

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-15-2024 **Bonilla Residence**
Date: May 14, 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 the preliminary development plan, and the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures 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. The existing residential driveway shall be reconstructed to be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 223.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. The property line is encroaching 2' into the public right-of-way. A revocable encroachment permit will be required for any work within the public right-of-way.

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.

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
Digitally signed by Jimmy Love
DN: C=US, E=jlovej@cityofnorthlasvegas.com,
O=City of North Las Vegas, OU=Development
& Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.05.14 09:08:58 -0700'

Jimmy Love, Major Projects Coordinator
Department of Public Works

Letter of Intent for Special Use Permit

February 15, 2024

To: Land Development and Community Service Department City of North Las Vegas

Re: To allow Single Family Dwelling

APN 139-13-410-181

To Whom It May Concern:

As Owner Builder, I am submitting this letter of intent for a Special Use Permit to allow a Single-Family home at 2433 N. Stats st Las Vegas, NV. 89030 to be built on a current R-3 zone property. Due to the current cost to build Multifamily properties and the small parcel size, this property not suitable to build a Multifamily building and would most likely stay a vacant lot for the foreseeable future. To help improve the area and bring in much needed new construction for affordable housing, building a Single-Family property would make the most economically sense on this site.

If you have any questions, please contact me at [702-354-1746](tel:702-354-1746)

or email me Bonilla17168015@yahoo.com.

Sincerely,

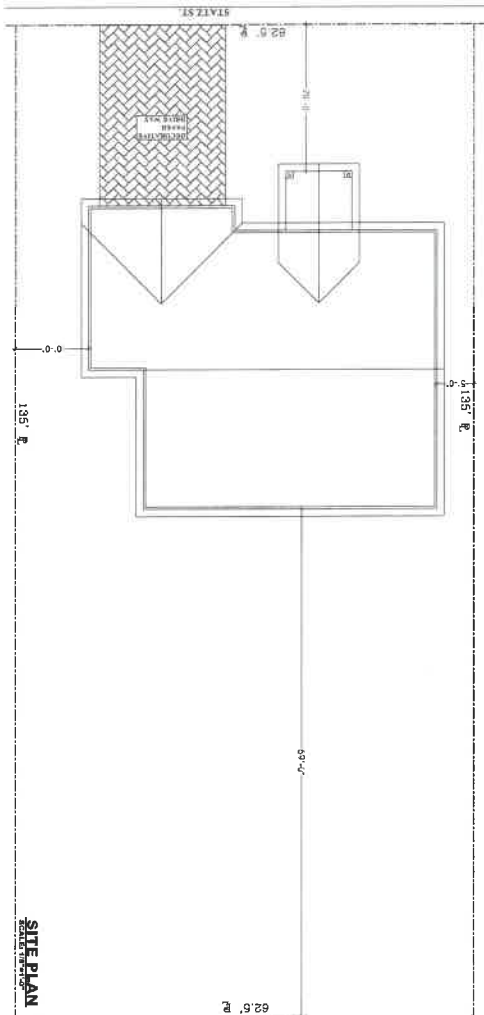
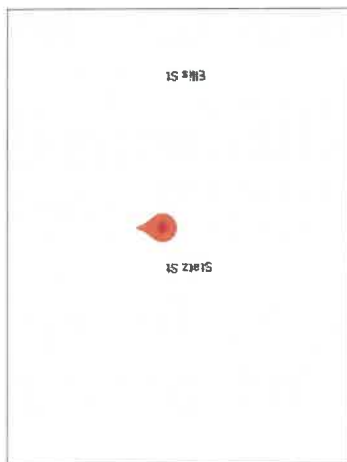
Antonio B

Antonio Bonilla/Owner Builder

This architectural drawing shows a building facade with a grid of windows and a central entrance. The facade is composed of a grid of rectangular windows, with a central entrance featuring a decorative pediment and a small window above the door. The drawing is oriented vertically, with the entrance at the top.

