

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-22-80

APN ?

Location SEE BELOW

Applicant SAL AND CAROL BETH DIETRICH

Subject

PARCEL MAP FOR PROPERTY LOCATED NORTH OF SAN
MIGUEL AVENUE, BETWEEN TUFFER LANE ON THE
WEST AND GEORGINA DRIVE ON THE EAST



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

Apr. 2, 1980

TO: GARY W. HOLLER, P.E.
CITY ENGINEER
PUBLIC SERVICES

SUBJECT: PARCEL MAPS APPROVED FOR
RECORDATION
PM-22-80 SAL & CAROL BETH DIETRICH

FROM: ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

RG

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director. The map(s) are submitted to you for signature and recordation.

RSG:rw

Attachment(s)

INTER-OFFICE MEMORANDUM

Date

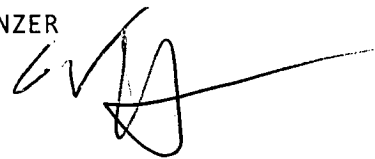
April 1, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-22-80 - SAL AND CAROL BETH DIETRICH

COPIES TO:

This property is located north of San Miguel Avenue, between Tuffer Lane on the west and Georgeina Drive on the east in Zoning District R-E. This application, like PM-21-80, was included in the approved Variance (V-1-80) and is subject to conditions. A copy of the letter of approval is in the parcel map file.

The Department of Public Services has indicated two corrections to be made on the map, both of which have now been done by the Surveyor. The map is, therefore, in order and staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

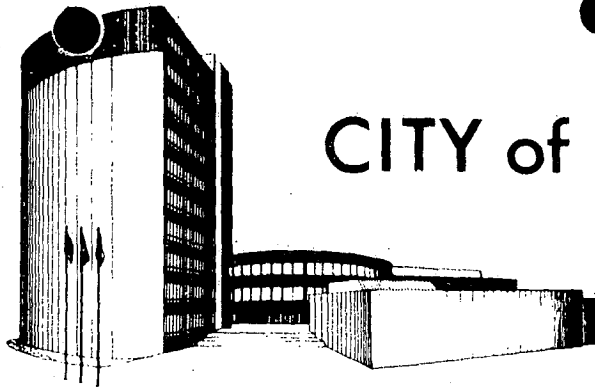
RSG:sk

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 29, 1980

Mr. Willis Sloas, Et Al
6023 Rocky Mountain
Las Vegas, Nevada 89110

Re: ✓ V-1-80

Dear Mr. Sloas:

Your request for a Variance to allow 16,666 sq. ft. lots where 20,000 sq. ft. lots are required on property generally located on the north side of San Miguel Avenue between Theresa Way and Decatur Boulevard in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting held February 28, 1980.

It was voted by the Board to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. No horses be permitted on these lots.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on February 28, 1980, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:sk

cc: City Clerk
Public Services



INTER-OFFICE MEMORANDUM

March 25, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

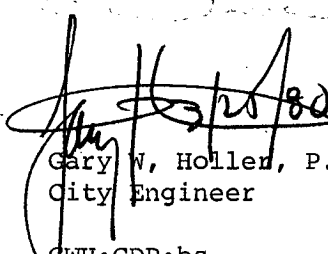
PM-22-80
Sal & Carol Beth Dietrich

COPIES TO:

Quality Control

In response to your request dated March 19, 1980, we request that the following corrections and additions be made to the subject parcel map prior to our approval.

1. Access to the property for a minimum of 330 feet must be shown on the map as required by ordinance.
2. The square footage of each parcel created must be shown as required by ordinance.



Gary W. Hollen, P.E. & R.L.S.
City Engineer

GWH:CDP:bs

RECEIVED
MAR 26 1980
PLANNING AND
DEVELOPMENT

DATE

3/24/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-22-80
Sal v Casal Beth Dietrich

☒ 1. No objections.

☒ 2. Fire hydrant(s) to be installed when water is available to area.

☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.

☒ 4. Fire hydrants to be installed in accordance with City Ordinance 1666.

☐ 5. Fire flow requirements to be determined when final construction plans are submitted.

☐ 6. Two (2) sets of as-builts to be provided this office.

☒ 7. Must meet requirements of Uniform Fire Code.

☐ 8. Must meet requirements of Uniform Building Code.

☐ 9. Building is to conform to the occupancy use requirements.

☐ 10. To be approved under permit from the Las Vegas Building Department.

☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

M. Byrne

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MARCH 19, 1980

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
✓ FIRE SERVICES, ALARM OFFICE

RE: PM-22-80

Submitted by: SAL & CAROL BETH DIETRICH

May we have your comments, recommendations, and suggestions no later than
MARCH 26, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

*Don Kilbert
Planning Aide
3-20-80*



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MARCH 19, 1980

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-22-80

Submitted by: SAL & CAROL BETH DIETRICH

May we have your comments, recommendations, and suggestions no later than
MARCH 26, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 3-16-80

1. Owner(s) of Record: SAL DIETRICH AND CAROL BETH DIETRICH
Address: 4240 NORTH DECATUR BLVD. Phone No.: 645 2468
2. Name of ~~Engineer~~ or Surveyor: WARREN L. JAUBERT
Address: 4901 WEST WASHINGTON AVE Phone No.: 878 6621
3. Location of Parcel Map: Section 1 Township 20S Range 60E
Tax Parcel No.: 2A-13-26
4. Acreage: 0.93± AC Number of Parcels to be Created: 2 Land Use Zone: RE
5. Does the land front on a public (dedicated) street? Yes No ✓
6. List names of public access streets between this property and nearest major street:
THERESA WAY, WINTER AVE. & THOM BLVD.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
GRAVEL AND DIRT
8. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing water line:
BY NLY WATER CO. NEAREST WATER AT PRESENT IS N.L.V. WATER ON DECATUR BLVD.
9. Will the property be serviced by the City Sanitary Service System? Yes No ✓
If no, indicate how sewer service will be provided: INDIVIDUAL SEPTIC TANKS ON EACH LOT
10. Is immediate development proposed on the parcels of land to be created? Yes ✓ No
On which parcel? #1 ✓ #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
SINGLE FAMILY RESIDENCE 60-90 DAYS

The undersigned Owner(s) of Record hereby requests this parcel map application to be submitted to the Planning Commission and City Commission for consideration and all statements and answers contained herein are in all respects true and correct.

Signatures:

Carol Beth Dietrich
Owner(s) of Record

Warren L. Jaubert
~~Engineer~~ or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

***** FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY *****

Filing Fee: 50.00

Received by:

Receipt No.: 389386

Case No.: PM-22-80

Date: 3/18/80

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner(s) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than ten (10) acres. In such cases, staff will decide upon the proper scale for presentation.
3. ~~Eight (8)~~ ^{Six (6)} copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.
4. The application shall include the following information listed below either on the map or as supplemental information:
 - a. The location and width of the existing and proposed public right-of-way that is to serve as access for the lots up to a minimum of three hundred feet (300') from the boundary.
 - b. The distance to the nearest section or quarter section corner for identification of location.
 - c. Dimensions of the property and lots to be created including utility easements, lot lines of neighboring properties and other physical features that have bearing on the proposed development. All existing structures must be shown to scale with existing setbacks clearly defined.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.
 - e. One (1) copy of the Deed of Sale.

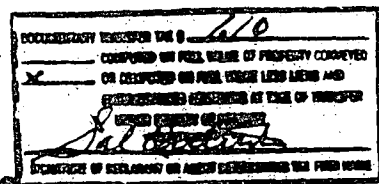
NOTE: A PARCEL MAP APPROVED BY THE CITY COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

Quitclaim Deed

By this instrument dated 12-10-79, for a valuable consideration,
 of \$1,000⁰⁰ (one thousand dollars), Willie Perkins and Linda Perkins
 do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to
SAL Dietrich And Carolbeth Dietrich

the following described real property in the State of Nevada, County of Clark:

The North 120' of the South 270' of the West
 one half ($\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of
 the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter
 ($SE\frac{1}{4}$) of Section 1, Township 20 South, Range
 60 EAST. MDBM



STATE OF NEVADA
 COUNTY OF CLARK

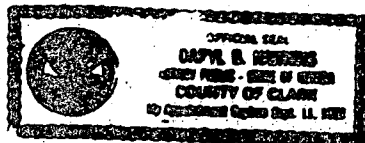
On December 10th, 1979 before me,
 the undersigned, a Notary Public in and for said County
 and State, personally appeared

Willie Perkins
 Linda Perkins

known to me to be the persons whose names they
 subscribed to the within instrument, and acknowledged
 to me that they executed the same.

WITNESS my hand and Official Seal.

(SEAL) Carolbeth Dietrich
 Notary Public Commissioned for said County and State.



WILLIE PERKINS

Linda Perkins
 LINDA PERKINS

Title Order No.

Escrow or Loan No.

RECORDING REQUESTED BY

SAL Dietrich

AFTER RECORDING MAIL TO

SAL DIETRICH

4240 N. DOUGLAS

LAS VEGAS, NEVADA 89104

CLARK COUNTY NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF

Sal Dietrich
 Dec 10 11 54 AM '79

PER SW DEPUTY
 OFFICIAL RECORD
 BOOK INSTRUMENT

1158 117633

2A-

