

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-32-2022 **Nelson Residence # 1**
Date: July 13, 2022

The Department of Public Works has reviewed this application and has no objection to allow a single-family residence.

NOTE: For informational purposes only:

The parcel is encroaching 2 (two) feet into the public right-of-way. A Revocable Encroachment permit will be required for any structure or landscaping within the public right-of-way, if applicable.



Duane McNelly, Land Development Coordinator
Department of Public Works



Erik Cerna

(702) 576-8295

erik.cerna96@gmail.com

3041 Aloha Ave. Las Vegas, NV 89121

June 13, 2022

City of North Las Vegas
2250 N. Las Vegas Blvd,
North Las Vegas, NV 89030

To whom it may concern:

This letter is to state the intentions I have with my two lots located at 1304 & 1308 Nelson Ave. I tried to submit my single family home plans for the two lots, however, I received a comment stating that I need a special permit to build them. I am just trying to build two simple houses, nothing more. The new construction of these homes will be similar to those around it.

Sincerely yours,

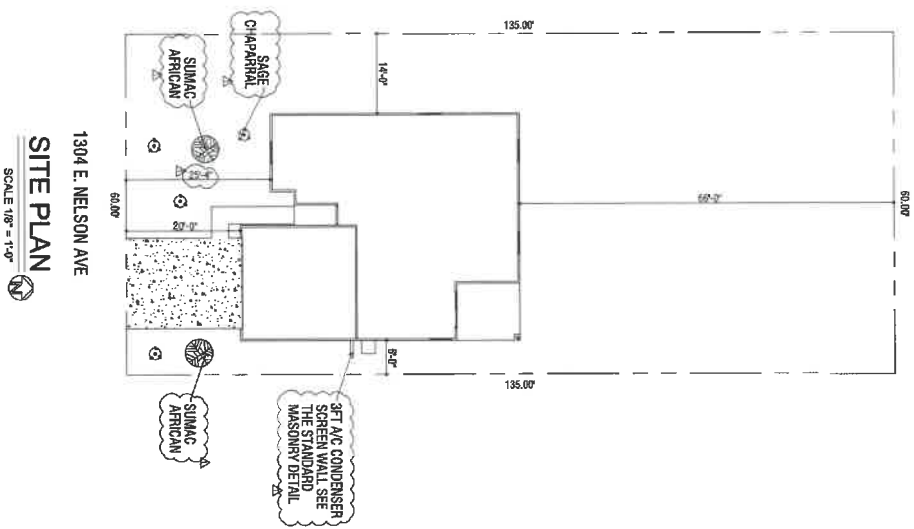
Erik Cerna

Revised 11/21/2022
 SWP-32-2022

SOUTHERN NEVADA BUILDING OFFICIALS
 REGIONAL STANDARDS
MASONRY FENCES

SECTION 1: 1'-0" SCALE
 SECTION 2: 1'-0" SCALE

1. FENCE SHALL BE 4'-0" HIGH AND 4" THICK AT ALL TIMES.
 2. FENCE SHALL BE CONSTRUCTED OF 4" CMU WITH 1/2" REINFORCING BARS.
 3. FENCE SHALL BE SET ON 4" CONCRETE FOOTING.
 4. FENCE SHALL BE SET ON 4" CONCRETE FOOTING.
 5. FENCE SHALL BE SET ON 4" CONCRETE FOOTING.
 6. FENCE SHALL BE SET ON 4" CONCRETE FOOTING.

