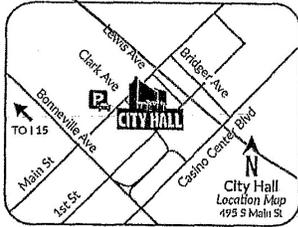


City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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City of Las Vegas  
Department of Planning

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](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

24-0242-VAR1  
16308316007  
BLANC MICHEL & KYOKO  
3145 BEACH VIEW CT  
LAS VEGAS NV 89117

I SUPPORT  
this Request

I OPPOSE  
this Request

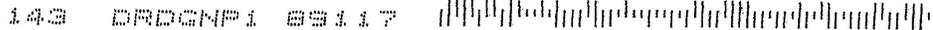
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24-0242-VAR1

Planning Commission Meeting of 07/09/2024

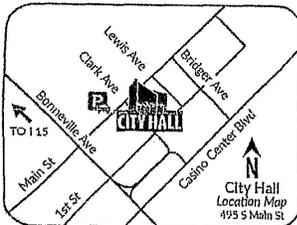
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Item 24  
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City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

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Department of Planning

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24-0242-VAR1  
16308812055  
KESSLER MICHAEL & CHARLOTTE REVO  
KESSLER MICHAEL L & CHARLOTTE A  
TRS  
3237 GREY DOLPHIN DR  
LAS VEGAS NV 89117-3316

I SUPPORT  
this Request

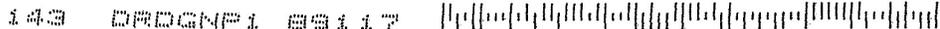
I OPPOSE  
this Request

Please use available blank space on card for your comments.

24-0242-VAR1

Planning Commission Meeting of 07/09/2024

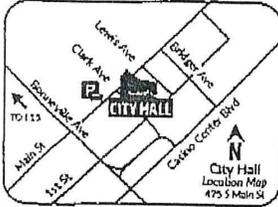
Item 24  
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City of Las Vegas, Department of Community Development  
 495 South Main Street  
 Las Vegas, Nevada 89101

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 Las Vegas, NV  
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24-0242-VARI  
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 BLANC MICHEL & KYOKO  
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 LAS VEGAS NV 89117

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24-0242-VARI

Planning Commission Meeting of 07/09/2024

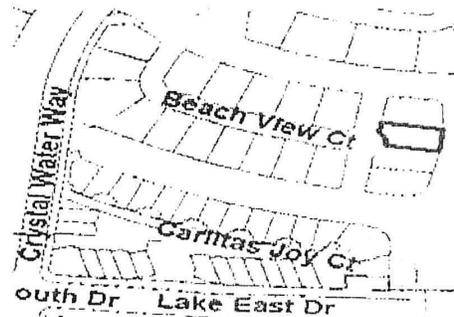
143 000001 89117

**Application Information**

24-0242-VARI - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GEORGES TANNOURY - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL EQUIPMENT [AIR CONDITIONING UNITS] TO NOT BE SCREENED FROM ABUTTING LOTS AND STREETS BY FENCES, WALLS OR LANDSCAPING WHERE SUCH IS REQUIRED; AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.18 acres at 3144 Beach View Court (APN 163-08-316-006), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Scaman).

Please see the attached letter.

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

Meeting: Planning Commission  
 Date: 07/09/2024  
 Time: 6:00 PM  
 Location: Council Chambers  
 495 South Main St. 2nd Fl.  
 Las Vegas, Nevada

Item 24  
 P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 711) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

F000-1000

The UPS Store #4303

07-02-2024 8:58 AM FAX 7028386279

Michel & Kyoko Blanc  
3145 Beach View Ct.  
Las Vegas, NV89117  
805-215-2155

Date: 7/1/2024

To: Planning Commission 24-0242-VAR1

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JUL 08 2024

City of Las Vegas  
Department of Planning

## **WE OPPOSE THIS REQUEST**

To whom it may concern,

I am writing to express my concerns regarding the recent construction activities by our neighbor at 3144 Beach View Ct. Specifically, I wish to address the increased noise levels from their A/C unit, drainage issues caused by their shed construction, potential safety hazards, and the impact on our property value.

### **Increased Noise Level from A/C Unit**

Originally, the A/C unit was installed behind the retaining wall separating our properties, which effectively reduced noise. However, the unit has now been relocated above the wall, adjacent to our bedrooms, resulting in a significant increase in noise levels 24/7. According to Nevada Administrative Code (NAC) 704.870, mechanical equipment should be installed in a manner that minimizes noise levels, especially in residential areas. The current installation fails to comply with this regulation, severely impacting our comfort and quality of life.

### **Drainage Issues from Shed Construction**

The newly constructed shed redirects water from the main roof onto its top, which then flows onto our sidewalk during heavy rainfall. Combined with runoff from our own roof, this creates a flooded sidewalk, posing a risk of water damage to our house and backyard. According to Nevada Revised Statutes (NRS) 278.020, construction should not alter the natural drainage pattern in a way that causes harm to neighboring properties. The current shed design clearly violates this regulation.

### **Safety Issues**

If the shed is closed and filled with items, it obstructs access to the backyard. In the event of a fire or another emergency, this blockage could prevent timely access, posing a significant safety risk. Per NAC 444.568, pathways and access points must remain unobstructed to ensure emergency services can operate effectively.

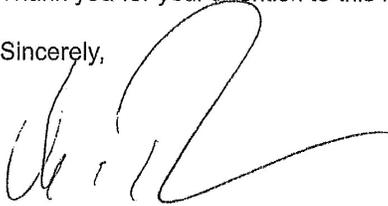
## Decrease in Property Value

The construction of a permanent structure directly against the fence significantly reduces the appeal and value of our properties. If both neighbors were to build similarly, it would transform our properties into a condo-like setup, which is unacceptable. Building codes and zoning regulations, such as NAC 444.570, mandate adequate spacing and setbacks to maintain the integrity and value of individual properties.

I kindly request that the building department REJECTS the 24-0242-VAR1 application and have the owner revert what he built without any building permits to the way it was originally designed. Ensuring adherence to these standards is vital for the safety, comfort, and value of our community.

Thank you for your attention to this matter. I look forward to your prompt response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michel Blanc', with a long horizontal flourish extending to the right.

Michel Blanc

See below pictures:

