Print Form

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) SPECIAL USE, VARIANCE

Project Address (Location) 1020 E OAKEY BLVD LAS VEGAS, NV 89104

Project Name JAUREGUI RESIDENCE **Proposed Use**

Assessor's Parcel #(s) 162-03-716-006 **Ward #**

General Plan: Existing X Proposed **Zoning:** Existing R-1 Proposed R-1

Additional Information PERMIT EXISTING ADU AND ACCESSORY STRUCTURES

Property Owner JOSE JAUREGUI & ISELA AGUAYO **Contact**
Address 1020 E OAKEY BLVD City LAS VEGAS State NV Zip 89104
E-mail loloeisela@gmail.com Phone 702.575.9335

Applicant JOSE JAUREGUI & ISELA AGUAYO **Contact**
Address 1020 E OAKEY BLVD City LAS VEGAS State NV Zip 89104
E-mail loloeisela@gmail.com Phone 702.575.9335

Representative PLATA DESIGN **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 José H. Jáuregui / Isela Aguayo
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name José H. Jáuregui / Isela Aguayo

Subscribed and sworn before me
This 17th day of October, 20 24
Omar Guzman Clark County Nevada
Notary Public in and for said County and State

24-0646
12/16/2024

OMAR GUZMAN
Notary Public, State of Nevada
Appointment No. 22-0426-01
My Appt. Expires Dec 4, 2026

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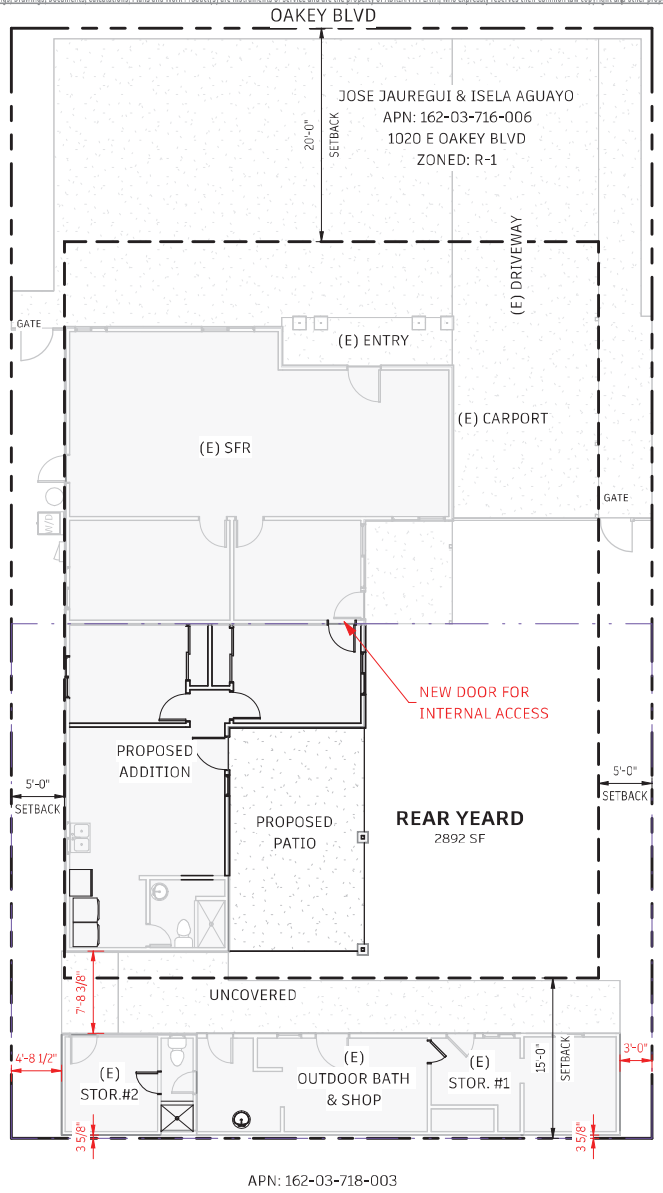

VARIANCE:

1. REDUCE THE REAR SETBACK OF STORAGE, SHOP & OUDOOR BATH LOCATED AT REAR TO 0'-0" WHERE 3'-0" REQUIRED

2. OTHERS...

AREA SCHEDULE - BUILDING AREAS

NAME	AREA
SFR	833 SF
	833 SF
ADDITION	589 SF
OUTDOOR BATH & SHOP	239 SF
CARPORT	256 SF
COVERED PORCH	73 SF
PATIO	80 SF
(E) STOR. #2	89 SF
(E) STOR. #1	170 SF
PATIO	268 SF
ACC. TOTAL	1765 SF
GRAND TOTAL	2599 SF

SITE LEGEND

PROPERTY LINE
SETBACK
EASEMENT
R.O.W.
FLOW LINE
CURB
WATER
SEWER
POWER

LOCATION OF ADDITION/EXISTING (SEE PLAN)

16 0 8 16
(IN FEET)
1/16" = 1' - 0"

SITE ANALYSIS

LOT AREA:	*6,098 SF*	
TOTAL COVERAGE:	*2,599 SF*	
ACCESSORY COVERAGE	*1,765 SF*	
50% OF LOT AREA:	*3,049 SF*	*OK*
50% OF DWELLING:	*433SF*	*STORAGE & ADU REQ. VARIANCE*
50% OF REAR YARD:	*1,446 SF*	*SUM OF ACC'S. REQ. VARIANCE*

PROJECT #:
24080

OWNER:
JOSE JAUREGUI & ISELA AGUAYO

PROJECT NAME:
JAUREGUI RESIDENCE

PROJECT LOCATION:
1020 E OAKEY BLVD
LAS VEGAS, NEVADA, 89104
APN: 162-03-716-006

SEAL:

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

PLATA DESIGN
5940 S. RAINBOW BLVD.
SUITE #3005
LAS VEGAS, NV 89118
702.931.9227
Adrian@Plata.Design
NEVADA R.D. # 408-RD
PLATADESIGN.COM

SET:
PRELIMINARY

SHEET NAME:
PROPOSED SITE PLAN

24-0646
12/16/2024

SHEET NUMBER:
DD1.1

ISSUE DATE:
11/19/2024

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To laugh often and much; To win the respect of intelligent people and the affection of children; To earn the appreciation of honest critics and endure the betrayal of false friends; To appreciate beauty; to find the best in others; To leave the world a bit better, whether by a healthy child, a garden patch or a redeemed social condition; To know even one life has breathed easier because you have lived. This is to have succeeded. • PLATA DESIGN

