

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0129-90

APN 162-06-699-033

Location SW CORNER OF MOUNTAIN VIEW & VISTA DR

Applicant ANDREW J. MIKULICH

Subject

REZONING REQUEST FROM R-E TO R-D FOR
PROPOSED SINGLE FAMILY DWELLINGS.



PROPERTY OWNERS

PROTESTS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

APPROVALS:

24 (Petition)

FILE NO.: Z-129-91

NAPH

PC: 6-13-91

PETITION

Request for waiver of offsites in the Hinson Heights and Artesian Heights subdivisions.

The following persons acknowledged by their signatures and addresses being residences of the Artesian Heights and Hinson Heights subdivision, formally request the City Council to waive the requirements for full off site improvements of developing parcels in our neighborhoods. These neighborhoods having been mapped and originally developed in the 1920's have maintained a rural atmosphere within the City and the residents of this area desire to maintain this setting.

Las Vegas presently has several mature neighborhoods lacking most if not all modern off sites improvements including ours which do not suffer adverse effects due to the lack of these improvements. This neighborhood has existed nearly sixty years without serious property damage by natural disaster and would in fact be damaged by these spotty off site improvements now being contemplated.

On two occasions neighbors have met to discuss the planned development of the neighborhood and this request. This group's effort coupled with the City Council's favorable consideration will form the basis for a neighborhood plan.

Therefore, in consideration of these facts and the residents desires to maintain a long standing and suitable way of life, we the undersigned request your favor in the waiver of curb, gutter, paving and sidewalks in our neighborhood.

<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
IL MIKULICH	<i>Il Mikulich</i>	89107 4040 Mt View Blvd
SEBASTIAN S. MIKULICH	<i>Sebastian S. Mikulich</i>	4040 MT VIEW BLVD
William M Blue	<i>William M. Blue</i>	4211 Mountain View Blvd
Frances L. Blue	<i>Frances L. Blue</i>	4211 Mtn View Blvd.
NICK TLESLEY	<i>Nick T. Lesley</i>	4228 MTN. VIEW BLVD.
Daniel Musser	<i>Dan Musser</i>	4300 Mt. View Blvd.
Stephanie Musser	<i>Stephanie Musser</i>	4300 MTN VIEW BL.
FRED LANDAU	<i>Fred Landau</i>	4334 Mtn View Bl
Oliver L. Lyon	<i>Oliver L. Lyon</i>	4363 W - MT View Blvd
Ann Lyon	<i>Ann Lyon</i>	"
John M. Stevens	<i>John M. Stevens</i>	4361 Mtn View Blvd.
BERT Woywood	<i>Bert Woywood</i>	4219 Mtn View Blvd
HARRIET Woywood	<i>Harriet Woywood</i>	4219 Mt. View Blvd.
James M. Quisenberry	<i>James M. Quisenberry</i>	4115 Del Monte
Charles O. Johnson	<i>Charles O. Johnson</i>	4211 Del Monte Ave
Kiela K. Johnson	<i>Kiela K. Johnson</i>	4211 Del Monte Ave
THOMAS D. MORRIS	<i>THOMAS D. MORRIS</i>	4210 MTN VLV
PAUL N. PINTAU	<i>PAUL N. PINTAU</i>	4300 BLK MT VIEW
Michael T. Smith	<i>Michael T. Smith</i>	2700 S. VALLEY VIEW
Edward J. McDonald	<i>Edward J. McDonald</i>	4136 Del Monte ave.

PETITION

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[illegible]

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Address

MICHAEL BEALES	Michael G Beales	6901 Conifer Ln. 89129
RICHARD KREZZER	Richard M Krenze	4126 Del Monte 89102

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Alex J. Sugden, 4342 Del Monte Ave.
2. Leo & Dorothy J. Rowley, 4124 Del Monte Ave.

Mr. & Mrs. C. Musser, 4310 Mt. View Blvd

Petition - 17 signatures

FILE NO.: Z-129-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-129-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: ANDREW J. MIKULICH

PROPERTY LOCATION: SOUTHWEST CORNER OF MOUNTAIN VIEW BOULEVARD
AND VISTA DRIVE

PROPERTY DESCRIPTION: LOTS 2 AND 3, BLOCK 4 OF ARTESIAN HEIGHTS TRACT
NO. 1.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

