

April 8, 2025

TO: LAS VEGAS DEPARTMENT PLANNING
495 S. Main St. | Las Vegas, NV 89101

PUBLIC HEARING ABEYANCE

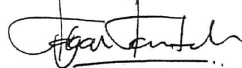
RE: 25-0042-VAR1

To Whom It May Concern;

We would like to abey the Planning Commission public hearing of a Variance to the code for a RV Garage at 7900 Rockwind Ct, Because today we were going to meet with Consulwoman Seaman but she could not attend us and requested to abey the meeting since she wants to meet with us before the first public hearing. We will like to defer this item from April 8, 2025 meeting to the May 13, 2025 Planning Commission meeting

We thank you and have the certainty that you will help us to achieve our goal on making this project reality.

Sincerely,



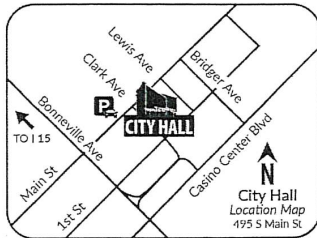
Edgar D. Montalvo

Submitted after final agenda

RECEIVED 04/08/25
04/08/25 PC
ITEM 42

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

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov/planningcomments. To contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

25-0042-VAR1

Planning Commission Meeting of 04/08/2025

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APR 07 2025

Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

25-0042-VAR1

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ROHANI-NAJMI TRUST ETAL

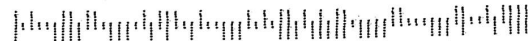
ROHANI PARVEZ TRS

7901 ROCKWIND CT

LAS VEGAS NV 89117

Item #42
A

143 BRDFNP1 89117



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

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25-0042-VAR1

Planning Commission Meeting of 04/08/2025

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City of Las Vegas

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25-0042-VAR1

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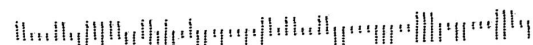
LAWCIA TRUST

2241 DIAMOND BAR DR

LAS VEGAS NV 89117-1934

Item #42
A

143 BRDFNP1 89117



April 2, 2025

To: The City of Las Vegas Planning Commission

RE: Project number 25-0042-VAR1

To Whom It May Concern:

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APR 03 2025
Dept of Planning
City of Las Vegas

My name is Dr. James Kinard and I have resided at 7909 Rockwind Ct., Las Vegas, Nevada 89117 for the past 20 years. This letter is to confirm that I support the entitlement request (Project 25-0042-VAR1) to allow a 6 foot setback where a 10 foot setback is required for a proposed addition to the existing single family residence of Scott and Jocelyn Isaacs located at 7900 Rockwind Ct. Las Vegas, NV 89117.

Sincerely,



Dr. James Kinard

7909 Rockwind CT.

Las Vegas, NV 89117

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April 2, 2025

To: The City of Las Vegas Planning Commission

Re: Project number 25-0042-VAR1

To Whom it May Concern,


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Dept of Planning
City of Las Vegas

We are Scott and Jocelyn's neighbor at 7908 Rockwind Court.

Scott and Jocelyn purchased their home over a year ago. At that time, they had my brother-in-law help install a temporary privacy cover on the gate to their RV parking pad to help keep the van from being visible from the street per our HOA rules. I also was the president of the HOA and we discussed their plans to replace the parking pad with a garage that would keep the van out of sight, protected from the elements, and provide them a safe place to work on the van and other projects without disturbing the neighborhood.

When I was the HOA president and now as his neighbor, I support his desire to build the garage and his request for a setback variance.

Sincerely,

 4/2/25

Lefty Battulayan

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April 2, 2025

To: The City of Las Vegas Planning Commission

Re: Project number 25-0042-VAR1

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Dept of Planning
City of Las Vegas

To Whom it May Concern,

I am the immediate neighbor, Donna A. Ruthe, residing at 7900 Rockwind Court, Las Vegas, NV. 89117. I am aware of Scott and Jocelyn Isaacs plans to build a garage constructed adjacent to my property's sports court and existing garage.

I do not feel that the proposed garage and requested setback adjustment will have a negative impact on my property. The garage will create an additional privacy buffer between my side yard sports court and the presently open RV Parking. The additional garage allows the van to be stored and worked on out of sight from my property. Finally, it is beneficial to the neighborhood to see homes being improved upon and invested in.

By signing below, I, Donna A. Ruthe support the request for a variance to allow a six-foot side yard where 10 feet is required so the Isaacs' may continue with the garage.

