

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

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.

January 18, 2024

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>.

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

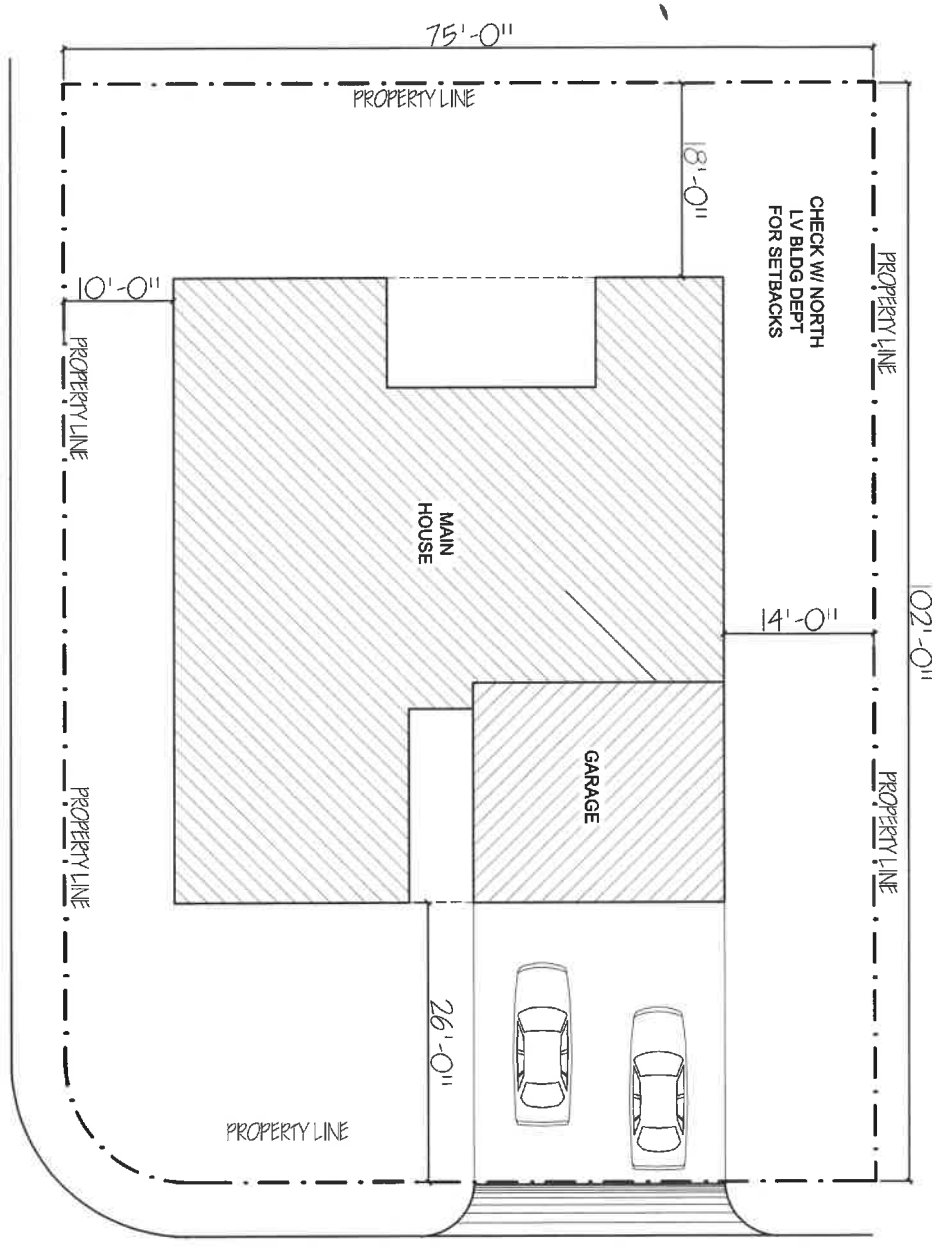
Sincerely,

A handwritten signature in black ink, appearing to read 'Elder Mojica', with a stylized flourish at the end.

