

# 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-43-2024 **Vasquez Residence**  
Date: October 23, 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. The property owner shall maintain Type “A” lot drainage.

Jimmy Love

Digitally signed by Jimmy Love  
DN: C=US,  
E=jlove@cityofnorthlasvegas.com, O=City  
of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.10.23 11:28:40-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

# CCPE Ltd.

## Cunningham's Consulting for Process and Equipment Ltd.

City of North Las Vegas Planning Department  
2250 Las Vegas Blvd. North  
North Las Vegas, NV 89030

RE; Letter of intent for  
Vasquez Casita Addition  
2214 Wilkinson Way, North Las Vegas, NV 89030

Attn: Planning Officials

Planning Officials,

At the request of the Building Department Mr Fernando Vasquez, the owner of 2214 Wilkinson Way, North Las Vegas, NV 89030, is applying for a special use permit for the casita built without a permit which he is currently trying to meet the city requirements for the dwelling unit to remain in place. The 420 square foot structure is built in the rear of the residence and is not generally visible from the street side of the property. Its purpose is additional living space on site for family members.

The site will meet the requirement of three parking spaces within the front plane of the residence.

The existing condition of the Casita is color matched to the primary residence and the asphalt shingles are in process to be changed. Confirmation will be resolved through the permitting and inspection process with the granting of the special use permit and building permit. Casita Color match photo following page.

Hardscape will meet the fifty percent maximum requirement. The in place pavers have been removed and the owner is in process to install the required landscaping. Photos of pavers removed on following page.

Un permitted fence in the front yard has to the owners knowledge has been resolved. City official Tony V has verbally told the owner that with modifications made fencing may remain in place. If this is not correct fencing will be removed to proceed with the securing of the special use permit. Photos attached.

Thank you for your consideration in this matter.  
Any questions please call at (702) 429-4406.

Regards,

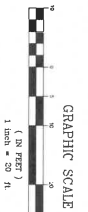
A handwritten signature in blue ink, appearing to read 'Carl P.', followed by a long horizontal line and a circular flourish.

Carl Cunningham, PE.  
Owner Cunningham's Consulting for Process and Equipment, Ltd.

5734 Meikle Lane, Las Vegas, Nevada 89156: Phone (702) 429-4406: Email  
clc@ccpeltld.com



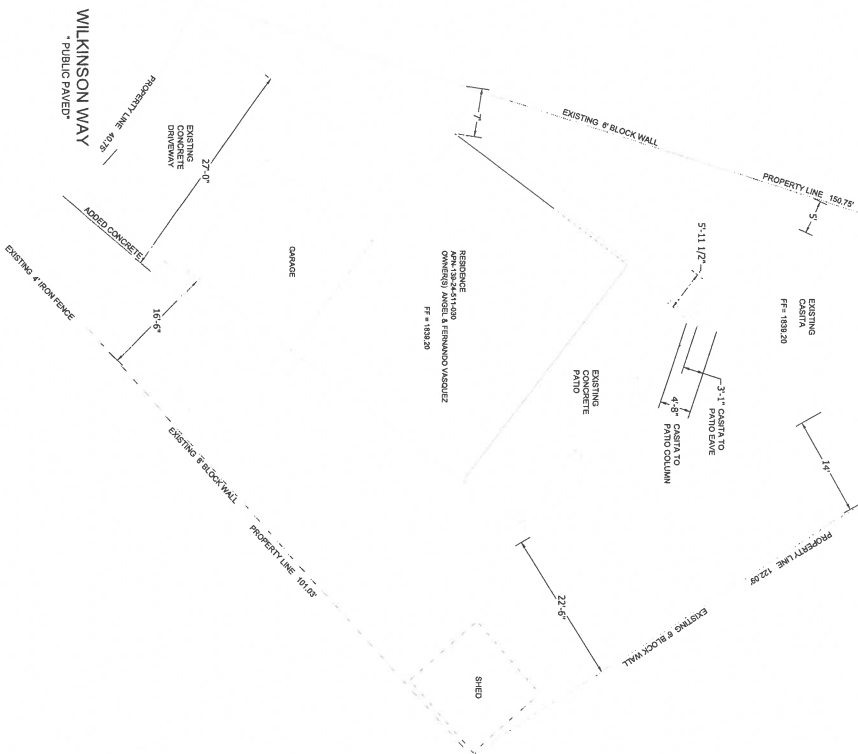
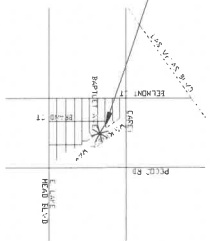
# VASQUEZ CASITA



