


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-33-2022 **Nelson Residence # 2**
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

SOUTHERN NEVADA BUILDING OFFICIAL
NEVADA STANDARDS
MASONRY FENCES

EN-108-1
 02-01-2021
 PG. 1 OF 2

Code Official: Building Department
City/County: Las Vegas, NV
Project Name: MASONRY FENCES
Project Address: 1308 E Nelson Ave
Project No.: 2018-00000

REVISIONS:

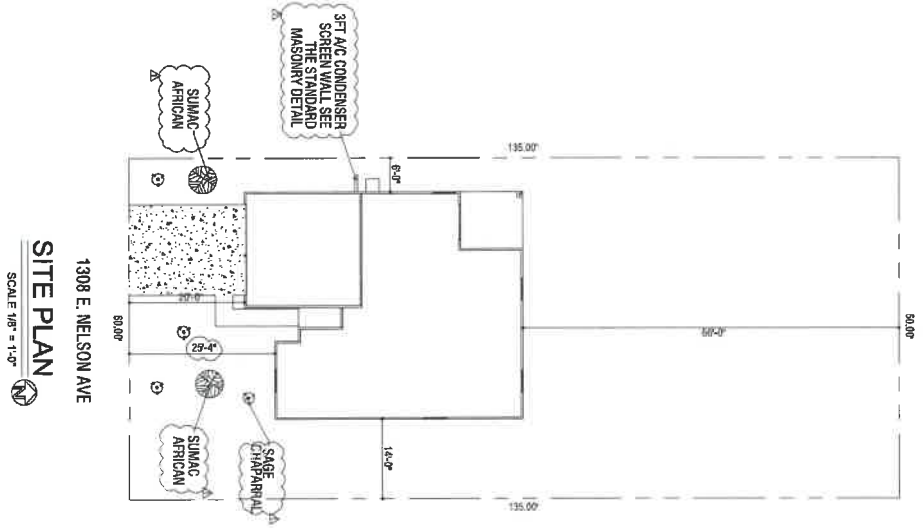
1. ALL WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING:
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9. ALL WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING:
10. ALL WALLS SHALL BE CONSTRUCTED AS PER THE FOLLOWING:

