



Department Use

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

Project Address (Location) 317 PAUL AVE

Project Name M L TRUST DETACHED CASITA Proposed Use RESIDENTIAL

Assessor's Parcel #(s) 179-22-411-057 Ward # _____

General Plan: Existing _____ Proposed _____ Zoning: Existing SINGLE FAMILY Proposed SINGLE FAMILY

Additional Information _____

Property Owner MANUEL PEREZ Contact MANUEL
Address 317 PAUL AVE City WAS VERAS State NY Zip 99106
E-mail MANUELPEREZ2735@ICLOUD.COM Phone (702) 908-8586

Applicant MANUEL PEREZ Contact MANUEL
Address 317 PAUL AVE City LAS VEGAS State NV Zip 89106
E-mail _____ Phone (702) 908-8586

Representative LARRY J. SANCHEZ Contact LARRY
Address 5550 PAINTED MIRAGE ROAD #380 City LAS VEGAS State NV Zip 89149
E-mail LARRY7405@YAHOO.COM Phone 702-340-7927

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, information presented, and that inaccuracies, false information or incomplete application will cause the application to be rejected. I further certify that I am the owner or purchaser (or person in control) 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 information has been reviewed by Department of Planning for consistency with the Zoning Ordinance.

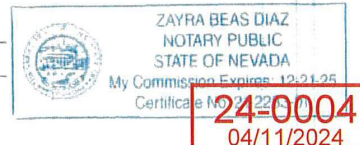
Property Owner Signature [Signature]
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

Print Name Manuel de Jesus Perez Carrera

Subscribed and sworn before me

This 28 day of January 2024

Notary Public in and for said County and State



Submitted after final agenda

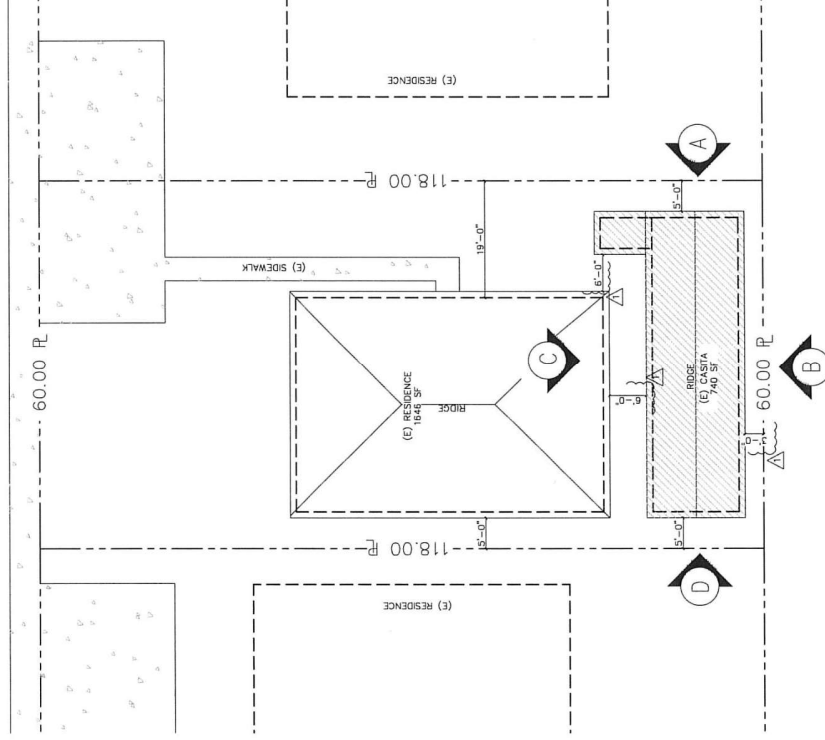
Item 16

VICINITY MAP
NTS



ENGINEER
CONSULTANT
SCE CONSULTANTS LLC
5550 PAINTED MIPAGE RD.
LAS VEGAS, NV 89149
#702.340.7327

PAUL AVE



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

CODE ANALYSIS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2021 IRC	2021 IBC	2021 NEC	2021 ECC
AND THE SOUTHERN NEVADA CODE AMENDMENTS			
LOT LOCATION:	317 PAUL AVE		
PARCEL:	139-22-411-053		
ESTIMATED LOT SIZE:	0.16 ACRES		
JURISDICTION:	CITY OF LAS VEGAS		
ZONING CLASSIFICATION:	DS-1, DS-2, DS-3, DS-4, DS-5, DS-6, DS-7, DS-8, DS-9, DS-10, DS-11, DS-12, DS-13, DS-14, DS-15, DS-16, DS-17, DS-18, DS-19, DS-20, DS-21, DS-22, DS-23, DS-24, DS-25, DS-26, DS-27, DS-28, DS-29, DS-30, DS-31, DS-32, DS-33, DS-34, DS-35, DS-36, DS-37, DS-38, DS-39, DS-40, DS-41, DS-42, DS-43, DS-44, DS-45, DS-46, DS-47, DS-48, DS-49, DS-50, DS-51, DS-52, DS-53, DS-54, DS-55, DS-56, DS-57, DS-58, DS-59, DS-60, DS-61, DS-62, DS-63, DS-64, DS-65, DS-66, DS-67, DS-68, DS-69, DS-70, DS-71, DS-72, DS-73, DS-74, DS-75, DS-76, DS-77, DS-78, DS-79, DS-80, DS-81, DS-82, DS-83, DS-84, DS-85, DS-86, DS-87, DS-88, DS-89, DS-90, DS-91, DS-92, DS-93, DS-94, DS-95, DS-96, DS-97, DS-98, DS-99, DS-100		
OCCUPANCY CLASSIFICATION:	R-3		
CONSTRUCTION TYPE:	V-B		
HEIGHT:	ALLOWABLE: 12'-0"		
STORES:	ALLOWABLE: 35'-0"		
AREA:	ALLOWABLE: (1) (2)		
	(E) RESIDENCE: 1646 SF		