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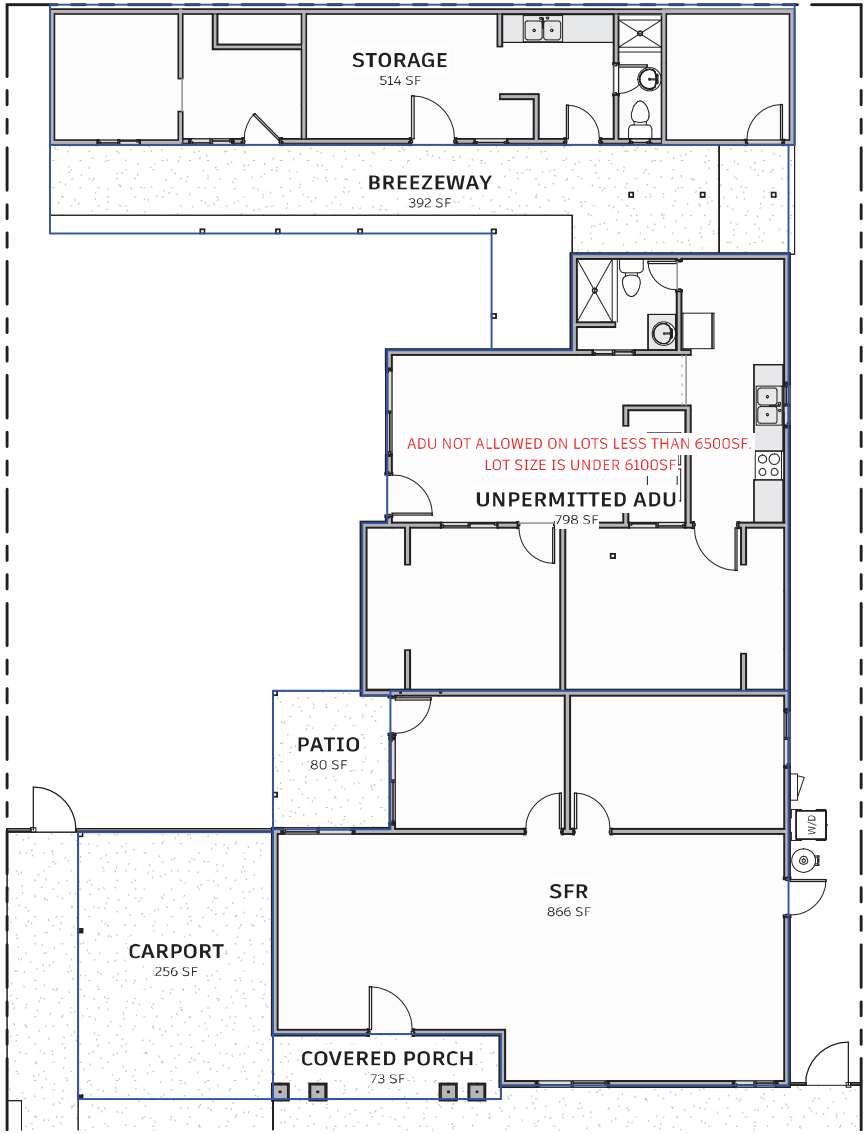

AREA SCHEDULE - EXISTING

Name	Area
SFR	866 SF
	866 SF
UNPERMITTED ADU	798 SF
STORAGE	514 SF
CARPORT	256 SF
COVERED PORCH	73 SF
PATIO	80 SF
BREEZEWAY	392 SF
	2114 SF
	2979 SF

8 0 4 8
(IN FEET)
1/8" = 1' - 0"

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SUITE #3005
LAS VEGAS, NV 89118
702.931.9227
Adrian@Plata.Design
NEVADA R.D. # 408-RD
PLATADESIGN.COM