[illegible]

PROJECT SHELL COMING WITH 2013 IRC, IRC, UMC AND 2011 NEC, 2008 IECC AND THE BOULDERHILL NEVADA CODE AMENDMENTS	
LANDSCAPING PLAN	L-1
ARCHITECTURAL	
BRIEF PLAN	A-1
ELEVATIONS	A-2
SECTIONS & ROOF PLAN	A-3
NON ARCHITECTURAL	
ELECTRICAL PLAN	E-1
PLUMBING PLAN	P-1
STRUCTURALS	
FOUNDATION & BRICK WALLS PLAN	B-1
DETAILS	D-2
PLANNING DETAILS	



SITE PLAN
SCALE: 1/8"=1'-0"



NEVADA ENG'G LICENCE
PG314 EXP. JUNE 2025

3/6/2024

Digitally signed
by John S
Kubota
Date: 2024.03.06
12:12:44 -08'00'

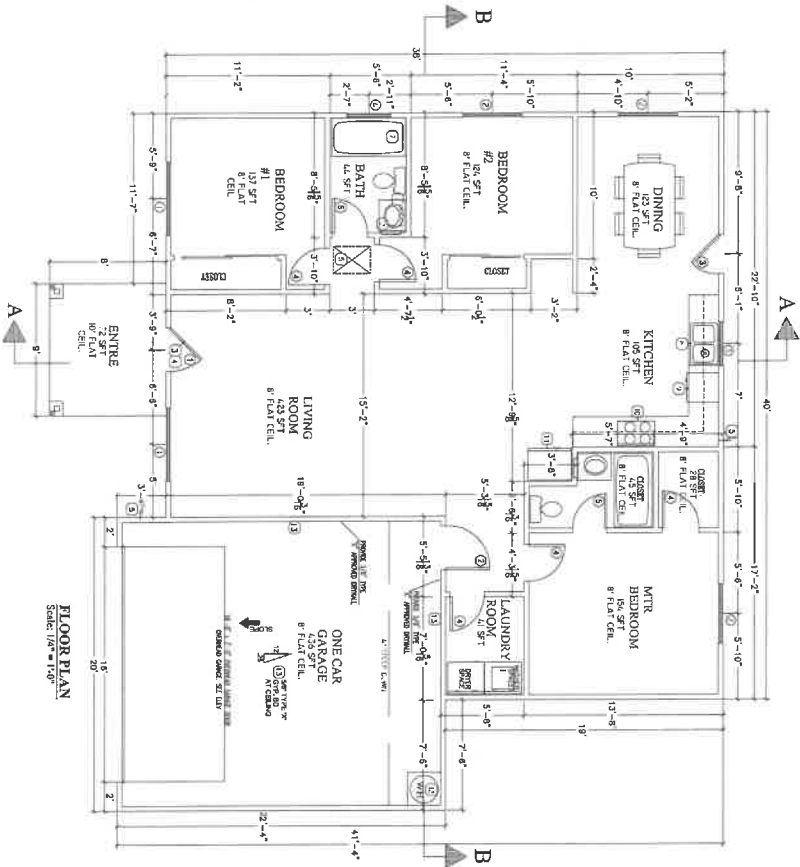
SITE PLAN

Owner's Signature: _____

BONILLA RESIDENCE
APN #139-13-410-181
2433 N. Statz St.
N. Las Vegas, NV 89030

sheet 2 of 9

A-1



FLOOR PLAN
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

ITEM	NO.	TYPE	FINISH	QTY	UNIT
INTERIOR WALLS	1	TEXTURE & PAINT	CEILING	1	20
CEILING	2	TEXTURE & PAINT	WALLS	1	20
FLOORS	3	CERAMIC TILE	FLOORS	1	20
ROOF	4	ASPHALT/SHINGLE	ROOF	1	20
ROOFING FINISH	5	ASPHALT/SHINGLE	ROOF	1	20

