



# 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) 5517 Rebecca Rd Las Vegas, NV 89130

Project Name Pfau Residence Remodel Proposed Use Single Family Residence

Assessor's Parcel #(s) 12535102014 Ward # 6

General Plan: Existing R Proposed N/A Zoning: Existing R-E Proposed N/A

Additional Information Variance for front yard porch, and accessory structures

Property Owner Nicholas Charles Pfau Contact Nicholas Charles Pfau

Address 5517 Rebecca Road City Las Vegas State NV Zip 89130

E-mail nickpfau@spectrumcs.com Phone 702-336-4500

Applicant Alicia Pfau Contact Alicia Pfau

Address 5517 Rebecca Road City Las Vegas State NV Zip 89130

E-mail alicia.a.block@gmail.com Phone 701-540-7761

Representative \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_ Phone \_\_\_\_\_

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 Nicholas Pfau

Subscribed and sworn before me

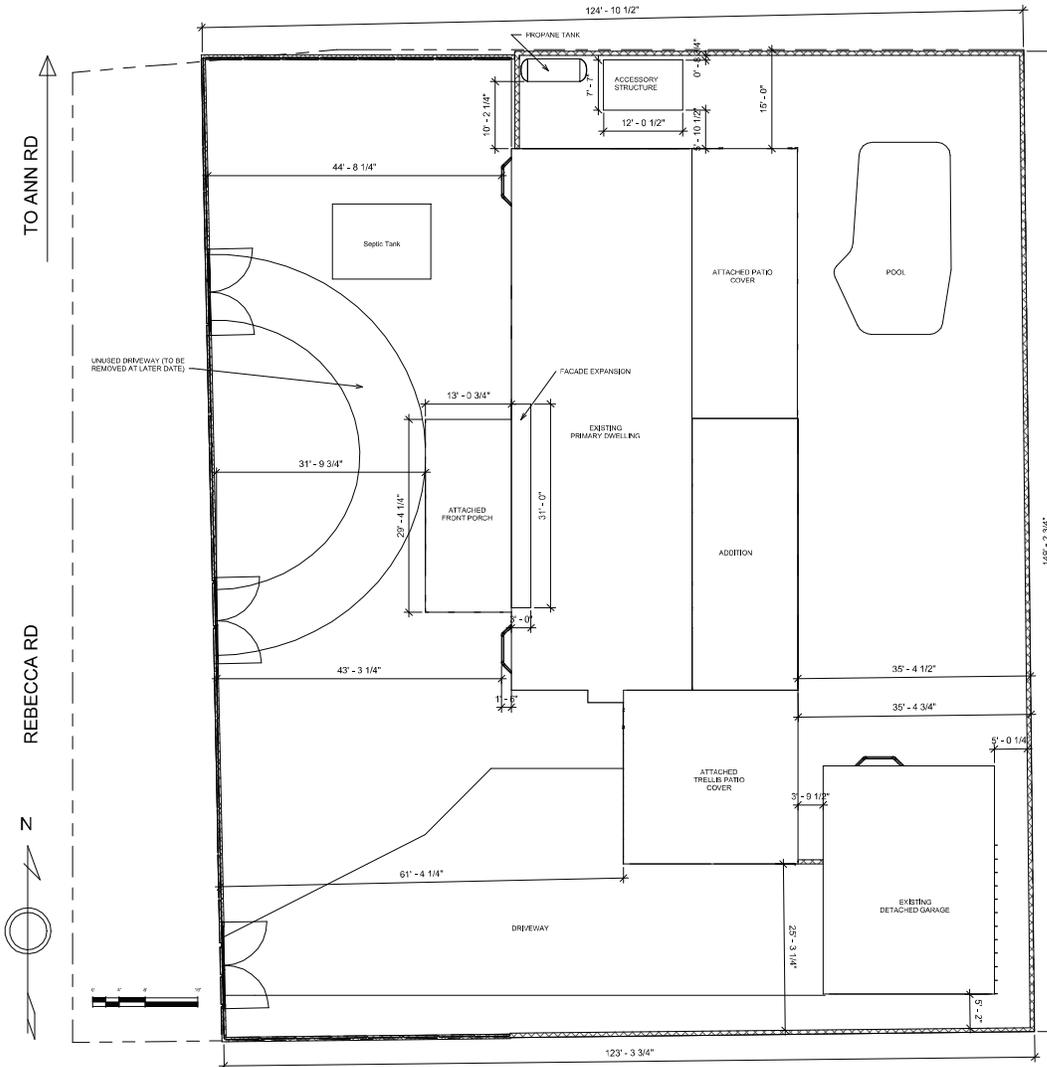
This 14th day of January, 2025



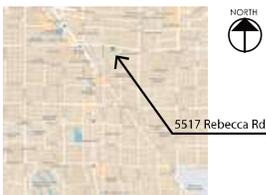
Notary Public in and for said County and State



# SITE PLAN



**Vicinity Map**



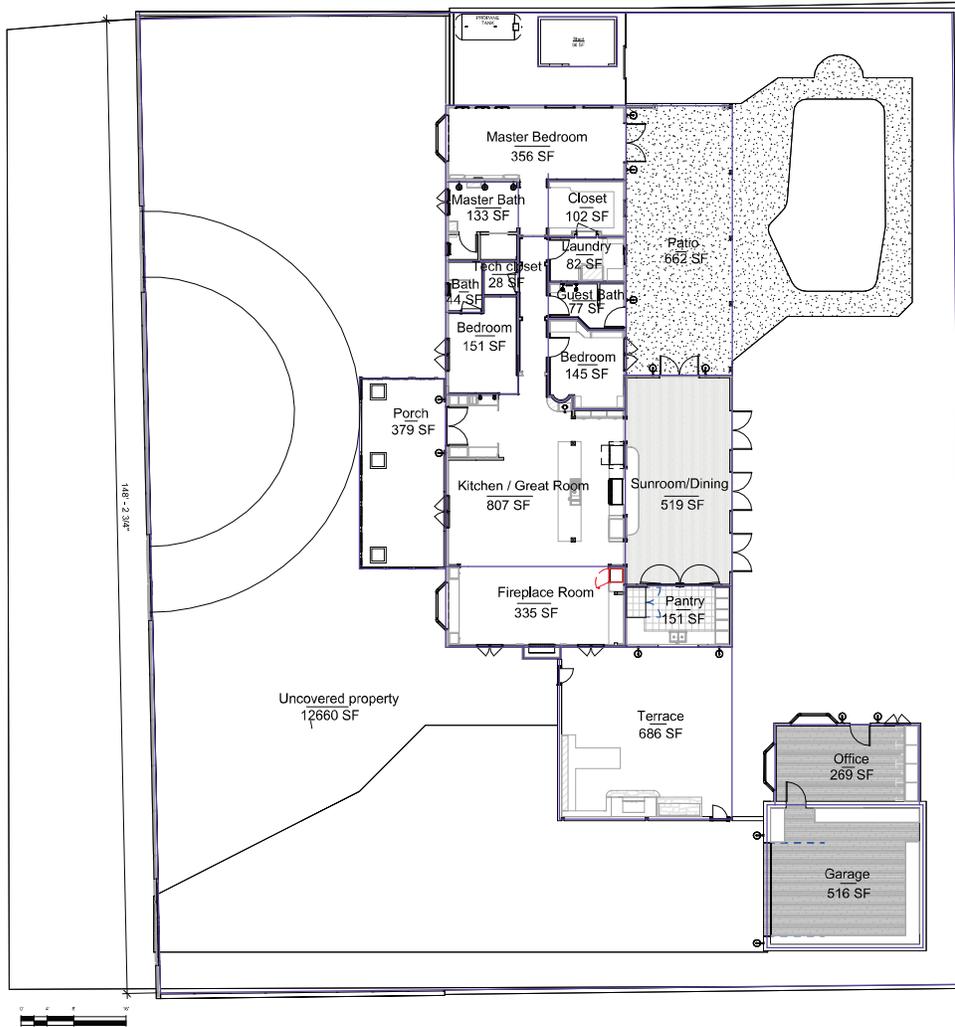
Nicholas Pfau  
 Nicholas Pfau (Jan 14, 2025 17:40 PST)  
 \_\_\_\_\_  
 CONTRACTOR OR OWNER/BUILDER SIGNATURE  
 \_\_\_\_\_  
 LICENSE NUMBER