WALL SCHEDULE FOR WALL OF CONCERN

NO.	DESCRIPTION	THICKNESS	HEIGHT	FINISH
1	CONCRETE	8"	6'	SMOOTH
2	BRICK	8"	6'	COMMON
3	CMU	8"	6'	SMOOTH

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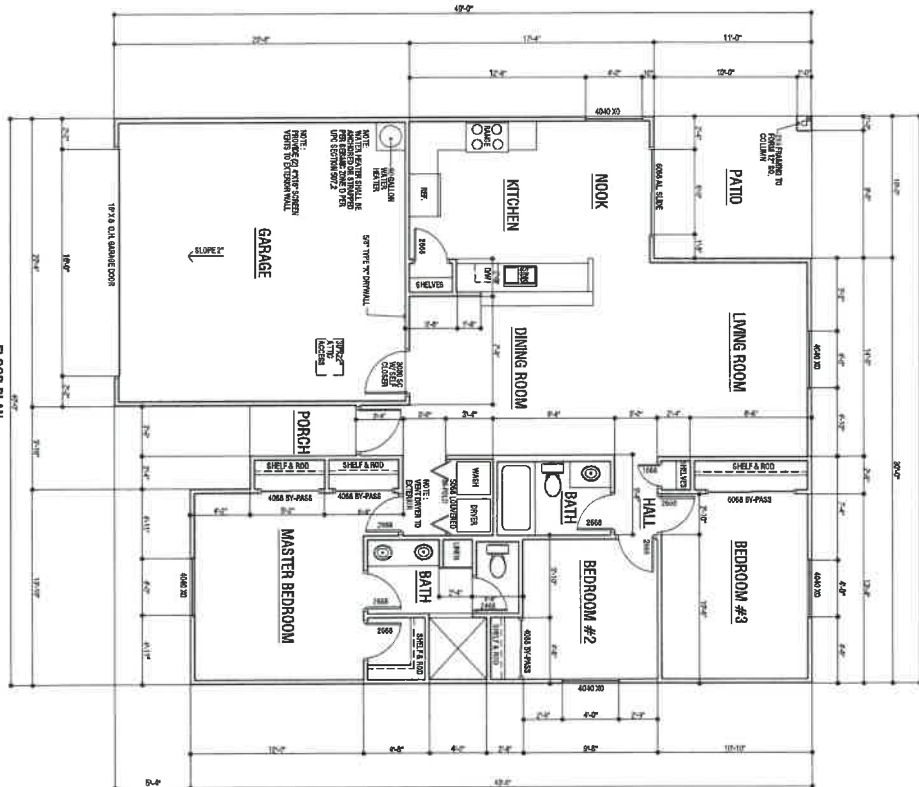
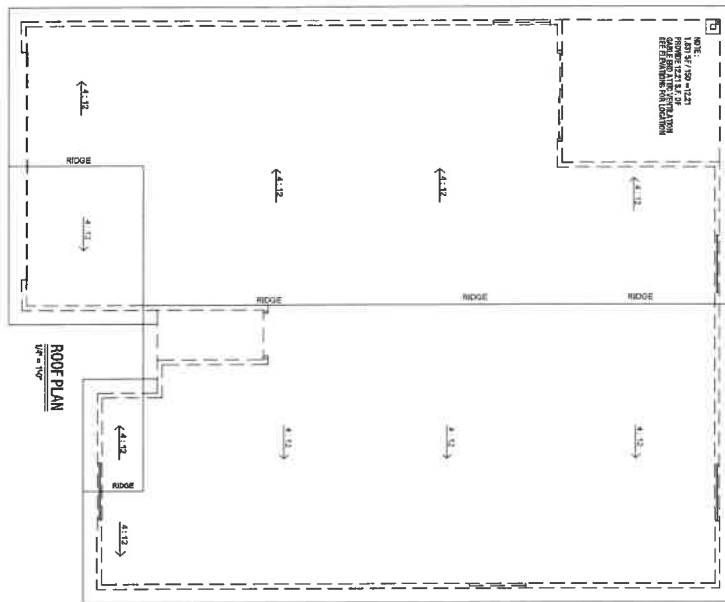
Revised 1/12/22
 Supp 33-2022

REV.	DATE
1	7/6/22
SHEET #	
SD.1	

PROPOSED 1,275 SQ. FT. LIVEABLE
1308 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Redwood
 Project: 1308 E Nelson Ave
 1550 S Eastern Ave, Ste. 405
 Las Vegas, NV 89002
 702-543-4533

