



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) _____

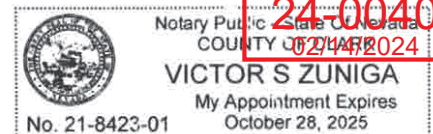
- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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 [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, 2024

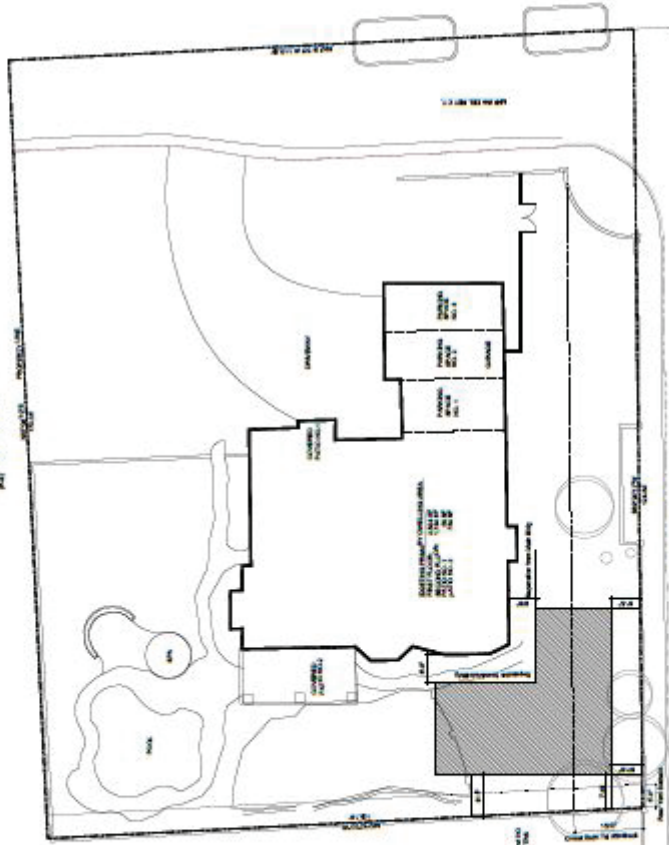
Notary Public in and for said County and State



MARGALIT CASITA

1421 MARINA DEL REY COURT
LAS VEGAS, NV 89117

APPROVED FOR CONSTRUCTION
DATE: 02/14/2024
BY: JOSH CHESNIK



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

DRAWING INDEX

DRAWING INDEX
1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. DETAIL
6. OTHER

24-0040
02/14/2024
Josh Chesnik
Digitally signed by Josh Chesnik
Date: 2024.01.24 08:31:35 -0800

PROJECT SCOPE

CONSTRUCTION OF A DETACHED CASITA ADJACENT TO AN EXISTING RESIDENCE

DESIGN ANALYSIS

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)
- 2021 INTERNATIONAL BUILDING DEPARTMENT CONSTRUCTION CODE (IBC) AND 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)
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ALTERNATIVE

CONSTRUCTION TYPE: SINGLE-FAMILY DETACHED CASITA

DESIGN ANALYSIS

ALLOWABLE HEIGHT: 30'-0"

