

## CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-75-2023 **Mojica Family New House**  
Date: January 18, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plan, and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the layout. The footprint of proposed structures shall be plotted on the plans and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
4. Proposed residential driveway slopes shall not exceed twelve percent (12%).
5. The existing driveways shall be reconstructed to meet the current code.
6. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

SUP-75-2023 **Mojica Family New House**

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For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

Las Vegas, November 6th, 2023

**City of Las North Vegas,  
Land Development and Community Services Department  
Project Description: MojicaFamilyNew House  
106 Oxford Ave, North Las Vegas, NV 89030**

I, Elder Mojica, am requesting a Special Use Permit for a SINGLE FAMILY HOME which will be my New home located at 106 Oxford Ave, Las Vegas NV 89030. Total area of construction will be 2,850 sq ft. The project is located in a RA/DC zone. It will have 4 bedrooms, 3 full bathrooms, Laundry area, Living room, Dining room, kitchen and a two-car garage sized 22ft wide by 20 ft deep. Exterior finish on the walls to be stucco (Beige in color-earth color) and roof to cover to be roof tile red/pink color (earth color as well).

This lot is now vacant and I want to build my new house on this property. Zoning Department Technicians explained to me that this is a Re-zoning area and because of that I need to get a Special Use Permit approved before I can proceed to submit my Construction plans for Review and Approval.

The house I am trying to build will be my new Residence and that of my family, so I appreciate if you would approve my project. I am willing to modify my project and follow any requests made to me by the Departments in charge.