SET:
PRELIMINARY

SHEET NAME:
EXISTING FLOOR PLAN

24-0646
12/18/2024

SHEET NUMBER:
DD2.0

ISSUE DATE:
11/19/2024

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AREA SCHEDULE - BUILDING AREAS	
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SFR	833 SF
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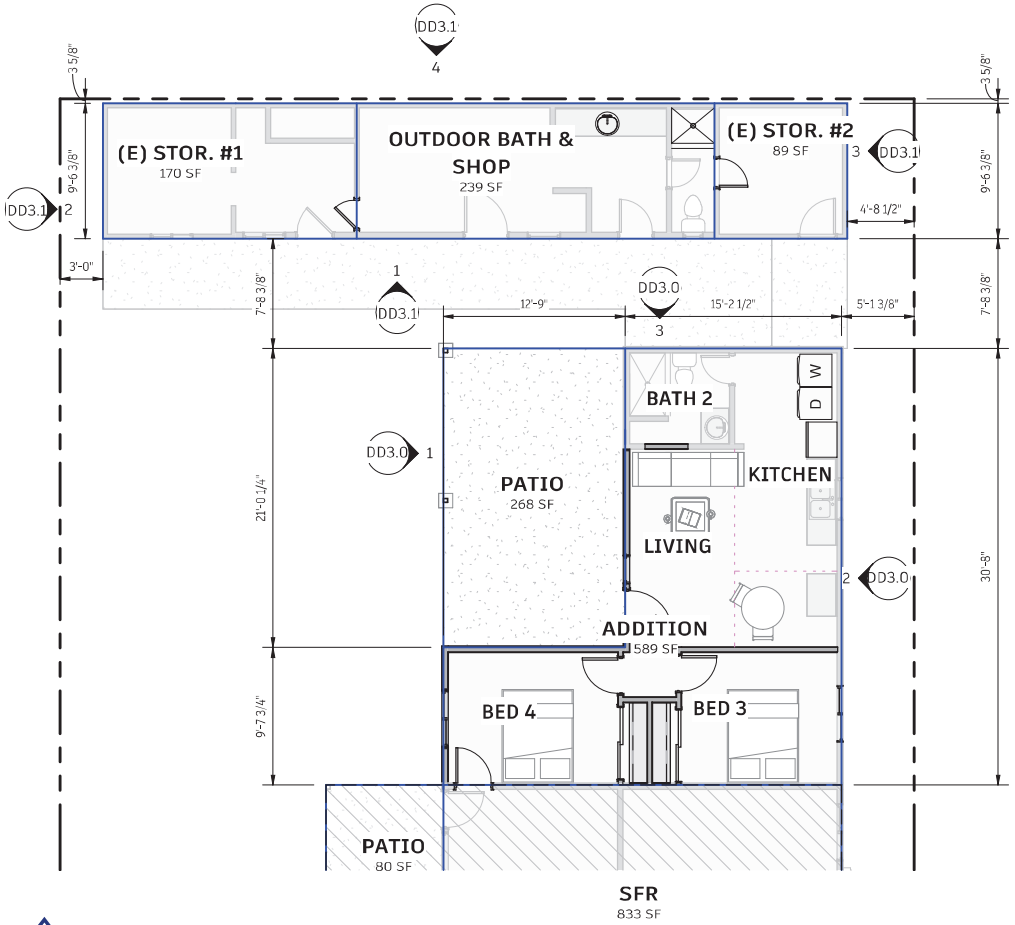
CARPORT	256 SF
COVERED PORCH	73 SF
PATIO	80 SF
(E) STOR. #2	89 SF
(E) STOR. #1	170 SF
PATIO	268 SF
	1765 SF
GRAND TOTAL	2599 SF



1 DD - OVERALL FLOOR PLAN

1/8" = 1'-0"

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PROJECT #:
24080

OWNER:
JOSE JAUREGUI & ISELA AGUAYO

PROJECT NAME:
JAUREGUI RESIDENCE

PROJECT LOCATION:
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LAS VEGAS, NEVADA, 89104
APN: 162-03-716-006

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5940 S. RAINBOW BLVD.
SUITE #3005
LAS VEGAS, NV 89118
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Adrian@Plata.Design
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PLATADESIGN.COM

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SHEET NAME:
PROPOSED FLOOR PLAN