OWNER / BUILDER  
OWNER: FERNANDO VASQUEZ  
ADDRESS: 2214 WILKINSON WAY  
NORTH LAS VEGAS, NV 89030  
APN: 139-24-511-030  
14 ACRES  
PHONE: 702-517-3488  
EMAIL: fvasquez@ccpeltd.com

VICINITY MAP  
N.T.S.

PROJECT  
SITE



APPLICATION NO. 2205022  
PROJECT NAME: VASQUEZ CASITA  
2214 WILKINSON WAY,  
NORTH LAS VEGAS, NV 89030

**A1**  
SHEET 1 OF 4

|               |             |
|---------------|-------------|
| DATE:         | 05/27/2024  |
| DRAWN BY:     | CS          |
| APPROVED BY:  | CLC         |
| CODE YEAR:    | 2018        |
| COPE PROJECT: | FAV2328     |
| SCALE:        | PER DRAWING |
| SCALE:        |             |

**CCPE LTD.**  
CUNNINGHAM'S CONSULTING FOR  
PROCESS AND EQUIPMENT LTD.  
5734 MEIKLE LANE, LAS VEGAS NEVADA 89156  
PHONE: 702-429-4406 EMAIL: CLC@CCPELTD.COM

VASQUEZ RESIDENCE  
ADDRESS: 2214 WILKINSON WAY  
NORTH LAS VEGAS, NV 89030  
APN: 139-24-511-030  
PHONE: 702-517-3488  
ANGEL.VO202@ICLOUD.COM  
**SITE PLAN**



| REVISION CHART |          |      |     |
|----------------|----------|------|-----|
| REV            | DATE     | APPD | CLD |
| 0              | 05-27-24 |      | CLC |
| 1              |          |      |     |
| 2              |          |      |     |
| 3              |          |      |     |
| 4              |          |      |     |
| 5              |          |      |     |
| 6              |          |      |     |
| 7              |          |      |     |
| 8              |          |      |     |
| 9              |          |      |     |

**FLOOR PLAN**

The floor plan shows a two-bedroom apartment with the following dimensions and features:

- Overall Dimensions:** 19'-0" wide by 20'-0" deep.
- Rooms and Dimensions:**
  - KITCHEN:** 9'-5" wide, featuring a stove, sink, and refrigerator.
  - BEDROOM 1:** 9'-0" wide by 9'-8" deep, containing a closet (B).
  - BEDROOM 2:** 9'-0" wide by 9'-5" deep, containing a closet (A).
  - LIVING ROOM:** 9'-5" wide, featuring a fireplace and a large window.
  - BATH ROOM:** 7'-0" wide, containing a bathtub, toilet, and sink.
- Other Features:**
  - SCREENING WALL:** Located between the living room and the bathroom.
  - W/H:** A walk-in closet or storage area.
  - ELEC. PANEL:** An electrical panel.
  - SPLIT:** A split system unit.
  - Windows:** Labeled A, B, C, D, and E.
  - Doors:** Labeled 1 and 2.