Elder Mojica
Home/Owner

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

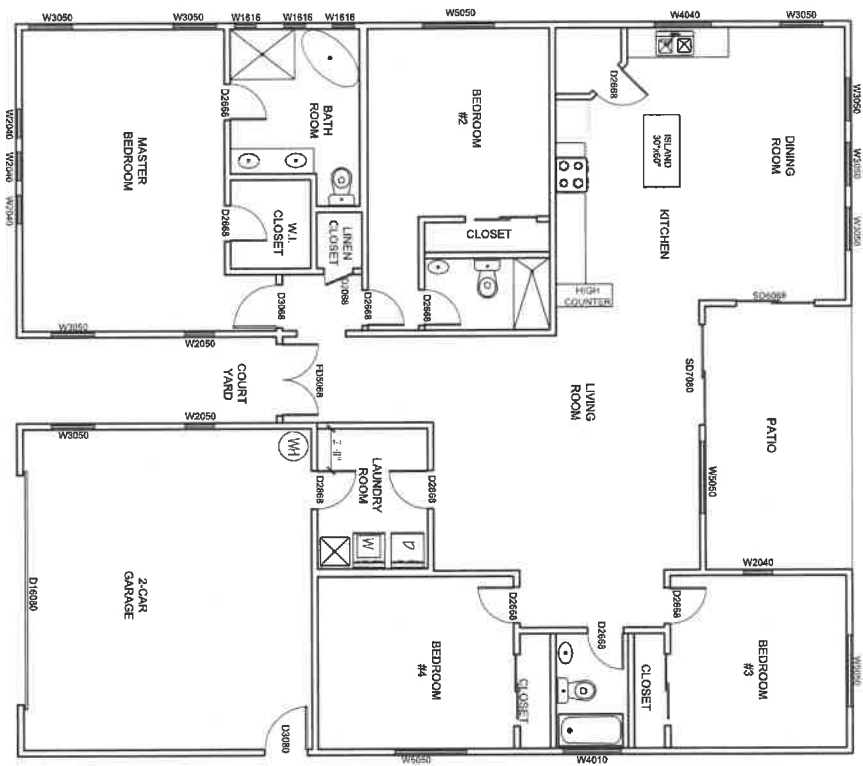
OXFORD AVE



STANFORD ST

2023.08.20

SHEET No : A-01	PROJECT : MOJICA FAMILY NEW HOUSE	SHEET TITLE : PLOT PLAN	
	PROJECT ADDRESS : 106 OXFORD AVE, LAS VEGAS, NV 89030	DATE : 08/20/2023	SCALE : EACH SHEET