24-0646
12/18/2024

SHEET NUMBER:
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ISSUE DATE:
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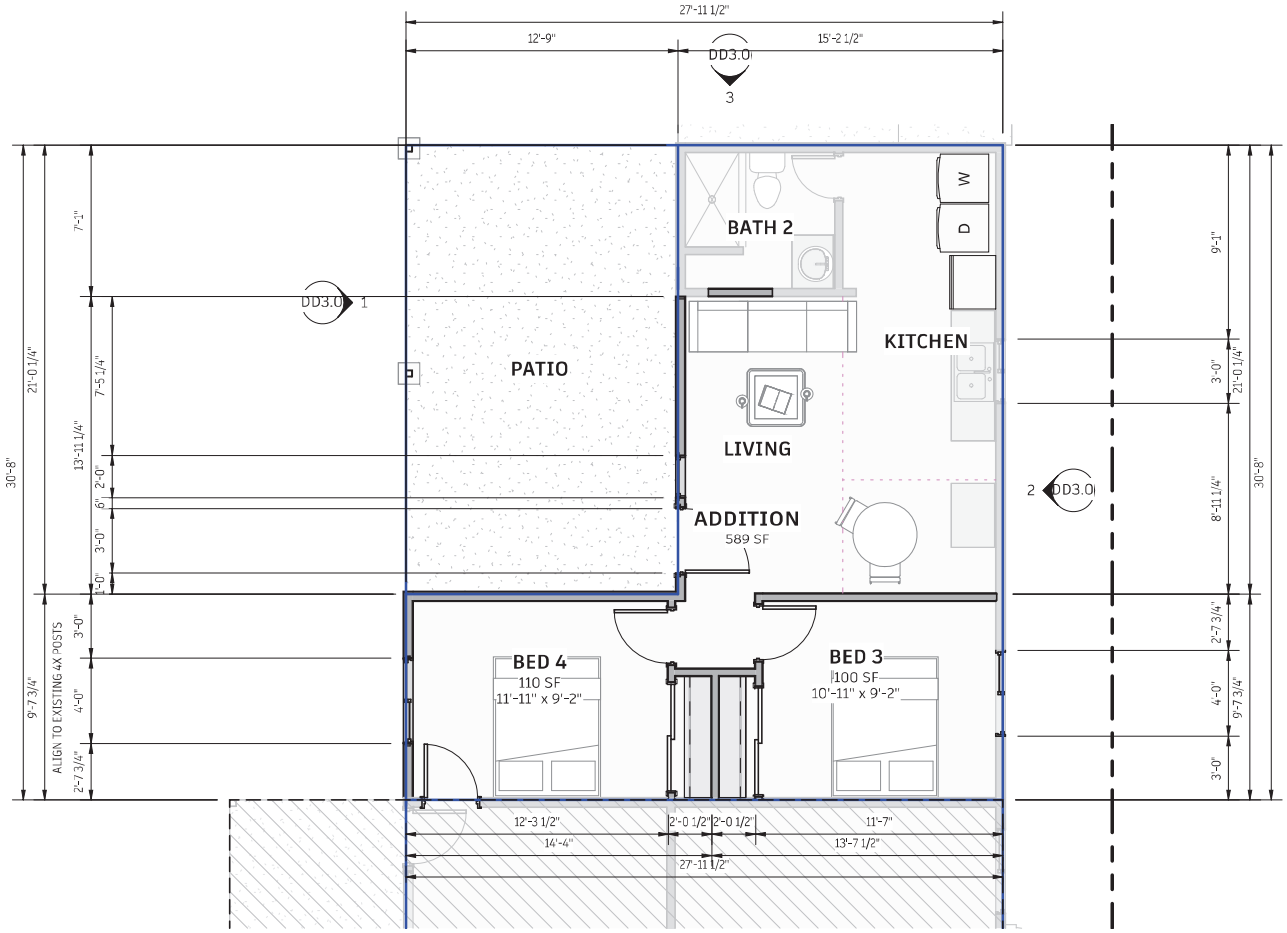

1 DD - ADU FLOOR PLAN

3/16" = 1'-0"

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AREA SCHEDULE - BUILDING AREAS	
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SFR	833 SF
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SHEET NAME:
DD - ADU FLOOR PLAN

24-0646
12/18/2024

SHEET NUMBER:
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ISSUE DATE:
11/19/2024

