

The Exemption Trust of the I2KP Family Trust
2675 S. Jones Boulevard, Suite 209
Las Vegas, Nevada 89146

March 16, 2025

Seth Floyd, Director of Community Development
City of Las Vegas, Planning and Zoning

Re: Justification Letter – 3133 Beach View Court, Las Vegas, Nevada 89117

Dear Mr. Floyd:

We are respectfully requesting a variance of development standards to build a single story single family residence within the 20' rear setback of the parcel. Under the City of Las Vegas standards, the rear setback of the parcel is purportedly 20 feet and we are requesting permission to build improvements at a 15 foot rear setback. When we began the process of designing our single story home in this community, the Architectural Review Committee for the Association (ARC) provided us with the setback requirements for our parcel. A copy of the setback requirements provided by the ARC for new construction are provided below for reference:

B.	RPD – 4 – Block 2 – R1 Lots (Beach View)		
1.	Ground Level		
	Front -	18'	Total/5' Min
	Sides -	14'	
	Rear -	15'	
	Corner Lots -	15'	

These setbacks provided by the Association have been the setback requirements used since the inception of this planned development in the 1980s and were the setback requirements relied upon by us when we acquired the parcel in 2004. We then used this information to engage an architect, surveyors, engineers and other consultants to design our home in accordance with the setback requirements provided by the Association and incurred significant expense in doing so. In fact, several lake facing homes in this development have built their residential structure within 20 feet from the rear boundary line, which was approved by both the Association and the City of Las Vegas without having to seek a variance of development standards. This is evidenced by the fact that, despite City of Las Vegas planning and zoning staff members searching for such grants of variance approvals, they have been unable to locate a single one. By way of example only, those residences include, among others, the following:

25-0127
03/22/2025

- 3008 Beach View Court
- 3113 Beach View Court
- 3141 Beach View Court
- 3132 Beach View Court
- 3120 Beach View Court
- 3008 Island View Court

We are requesting a variance from the 20' rear setback requirement being asserted by the City of Las Vegas so that we can receive the same treatment that was given to the many other homeowners in our community over the last 35 years who pursued their dream of designing and constructing their own home. Because of the recent disagreement between the Association and the City of Las Vegas as to the rear setback, we have experienced exceptional and undue hardship in that we have invested material sums of money in acquiring the real estate and engaging consultants and architects in reliance on the information and standards previously accepted by the ARC, the City of Las Vegas, and otherwise used by all of the other homeowners in this community to construct their homes. Enforcing a 20' rear setback requirement on lake facing lots amounts to a material impairment of our private property rights, particularly since we are being held to a different and higher standard than the other homeowners in our community. We also do not feel that the construction of the home with a 15 foot rear setback (as opposed to 20 feet) poses any increased risk of fire hazard due to the fact that the parcel is adjoining the lake and has large open space in the rear. Furthermore, the portion of the improvements which are setback 15 feet from the lake are the covered patio, and the master bedroom is set back 17 feet from the lake wall. These setback are in line with the adjoining homes in the community and have been approved by the ARC. Therefore, the granting of the variance would not have a substantial detriment to the public good nor would it substantially impair the intent or purpose of any ordinance or resolution affecting the parcel.

Thank you for your consideration.

John Georgis

25-0127
03/22/2025