ROCHINS PROPERTY DEVELOPMENT INC
 1311 W. 14th St. #1000 Las Vegas, NV 89102



FLOOR PLAN
 1/15/22
 1,275 SQ. FT. LIVING AREA
 1,700 SQ. FT. FINISHED
 2,975 SQ. FT. TOTAL

PROPOSED 1,275 SQ. FT. LIVEABLE
1308 E. NELSON AVE
NORTH LAS VEGAS, NV 89030

Red Henderson
 President
 Henderson@redhenderson.com

1880 S. Eastern Ave. Ste 108
 Las Vegas, NV 89109
 (702) 735-9192

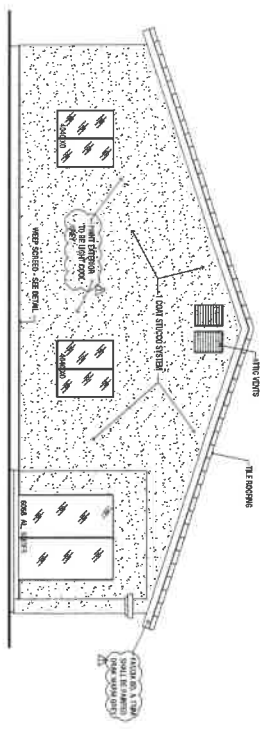
Red Henderson

RED HENDERSON PROPERTY DEVELOPMENT INC
 1000 S. LANTANA AVE. SUITE 100
 LAS VEGAS, NV 89102

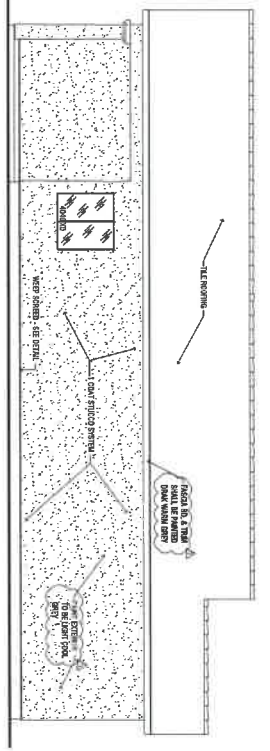
REV. DATE:	
SHEET #	A.1
SHEET DESCRIPTION	FLOOR PLAN
DATE:	1/15/22
SCALE:	1/4" = 1'-0"

Revised 7/12/2022
 Sup-33-2022

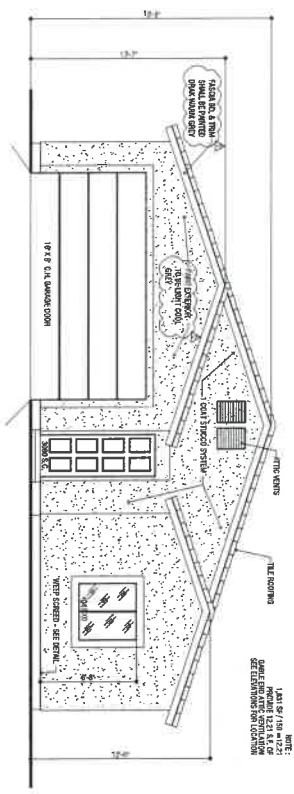
REAR ELEVATION
 SCALE 1/4" = 1'-0"



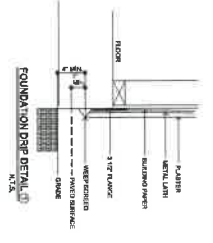
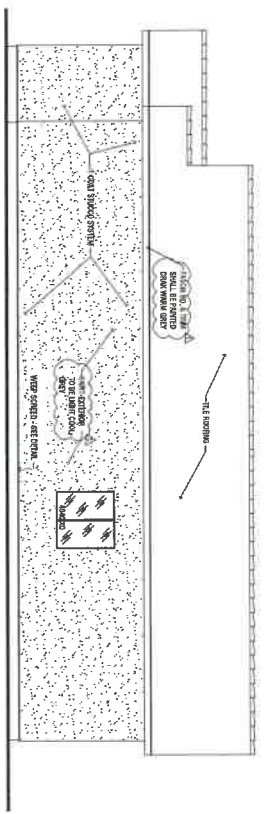
LEFT ELEVATION
 SCALE 1/4" = 1'-0"



FRONT ELEVATION
 SCALE 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED 1,275 SQ. FT. LIVEABLE
 1308 E. NELSON AVE
 NORTH LAS VEGAS, NV 89030

Real Architecture
 Project: 1308 E. Nelson Ave. 1308
 Las Vegas, NV 89030
 (702) 883-9993

ROCHINS PROPERTY DEVELOPMENT INC.
 13170 W. #71550 LV, NV 89130

REV.	DATE	DESCRIPTION
1	7/6/22	

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 MEASUREMENTS FROM THIS ORIGINAL.