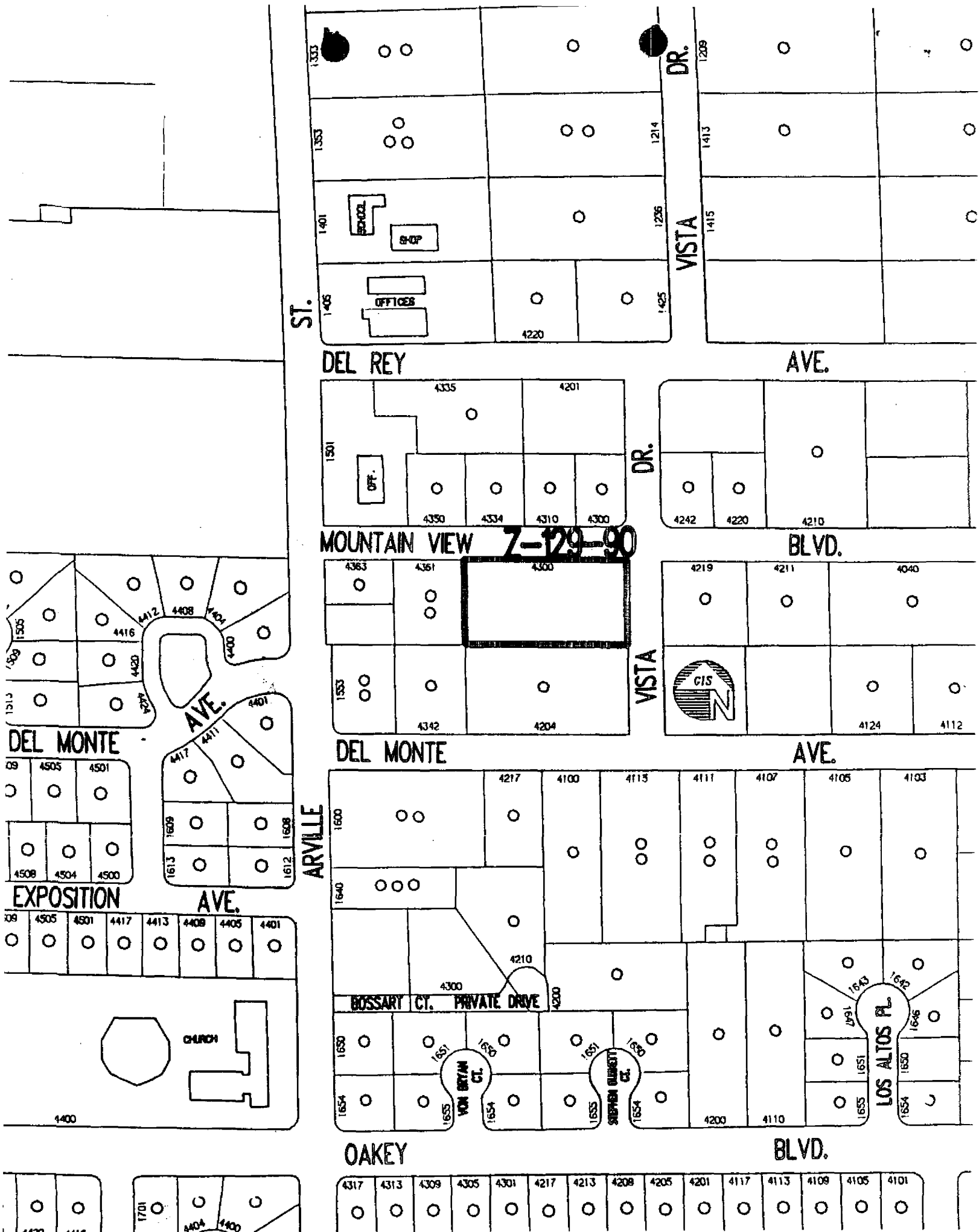


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



November 19, 1990

City of Las Vegas - Planning Commission
400 East Stewart Ave.
Las Vegas, Nevada 89101

Reference Z-¹²⁹~~129~~-90

Dear Commission:

I do not support zoning variance request Z-129-90.
Applicant is requesting to have the zoning for three
homes where the neighborhood has one home on a half
acre parcel. Over 90% of the residences in this area
are on half acre parcels. I do not feel that the appli-
cant should be allowed this variance in order to sell
these two half acre parcels.

Sincerely,



Alex J. Sugden
4342 Del Monte Ave.

PLANNING AND
NOV 21 1990
DEVELOPMENT

Nov 20, 1990

City Planning Commission
City Hall
400 E. Stewart Ave
Las Vegas, NV 89101

Attn: Mr. Norman Standerfer

Re: Rezoning Request Z-129-90

Gentlemen:

We wish to place our objection
to the re-zoning Lots 2 & 3, Blk 4, Artesian
Knights Tract No. 1 from R-F to R-D.

Very truly yours,

Leo Rowley

Dorothy J. Rowley

4124 Del Monte Ave

Las Vegas, NV 89102

PLANNING AND
DEVELOPMENT
NOV 20 1990

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-129-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
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400 East Stewart Avenue, Las Vegas, Nevada

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TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: ANDREW J. MIKULICH

PROPERTY LOCATION: SOUTHWEST CORNER OF MOUNTAIN VIEW BOULEVARD
AND VISTA DRIVE

PROPERTY DESCRIPTION: LOTS 2 AND 3, BLOCK 4 OF ARTESIAN HEIGHTS TRACT
NO. 1.