PROPERTY OWNER NAME: Nicholas Pfau  
 PROPERTY ADDRESS: 5517 Rebecca Rd  
 LOT SIZE: 20473.2  
 HOUSE SQUARE FOOTAGE: 2167  
 EXISTING     NEW  
 ACCESSORY STRUCTURE SQUARE FOOTAGE: 516 + 269  
 DESCRIPTION: Detached garage with office  
 EXISTING     NEW     N/A

DESCRIPTION OF PROPOSED WORK: Home renovation w/demo of un-permitted addition to rebuild and extend new roof to replace failing existing patio cover. Also add iron trellis covered porch on south end of home.  
 ADDITION SQUARE FOOTAGE: 690  
 EXISTING     NEW     N/A  
 PATIO SQUARE FOOTAGE: 500 + 140  
 EXISTING     NEW     N/A  
 ACCESSORY STRUCTURE SQUARE FOOTAGE: 685  
 DESCRIPTION: Iron trellis covered patio  
 EXISTING     NEW     N/A

25-0013  
01/29/2025

# SITE PLAN



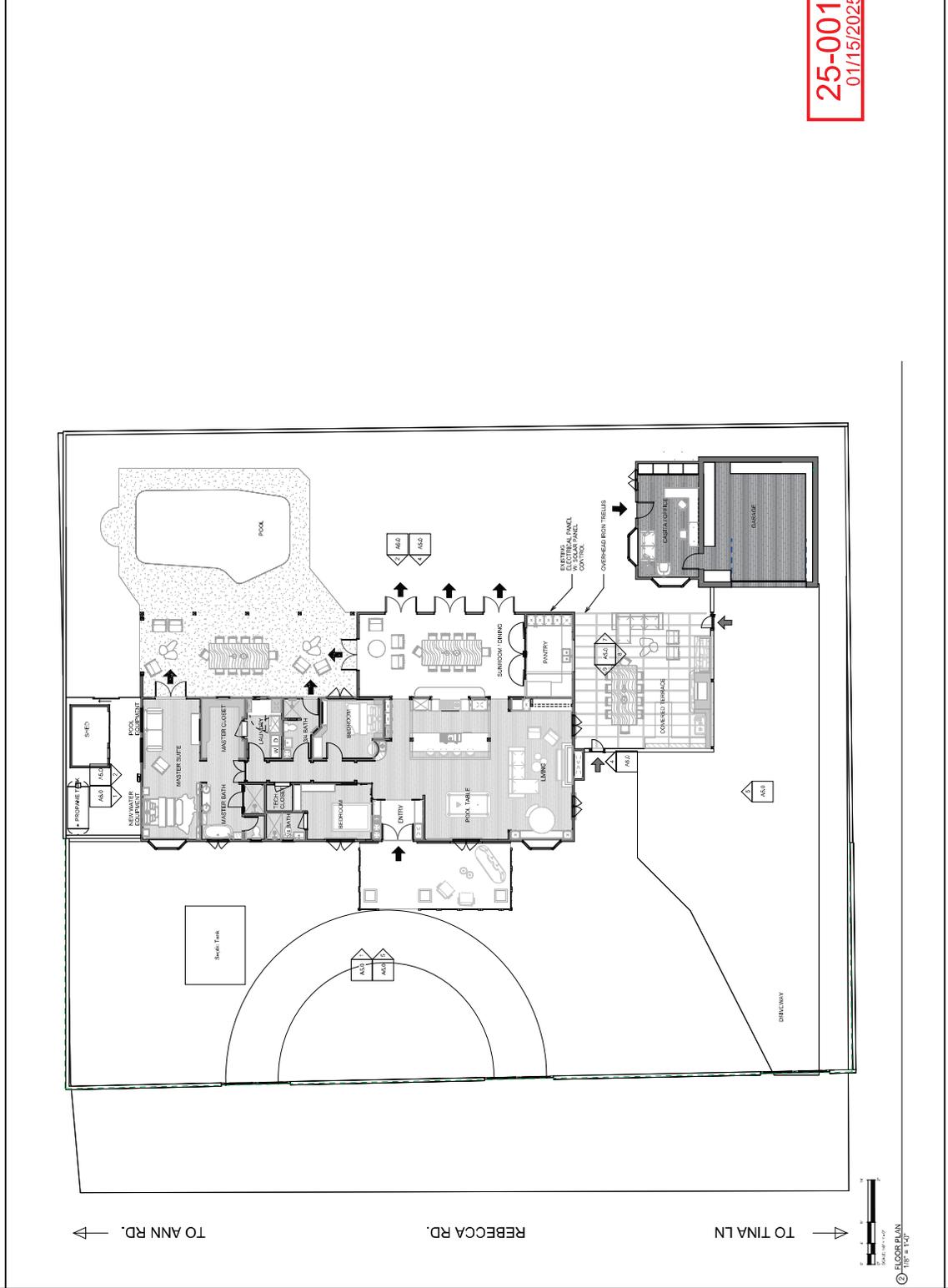
SPACE:	SQ. FT.
REMODELED HOUSE SF:	2167
ADDITION:	670
GARAGE:	516
OFFICE:	269
COVERED OUTDOOR:	
PORCH:	379
TERRACE:	686
PATIO:	662
SHED:	90
<b>RESIDENCE TOTAL:</b>	<b>2930</b>
<b>COVERED OUTDOOR:</b>	<b>1727</b>
<b>GARAGE BUILDING:</b>	<b>785</b>
<b>ACTIVE WORK AREA SF:</b>	<b>4657</b>
<b>TOTAL COVERED:</b>	<b>5532</b>
<b>UNCOVERED:</b>	<b>12660</b>
<b>PERCENTAGE COVERED:</b>	<b>43.69%</b>