DOOR SCHEDULE

ITEM	NO.	TYPE	FINISH	QTY	UNIT
1	1	SWING	INTERIOR	1	20
2	2	SWING	INTERIOR	1	20
3	3	SWING	INTERIOR	1	20
4	4	SWING	INTERIOR	1	20
5	5	SWING	INTERIOR	1	20
6	6	SWING	INTERIOR	1	20
7	7	SWING	INTERIOR	1	20
8	8	SWING	INTERIOR	1	20
9	9	SWING	INTERIOR	1	20
10	10	SWING	INTERIOR	1	20

WINDOW SCHEDULE

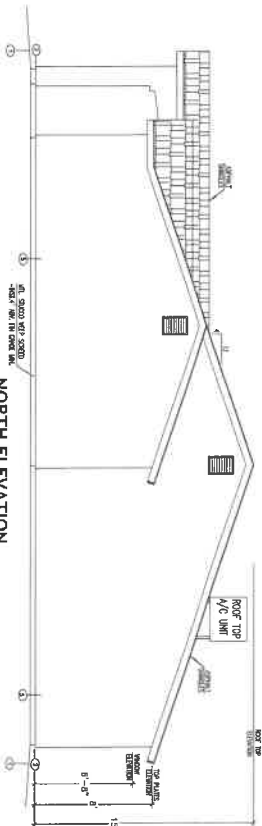
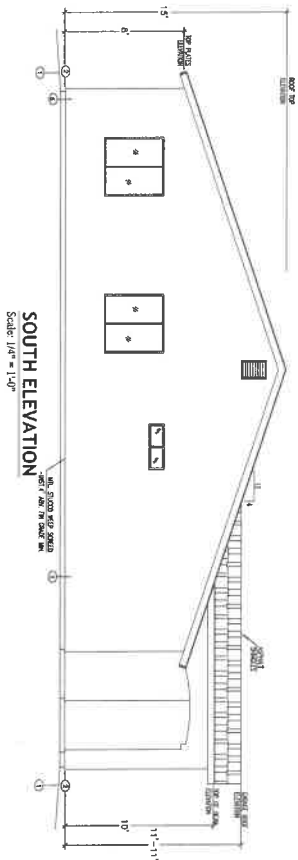
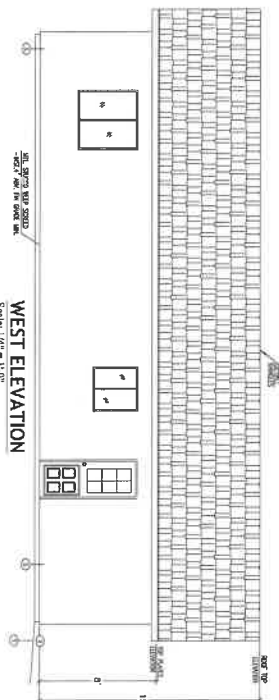
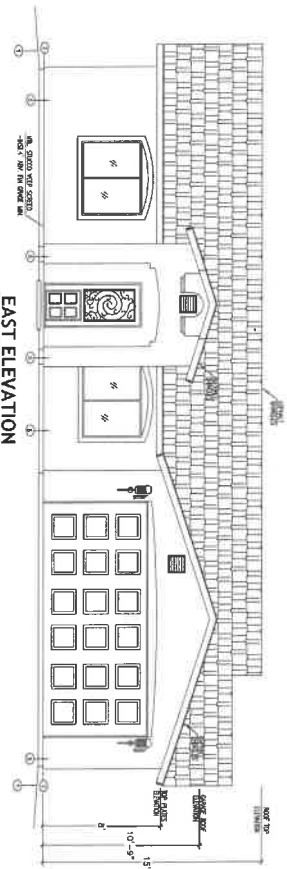
ITEM	NO.	TYPE	FINISH	QTY	UNIT
1	1	DOUBLE GLAZED	INTERIOR	1	20
2	2	DOUBLE GLAZED	INTERIOR	1	20
3	3	DOUBLE GLAZED	INTERIOR	1	20
4	4	DOUBLE GLAZED	INTERIOR	1	20
5	5	DOUBLE GLAZED	INTERIOR	1	20
6	6	DOUBLE GLAZED	INTERIOR	1	20
7	7	DOUBLE GLAZED	INTERIOR	1	20
8	8	DOUBLE GLAZED	INTERIOR	1	20
9	9	DOUBLE GLAZED	INTERIOR	1	20
10	10	DOUBLE GLAZED	INTERIOR	1	20

