



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

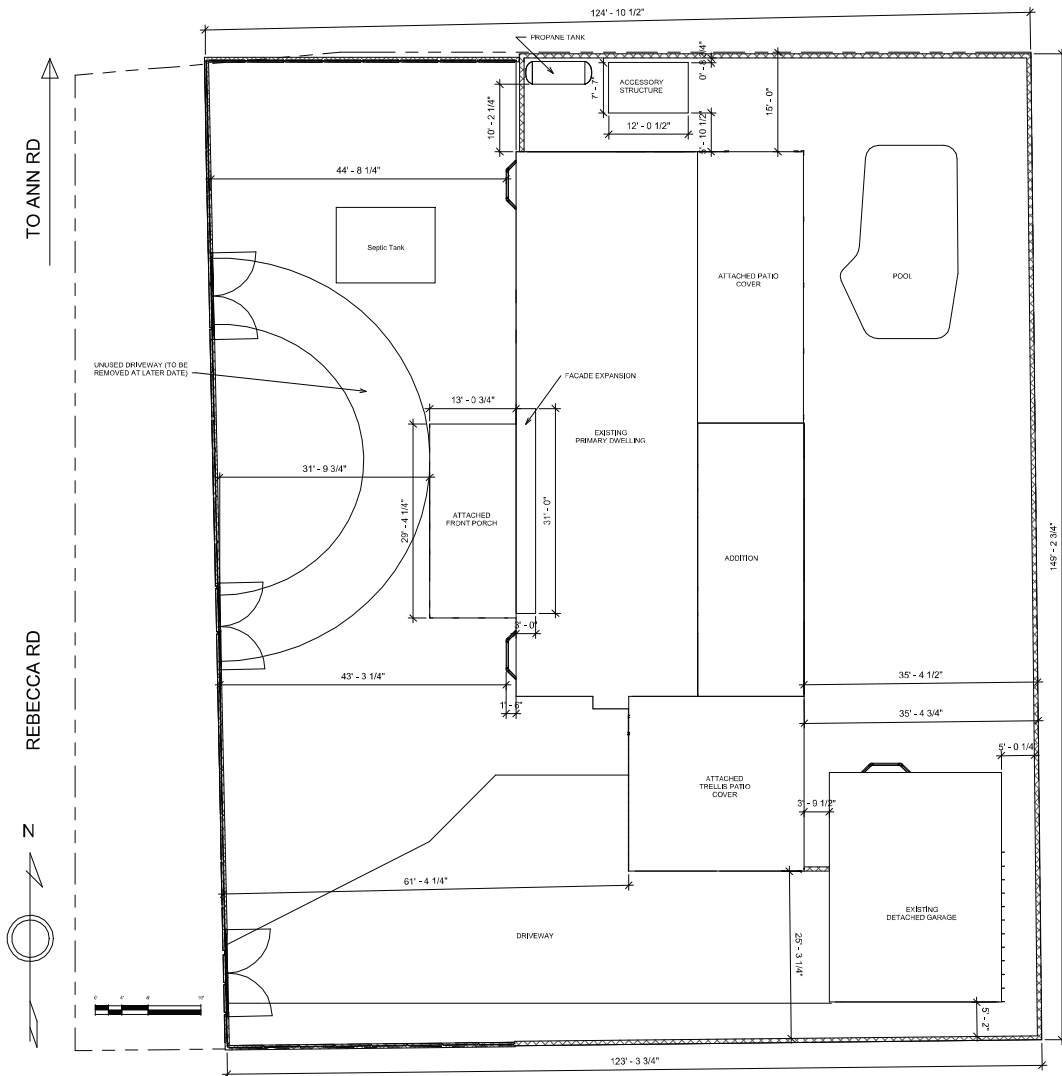
This 14th day of January, 20 25

Rocio Garcia

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

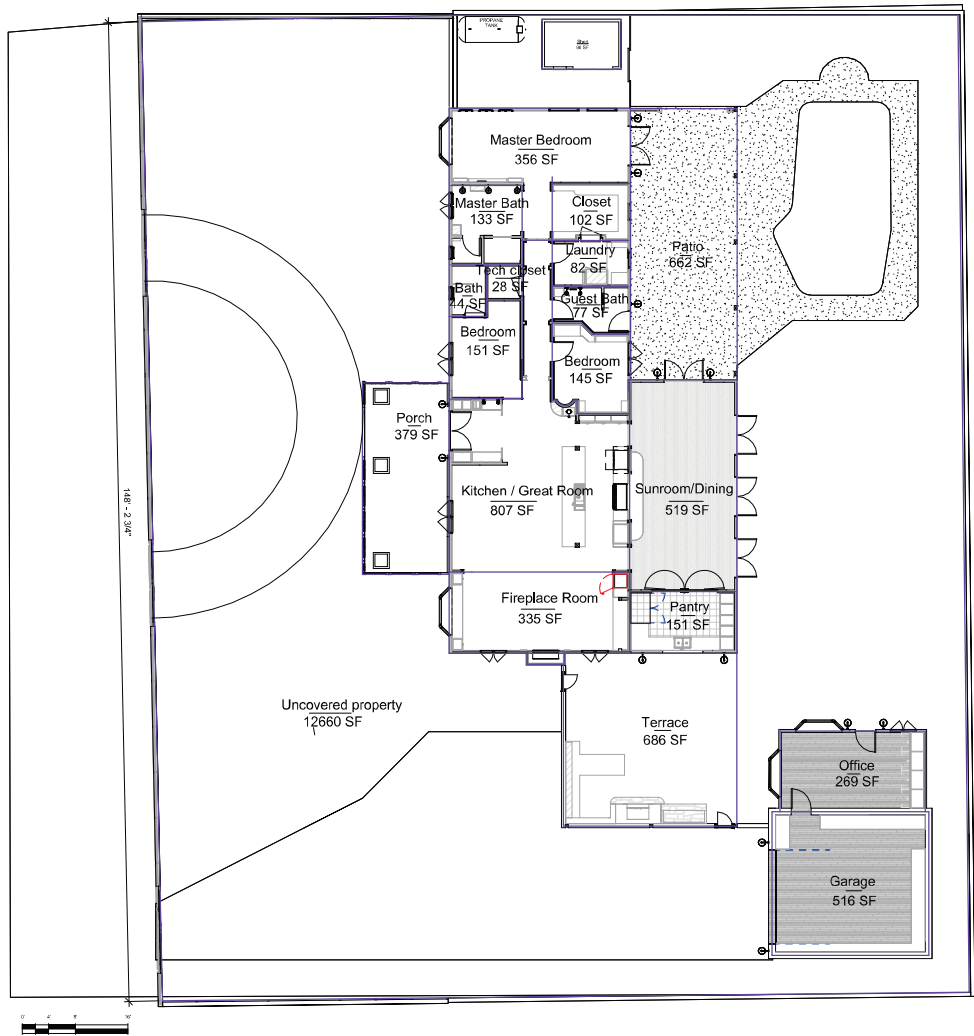
DESCRIPTION: Iron trellis covered patio

☐ EXISTING ☒ NEW ☐ N/A

25-0013

01/29/2025

SITE PLAN