Thanks in advance

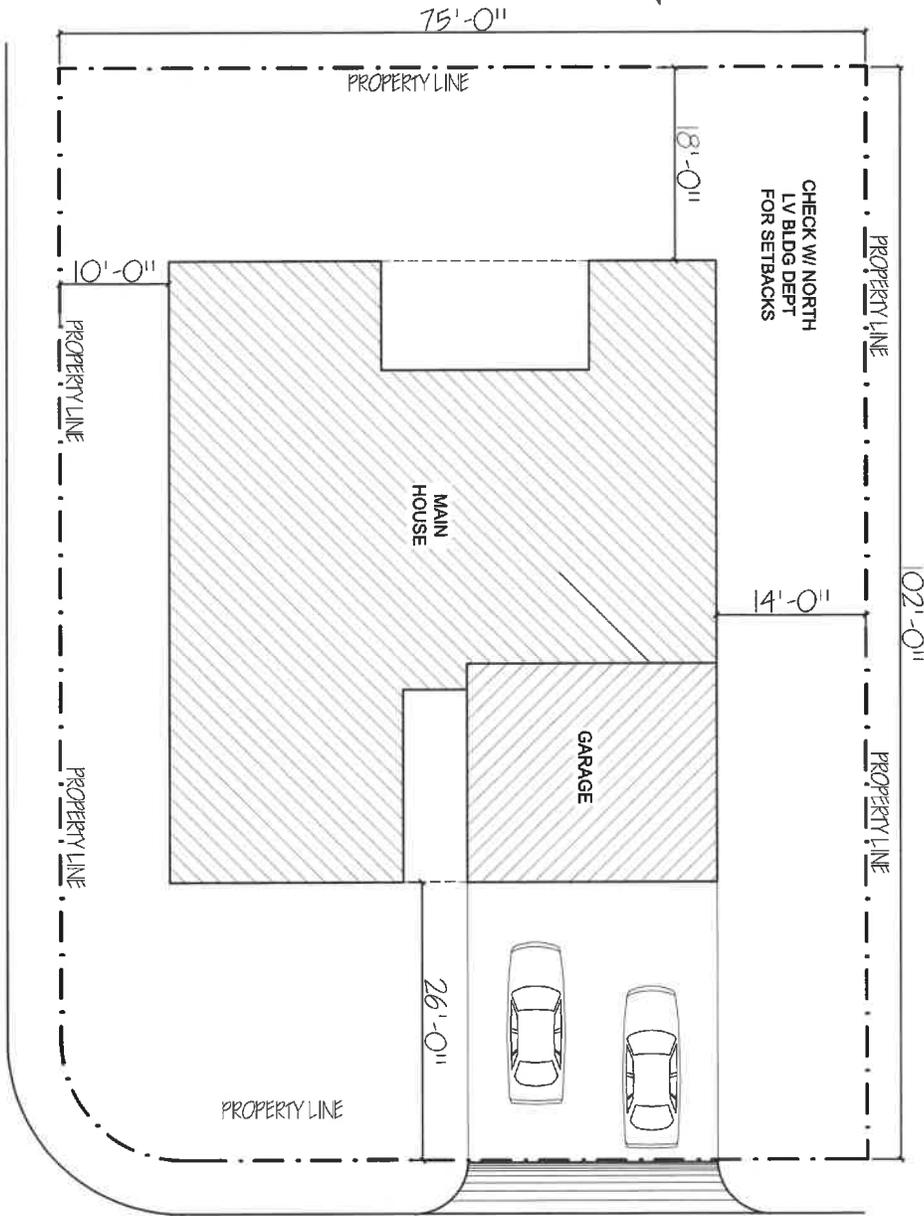
Sincerely,

A handwritten signature in black ink, appearing to read "Elder Mojica", written in a cursive style.

Elder Mojica  
Home/Owner

Plot Plan  
SCALE: 0'-3/32" = 1'-0"

OXFORD AVE



STANFORD ST

*Handwritten notes and signatures*

SHEET No:  
**A-01**

PROJECT: MOJICA FAMILY  
NEW HOUSE

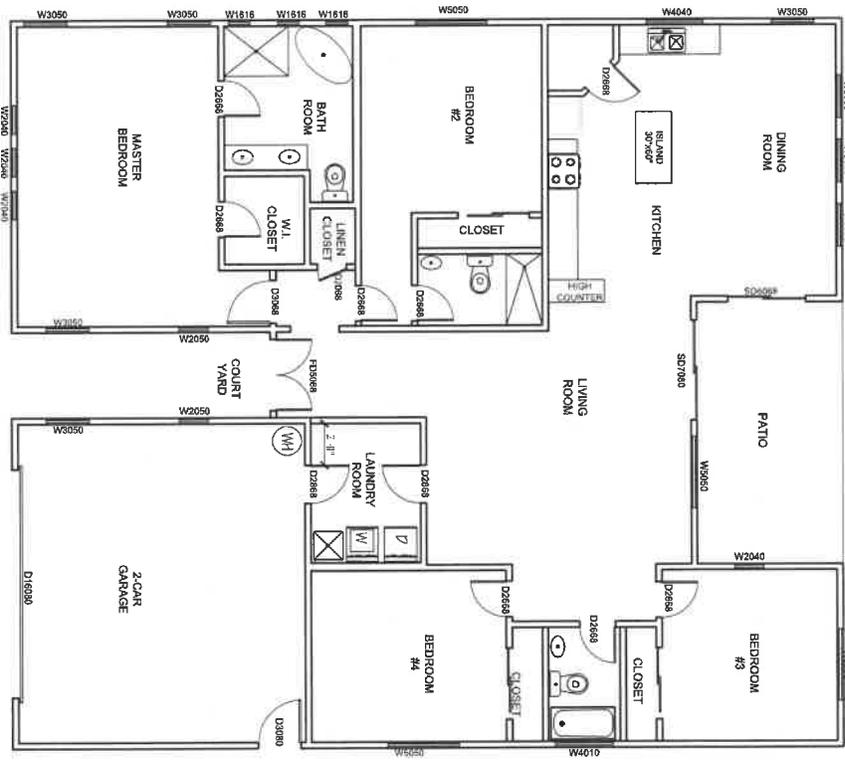
PROJECT ADDRESS: 106 OXFORD AVE, LAS VEGAS, NV 89030

SHEET TITLE:  
**PLOT PLAN**

DATE: 08/20/2023

SCALE: EACH SHEET

**Floor Plan**  
SCALE: 0-1/8" = 1'-0"



SHEET No :  <b>A-02</b>	PROJECT : <b>MOJCA FAMILY NEW HOUSE</b>	SHEET TITLE : <b>FLOOR PLAN</b>	
	PROJECT ADDRESS : <b>106 OXFORD AVE, LAS VEGAS, NV 89030</b>	DATE : <b>08/20/2023</b>	SCALE : <b>EACH SHEET</b>

# Landscaping & Irrigation Plan

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

Run half-inch PE for drip irrigation. Snake the tubing across the landscape to within a couple feet from the planting areas. Leave this tubing exposed until the plants are in place. Don't run half-inch tubing more than 200 feet or you will lose water pressure.