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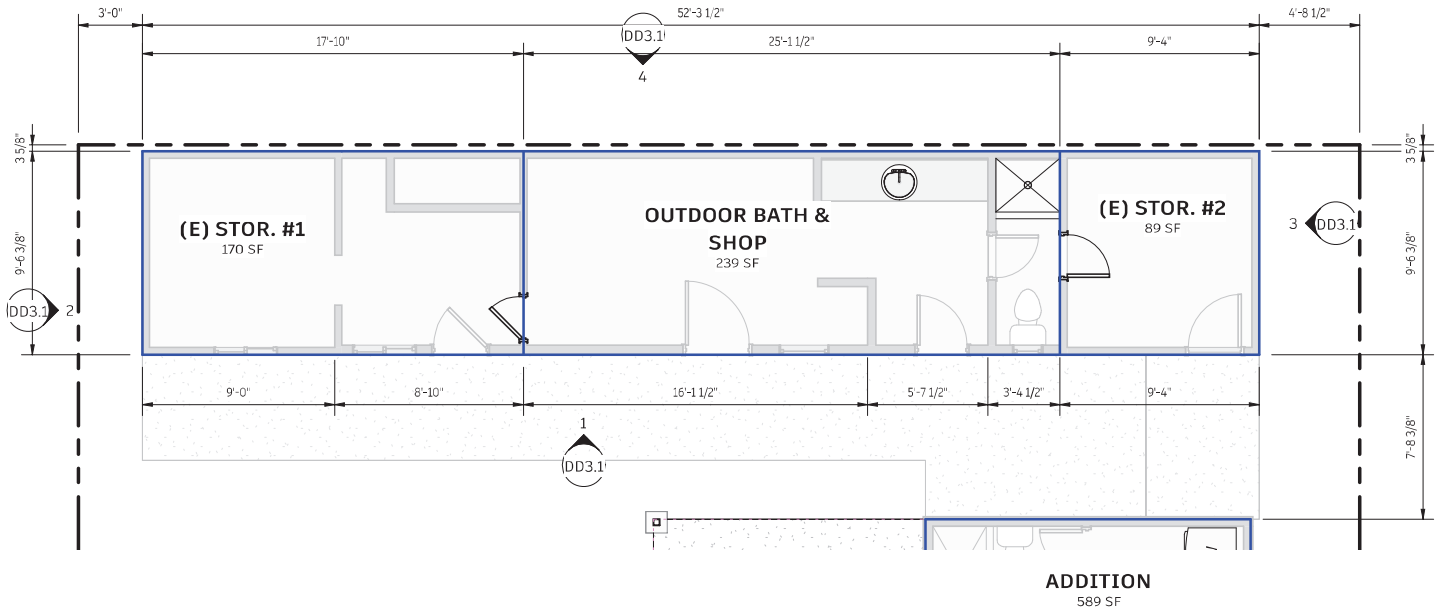

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LAS VEGAS, NV 89118
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SHEET NAME:
DD - STORAGE FLOOR PLAN

24-0646
12/18/2024

SHEET NUMBER:
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ISSUE DATE:
11/19/2024

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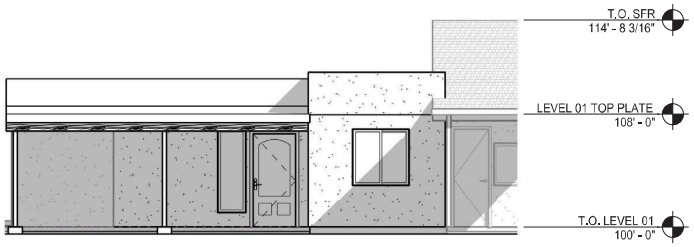
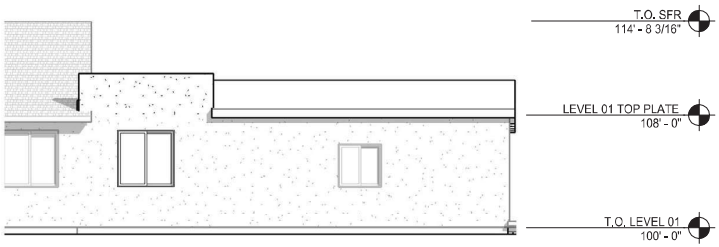
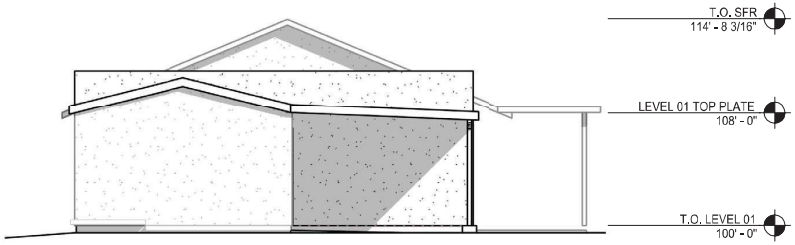