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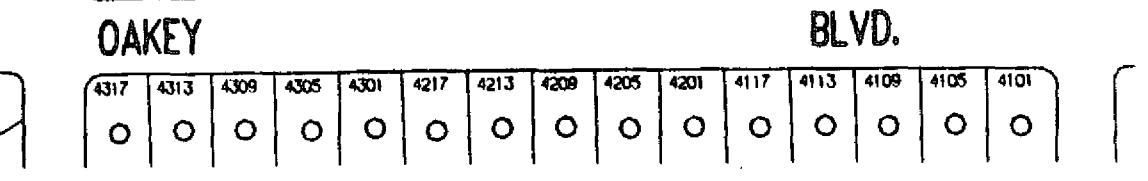
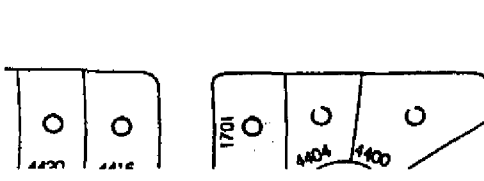
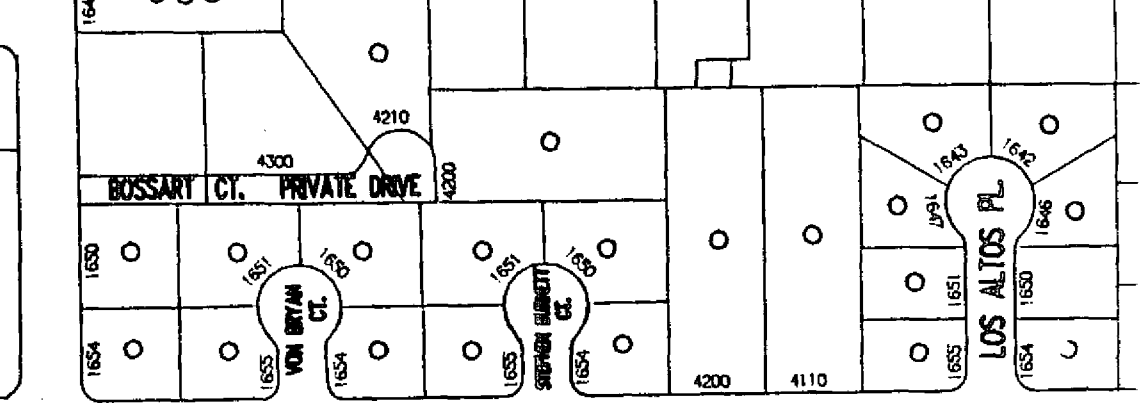
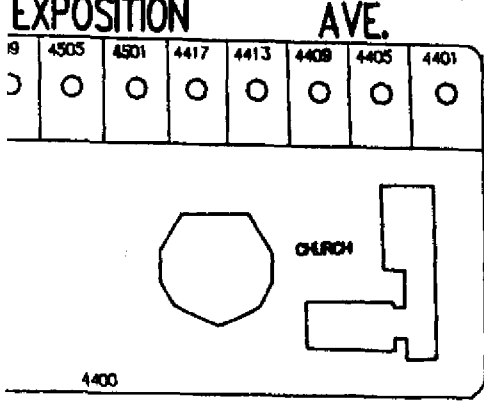
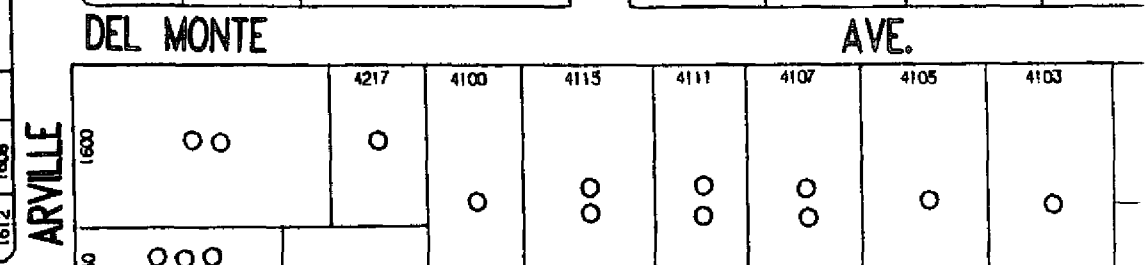
