



01/15/2021

City of North Las Vegas

Planning Commission
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

Letter of Intent

Dear Commission Members,

Thank you for taking the time to review this special use permit application for a proposed Accessory Dwelling Unit. This accessory dwelling unit would be located at 6006 Magic Mesa Street, in North Las Vegas, Nevada 89031. The owner Jessica Little is seeking to construct a 797 sq. ft. accessory dwelling unit in the backyard of her current residence. This building will include 1 bedroom, 1 bathroom, laundry, kitchen and living space. This will be a full time living space for her parents to be closer to the grand kids. This building will match the existing residence completely as shown in new elevations provided.

This construction would not negatively affect current traffic conditions, we want to also provide a small driveway to park 1 vehicle, as shown on site plan. It would match the next door neighbors extra driveway exactly. I feel that this building would fit into the current neighborhood harmoniously as we will be matching the style of the existing home and the surrounding houses. It will be tucked in nicely into the rear yard with all match esthetics and landscaping. The accessory dwelling unit meets general setback and height requirements. And was greeted with enthusiasm verbally from neighbors when presented. If Signatures are required we would be happy to submit them as well.

Construction documents should take about 30 days to finish and submit to building department. The construction for this project once building permit has been given should take approximately 90 - 120 days for completion.

Again thank you for your time, I hope we have provided enough information to gain your confidence to approve this project. So we can get this family into a home.

Sincerely,

Coltyn Simmons

Custom Fit Construction



ISSUE	DATE	BY
Issued for client approval	01/12/2021	JMW
Issued for bidding		
Issued for plan check		
Issued for construction		