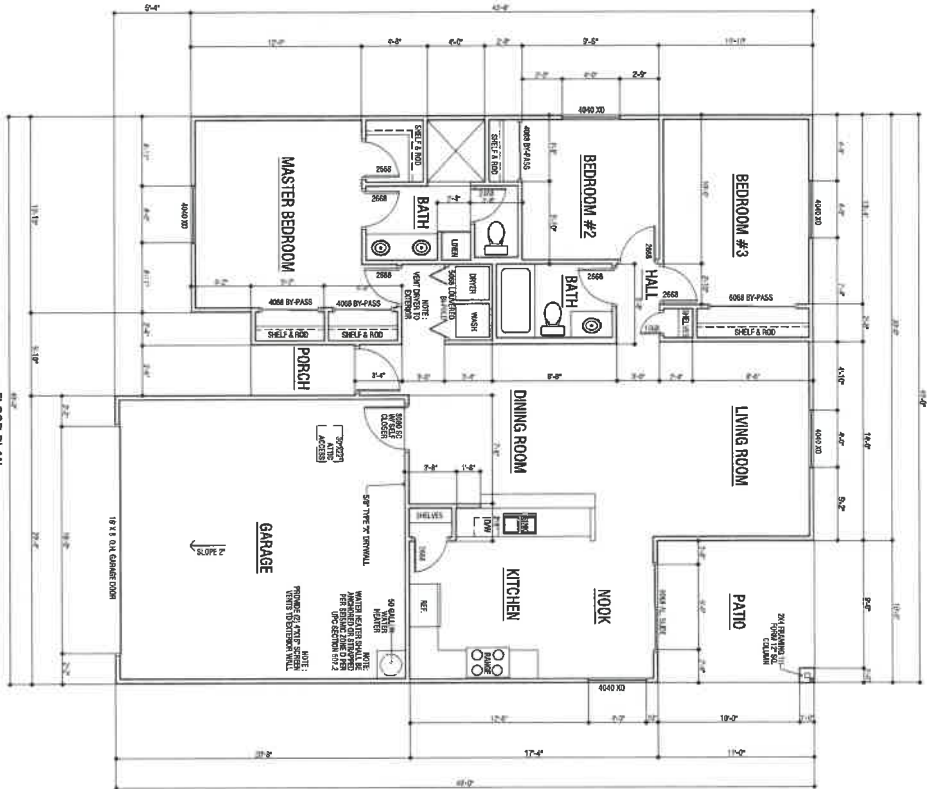
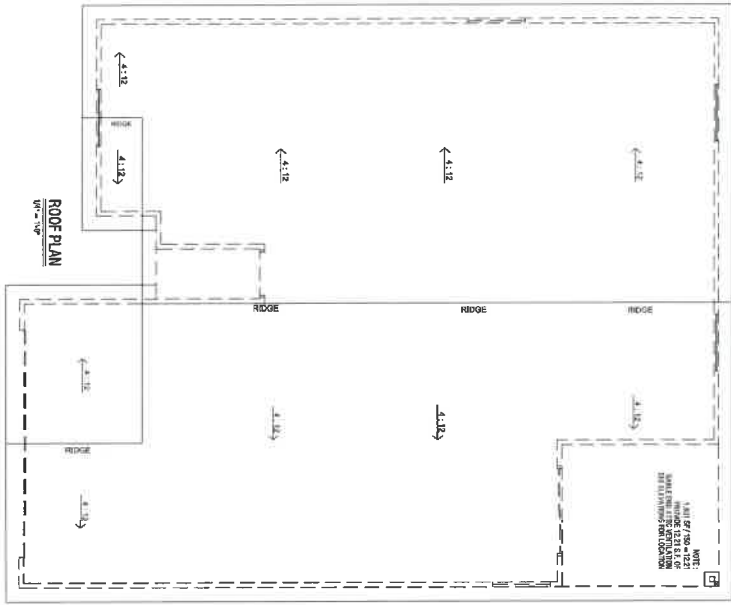


REV. DATE:	1 7/6/22
SHEET #	SD.1
SHEET DESCRIPTION:	SITE PLAN
DATE:	1/15/22
SCALE:	1" = 10'-0"

PROPOSED 1,275 SQ. FT. LIVEABLE
1304 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Real Architecture
 4640 S. Eastern Ave. Ste. 405
 Las Vegas, NV 89103
 702.733.8888

ROCHINS PROPERTY DEVELOPMENT INC.
 611 W. 10TH STREET, SUITE 100



FLOOR PLAN
 1/8" = 1'-0"
 1,275 SQ. FT. LIVEABLE
 1,015 SQ. FT. GARAGE
 20' x 10' PATIO
 20' x 10' PORCH

PROPOSED 1,275 SQ. FT. LIVEABLE
1304 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Real Estate
 Phone: 702.455.1234
 Fax: 702.455.1234
 450 S. Flamingo Ave. Ste. 205
 Las Vegas, NV 89102
 702.455.1234