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EGRESS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VENTILATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUNDING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEMPERATURE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMIDITY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR QUALITY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOISE LEVELS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION LEVELS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEMPERATURE LEVELS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMIDITY LEVELS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR QUALITY LEVELS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOISE LEVELS.

FLOOR PLAN

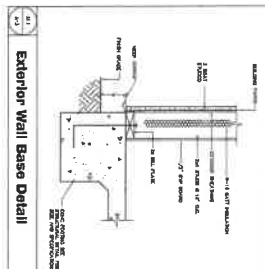
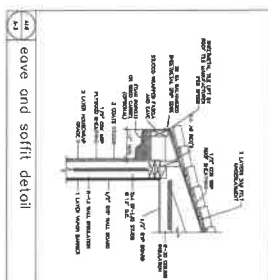
These plans are prepared and submitted by the owner
As a exemption to NRS 623.330 for building or improving
A single dwelling structure on the property for the Owner's
Owner's Name: Antonio Bonilla
Owner's Signature: *Antonio Bonilla*

BONILLA RESIDENCE
APN #139-13-410-181
2433 N. Statz St.
N. Las Vegas, NV 89030



KEY NOTES

- [illegible]



NOTE: Only approved source materials will be accepted.
Source applications for approval.

A60813 District 1- Rules/regs

* These address the size of a vehicle from the driver's seat or ground
* Contrast the color of the address number with the color of the background
* Remove the address clearly, unobscured so it is visible at night.
* New residential area of 10,000 sq ft
* 50 feet from the property line requires
* mention a 112700 sq ft number.

Address Address located less than 50' feet from the property line requires
returning 811 before installation.

Address Discrepancies

- Place address so that it is visible from the street in both directions
- Contrast the color of the address numbers with the color of the background
- Mark the address directly, or indirectly so it is visible at night
- Place address near the entrance
- Address directly located less than 50 feet from the property line requires

minimum 3 1/2 inch high rubber,
Address display located less than 50 feet from the property line requires
minimum 6 inches high materials.

FRONT & REAR ELEVATIONS

These plans are prepared and submitted by the owner
As a exemption to NRS 623.330 for building or improving
A single dwelling structure on the property for the Owner's
Owner's Name: Antonio Bonilla
Owner's Signature: [Signature]

Owner's Name: Antonio Bonilla
Owner's Signature:

BONILLA RESIDENCE
APN #139-13-410-181
2433 N. Statz St.
N. Las Vegas, NV 89030

A-3

sheet 4 of 9

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 11X17 ORIGINAL.