REVISIONS	DATE	BY

OVERALL SITE PLAN

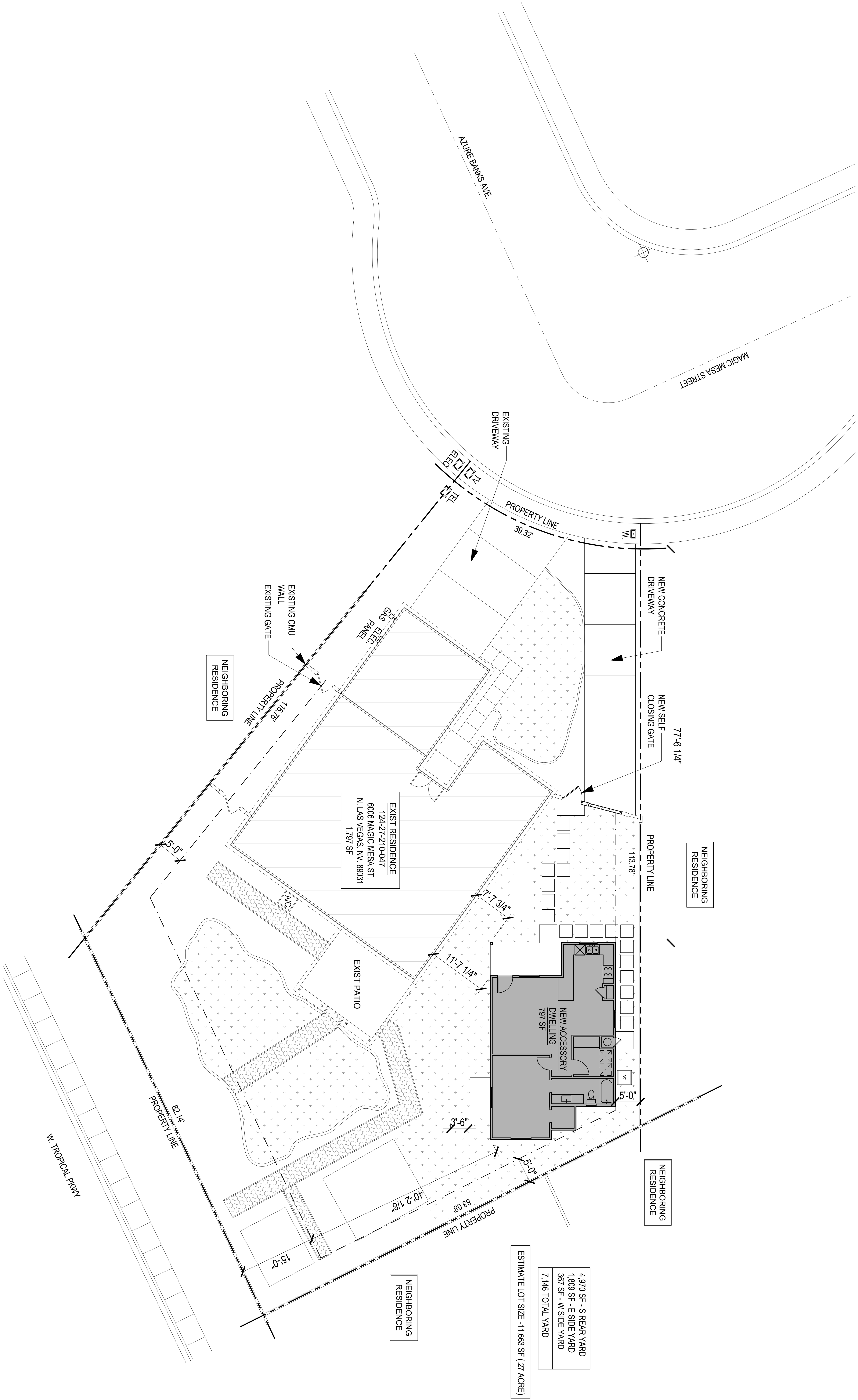
WONG DETACHED ACCESSORY BUILDING

6006 MAGIC MESA ST.
NORTH LAS VEGAS, NV.
89031

DATE:	01/01/2021
DRAWN BY:	J. WOOTEN
CHECKED BY:	COLTON SIMMONS
SCALE:	As Noted
PROJECT NO.	2020-21
PERMIT NO.	-

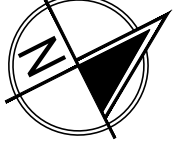
A1.5

SHEET NO.



1 OVERALL SITE PLAN

SCALE: 1/16"=1'-0"





ISSUE	DATE	BY
Issued for client approval	10/11/2021	JMW
Issued for bidding		
Issued for plan check		
Issued for construction		