Respectfully,

Donna A. Ruthe, Trustee

Donna A. Ruthe, Trustee of the
Donna A. Ruthe Survivor Trust

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April 2, 2025

To: The City of Las Vegas Planning Commission

Re: Project number 25-0042-VAR1

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City of Las Vegas

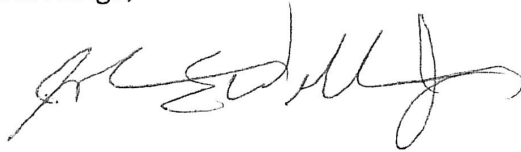
To Whom it May Concern,

We are Scott and Jocelyn's immediate neighbor at 7884 Rockwind Ct.

Scott and Jocelyn submitted plans for a RV garage to our HOA architectural committee. The garage is being built at the existing location of the RV gate leveraging the existing driveway. They are taking great care to make sure the garage is a natural extension of the house and improving the overall neighborhood appeal. We approved his plans for the garage.

As a small neighborhood (8 homes), we are very friendly and open to keeping the community a safe, wonderful place to live and support each of our neighbors. The van is a very important part of our neighbor's lifestyle and see no reason why they should not be able to enjoy it to the fullest. We support their request for the 6-foot setback variance.

Blessings,



Johnnie Williams
Seaquett Williams

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April 2, 2025

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APR 03 2025
Dept of Planning
City of Las Vegas

To: The City of Las Vegas Planning Commission
Re: Project number 25-0042-VAR1

We are the owners of 7900 Rockwind Ct requesting the variance to build a garage for our van.

Our van is essential to our lifestyle and drove much of our decision to relocate to the Las Vegas area. We spend as much time as possible exploring and traveling in the van and Las Vegas is an amazing home base. Having the opportunity to build a garage was our top housing requirement so before we purchased the house, we made sure to discuss and obtain pre-approval from the HOA. Unfortunately, we did not have the garage through last summer leaving the van exposed to the Las Vegas heat. It created significant issues both for the van structure and our personal health (trying to work on and even just load the van in the heat).

When we planned the garage, we were very deliberate on the size and placement as we discussed with HOA.

The position of the garage is very specific. Behind the garage are the only windows that provide light to that side of the house. We could not move the garage further back without eliminating those windows. Furthermore, we are maintaining a parking pad behind the garage at 22 feet. That is the minimal size possible to allow an occasional guest with a van to be able to park in compliance with our neighborhood HOA. Our HOA specifies vans need to be out of site and this allows us to comply without the need to request an exception when guests visit.

The length of the garage was carefully considered as it is the minimal size necessary to accommodate an extended length van.

The width of the garage was driven by our existing home. The HOA approved our garage design as it also was maintaining the existing driveway up to the future garage. Furthermore, we needed to make sure to provide proper clearance for the existing utility meters located on the side of the house.

Finally, to maintain an appropriate street presence, careful consideration was given to offsetting the garage slightly back from the primary house and ensuring the rooflines blended so the garage looks integrated versus as an afterthought.

As you can hopefully see, we live in a wonderful and friendly 8 home neighborhood. They support our goal to invest and improve our home and build the garage. We also walked our immediate adjacent neighbor through our garage plans and they are supportive of our request.

I am hopeful that you will approve our request to allow for the 6-foot setback.

Sincerely,


Scott and Jocelyn Isaacs

Hem 42

Subject: ARC Garage Approval
Date: Sunday, August 4, 2024 at 4:33:51 PM Pacific Daylight Time
From: Johnnie Williams
To: Scott Isaacs
CC: michael Nester

Hi Scott,

I have been in contact with Mike Nester, who filled in for Paul Rohani, and we both agree to APPROVE your plans as submitted to move forward to install your new garage. As indicated in your plans, your new garage will be the same color and style of your now existing garages.

Please let us know if you need any more assistance.

Good luck and happy building.

Blessings,

Johnnie E. Williams, Jr. and
Michael Nester
Via Olivera Spring HOA
ARC Committee

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Dept of Planning
City of Las Vegas

Item 42
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Planning Comments

From: noreply@formstack.com
Sent: Wednesday, April 2, 2025 8:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



Formstack Submission For: Planning App Comments
Submitted at 04/02/25 8:06 PM

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APR 03 2025
Dept of Planning
City of Las Vegas

Meeting Date:	Tuesday, April 8, 2025
Project Number:	25-0042
Position:	I SUPPORT the project and all related applications.
Name:	Scott Isaacs
Residential or Business Address:	7900 Rockwind Ct Las Vegas, NV 89112
Phone:	(425) 830-4707
Email:	scott@isaacsfamily.org

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