



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE

Project Address (Location) 4921 ELMHURST LN LAS VEGAS, NV 89108

Project Name MENDEZ COVERS **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 138-25-612-030 **Ward #** _____

General Plan: Existing N/A Proposed N/A **Zoning:** Existing R-1 Proposed R-1

Additional Information PERMIT EXISTING CARPORT COVER AND NEW PORCH

Property Owner MARTIN MENDEZ **Contact** _____

Address 4921 ELMHURST LN **City** LAS VEGAS **State** NV **Zip** 89108

E-mail yaretzi0804@yahoo.com **Phone** 702.445.8361

Applicant MARTIN MENDEZ **Contact** _____

Address 4921 ELMHURST LN **City** LAS VEGAS **State** NV **Zip** 89108

E-mail yaretzi0804@yahoo.com **Phone** 702.445.8361

Representative AAPRD LLC **Contact** ADRIAN PLATA

Address PO BOX 401296 **City** LAS VEGAS **State** NV **Zip** 89140

E-mail ADRIAN@AAPRD.COM **Phone** 702.931.9227

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Martin Mendez Nolasco
State of Nevada, Country of Clark

Subscribed and sworn before me

This 09 day of November, 20 24

Notary Public in and for said County and State



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MINIMUM SETBACKS (R-1 ZONING)

BUILDING PLACEMENT

MAX. LOT COVERAGE	50%
FRONT (LIVING)	20' MIN
SIDE (INTERIOR)	5' MIN
SIDE (CORNER)	15' MIN
REAR (LIVING)	15' MIN

ACCESSORY STRUCTURES

SIZE AND COVERAGE	NOT TO EXCEED 50% OF DWELLING FLOOR AREA 1,2
SEPARATION FROM MAIN BLDG.	6' MIN
SIDE (INTERIOR)	3' MIN
SIDE (CORNER)	15' MIN
REAR	3' MIN

1. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA.

2. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL STRUCTURES AND DWELLINGS, INCLUDING ACCESSORY STRUCTURES, SHALL NOT EXCEED THE PERCENTAGE OF LOT COVERAGE PERMITTED

BUILDING HEIGHT

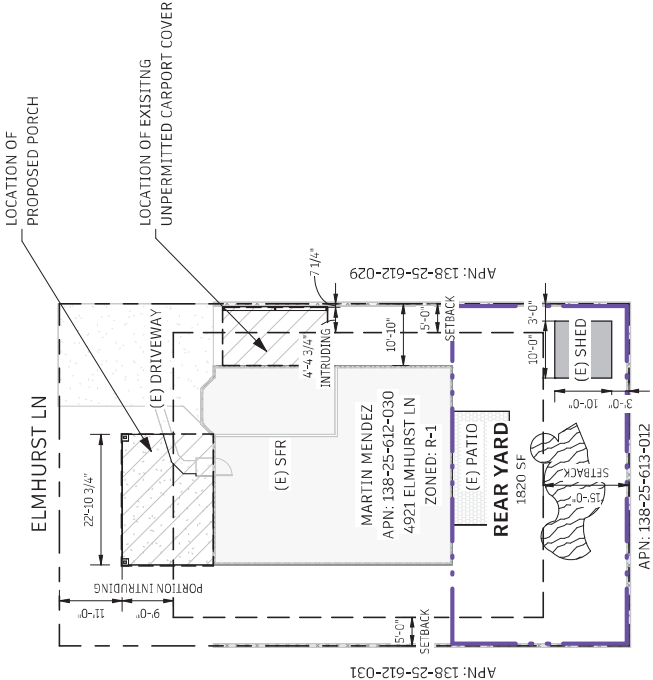
STORIES	2 MAX
FLAT ROOF MAX. HEIGHT	35' TO THE TOP OF THE ROOF COPING
PITCHED ROOF MAX. HEIGHT	35' MEASURED TO THE MIDPOINT BETWEEN THE EAVES AND RIDGELINE OF A PITCHED ROOF