GENERAL NOTES

1. EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, RETAINING WALLS, POOLS, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS ZONING ORDINANCES AND APPLICATION. (MORE THAN ONE PERMIT MAY BE INCLUDED IN ONE SET OF PLANS)
2. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE A WATER-RESISTANT BARRIER IS REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING BOARD OR INCREASED TO 5/8" GYPSUM BOARD.

SCOPE OF WORK

740 SF DETACHED CASITA AT (E) RESIDENCE

PROJECT NO.	23-046	
DRAWN BY	CC	
CHECKED BY	LJS	
REV	DATE	DESCRIPTION
1	12/7/23	PLAN CHECK

CLIENT
M.L. TRUST
317 PAUL AVE
LAS VEGAS, NV 89146

PROJECT
139-22-411-053
DETACHED CASITA
LAS VEGAS, NV 89146

PROJECT NO.	23-046	
DRAWN BY	CC	
CHECKED BY	LJS	
REV	DATE	DESCRIPTION
1	12/7/23	PLAN CHECK

SHEET NO.	24-0004
SHEET TITLE	SITE PLAN
DATE	04/11/2024
SCALE	1/8" = 1'-0"

ROOF VENTILATION CALCULATION

ROOF VENTILATION 2020 IRC, SEC. R606			
ROOM DESCRIPTION	ATRIC	FACTOR	REQUIRED
(N) CASITA	740 SF	1/150 =	4.93 SF
UBAYS @ 24" OC x 5" H	1.0 SF	1/11 =	11 SF
SEE DETAIL 201 ON SHEET S0			

WALL LEGEND

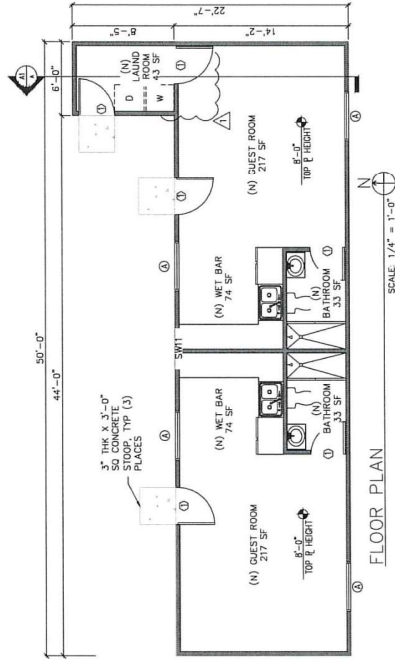
- NEW INTERIOR WALLS: 1/2" DRYWALL BOTH SIDES ON 24" STUDS AT 16" OC, UNO WITH R-19 INSULATION.
- NEW EXTERIOR WALLS: 3 COAT STUCCO OVER 1/2" DRYWALL, UNO WITH R-19 INSULATION ON 24" STUDS AT 16" OC, UNO WITH 1/2" GYPSUM BOARD INSIDE FACE.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	GLAZE	INT.	TRIM	NOTES
00	14'-0"	14'-0"	1	WOOD	---	---	---	---
NOTES:								
1. ALL WINDOWS SHALL BE DUEL PANELED LOW E, 1" INSULATED GLASS FRAME, STORE WOOD W/ A U-FACTOR OF 0.3 MAX.								