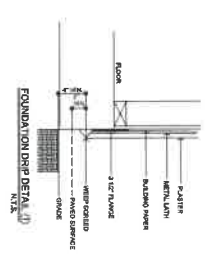
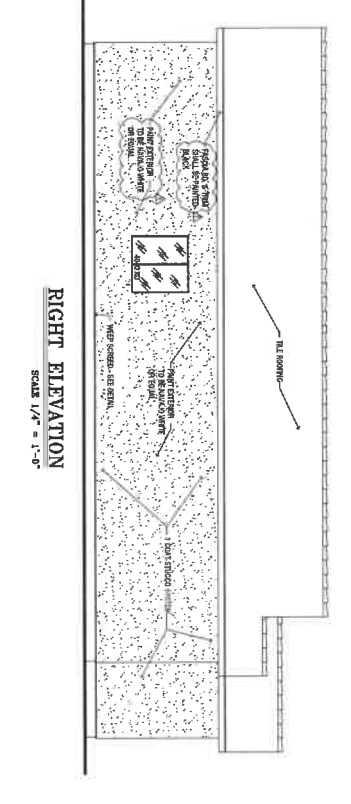
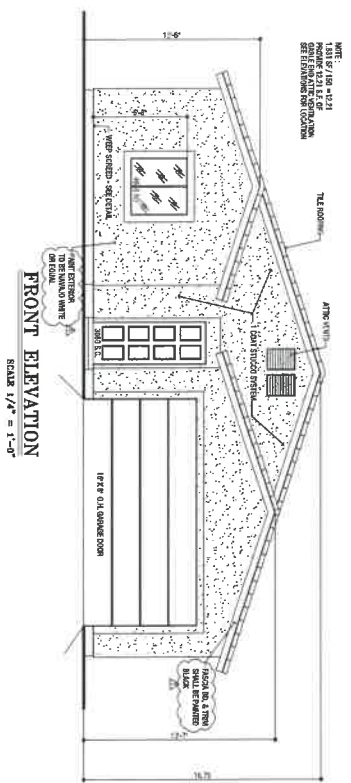
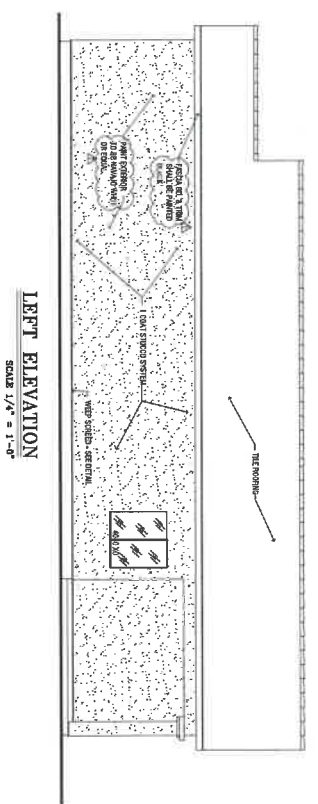
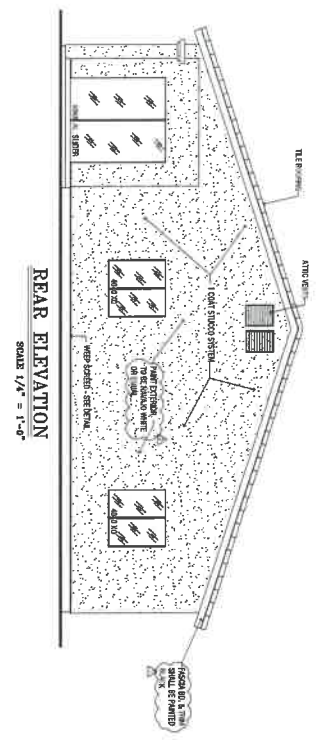


Real Estate

ROCHINS PROPERTY DEVELOPMENT, INC.
 461620 LUMI 1043.00

REV. DATE:	
SHEET #	A.1
DATE:	1/15/22
SCALE:	1/4" = 1'-0"
SHEET DESCRIPTION	
FLOOR PLAN	

Revised 1/12/2022
 Supp 32-2022



PROPOSED 1,275 SQ. FT. LIVEABLE
 1304 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030

REV. DATE:	1 7/8/22
SHEET DESCRIPTIONS	
DATE: 1/15/22	
SCALE: 1/4" = 1'-0"	
SHEET #	
A.2	

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.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1X1Z ORIGINAL.