REVISIONS	DATE	BY

OVERALL FLOOR PLANS

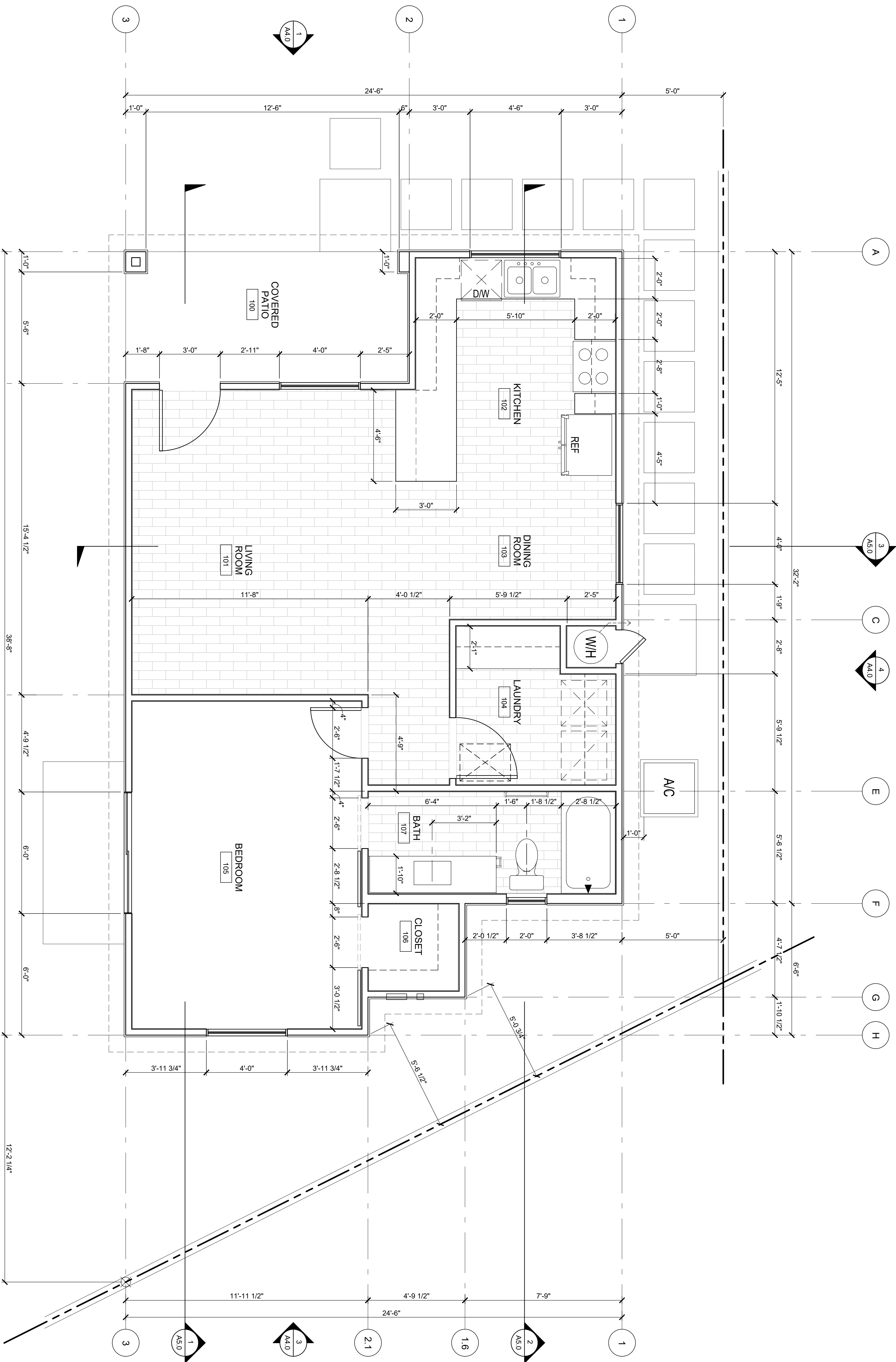
WONG DETACHED ACCESSORY BUILDING

6006 MAGIC MESA ST.
NORTH LAS VEGAS, NV.
89031