ACCESSORY BLDG STORIES NOT TO EXCEED 2 STORIES, 35' IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

PATIO COVER

POST(S) (INTERIOR SIDE, REAR)	5' MIN
POST(S) (CORNER SIDE)	10' MIN
PATIO COVER OVERHANG	2' BEYOND THE PATIO COVER POST SETBACK
FRONT	20' MIN, WITH EXCEPTION OF AN OVERHANG NOT TO EXCEED 2'

- VARIANCES REQUIRED:
1. REDUCE FRONT SETBACK TO 11' WHERE 20' IS REQUIRED
 2. REDUCE SIDE SETBACK TO 0' WHERE 5' IS REQUIRED
 3. ALLOW ACCESSORY COVERAGE TO EXCEED 50% DWELLING



DD - SITE PLAN
1" = 20'-0"

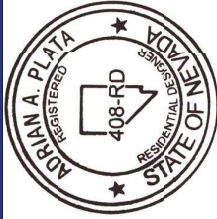


SITE ANALYSIS

LOT AREA:	6,099 SF
DWELLING FLOOR AREA:	1,486 SF
CARPORT FLOOR AREA:	188SF
PATIO FLOOR AREA:	200 SF
PORCH FLOOR AREA:	366 SF
SHED FLOOR AREA:	120 SF
REAR YARD AREA	1,820 SF
TOTAL COVERAGE:	1,486 SF 50% OF LOT AREA: 3,050 SF OK
ACCESSORY COVERAGE	874 SF 50% OF DWELLING: 743 SF FAIL
	50% OF REAR YARD: 930 SF OK

24-0638
SHEET NUMBER:
15112231
DD1.0

PROJECT #: 24095
OWNER: MARTIN MENDEZ
PROJECT NAME: MENDEZ COVERS
PROJECT LOCATION: 4921 ELMHURST LN
LAS VEGAS, NEVADA, 89108
APN: 138-25-612-030
SEAL:



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5940 S. RAINBOW BLVD.
SUITE #3005
LAS VEGAS, NV 89118
702-931-9227
Adrian@PlataDesign
NEVADA R.D. # 408-RD
PLATADESIGN.COM

SET: PRELIMINARY

SHEET NAME: SITE PLAN

ISSUE DATE: 10/15/2024

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PROJECT #:

24095

OWNER:

MARTIN MENDEZ

PROJECT NAME:

MENDEZ COVERS

PROJECT LOCATION:

4921 ELMHURST LN
LAS VEGAS, NEVADA 89108
APN: 138-25-612-030

SEAL:

REGISTERED

408-RD

RESIDENTIAL DESIGNER

NEVADA

A. PLATA

ADRIAN A. PLATA

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SET:

PRELIMINARY

SHEET NAME:

EXISTING FLOOR

24-095-38

SHEET NUMBER:
1 OF 3

DD2.0

ISSUE DATE:

10/15/2024

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EXISTING UNPERMITTED CARPORT COVER

EXISTING DRIVEWAY

EXISTING SFR

LOCATION OF NEW PORCH

DD - EXISTING FLOOR PLAN

1

3/16" = 1'-0"

8 0 4 8

(IN FEET)

3/16" = 1'-0"

PRINTED: 12/16/2024 1:56:40 PM

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PROJECT #:
24095

OWNER:
MARTIN MENDEZ

PROJECT NAME:
MENDEZ COVERS

PROJECT LOCATION:
4921 ELMHURST LN
LAS VEGAS, NEVADA, 89108
APN: 138-25-612-030

SEAL:

AREA SCHEDULE - BUILDING AREAS

NAME	AREA
T.O. LEVEL 01	
PORCH	366 SF
CARPORT COVER	188 SF
GRAND TOTAL	555 SF

ADRIAN A. PLATA
REGISTERED
408-RD
RESIDENTIAL D.D. ENGINEER
STATE OF NEVADA

AP

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SET:
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SHEET NAME:
PROPOSED FLOOR