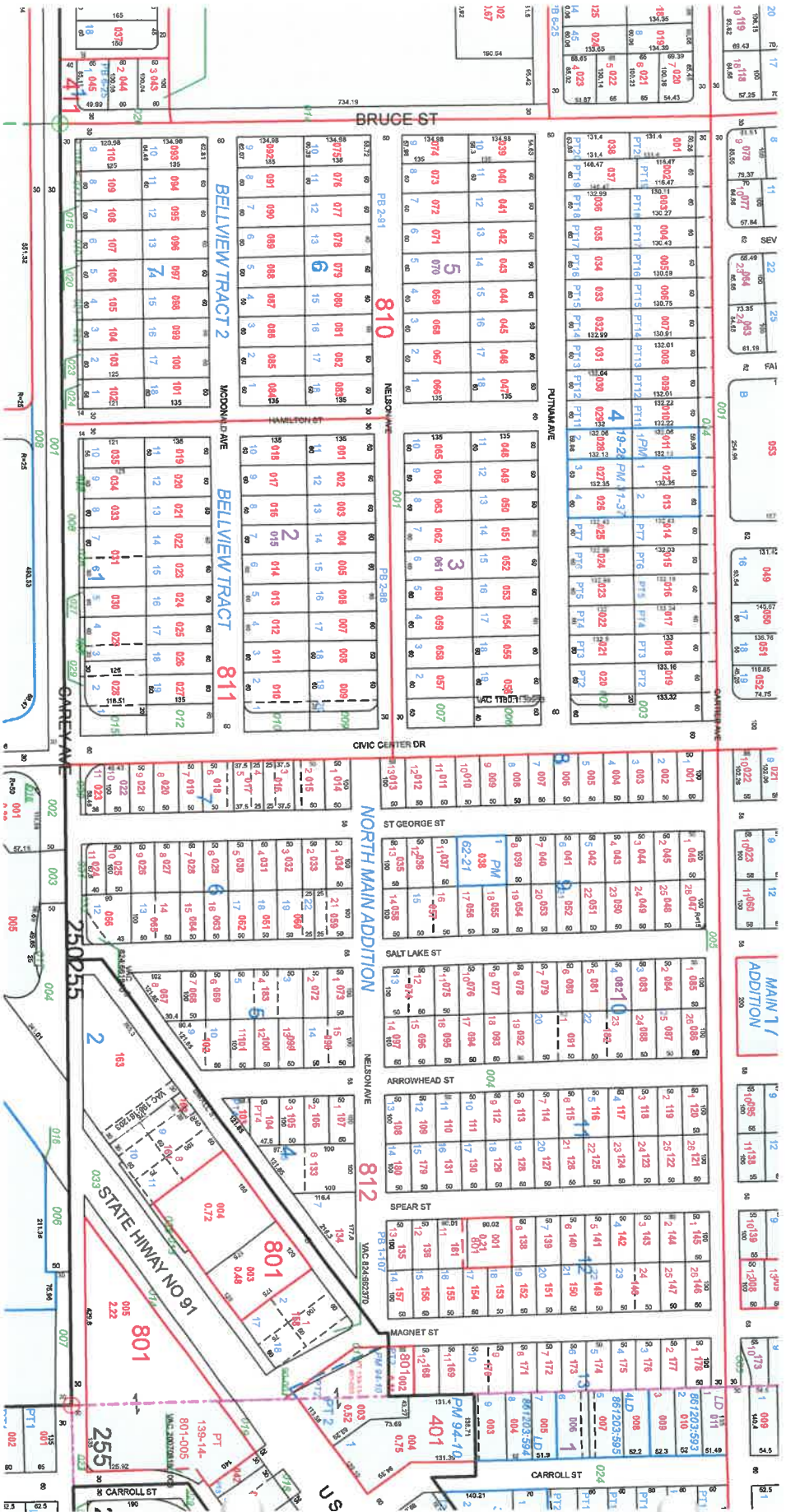
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK	T20S R61E	SEC	14	MAP	S 2 SE 4	139-148
125	124	123	12	1	1	1
138	139	140	11	2	2	2
163	162	161	10	3	3	3
164	163	162	9	4	4	4
165	164	163	8	5	5	5
166	165	164	7	6	6	6
167	166	165	6	7	7	7
168	167	166	5	8	8	8
169	168	167	4	9	9	9
170	169	168	3	10	10	10
171	170	169	2	11	11	11
172	171	170	1	12	12	12