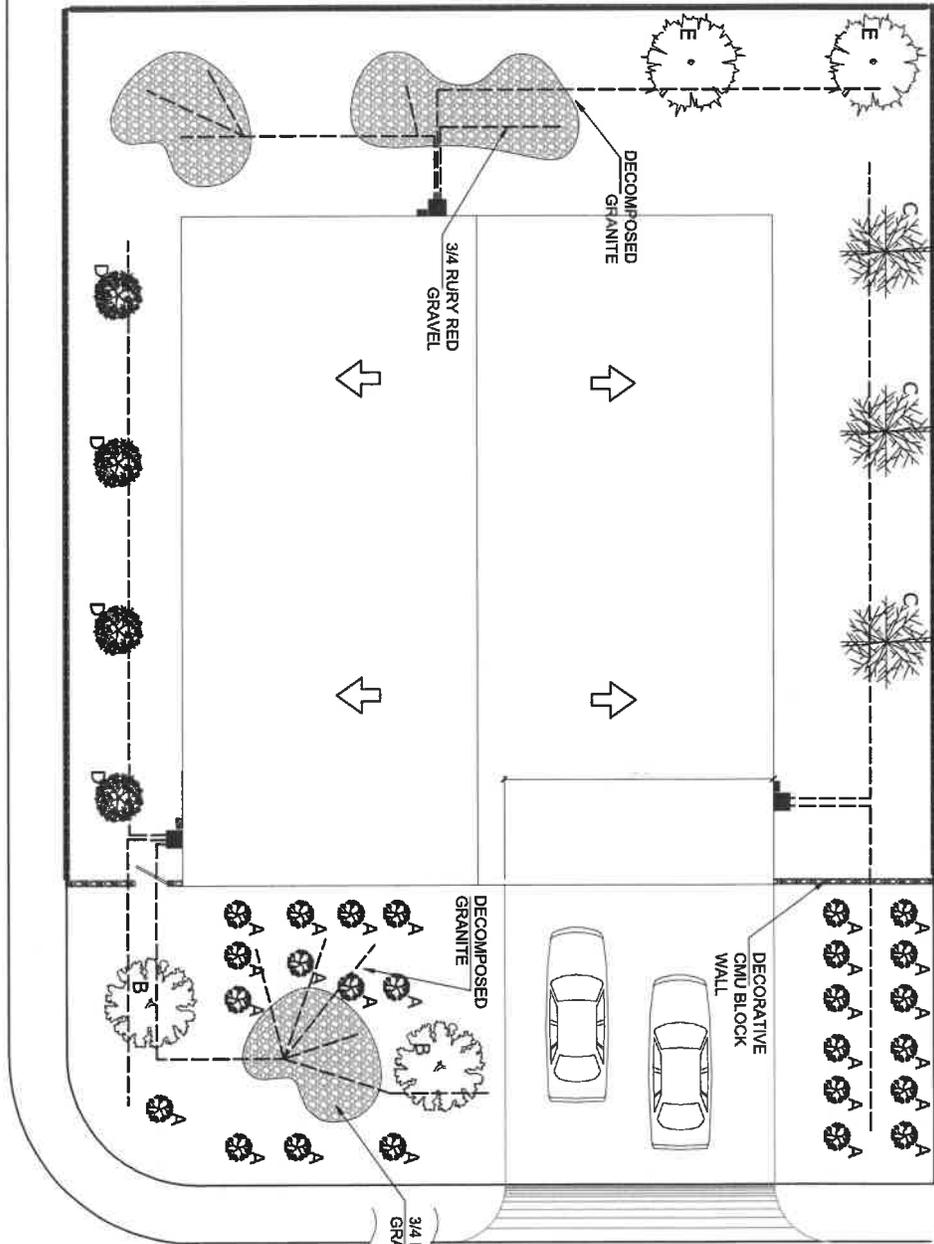
- Irrigation system to have
- 3 zones
- 3 valve boxes
- All drip irrigation
- Drip emitters should be low flow (4gph) Max
- Drip Emitter per plant
- Each plant dependent on certain amount of
- Emiters and water intake
- Drip irrigation to follow Las Vegas Watering restrictions
- Pressure regulator required 20-30 PSI
- 150 Mesh filter recommended

Place your emitters further apart if you have hard clay soil. Because water moves to the roots much slower in hard clay soil, a slow flow rate such as .5, 1 or 2 GPH (gallons per hour) should be used. Sandy soil is the opposite and emitters with higher flow rates could be used (4GPH to 2GPH).