AREA CALCULATIONS

OVERALL AREA: 1000 SF

ATTIC VENTILATION

NOT REQUIRED

CONSTRUCTION INFORMATION

PROVIDED 3 INCHES

NEIGHBORHOOD MAP

NEIGHBORHOOD MAP

NEIGHBORHOOD MAP

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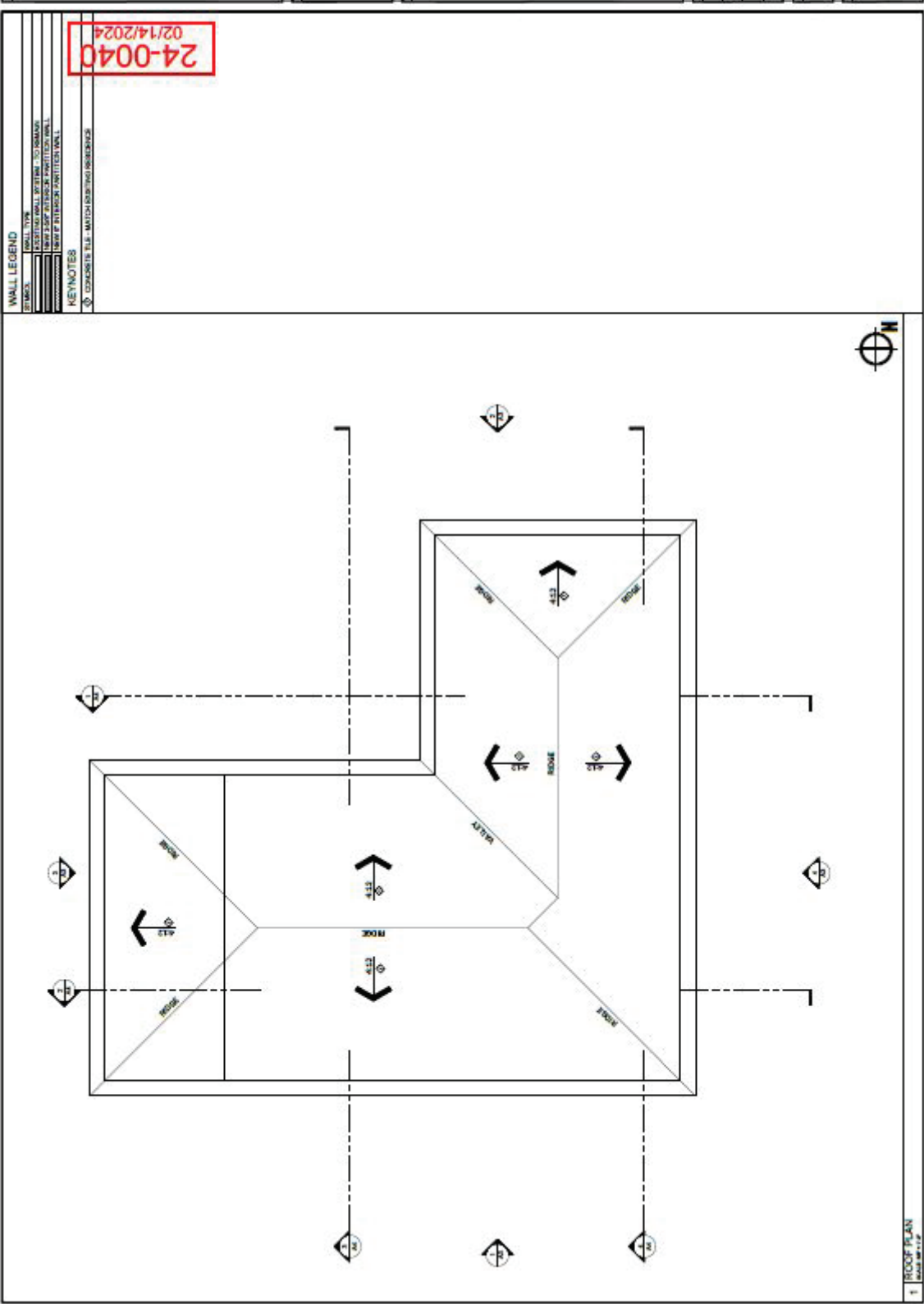
NEIGHBORHOOD MAP

NEIGHBORHOOD MAP

NEIGHBORHOOD MAP

NEIGHBORHOOD MAP





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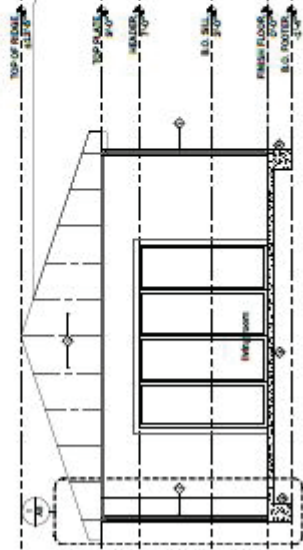
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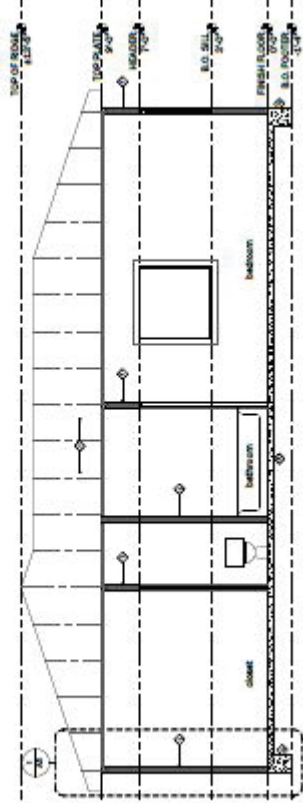
KEYNOTES

- 1. 3/4" MODULATED WALL
- 2. PERMANENTLY APPLIED INSULATION
- 3. 1/2" GYPSUM TO SLAB ON GRADE
- 4. 1/2" GYPSUM TO ROOFING

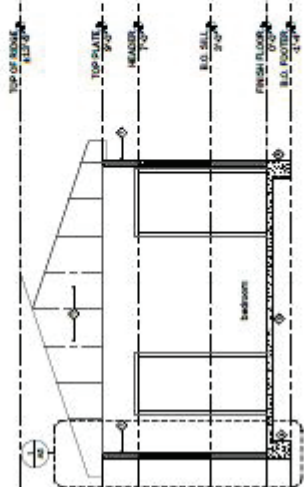
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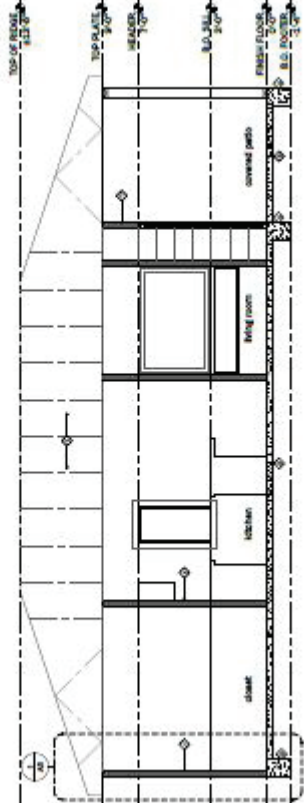
3 SECTION
WALLS 1/4" F.P.



4 SECTION
WALLS 1/4" F.P.



1 SECTION
WALLS 1/4" F.P.



2 SECTION
WALLS 1/4" F.P.