MAP LEGEND

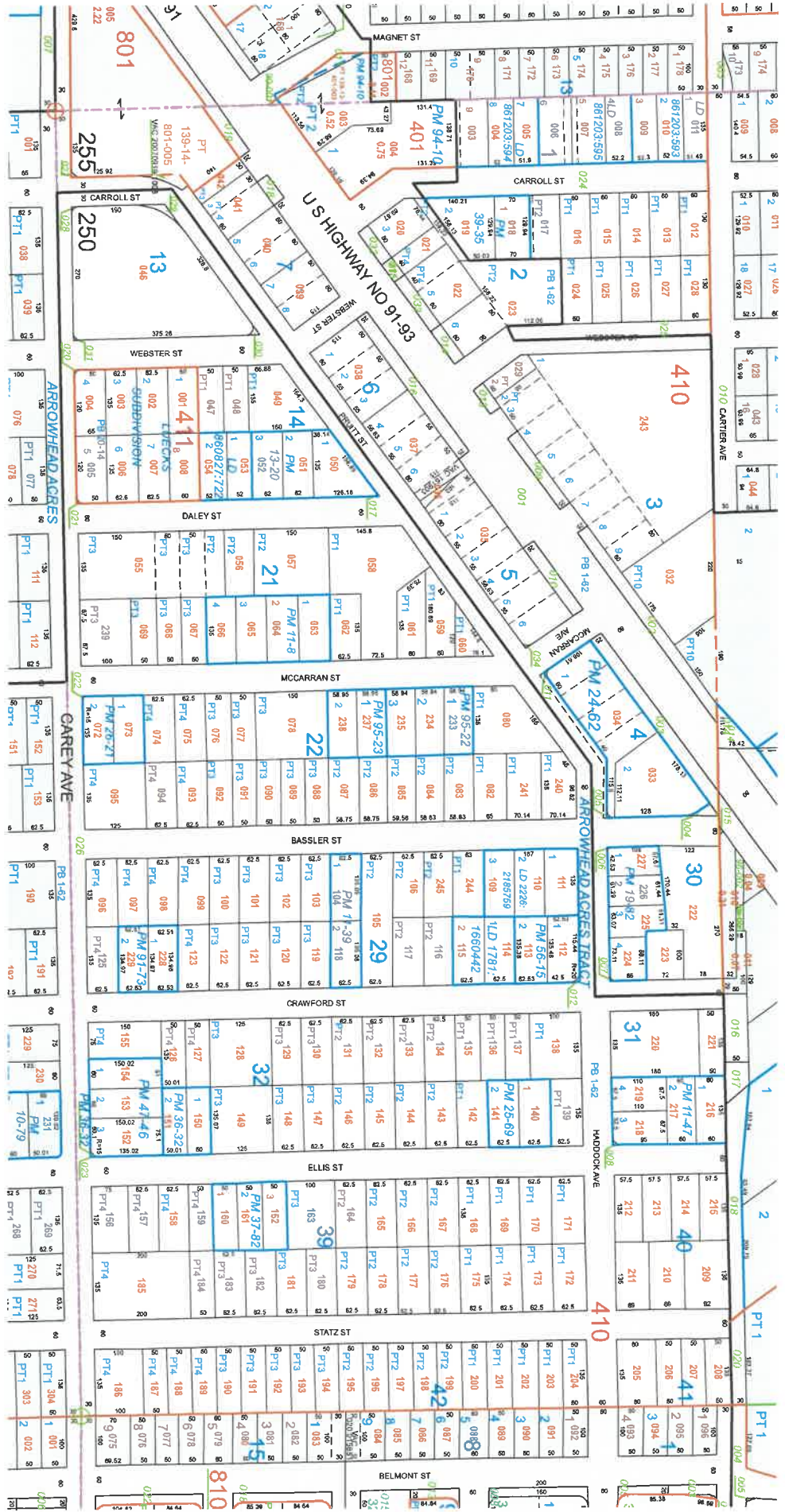
- PARCEL BOUNDARY
- SUB DIVISION
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 007 PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACRES
- 202 PARCEL SUB/SEQ NUMBER
- 202 PARCEL SUB/SEQ NUMBER
- 5 BLOCK NUMBER
- 600 LOT NUMBER

BOOK **120S R61E**

Scale: 1" = 200'