1 ADU EAST ELEVATION
1/8" = 1'-0"



2 ADU WEST ELEVATION
1/8" = 1'-0"



3 DD - ADU REAR ELEVATION
1/8" = 1'-0"

8 0 4 8
(IN FEET)
1/8" = 1' - 0"

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PROJECT #:
24080

OWNER:
JOSE JAUREGUI & ISELA AGUAYO

PROJECT NAME:
JAUREGUI RESIDENCE

PROJECT LOCATION:
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APN: 162-03-716-006

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SUITE #3005
LAS VEGAS, NV 89118
702.931.9227
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NEVADA R.D. # 408-RD
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SHEET NAME:
DD - ADDITION ELEVATIONS

24-0646
12/16/2024

SHEET NUMBER:
DD3.0

ISSUE DATE:
11/19/2024

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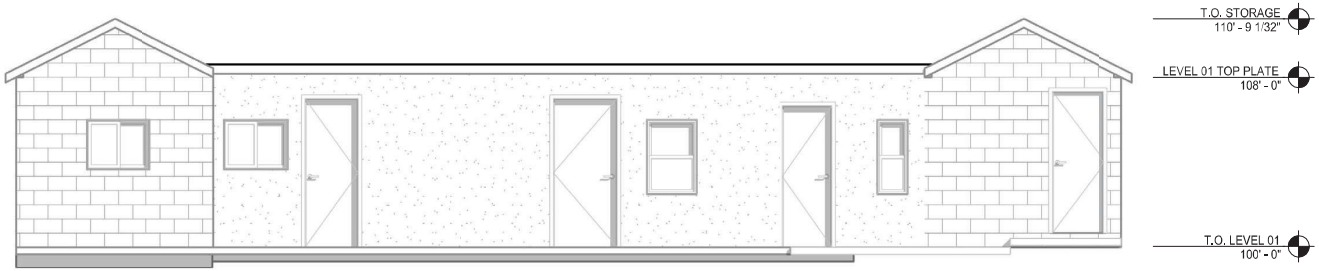
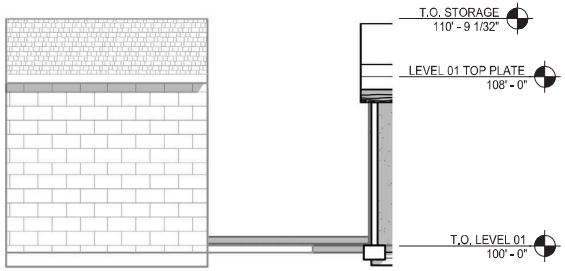
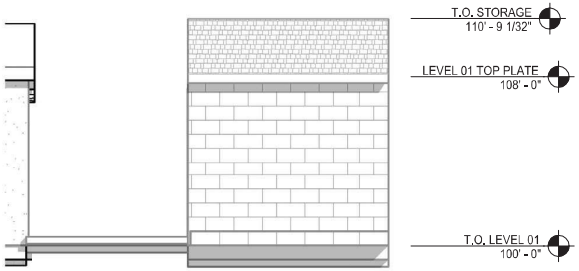