## FULL SCOPE OF PROJECT:

Full home remodel post asbestos remediation:

- Abandon original cast iron plumbing in favor of modern plumbing practices
- Utilizing onsite propane for oven, dryer, and water heater
- New electrical receptacles and fixtures repurposing existing wire as possible
- New circuiting per mech. engineer report
- HVAC ducting replacement after removal from previous asbestos abatement
- Split unit hvac install for addition
- New windows and doors
- New concrete
- Floating of dropped floor in fireplace room to match main house level
- New pad for front facade expansion tied into foundation
- New pad for addition tied into foundation
- Footings poured for porch and terrace columns
- Expanding main house exterior wall height according to structural engineer specs for addition
- Addition rebuild to have singular roof spanning length of house and to cover patio, attached via wall height shift per engineer specs
- Iron trellis fabrication attached to ledger board and columns per engineer specs
- Additional wood fireplace to be built under trellis, chimney height matching existing interior fireplace chimney
- Roofed front porch and concrete pad addition with Variance approval
- Roofing material for porch and addition to match
- Accessory structure (shed) to the north to be maintained with variance approval
- Existing solar system to remain unchanged
- Septic system to be utilized and maintained

25-0013  
01/29/2025



RESIDENTIAL OWNER / BUILDER  
 Nicholas & Alicia Piau  
 Las Vegas, NV 89130  
 702-540-7731  
 dflou@nicholaspiaubuilder.com