| WINDING<br>SCHEDULE | WINDING<br>QUANTITY | WINDING<br>SPEED | WINDING<br>STRESS | MATERIAL<br>WIND | UPPER<br>LIMIT |
|---------------------|---------------------|------------------|-------------------|------------------|----------------|
| 1                   | 1                   | 5/27             | 5/27              | 5/27             | 0.28           |
| 2                   | 2                   | 5/27             | 5/27              | 5/27             | 0.28           |
| 3                   | 3                   | 5/27             | 5/27              | 5/27             | 0.28           |

APPLICATION NO: \_\_\_\_\_  
FERNANDO & ANGEL VASQUEZ  
2214 WILKINSON WAY.  
NORTH LAS VEGAS, NV 89030

SHEET 3 OF 4

A3

|               |            |
|---------------|------------|
| DATE:         | 05/27/2024 |
| DRAWN BY:     | CS         |
| APPROVED BY:  | CLC        |
| CODE YEAR:    | 2018       |
| CCPE PROJECT: | FAV2325    |
| SCALE:        | 1/2"=1'    |
| SCALE:        |            |
| SCALE:        |            |

**CCPE LTD.**

**CUNNINGHAM'S CONSULTING FOR  
PROCESS AND EQUIPMENT Ltd.**

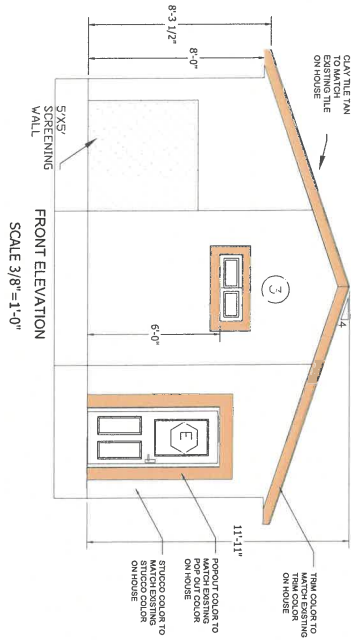
5734 MEIKLE LANE, LAS VEGAS NEVADA 89156  
PHONE; 702-429-4406 EMAIL:CLC@CCPELTD.COM

VASQUEZ RESIDENCE  
ADDRESS: 2214 WILKINSON WAY  
NORTH LAS VEGAS, NV 89030  
APN: 139-24-511-030  
PHONE: 702-517-3498  
ANGEL.V0202@ICLOUD.COM  
**FLOOR PLAN**

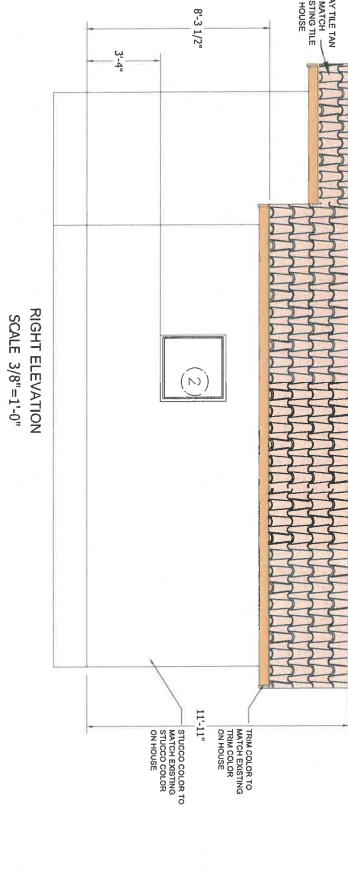


|                    |          |       |  |
|--------------------|----------|-------|--|
| REVISION CHART     |          |       |  |
|                    |          |       |  |
|                    |          |       |  |
|                    |          |       |  |
| 0 ORIGINAL RELEASE | 05/27/24 | CLC   |  |
| REV                | DATE     | APP'D |  |