DATE:	01/10/2021
DRAWN BY:	J. WOOTEN
CHECKED BY:	COLTON SIMMONS
SCALE:	As Noted
PROJECT NO.	2020.21
PERMIT NO.	-

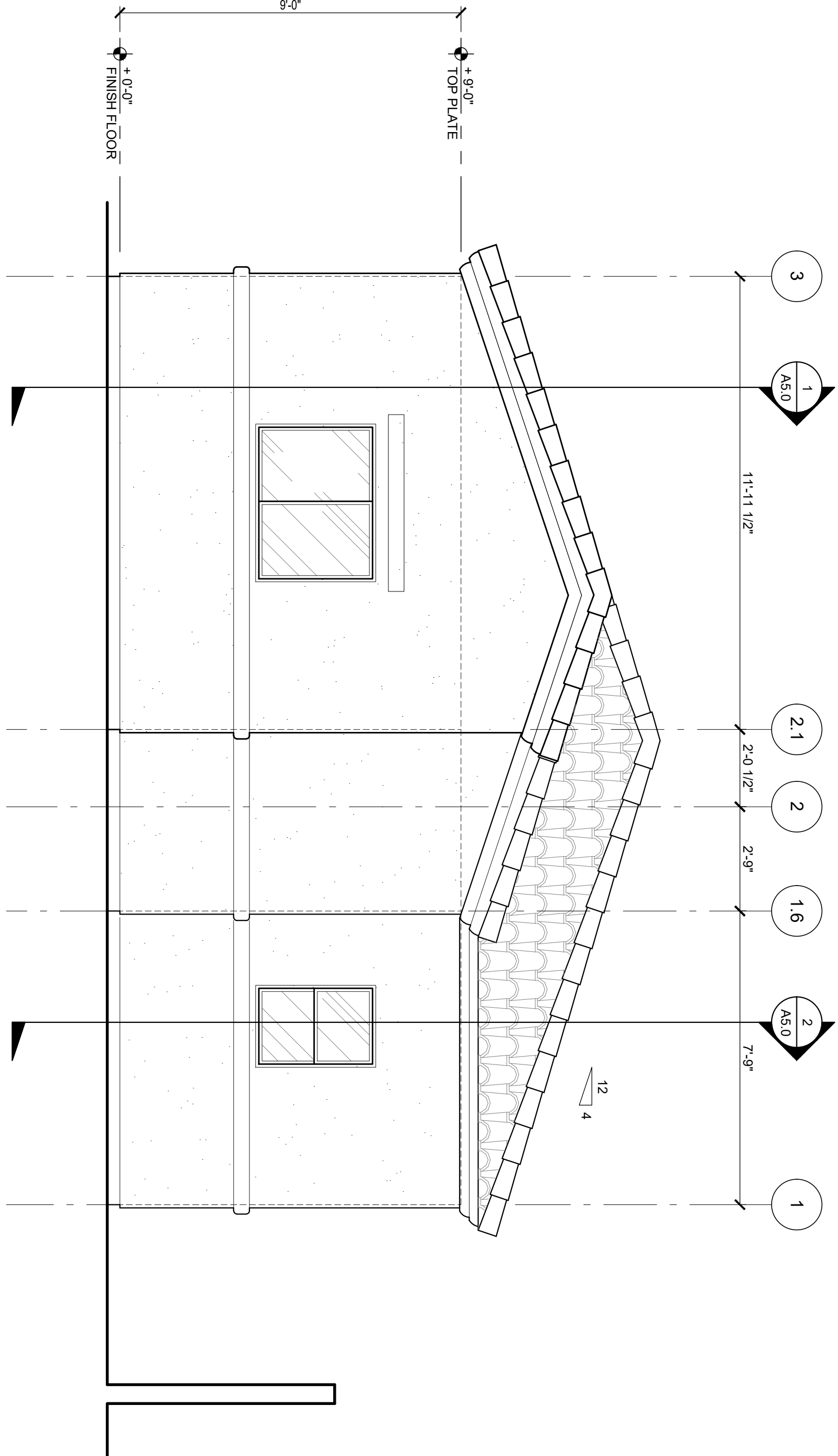
A2.0

SHEET NO.