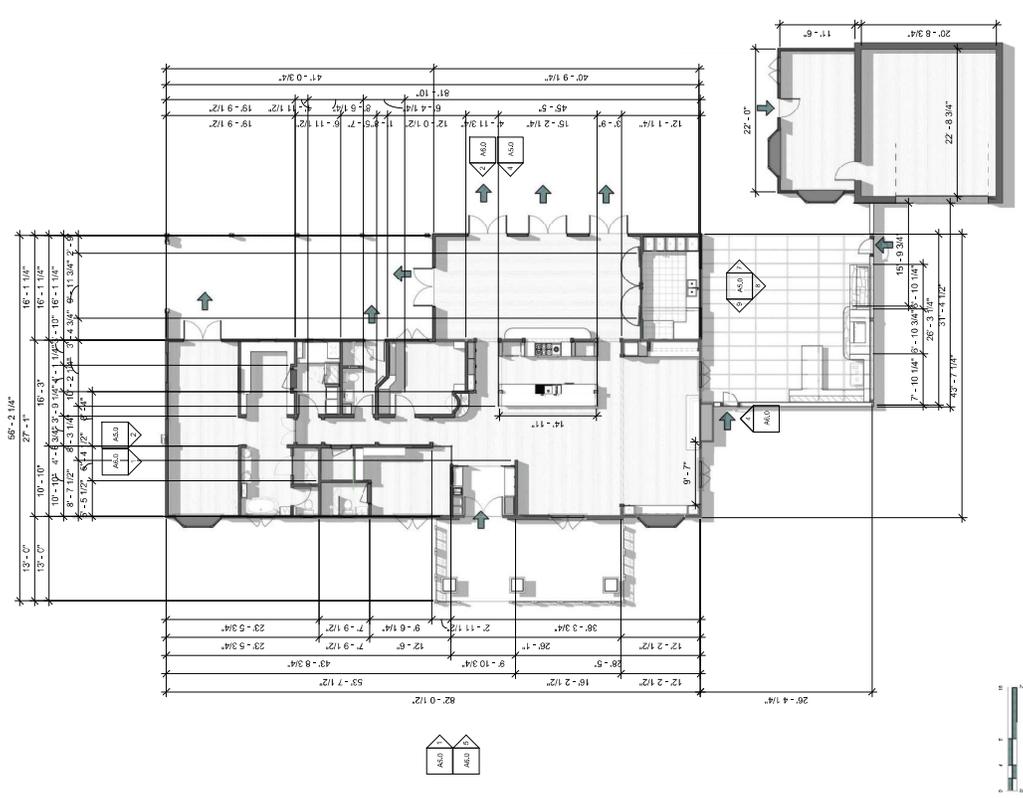
5517 REBECCA ROAD  
 LAS VEGAS, NEVADA, 89130

PFU RESIDENCE REMODEL  
 FLOOR PLAN

BLDG. SUBMITTAL  
 14 JANUARY 2025  
 REVISIONS

**25-0013**  
 01/15/2025

SHEET NUMBER  
**A2.1**



RESIDENTIAL OWNER / BUILDER  
 Nicholas & Alicia Prou  
 125 W. Aspen, NV 89130  
 702-460-7751  
 dpc@nicholasprou.com

DATE

**PFau RESIDENCE REMODEL**

5517 REBECCA ROAD  
 LAS VEGAS, NEVADA, 89130

**EXTERIOR ELEVATIONS**

BUILD SUBMITTAL  
 15 JANUARY 2025

REVISIONS

**25-0013**  
 01/15/2025

SHEET NUMBER

**A5.0**

**FINISH SCHEDULE**

INTERIOR FINISH	TRIM	TO MATCH MAIN BODY
SPUCCO MAIN BODY	TRIMMING LIGHTS BODY	
	ACCEPT	
	WOOD	
	STAINLESS NIGHT	PFU1420P
	TRIM	DESIGN
	LEFT SHAZZLE	PFU1254
STONE ACCENTS	TO MATCH MAIN BODY	
	TRIM	DESIGN
	ROOFING	ASPHALT TO MATCH EXISTING
REPLACE EXTERIOR	STONE TO MATCH BODY	
WOOD - MAIN BODY	TRIM	DESIGN
	ACCEPT	
	WOOD	TO MATCH NIGHT PFU1420P
	TRIM	DESIGN
	LEFT SHAZZLE	PFU1254
	TRIM	TRIMMING LIGHTS BODY