- Backflow preventor
- Valve box
- DRIPLINE

75 x26 = 1950 sf - FRONT YARD  
 26x24 = 624 sf - DRIVEWAY  
 (π r<sup>2</sup>)/4 = 95 sf - 1/4 CIRCLE  
 TOTAL AREA = 1231 sf  
 1231 / 50 sq ft = 24.62 bushes

PLANT SCHEDULE	
COMMON NAME	Qty
Flower, Perennial	
A  Gaura, Pink Lady	25
B  Tree, Evergreen	
Mesquite TREE (24" BOX)	2
C  Shrub, Evergreen/Broadleaf	
Prohilla Red Tip	3
D  Rosemary	4
E  Tree, Evergreen	
Sumac, African	2



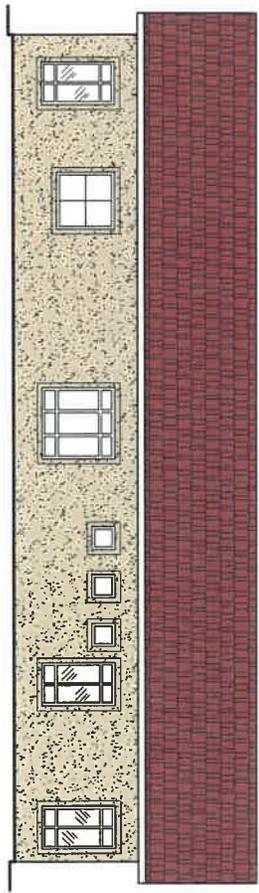
SHEET No :  
**D-01**

PROJECT : MOJICA FAMILY  
 NEW HOUSE  
 PROJECT ADDRESS : 106 OXFORD AVE, LAS VEGAS, NV 89030

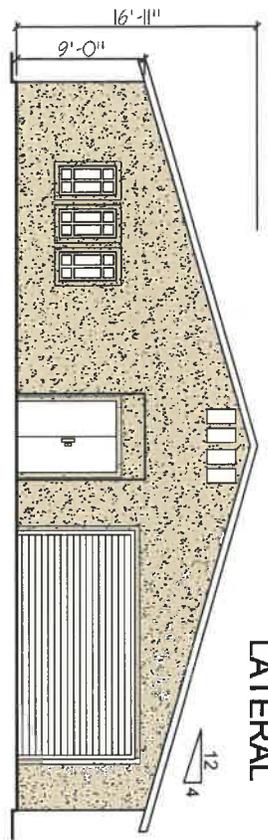
SHEET TITLE :  
**LANDSCAPING & IRRIGATION PLAN**  
 DATE : 08/20/2023  
 SCALE : EACH SHEET

PLEASE NOTE ALL WINDOWS AND DOORS TO HAVE ORNAMENTS AROUND, SUCH AS STUCCO POP OUTS OR LATERAL SHUTTERS

WALLS WILL BE STUCCO FINISH PAINTED IN BEIGE (DESERT NEUTRAL COLORS)

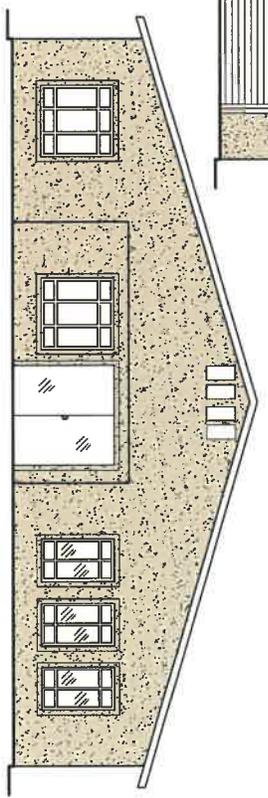


LATERAL

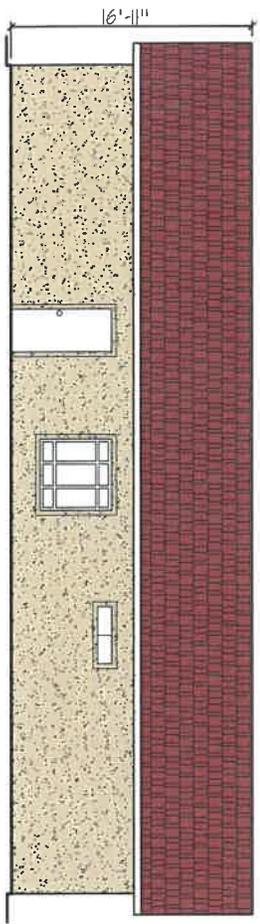


FRONT

ROOF PITCH 4 : 12  
 ROOF COVER:  
 ROOF TILE



REAR



LATERAL

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

SHEET No :  <b>A-03</b>	PROJECT : MOJICA FAMILY NEW HOUSE	SHEET TITLE : <b>ELEVATIONS</b>	
	PROJECT ADDRESS : 106 OXFORD AVE, LAS VEGAS, NV 89030	DATE : 08/20/2023	SCALE : EACH SHEET

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 WHEN MAP REDUCED FROM 1:12,177 ORIGINAL