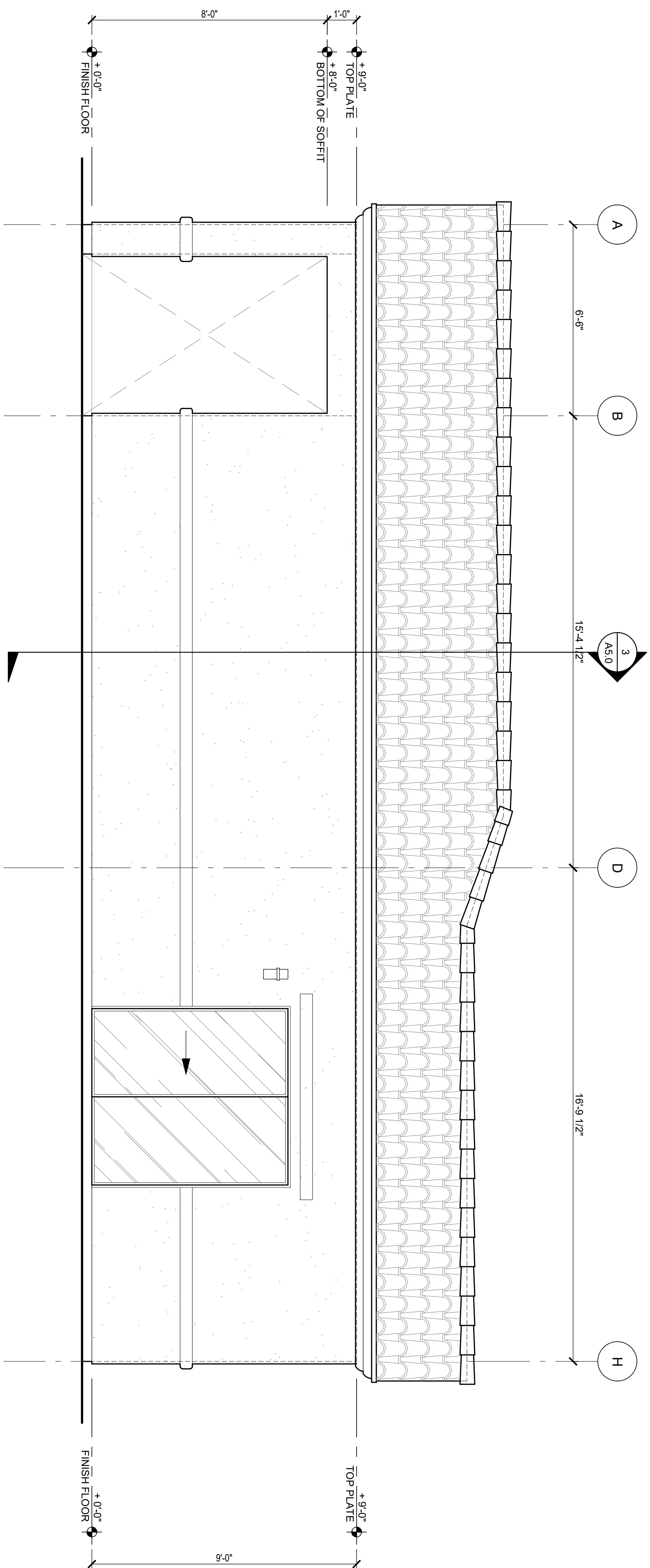


1 OVERALL FLOOR PLAN