Rev: 1/8/2019

SEC.	13
MAP	S 2 SW 4
125 124 123 12	1 2 3 4
138 139 140 14	5 6 7 8
163 162 161 16	9 10 11 12
	13 14 15 16
	17 18 19 20
	21 22 23 24
	25 26 27 28
	29 30 31 32
	33 34 35 36
	37 38 39 40
	41 42 43 44
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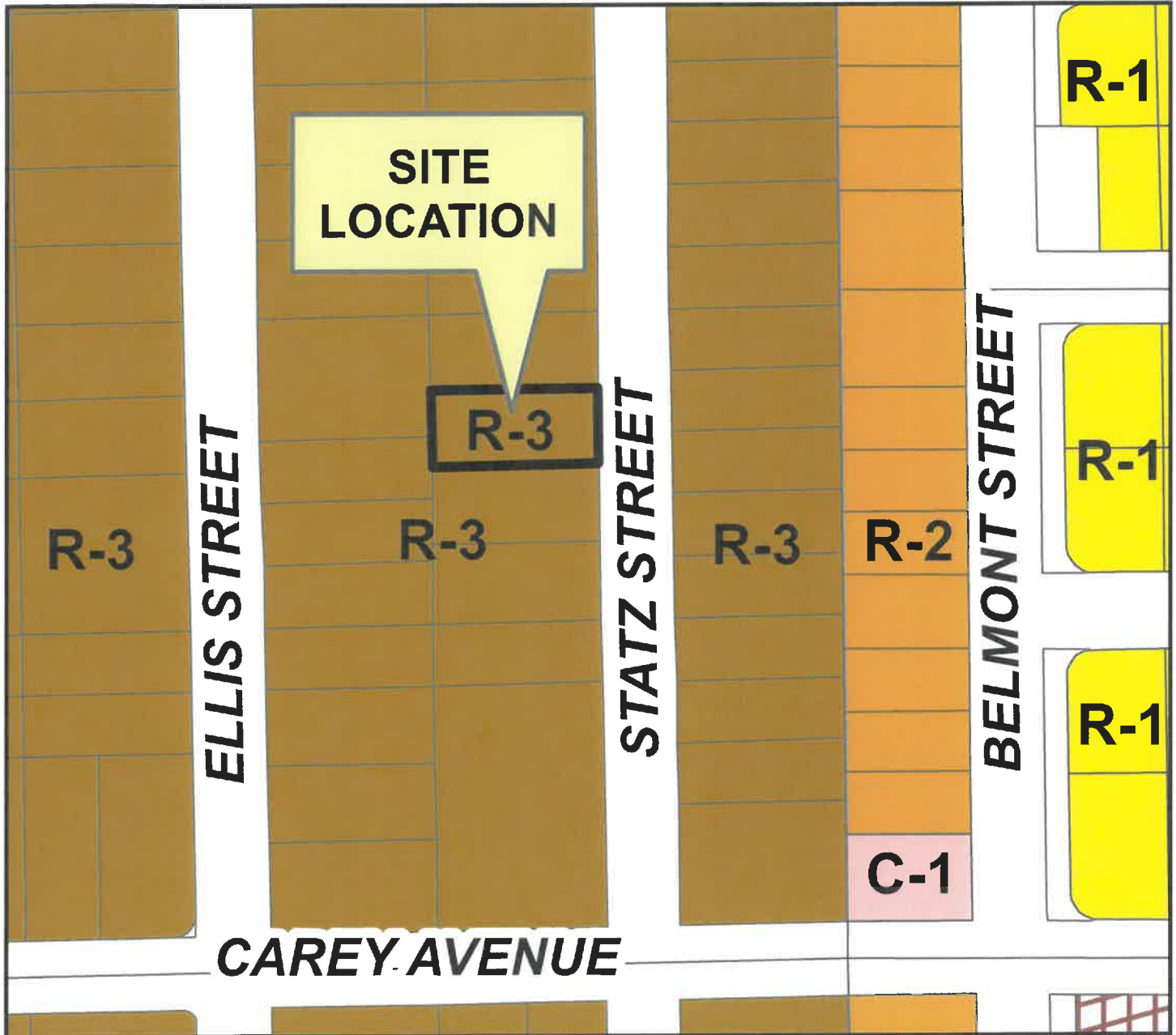


TAX DIST 250.255



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Antonio Bonilla
Application Type: Special Use Permit
Request: To Allow a Single-Family Dwelling
Project Info: 2433 Statz Street
Case Number: SUP-15-2024

05/02/2024