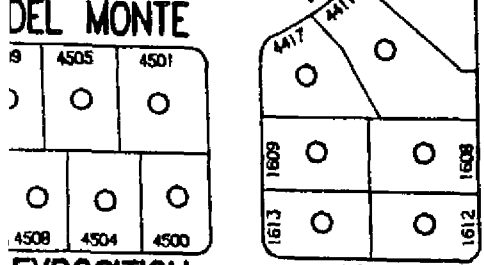
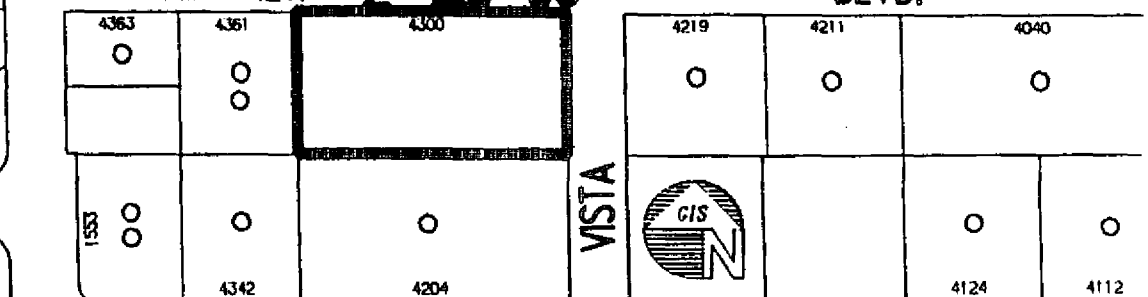
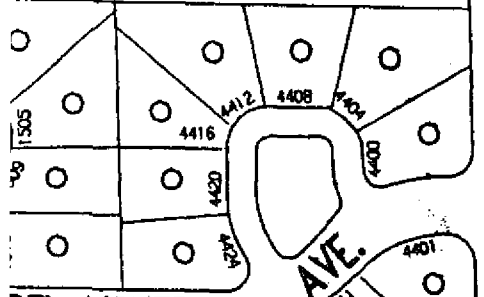
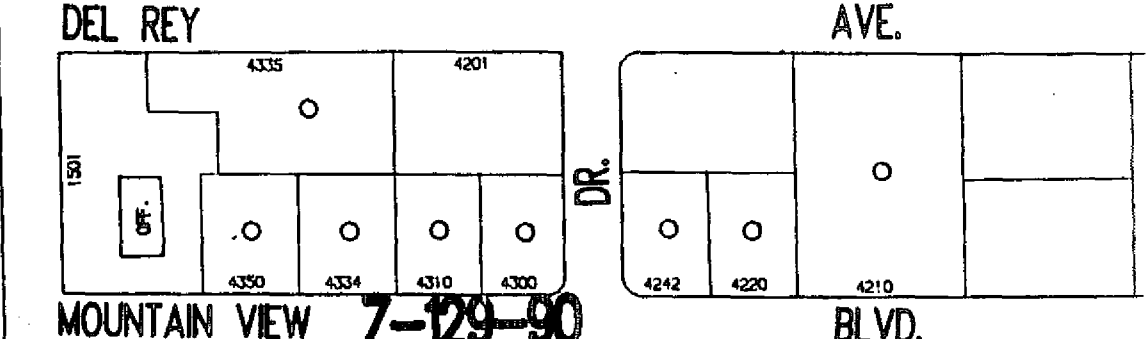
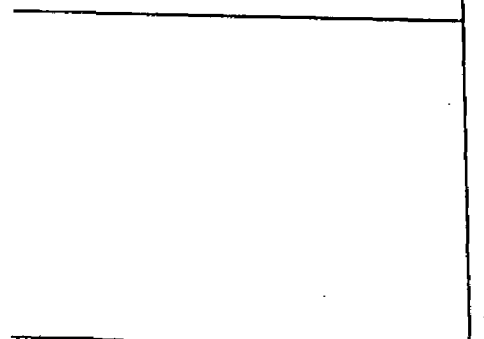
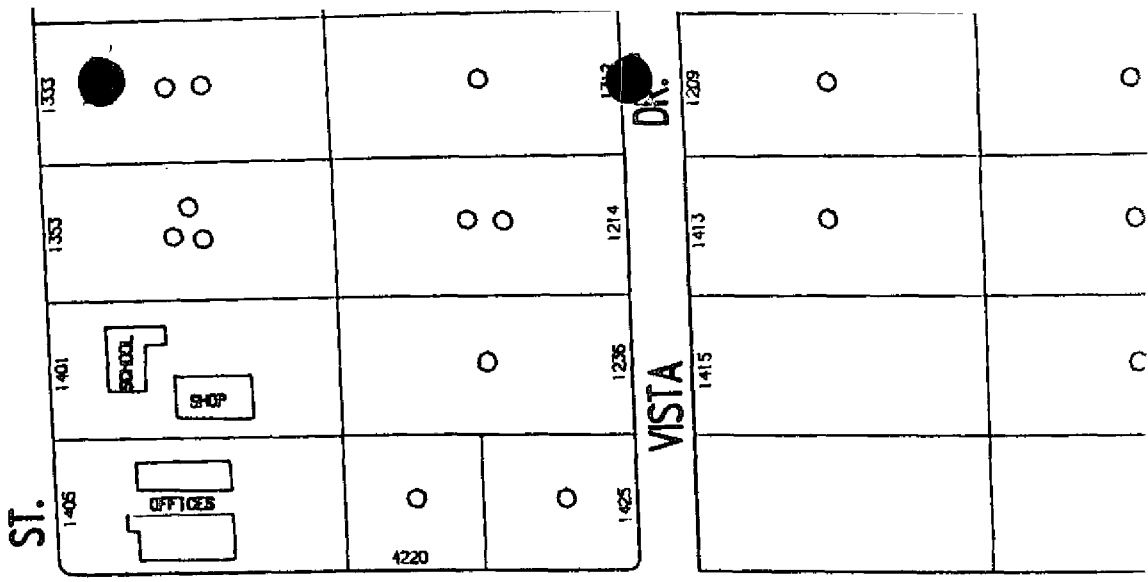
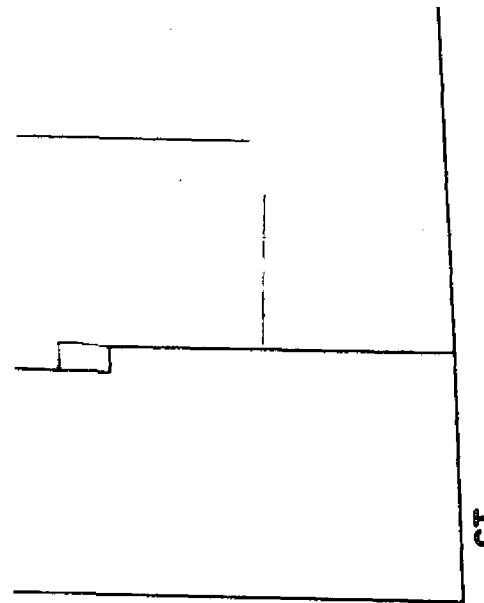