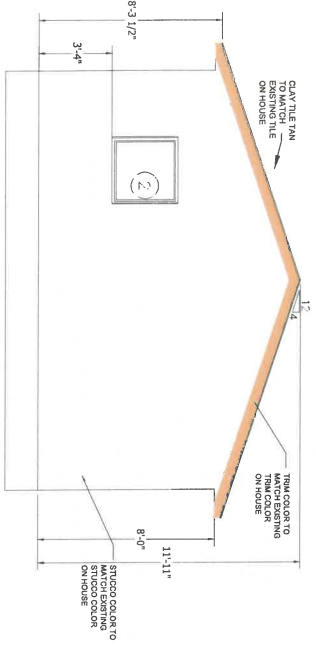
# VASQUEZ CASITA



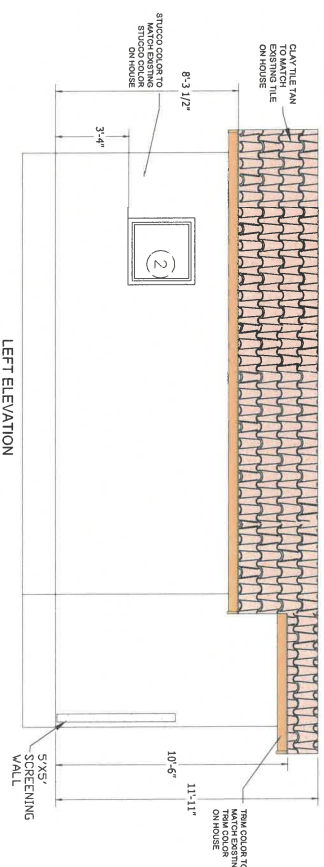
FRONT ELEVATION  
SCALE 3/8"=1'-0"



RIGHT ELEVATION  
SCALE 3/8"=1'-0"



REAR ELEVATION  
SCALE 3/8"=1'-0"



LEFT ELEVATION  
SCALE 3/8"=1'-0"

APPLICATION NO.  
2214 WILKINSON WAY  
NORTH LAS VEGAS, NV 89030

**A4**  
SHEET 4 OF 4

|               |             |
|---------------|-------------|
| DATE:         | 05/27/2024  |
| DRAWN BY:     | CS          |
| APPROVED BY:  | C.C.        |
| CORE YEAR:    | 2018        |
| CORE PROJECT: | FAV2325     |
| SCALE:        | PER DRAWING |
| SCALE:        |             |

**CCPE LTD.**  
CUNNINGHAM'S CONSULTING FOR  
PROCESS AND EQUIPMENT LTD.  
5734 MEIKLE LANE, LAS VEGAS NEVADA 89156  
PHONE: 702-429-4406 EMAIL:CLC@CCPELTD.COM

VASQUEZ RESIDENCE  
ADDRESS: 2214 WILKINSON WAY  
NORTH LAS VEGAS, NV 89030  
APN: 139-24-511-030  
PHONE: 702-517-3498  
ANGEL.V0202@ICLOUD.COM  
**ELEVATIONS**



| REVISION CHART |                  |          |      |
|----------------|------------------|----------|------|
| REV            | DESCRIPTION      | DATE     | APPD |
| 0              | ORIGINAL RELEASE | 05-27-24 | CLC  |

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 SCALEFEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

