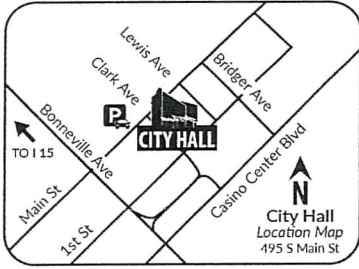


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I SUPPORT
this Request



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

[Signature]

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BRDFNP1 90802

24-0040

16303511003

ANEY SCOTT & DONNA FAMILY TRUST

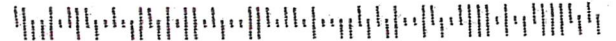
ANEY SCOTT & DONNA IRENE TRS

207 E BROADWAY UNIT 302

LONG BEACH CA 90802

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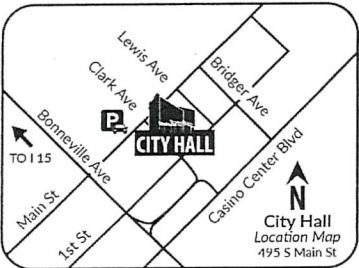


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24-0040 and 24-0040-VAR1 and 24-0040-SUP1

Planning Commission Meeting of 04/09/2024

[Signature]

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24-0040

16303511003

ANEY SCOTT & DONNA FAMILY TRUST

ANEY SCOTT & DONNA IRENE TRS

207 E BROADWAY UNIT 302

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Submitted after final agenda

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

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

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

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143 BRDFNP1 89117



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

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

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

Item 24

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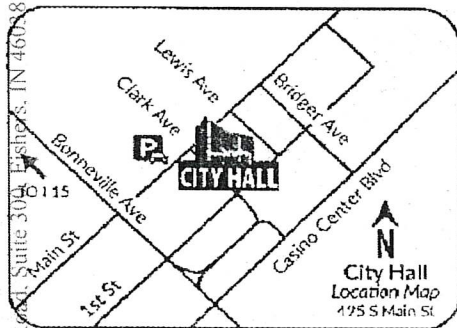
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24-0040

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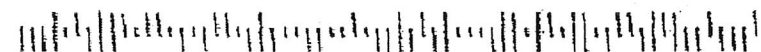
ENCINITAS MANAGEMENT TRUST

MARX JAMES G & MARCIA K TRS

1501 WINDHAVEN CIR

LAS VEGAS NV 89117-1532

143 BRDFNP1 89117



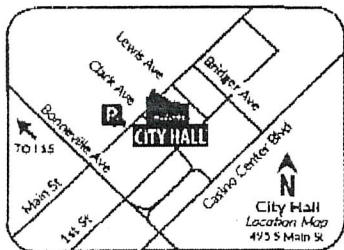
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Las Vegas, Nevada 89101

LAS VEGAS NV 890

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

Planning Commission Meeting of 04/09/2024

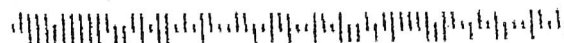
24-0040

16303501035

ROBERTS WILLIAM & LORI LIVING
TRUST

ROBERTS WILLIAM & LORI TRS
7160 DEL REY AVE
LAS VEGAS NV 89117

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April 1, 2024

Via USPS

City of Las Vegas Department of Community Development
400 S. Main Street
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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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P 1 of 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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2 of 2

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 Ito

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