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/13/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code Z -129-90 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXXNo. of Sets ☐ 1Label Type ☐

2. Print Format:

No Print (A) ☐Valuation (F) ☐Name, Address, Legal Description (G) ☒ XXX

34 TOTAL

3. Selection by Tax District (List Tax Districts No

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (3 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

Partial Page

Partial Page

Partial Page

Book	Page	Nmbr	Book	Page	Nmbr	Book	Page	Nmbr	Book	Page	Nmbr
030	88	1008	070	22	3003	070	72	1001			
070	22	1002			005			002			
		004			007			723	003		
		005	224					- END -			
		008	230	003							
		010			005						
		222			007						
					015						
					023						

Assessor Approval: _____

Extraction: _____

R-E
TO
R-D

SFD's
Rb-4
070-222-005

070 8
881

ALL 070 224

070 5.223

MOUNTAIN VIEW 7-22-90

070 222

ALL

070 221

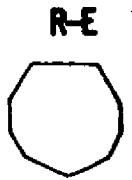


DEL MONTE 070 230

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DEL MONTE

EXPOSITION



CHURCH

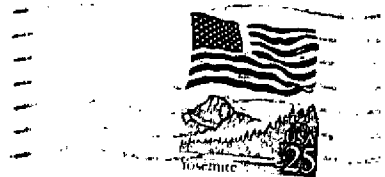
OAKLEY

BLVD.

4317	4313	4309	4305	4301	4217	4213	4209	4205	4201	4117	4113	4109	4105	4101

4470	4416	1701	4404	4400

C. Musser
4310 Mt. View Bl I
Las Vegas NV
89105



City Planning Dept
City of Las Vegas
400 E. Stewart Ave

Las Vegas NV 89101

DELAY DUE NO/BAD
ZIP CODE

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RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-129-90 From R-E to R-D

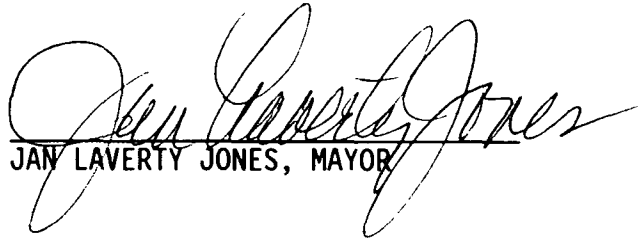
Legally described as Lots 2 and 3 of Block 4, Artesian Heights Tract No. 1.

Subject to:

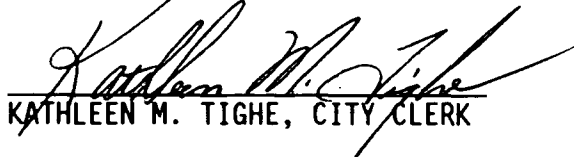
1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Resolution of Intent with a twelve month time limit.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 19th day of December, 1990.