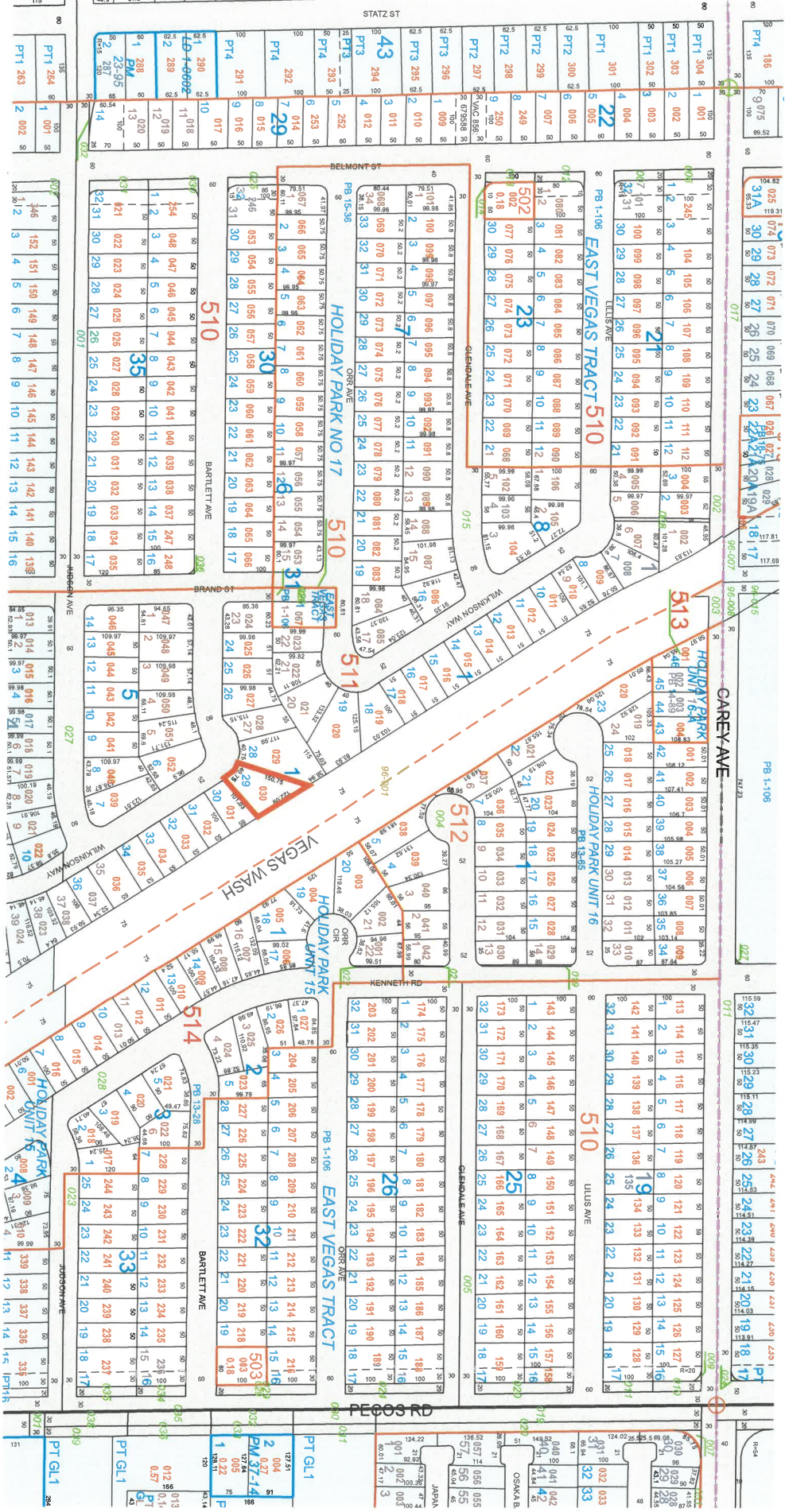
- PARCEL BOUNDARY
- ROAD BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB LOT BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSESS NUMBER
- PB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

| BOOK    | T20S R61E |
|---------|-----------|
| 125 124 | 123 12    |
| 138 139 | 140 14    |
| 163 162 | 161 16    |

| SEC. | 24 |
|------|----|
| 8    | 4  |
| 7    | 1  |
| 6    | 2  |
| 5    | 3  |
| 4    | 4  |

| MAP | N 2 NE 4 |
|-----|----------|
| 8   | 4        |
| 7   | 1        |
| 6   | 2        |
| 5   | 3        |
| 4   | 4        |