24-095-38

SHEET NUMBER:
1 OF 1

DD2.1

ISSUE DATE:
10/15/2024

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EXISTING CMU PROPERTY WALL

NEW 2X6 DOUBLE STUCCO FIREWALL

CARPORT COVER
188 SF

EXISTING SFR

NOT A PART

PORCH
366 SF

EXISTING DRIVEWAY

18'-5"

7'-1 1/4"

10'-2 3/4"

10'-10"

10'-10"

16'-0"

15'-0"

1'-0"

1'-0"

20'-10 3/4"

22'-10 3/4"

1'-0"

1'-0"

8

0

4

8

(IN FEET)

3/16" = 1' - 0"

DD - PROPOSED FLOOR PLAN

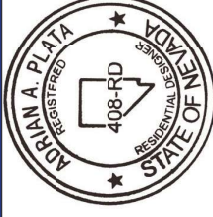
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3/16" = 1'-0"

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BLADESIGN.COM

PRELIMINARY

SHEET NAME:

EXTENDING
STREET NAMES

EXISTING

ELEVATIONS

SHEET NUMBER: 7/2004

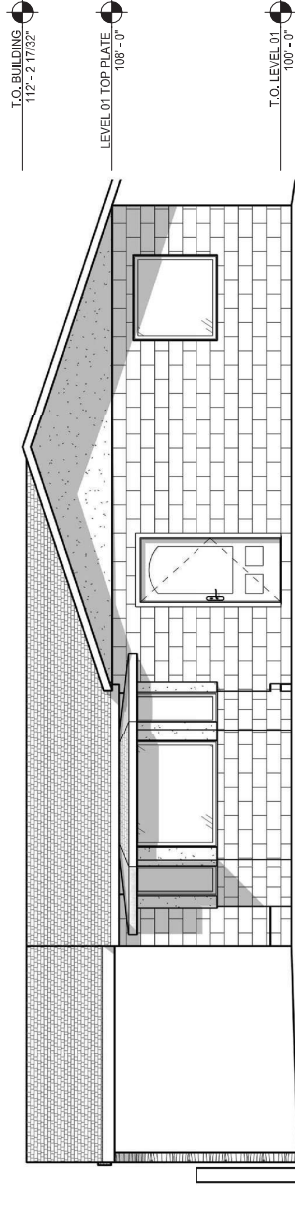
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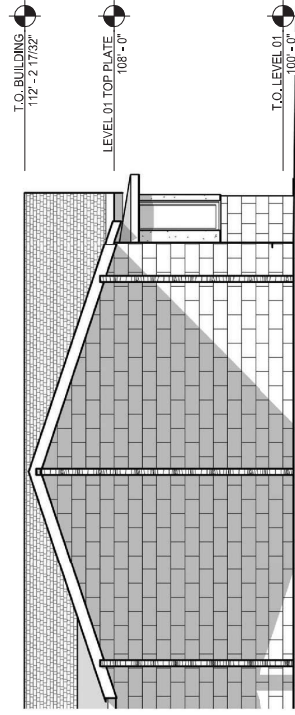
ISSUE DATE:

10/15/2024

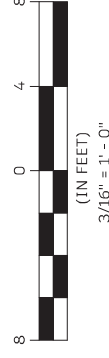
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DD - EXISTING FRONT ELEVATION

$$1 \frac{3}{16}'' = 1'-0''$$


DD - EXISTING LEFT ELEVATION

$$\frac{3/16" = 1'-0"}{2}$$


PROJECT #:

24095

OWNER:

MARTIN MENDEZ

PROJECT NAME:

MENDEZ COVERS

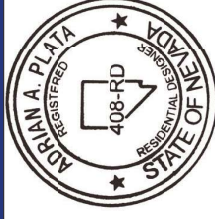
PROJECT LOCATION:

4921 ELMHURST LN

LAS VEGAS, NEVADA, 89108

APN: 138-25-612-030

SEAL:



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Adrian@Plata.Design

NEVADA RD # 408-PR

NEVADA K.D. # 408 KD
PIATADDESIGN.COM

SET:

PRELIMINARY

SHEET NAME:

PROPOSED

24 ELEVATIONS

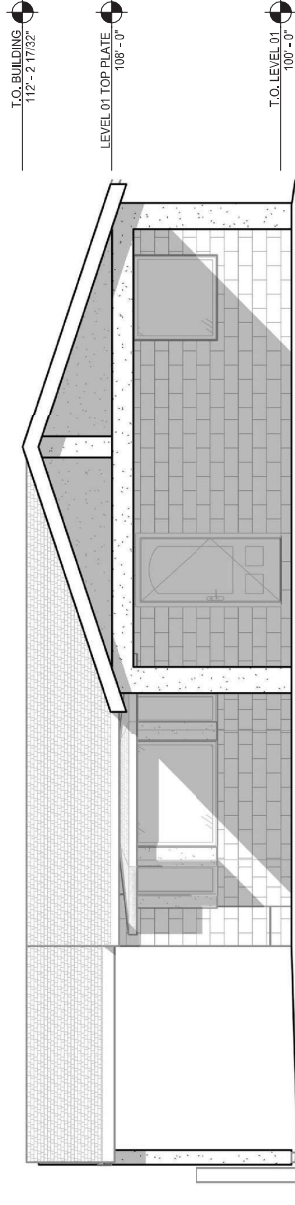
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2/1/20

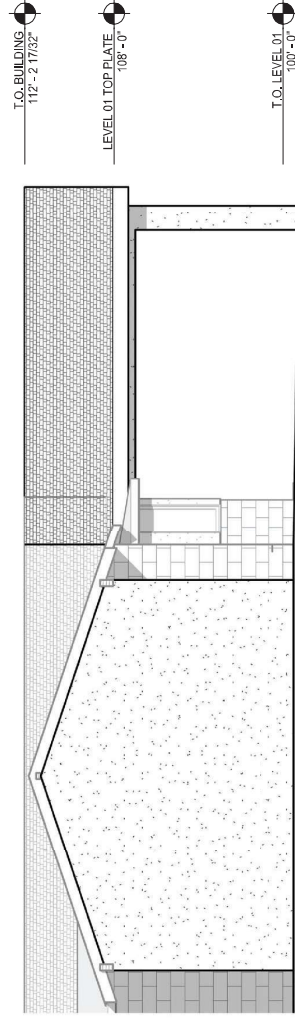
ISSUE DATE:

10/15/2024

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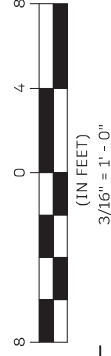


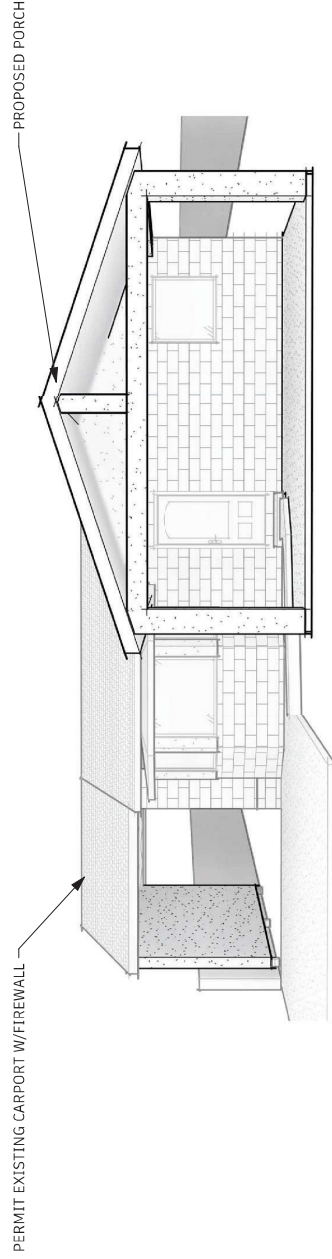
DD - PROPOSED FRONT ELEVATION

$$\frac{3}{16}'' = 1'-0''$$


DD - PROPOSED LEFT ELEVATION

3/16" = 1'-0"





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