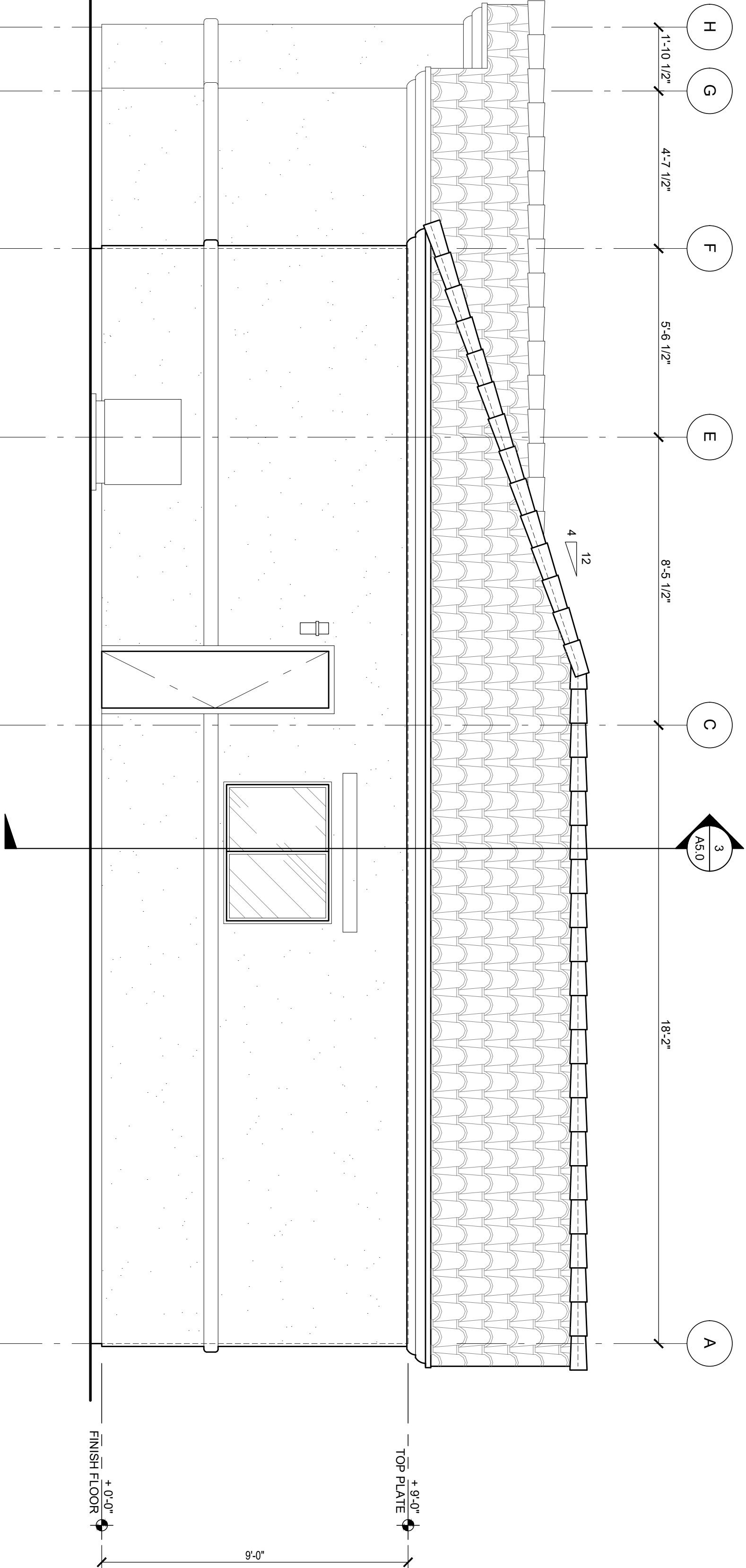
SCALE: 3/8"=1'-0"