JAN LAVERTY JONES, MAYOR

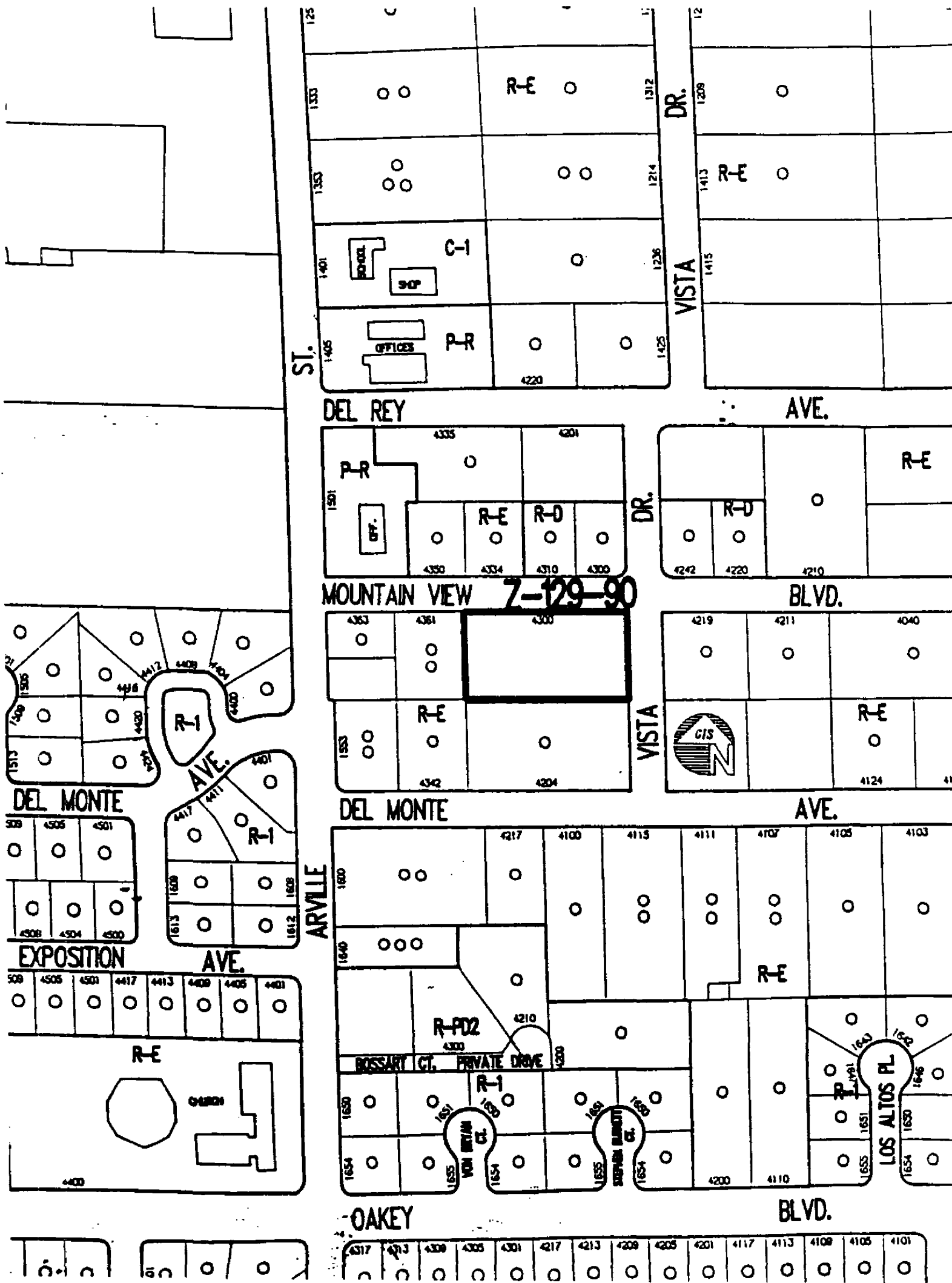
ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

April 21, 1992
Date Prepared

Z-129-90

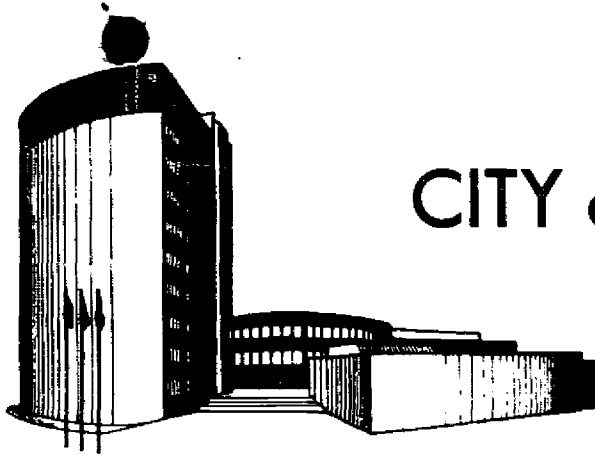
CITY COUNCIL MINUTES
MEETING OF
JULY 3, 1991