| 139-24-5 |
|----------|
| 139-24-5 |

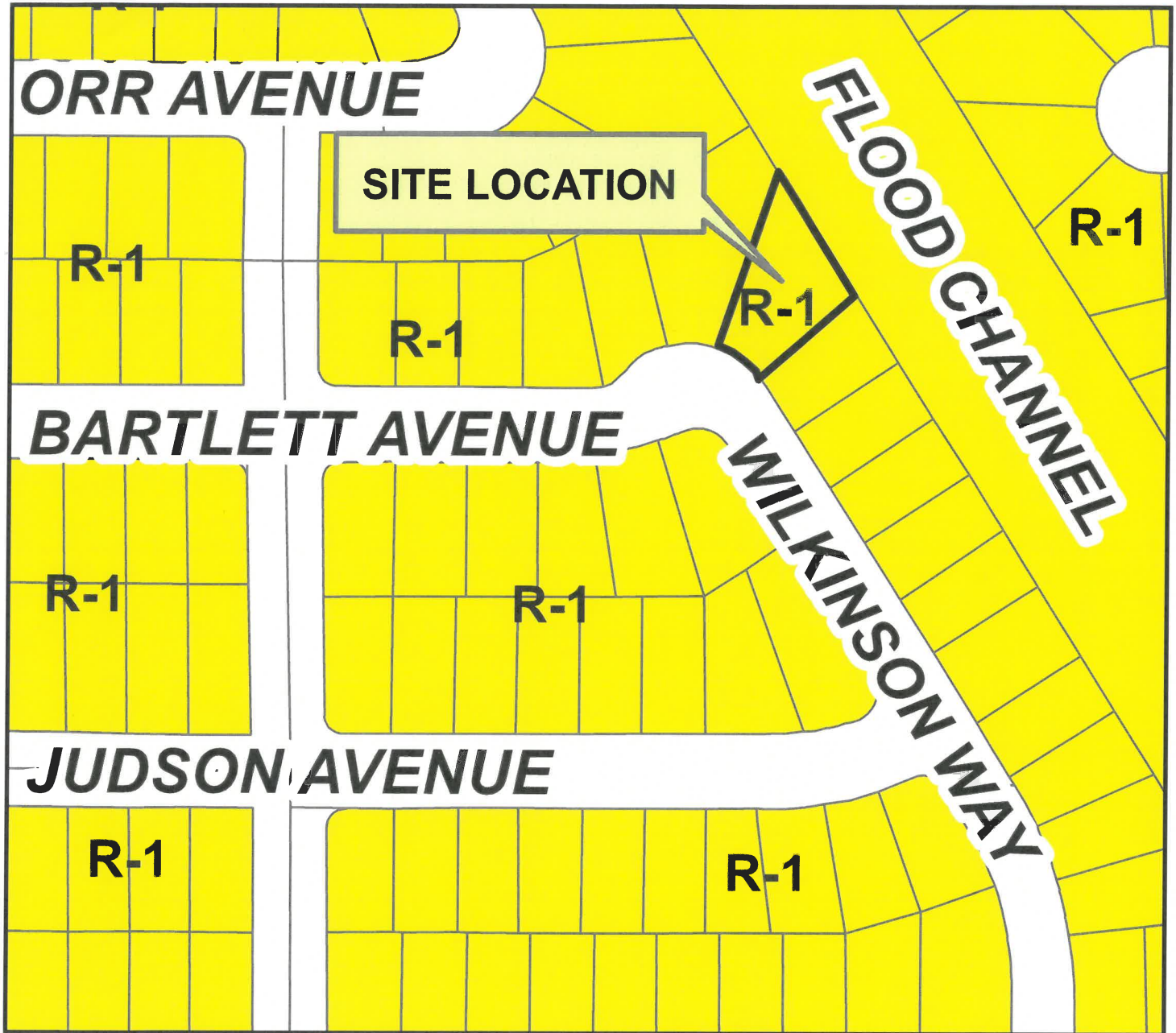


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Fernando Vazquez  
Application Type: Special Use Permit  
Request: To Allow an Accessory Dwelling Unit  
Project Info: 2214 Wilkinson Way  
Case Number: SUP-43-2024

08/06/2024