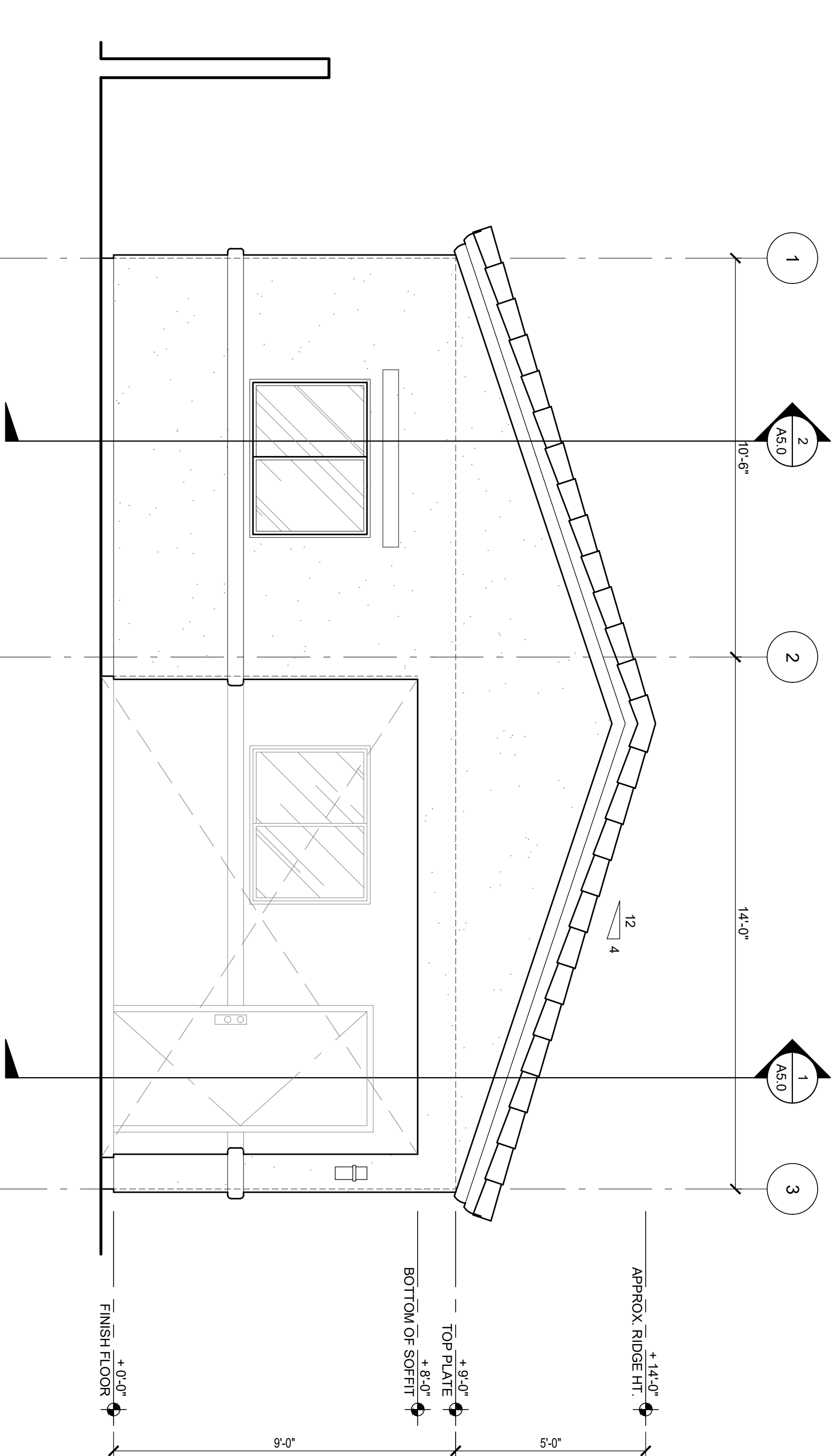
3 EAST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"

OVERALL EXTERIOR ELEVATIONS
WONG DETACHED ACCESSORY BUILDING

6006 MAGIC MESA ST.
NORTH LAS VEGAS, NV.
89031

DATE: 01/10/2021
DRAWN BY: J. WOOTEN
CHECKED BY: COLTON SIMMONS
SCALE: As Noted
PROJECT NO: 2020-21
PERMIT NO: -

A4.0

SHEET NO.



EXISTING ELEVATION OF EXISTING RESIDENCE.



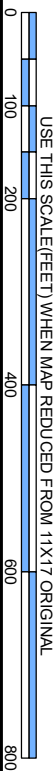
Optional

We want to match neighbors driveway.

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.



MAP LEGEND

- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PM/LD BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PM/LD BOUNDARY
 - SECTION LINE
- 007 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 1.00 ACREAGE
 - 202 PARCEL SUB/SEQ NUMBER
 - PB 24-45 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - GL5 GOV. LOT NUMBER

BOOK			
T19S R61E			
100	101	102	
125	124	123	
138	139	140	

SEC.			
27			
6	5	4	3
2	1	10	11
18	17	16	15
19	20	21	22
30	29	28	27
31	32	33	34

MAP			
S 2 NW 4			
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4

124-27-2			