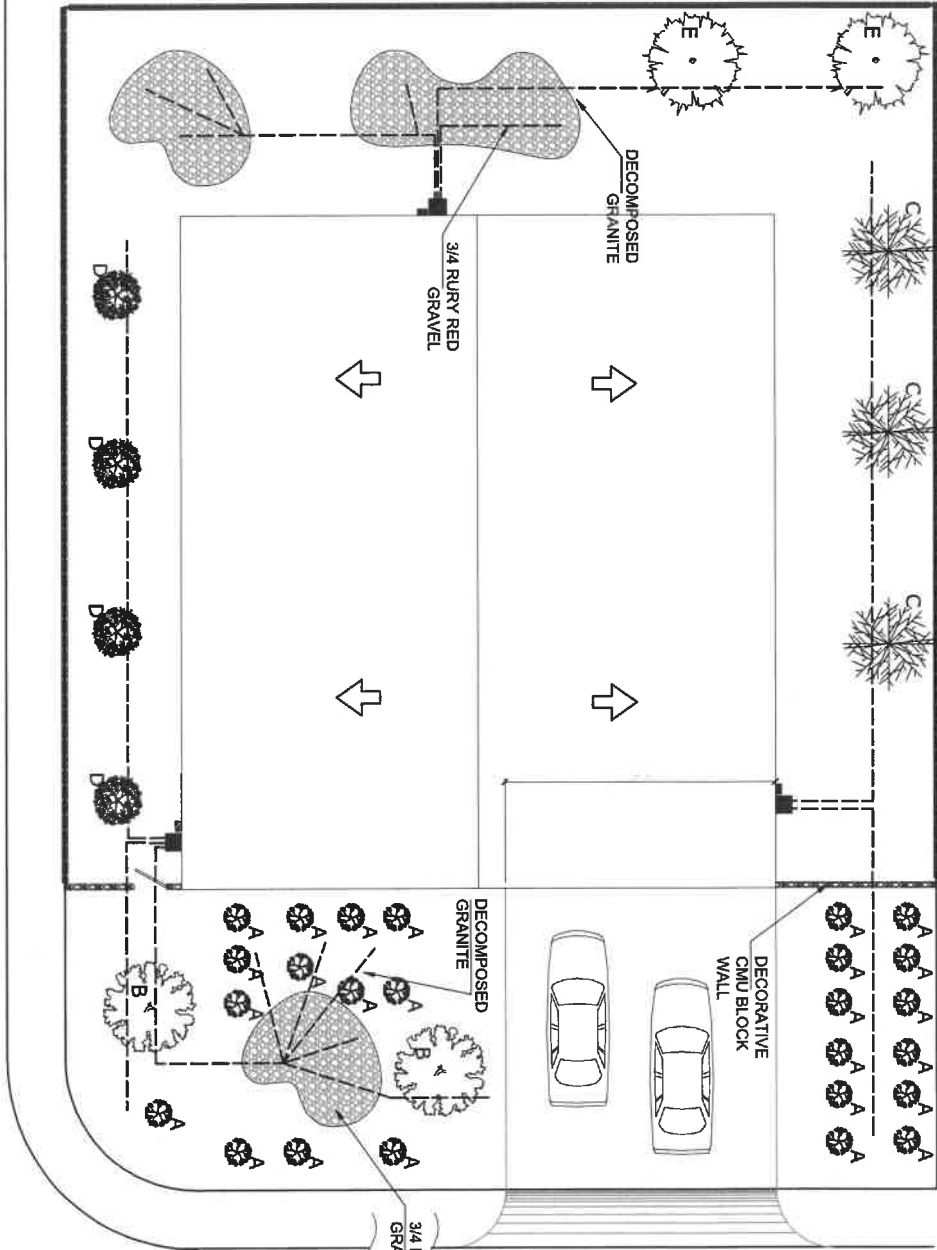
SHEET No : A-02	PROJECT : MOJICA FAMILY NEW HOUSE		SHEET TITLE : FLOOR PLAN	
	PROJECT ADDRESS : 106 OXFORD AVE, LAS VEGAS, NV 89030		DATE : 08/20/2023	SCALE : EACH SHEET

Landscape & Irrigation Plan

SCALE: 0"=3'-0" = 1"=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
Emitters and water intake
Drip irrigation to follow Las Vegas Watering restrictions
Pressure regulator required 20-30 PSI
150 Mesh filter recommended



PLANT SCHEDULE		
COMMON NAME	Qty	
Flower, Perennial		
A. Yucca, Pkt Lady	25	
B. Mesquite TREE (24" BOX)	2	
C. Shrub, Evergreen Broadleaf	3	
D. Rosemary	4	
E. Tree, Evergreen	2	

75 x 26 = 1950 sf - FRONT YARD
26 x 24 = 624 sf - DRIVEWAY
($\pi r^2/4$) = 95 sf - $\frac{1}{4}$ CIRCLE
TOTAL AREA = 1231 sf
1231 / 50 sq ft = 24.62 bushes



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).