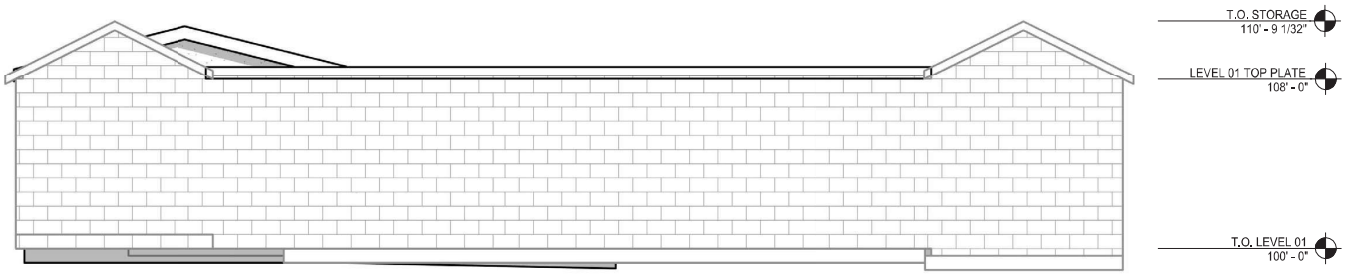
1 STORAGE NORTH ELEVATION
3/16" = 1'-0"



2 STORAGE EAST ELEVATION
3/16" = 1'-0"



3 STORAGE WEST ELEVATION
3/16" = 1'-0"



4 STORAGE SOUTH ELEVATION
3/16" = 1'-0"

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PROJECT #:
24080

OWNER:
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PROJECT NAME:
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DD - STORAGE ELEVATIONS

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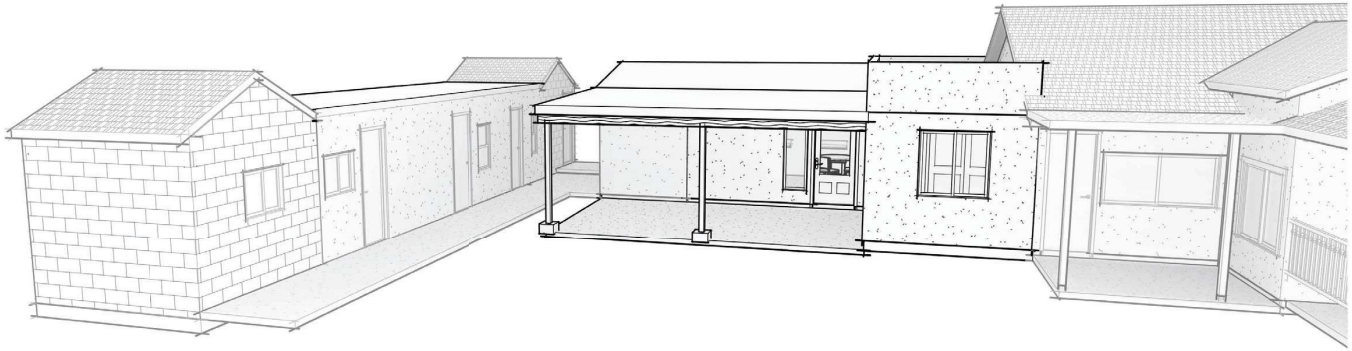

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OWNER:
JOSE JAUREGUI & ISELA AGUAYO

PROJECT NAME:
JAUREGUI RESIDENCE

PROJECT LOCATION:
1020 E OAKEY BLVD
LAS VEGAS, NEVADA, 89104
APN: 162-03-716-006

SEAL:

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

PLATA DESIGN
5940 S. RAINBOW BLVD.
SUITE #3005
LAS VEGAS, NV 89118
702.931.9227
Adrian@Plata.Design
NEVADA R.D. # 408-RD
PLATADESIGN.COM

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To laugh often and much; To win the respect of intelligent people and the affection of children; To earn the appreciation of honest critics and endure the betrayal of false friends; To appreciate beauty; to find the best in others; To leave the world a bit better, whether by a healthy child, a garden patch or a redeemed social condition; To know even one life has breathed easier because you have lived. This is to have succeeded. - RALPH WALDO EMERSON