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TRIM	NOTES
00	12'-0"	12'-0"	1	WOOD	---	---	---
NOTES:							
1. ALL DOORS SHALL BE WOOD HOLLOW CORE PRIVACY LOCK, UNO							



FLOOR PLAN

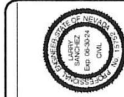
SCE
CONSULTANTS LLC
5550 PAINTED MIRAGE RD.
LAS VEGAS, NV 89149
#702.340.7327

ENGINEER	CONSULTANT
PROJECT	

PROJECT	DETACHED CASITA
CLIENT	M.L. TRUST
ADDRESS	1317 PAUL AVE LAS VEGAS, NV 89146
DATE	12/17/23
REVISION	1

PROJECT NO.	23-046	
DRAWN BY	CC	
CHECKED BY	LJS	
REV.	DATE	DESCRIPTION
1	12/17/23	PLAN CHECK

SHEET NO.	24-0004
SHEET TITLE	SITE PLAN
SHEET	A1



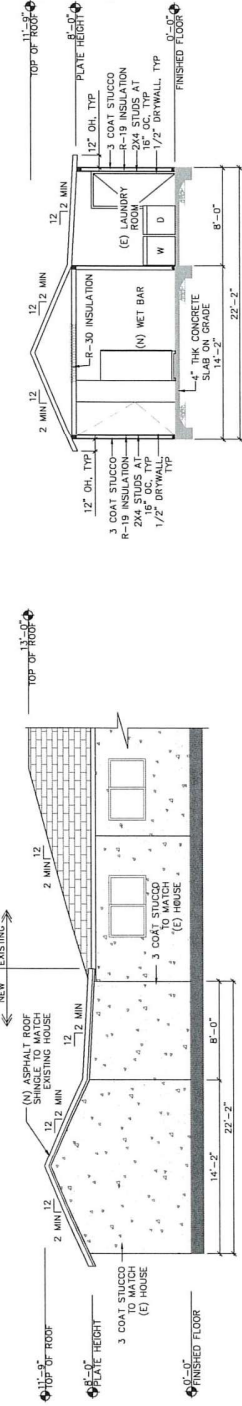
OWNER

CONSULTANT

M.L. TRUST
DETACHED CASITA
139-22-411-053
317 PAUL AVE
LAS VEGAS, NV 89146
PROJECT

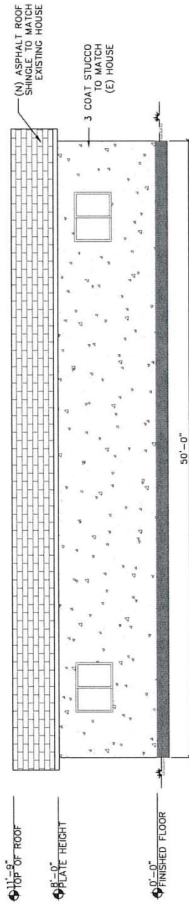
PROJECT NO.	23-046
DRAWN BY:	CC
CHECKED BY:	LJS

24-0004
04/11/2024
SHEET TITLE ELEVATIONS
SHEET
A2



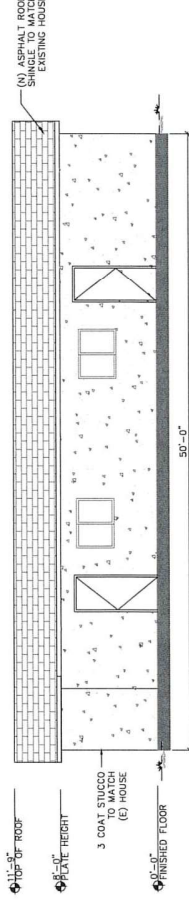
SECTION PLAN

ELEVATION A
SCALE: 1/4" = 1'-0"



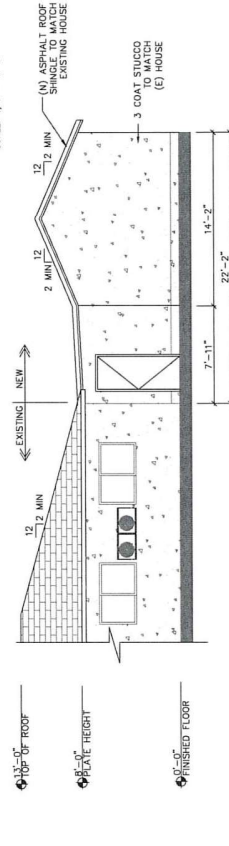
ELEVATION B

SCALE: 1/4" = 1'-0"



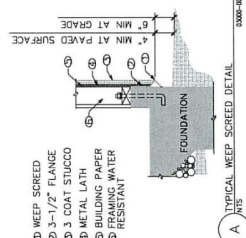
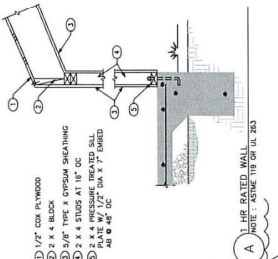
ELEVATION C

SCALE: 1/4" = 1'-0"



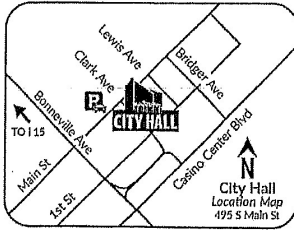
ELEVATION D

SCALE: 1/4" = 1'-0"



City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:

www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0004-VAR1

Planning Commission Meeting of 07/09/2024

PRSR
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City of Las Vegas
Department of Planning

24-0004-VAR1

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JONES RICKIE L & SHERILL K

600 LEONARD AVE

LAS VEGAS NV 89106

Item 16
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17 DECEMBER 2024