SHEET No :
D-01

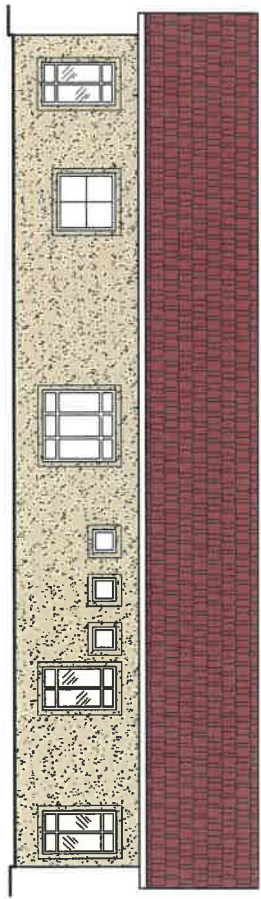
PROJECT : MOJICA FAMILY
NEW HOUSE

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

SHEET TITLE :
LANDSCAPING &
IRRIGATION PLAN

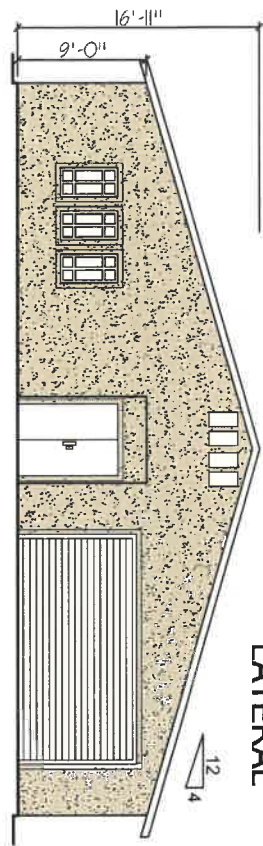
DATE : 08/20/2023
SCALE : EACH SHEET

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)

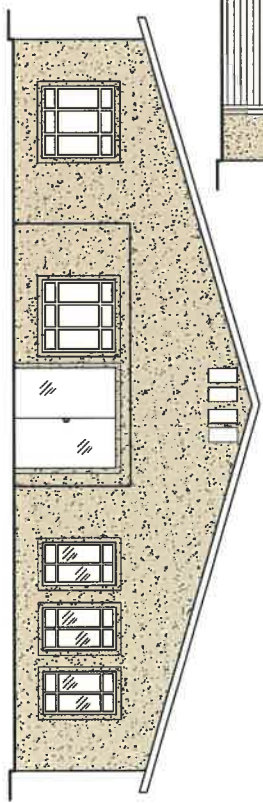


LATERAL

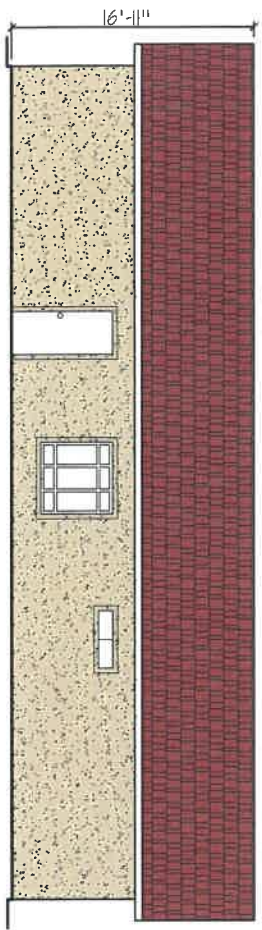
ROOF PITCH 4 : 12
ROOF COVER:
ROOF TILE



FRONT



REAR



LATERAL

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

SHEET No : A-03	PROJECT : MOJICA FAMILY NEW HOUSE	SHEET TITLE : ELEVATIONS	
	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.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUSSESS NUMBER
- PG 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- CG 5 GOV LOT NUMBER