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Field Boundary
- Road Easement
- Right of Way PCL
- MOCH / LEADER LINE
- Historic Lot Line
- Historic Sub Boundary
- Historic Field Boundary
- Section Line
- 007 Road Parcel Number
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Sussed Number
- PG 24-48 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 025 Govt Lot Number

125	124	123
138	139	140
163	162	161

22
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N 2 SE 4
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.  
 Briana Johnson - Assessor

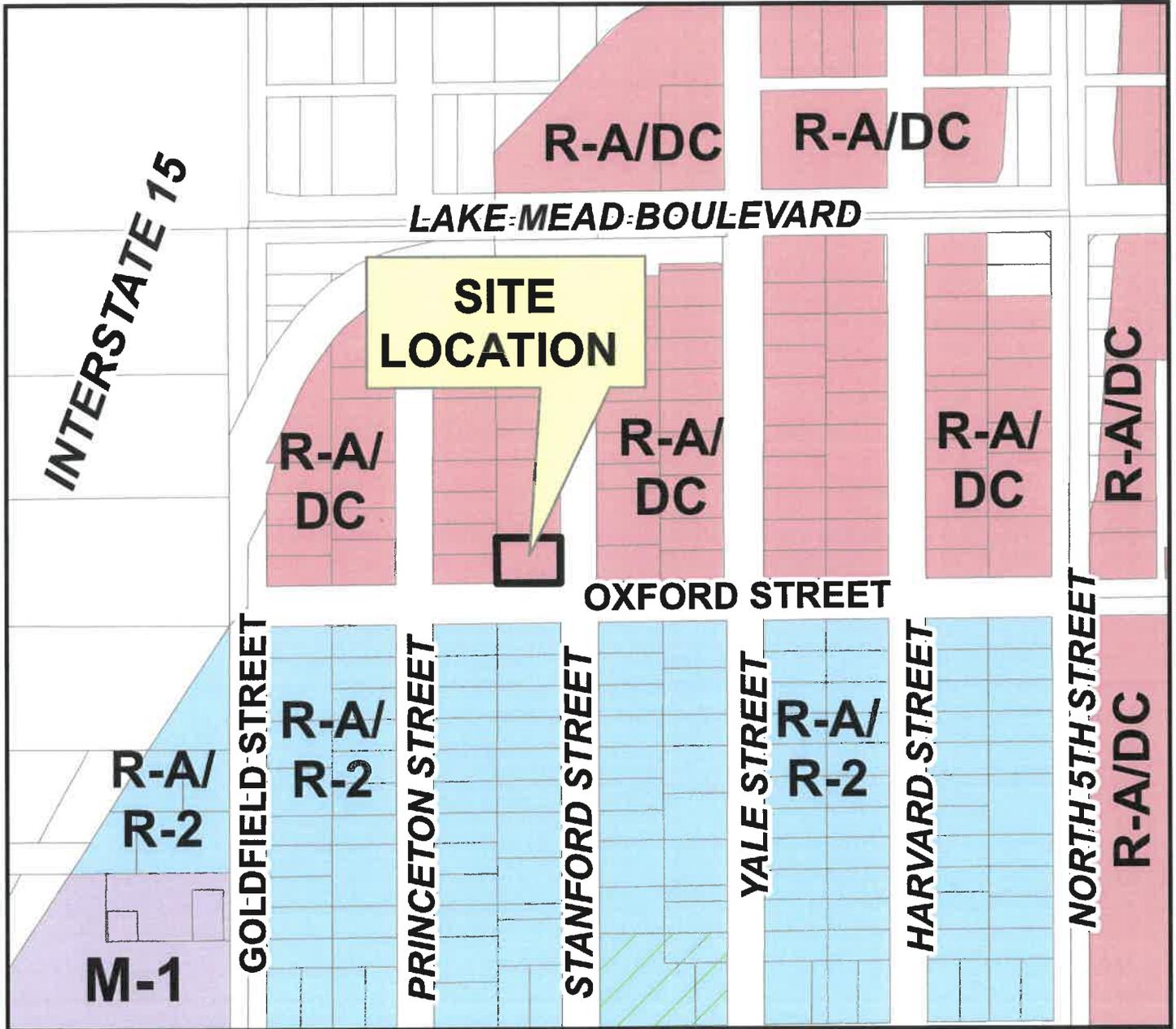


TAX DIST 253,250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Elder Mojica  
Application Type: Special Use Permit  
Request: To allow a single-family dwelling  
Project Info: 106 Oxford Ave  
Case Number: SUP-75-2023

01/09/2024