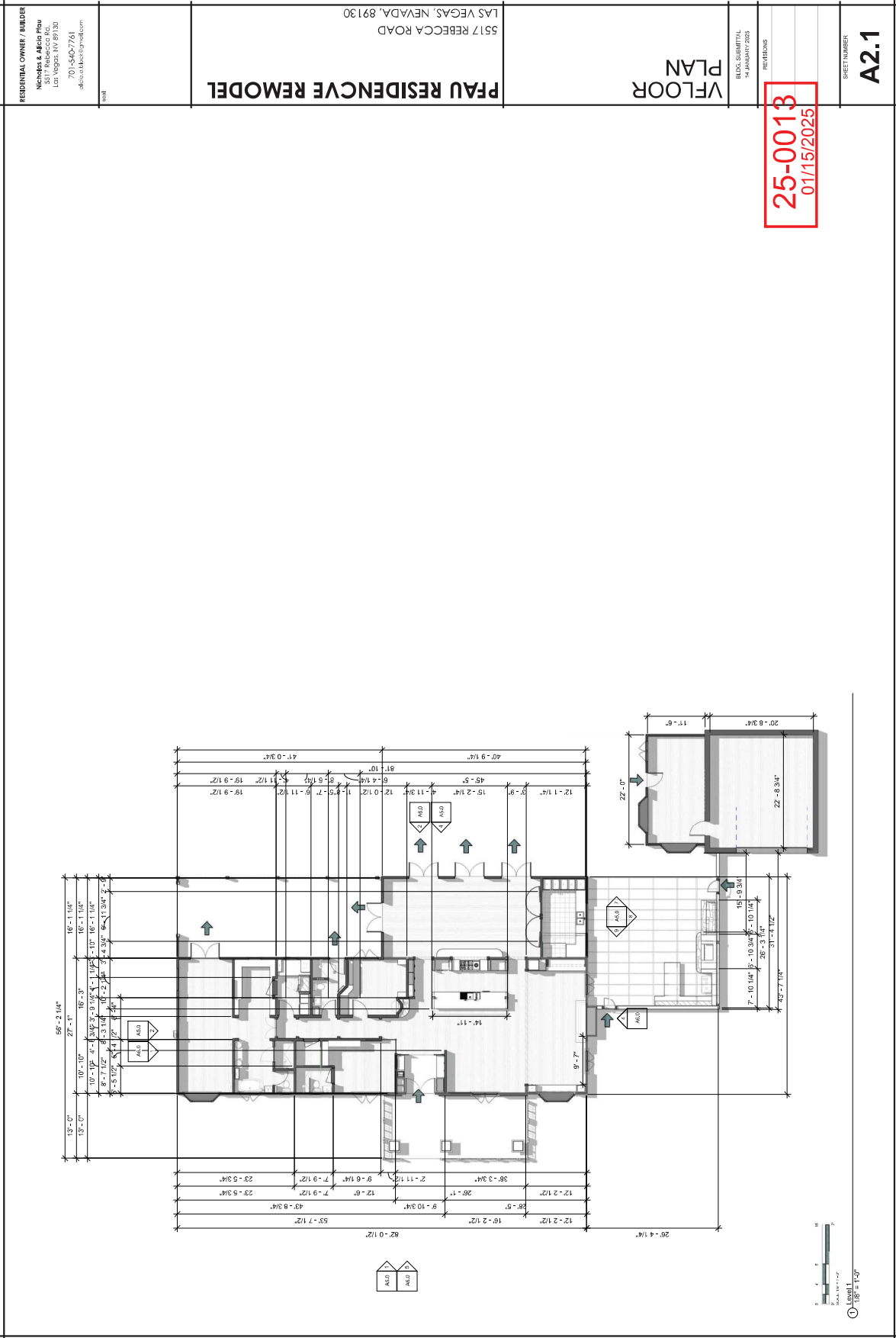
SPACE:	SQ. FT.
REMODELED HOUSE SF:	2167
ADDITION:	670
GARAGE:	516
OFFICE:	269
COVERED OUTDOOR:	
PORCH:	379
TERRACE:	686
PATIO:	662
SHED:	90
RESIDENCE TOTAL:	2930
COVERED OUTDOOR:	1727
GARAGE BUILDING:	785
ACTIVE WORK AREA SF:	4657
TOTAL COVERED:	5532
UNCOVERED:	12660
PERCENTAGE COVERED:	43.69%

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



25-0013
01/15/2025

SHEET NUMBER
A2.1

REVISIONS
BLOS. SUBMITTAL
14 JANUARY 2025

V FLOOR
PLAN

PFAU RESIDENCE REMODEL

5517 REBECCA ROAD
LAS VEGAS, NEVADA, 89130

RESIDENTIAL OWNER / ARCHITECT
Nicholas & Alicia Prou
10000 S. LAS VEGAS AVENUE
LAS VEGAS, NV 89130
701-540-7731
dflou@nicholasprou.com