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH / LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- ROAD PARCEL NUMBER
- PARCEL NUMBER
- AIRSPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- MATCH / LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBNO NUMBER
- PB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 625 GOV. LOT NUMBER

T20S R61E

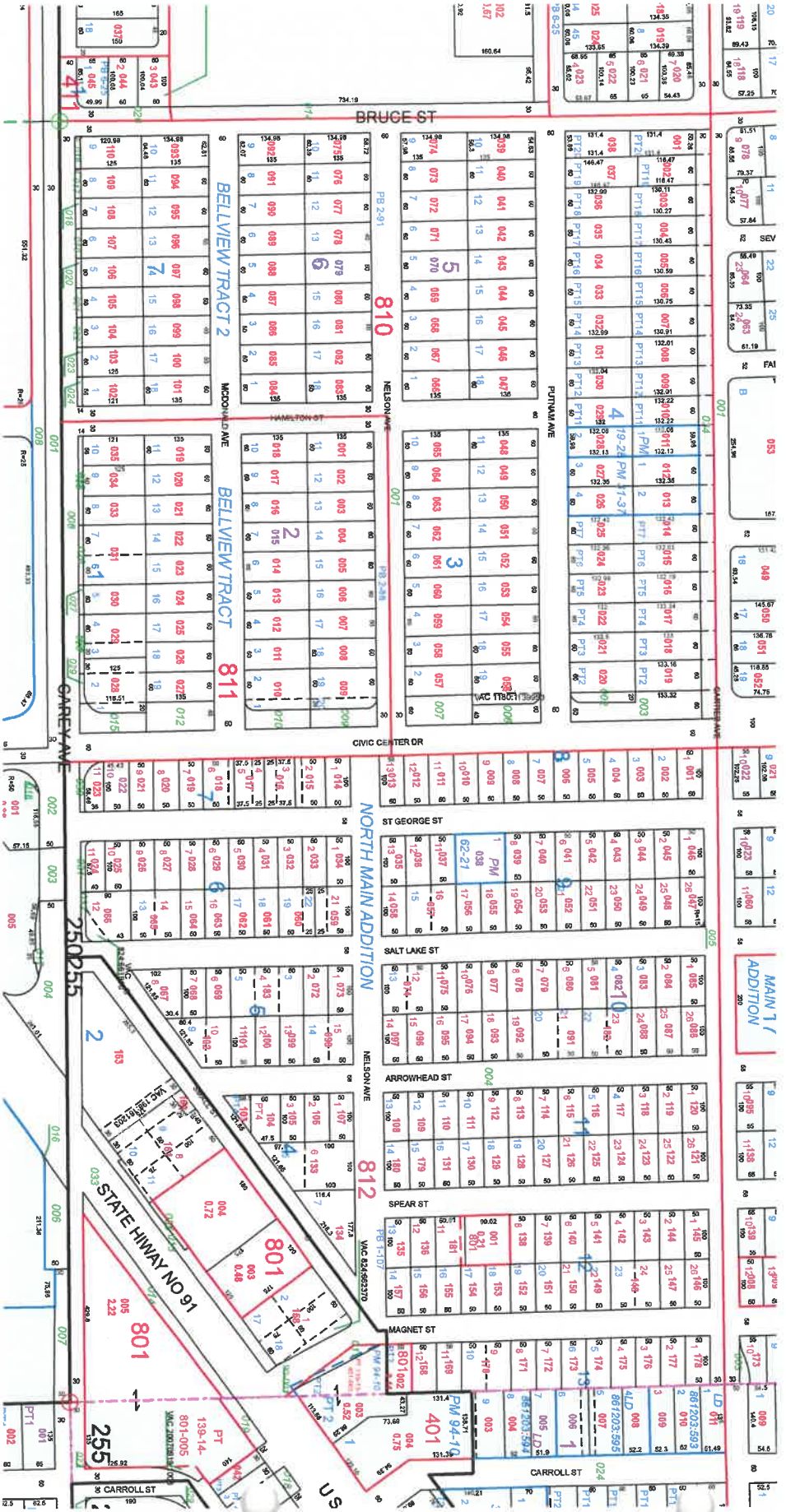
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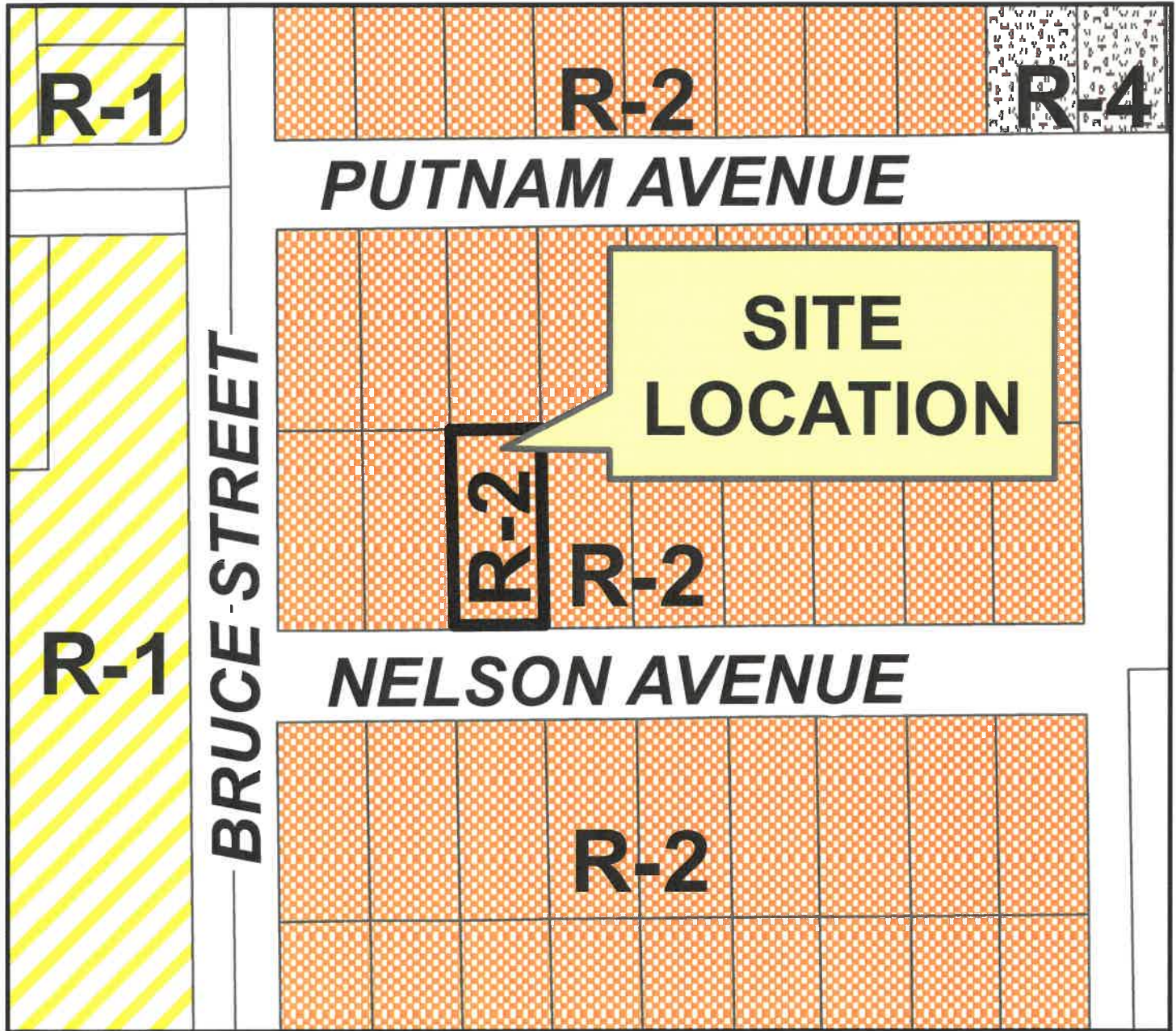


TAX DIST 255,250



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: 1308 East Nelson Avenue
Case Number: SUP-33-2022

7/18/2022