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

July 29, 1991

Mr. James Pinjuv, Et Al
2613 Colanthe Drive
Las Vegas, Nevada 89102

RE: Z-129-90 - REVIEW OF CONDITION

Dear Mr. Pinjuv:

The City Council at a regular meeting held July 3, 1991 APPROVED the deletion of the condition requiring half-street improvements on property located on the southwest corner of Vista Drive and Mountain View Boulevard, R-E Zone (under Resolution of Intent to R-D), subject to:

1. Sign a Covenant Running with Land Agreement for all future street improvements adjacent to this site as required by the Department of Public Works.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. James Addis
2613 Colanthe
Las Vegas, Nevada 89102



MEETING OF
JULY 3, 1991**AGENDA***City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 44

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)C. REVIEW OF CONDITION1. Z-129-90 - James Pinjuv, Et Al

Request for a Review of Condition to delete the condition requiring half-street improvements on property located on the southwest corner of Vista Drive and Mountain View Boulevard, R-E Zone (under Resolution of Intent to R-D).

Planning Commission voted (4-1) to recommend DENIAL.

If approved, subject to:

1. Sign a Covenant Running with Land Agreement for all future street improvements adjacent to this site as required by the Department of Public Works.

Staff Recommendation: DENIAL

ADAMSEN - ~~APPROVED~~ subject to the conditions ~~XXXXXX~~

UNANIMOUS

Clerk to Notify and Planning to Proceed

JAMES ADDIS, 2613 Colanthe, was present for the applicant.

COUNCILMAN ADAMSEN stated this is a somewhat unusual request inasmuch as this R-E area has long been established without off-site improvements. Residents would like to keep this rural in nature and have come to the applicant. He intended to comply with the recommendations of Staff and the Planning Commission to put in the off-sites. Traditionally, this City Council takes a dim view on waiving off-sites and but have done so in older residential areas. This is the direct wish of the neighbors and the applicant will do exactly what the Council decides. None of the neighbors were present. COUNCILMAN ADAMSEN then made the approval to delete the off-site improvements.

COUNCILMAN NOLEN asked if the motion included an S.I.D. and COUNCILMAN ADAMSEN said he would include that in the motion.

There was no further discussion.

APPROVED AGENDA

Gregory A. Burton

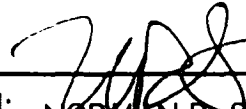
1433
to
1435

JULY 3, 1991

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

FROM:  NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.C.1. - REVIEW OF CONDITION - Z-129-90 - James Pinjuv, Et Al

PURPOSE/BACKGROUND

This item is related to the next item on the agenda, VAC-10-91 and is a request to delete a condition of approval requiring the installation of half-street improvements on the south side of Mountain View Boulevard and the west side of Vista Drive. The applicant indicates the homeowners in the area are opposed to the construction of half-street improvements on a piecemeal basis and a petition has been submitted in support of maintaining the rural character of the neighborhood.

At the Planning Commission meeting, staff indicated that it has been City policy to require off-site improvements to be installed at the time on-site development occurs or it may be difficult to ever modernize traffic, pedestrian and drainage facilities in the area.

The Planning Commission felt the required half-street improvements should be constructed and recommended denial of the request.

Planning Commission Recommendation: DENIAL (4-1 vote)

Staff Recommendation: DENIAL

SEE ATTACHED LOCATION MAP

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

June 18, 1991

Mr. James Pinjuv, Et Al
2613 Colanthe Drive
Las Vegas, Nevada 89102

RE: Z-129-90 - REVIEW OF CONDITION

Dear Mr. Pinjuv:

Your request to delete the condition requiring half-street improvements on property located on the southwest corner of Vista Drive and Mountain View Boulevard, R-E Zone (under Resolution of Intent to R-D), was considered by the Planning Commission on June 13, 1991.

The Planning Commission voted to recommend DENIAL because there is no justification to warrant deviation to the City's Street Improvement Regulations.

This item will be considered by the City Council on July 3, 1991, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "R.S. Genzer". The signature is fluid and stylized, with a large, sweeping initial "R" and "S".

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh



City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. REVIEW OF CONDITION - Z-129-90

Applicant: JAMES PINJUV, ET AL
Application: Request to delete the condition requiring half-street improvements.
Location: Southwest corner of Vista Drive and Mountain View Boulevard
Zone: R-E (under Resolution of Intent to R-D)

STAFF RECOMMENDATION: DENIAL. If APPROVED, subject to the following:

1. Sign a Covenant Running With Land Agreement for all future street improvements adjacent to this site as required by the Department of Public Works.