BOOK	120S R61E	SEC	22	MAP	N 2 SE 4
125	124	123	1	2	3
138	139	140	4	5	6
163	162	161	7	8	9

139-22-7
CLARK COUNTY
NEVADA

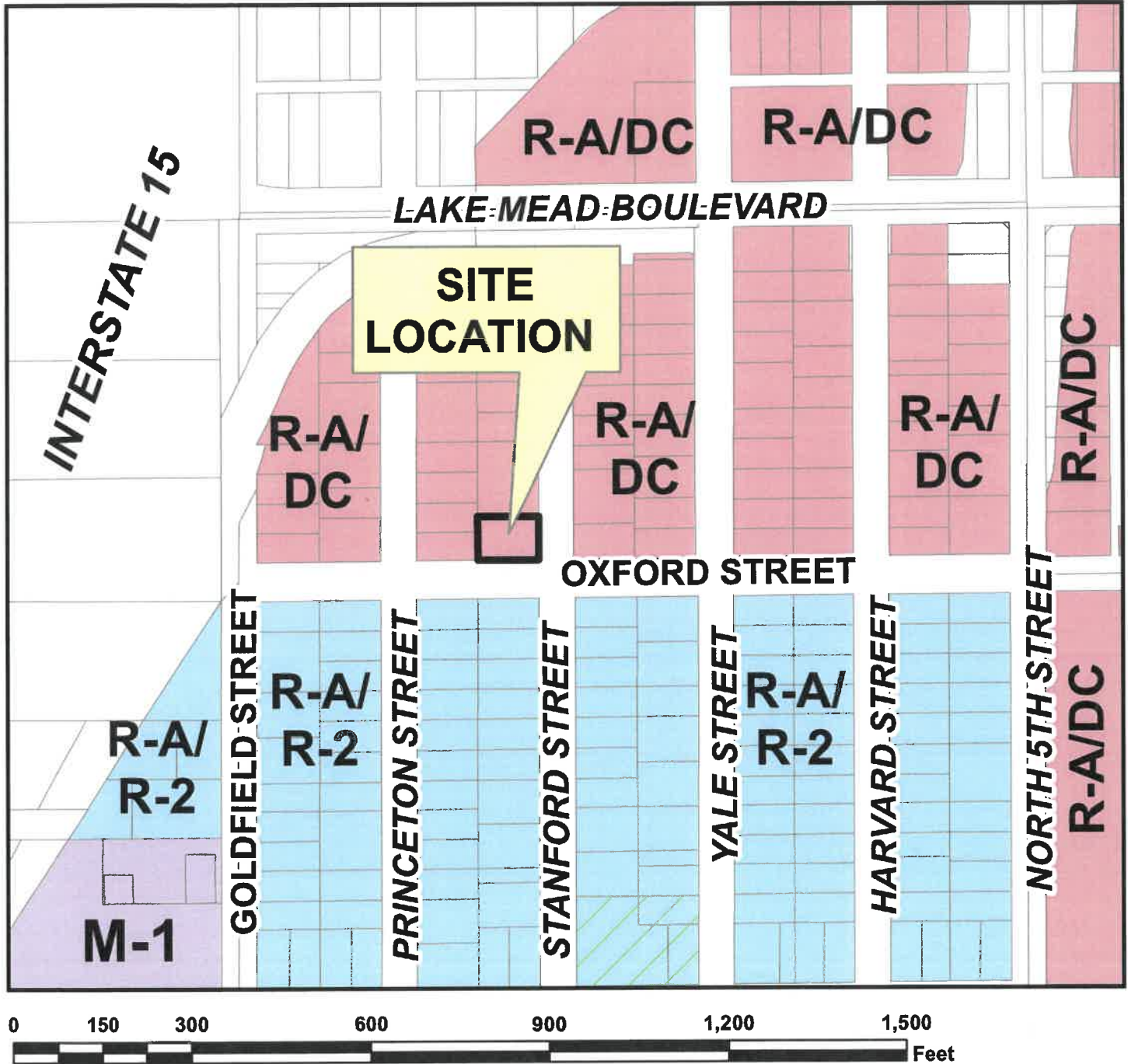


TAX DIST 253,250



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

