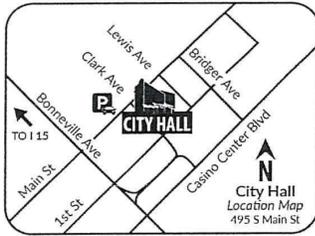


**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.  
**24-0040 and 24-0040-VAR1 and 24-0040-SUP1**  
Planning Commission Meeting of **04/09/2024**

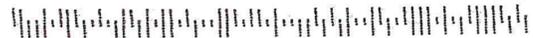
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26 BRDFNP1 90802

24-0040  
16303511003  
ANEY SCOTT & DONNA FAMILY TRUST  
ANEY SCOTT & DONNA IRENE TRS  
207 E BROADWAY UNIT 302  
LONG BEACH CA 90802

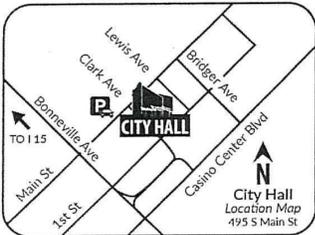
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*Hem 24*  
*P*



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Planning Commission Meeting of **04/09/2024**

*[Handwritten signature]*

26 BRDFNP1 90802

24-0040  
16303511003  
ANEY SCOTT & DONNA FAMILY TRUST  
ANEY SCOTT & DONNA IRENE TRS  
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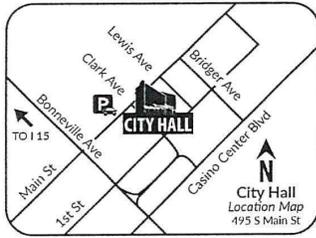
Submitted after final agenda

*Hem 24*  
*P*



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I OPPOSE  
this Request

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**24-0040 and 24-0040-VAR1 and 24-0040-SUP1**  
Planning Commission Meeting of **04/09/2024**

143 BRDFNPL 89117

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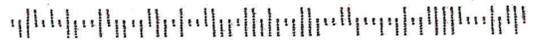
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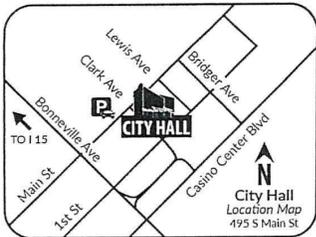
24-0040  
16303511007  
NORRIS FAMILY TRUST  
NORRIS JOHN GRENVILLE & JANET TRS  
1320 MARINA DEL REY CT  
LAS VEGAS NV 89117

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I SUPPORT  
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I OPPOSE  
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**24-0040 and 24-0040-VAR1 and 24-0040-SUP1**  
Planning Commission Meeting of **04/09/2024**

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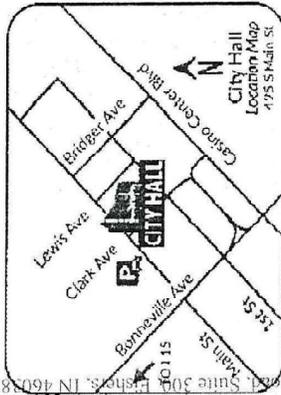
24-0040  
16303610006  
THOMAS FAMILY TRUST  
THOMAS KEITH V & SHERRIE H TRS  
1561 WINDHAVEN CIR  
LAS VEGAS NV 89117-1532

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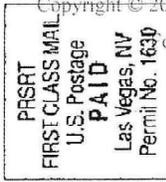
I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**24-0040 and 24-0040-VARI and 24-0040-SUPI**

Planning Commission Meeting of 04/09/2024



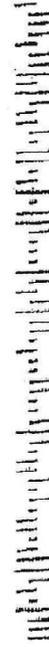
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City of Las Vegas  
Department of Planning

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24-0040  
16303610003  
ENCINITAS MANAGEMENT TRUST  
MARX JAMES G & MARCIA K TRS  
1501 WINDHAVEN CIR  
LAS VEGAS NV 89117-1532



143 8807491 83117

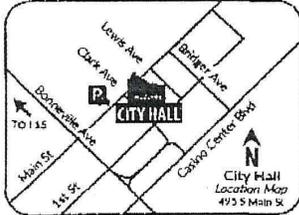
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Las Vegas, Nevada 89101

LAS VEGAS NV 890

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24-0040  
16303501035  
ROBERTS WILLIAM & LORI LIVING TRUST  
ROBERTS WILLIAM & LORI TRS  
7160 DEL REY AVE  
LAS VEGAS NV 89117

I SUPPORT  
this Request

I OPPOSE  
this Request

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24-0040 and 24-0040-VAR1 and 24-0040-SUP1

Planning Commission Meeting of 04/09/2024

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April 1, 2024

**Via USPS**

City of Las Vegas Department of Community Development  
400 S. Main Street  
Las Vegas, NV 89101

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Dept of Planning  
City of Las Vegas

**Re: 1421 Marina Del Rey Court, Case #24-0040, 24-0040-SUP1  
& 24-0040-VAR1**

To whom it may concern:

I am the homeowner of 1340 Marina Del Rey Court and a member of the Del Rey Estates Homeowners Association. I oppose the application of Melissa Koshir and Jonathan Margalit to build a casita on their property, 1421 Marina Del Rey Court, Case #24-0040, 24-0040-Sup 1 and 24-0040 Var 1.

The Del Rey Estates CC&R's and Architectural Standards contain a number of enforceable restrictions, limitations and requirements which this application violates.

I believe that an "accessory dwelling" will cover too much of the lot. The house already contains 4,532 square feet under roof with four bedrooms and four full bathrooms. The yard already contains a swimming pool, a patio, a playground and basketball court.

I strenuously object to the waiver of the 15 foot setback requirements. There has never been a waiver of the setback requirements requested or granted, and I believe that this "zero-lot-line" approach is incompatible with the neighborhood and devalues all of our properties.

The CC&R's require a homeowner to submit the plans and specifications to the Architectural Review Committee for review and approval prior to construction. Ms. Koshir and Mr. Margalit have neglected to do so. As a result, we have not seen the exterior elevations or other design features to determine the impact of the proposed accessory dwelling.

We each paid a substantial premium to live in a community with strict architectural controls enacted to preserve the beauty and continuity of the development. When they brought 1421 Marina Del Rey Court, Ms. Koshir and Mr. Margalit voluntarily surrendered the right to build as they please upon their lot. Our CC&R's

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- 2 -

April 1, 2024

require pre-approval. Ms. Koshir and Mr. Margalit are not in compliance.

For these reasons, I object to the application and request that the Planning Commission and the City Council deny the application.

Very truly yours,



Brian K. Berman

cc: President of Del Rey Estates Homeowners Association

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Gentlemen,  
We are the owners of 7140 Del Rey Avenue. This is the property immediately to the west of 1421 Marina del Rey Court. Initially, we indicated to Mr. Margilit that we did not oppose the casita, but he told us that it would be 15 feet from our property and that the trees would remain. We have now learned of the application for a waiver making the casita 6 feet from our property. Had we known this, we would have not agreed.

We oppose application 24-0040, 24-0040 Var1 and 24-0040 Sup1.



Kenneth Ho

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