Scale: 1" = 200'
 Rev: 1/8/2019

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Right of Way PCL
- Historic Sub Boundary
- Section Line
- Condition Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- Parcel Subarea Number
- Block Number
- Lot Number
- Gov Lot Number

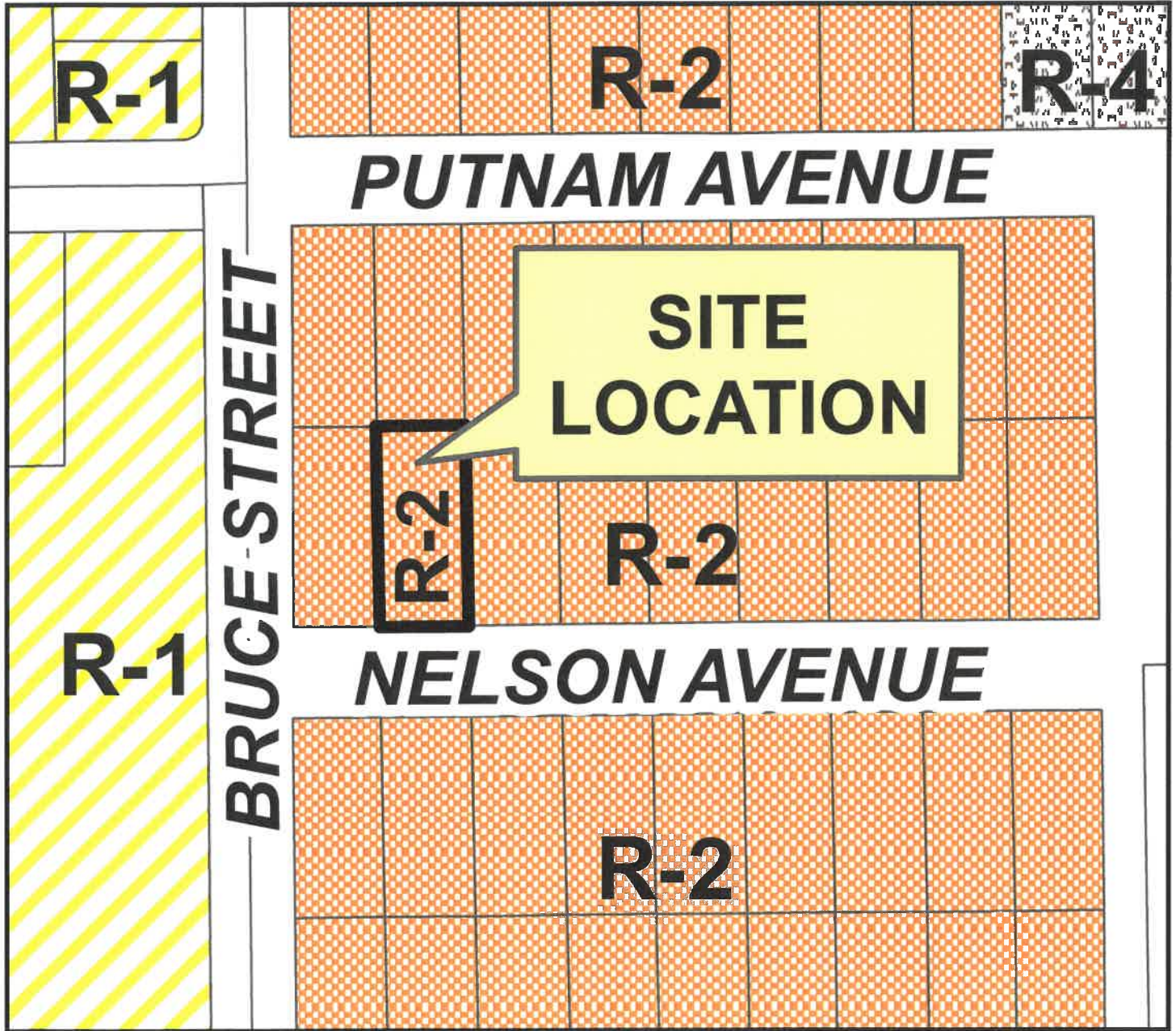


TAX DIST 255.250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Raul Avendano
Application Type: Special Use Permit
Request: To Allow a Single-Family Residence
Project Info: 1304 East Nelson Avenue
Case Number: SUP-32-2022

7/14/2022