PROTESTS: N/A

APPROVALS: 24

Dixon -
DENIED
Motion carried with Solomon voting "No."
(Moffitt and Pippin excused)

MR. GENZER stated this request is to delete the condition requiring the installation of half-street improvements on the south side of Mountain View Boulevard and the west side of Vista Drive. The applicant has indicated that the homeowners in this area adamantly oppose the construction of half-street improvements on a piecemeal basis. The City has a policy to require off-site street improvements to be completed concurrent with on-site development. Staff recommended denial.

JAMES PINJUV, 2613 Colanthe, appeared and represented the application. Twenty-four homeowners in the neighborhood asked him to submit this application. There are streetlights and paving that exists.

COMMISSIONER SOLOMON stated there are some vacant and aging properties on Mountain View.

JOHN McNELLIS, Dept. of Public Works, said the covenant condition is so the City can put a restriction on the property that the owner of the property is aware that improvements are not totally complete and possibly in the future a Special Improvement District could come into the neighborhood. This is a unique neighborhood.

COMMISSIONER SOLOMON said Arville is a heavily-traveled street and the improvements there are necessary. Mountain View Boulevard is no longer a through street. There is a lot of horse property there.

To be heard by the City Council on 7/3/91.

(7:23-7:35)

5/15/91

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - CHIEF JUDD PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PURCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: <u>REVIEW OF COND. #2</u> Applicant: <u>JAMES PINJUV, ETAL</u> Number: <u>Z-129-90</u>	COPIES TO:

A request has been received on the following described property:

SOUTHWEST CORNER OF VISTA DR.
AND MOUNTAIN VIEW BLVD.

Parcel No.: 070-222-005

Zone: R-E (ROI R-D)

Proposed Use: SFD'S

ELIMINATION OF COND #2 REQUIRING
HALF-STREET IMPROVEMENTS

CITY PLANNING COMMISSION MEETING:

6/13/91

Your remarks regarding this application should be received two weeks prior to the meeting.

Attachment: (Plot Plan) ~~THE SIDEWALK~~
COULD BE CONSIDERED ESSENTIAL
FOR PERSONS WITH DISABILITIES.
A.D.A. MUST BE SATISFIED.
RECOMMEND DENIAL

DEPARTMENT OF
BUILDING & SAFETY
BY MIKE TRAASDAHL

JUN 18 1991

~~NO COMMENT~~
☒ CONDITIONS AS NOTED

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

June 13, 1991

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Review of Condition #2
Z-129-90
James Pinjuv, et. al.

COPIES TO:

John McNellis, Engineering Planning
Nancy Miller, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. We do not support the request to defer the installation of typical half-street improvements adjacent to this site. This Department has always taken a firm stand that offsite street improvements should be completed concurrent with onsite development.
2. At present this neighborhood has limited street improvements. Most areas have paving only with some streetlighting and some intersection curbing also being present. Because this neighborhood has numerous larger vacant parcels along with some ageing developed parcels, we believe this neighborhood will continue to experience development activity. If this current parcel and any other future developing or redeveloping parcels in this general area are not required to upgrade street improvements concurrent with onsite development such a precedence may make it difficult to ever modernize traffic, pedestrian and drainage facilities within this neighborhood.
3. If any street improvements are allowed to be deferred we request that Covenant Running with Land agreements be required.

PLANNING AND
JUN 16 1991
DEVELOPMENT

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

June 3, 1991

Mr. James Pinjuv, Et Al
2613 Colanthe Drive
Las Vegas, Nevada 89102

RE: Z-129-90 - REVIEW OF CONDITION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on June 13, 1991. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



MEMO

DATE 5-19-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-129-90

☒ NO OBJECTIONS ☐ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☐ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brenner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PURCELL

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REVIEW OF COND. #2

Applicant: JAMES PINJUV, ET AL

Number: Z-129-90

COPIES TO:

A request has been received on the following described property:

SOUTHWEST CORNER OF VISTA DR.
AND MOUNTAIN VIEW BLVD.

Parcel No.: 070-222-005

Zone: R-E (R-1 R-D)

Proposed Use: SFD'S

ELIMINATION OF COND #2 REQUIRING
HALF-STREET IMPROVEMENTS

CITY PLANNING COMMISSION MEETING:

6/13/91

Your remarks regarding this application should be received two weeks prior to the meeting.

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JAMES PINJUV; ET AL
REP'S NAME JAMES PINJUV
ADDRESS 2613 COLANTHE DR
LAS VEGAS NEV. 89102
PHONE 878-9395

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

☐ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☒ OTHER REVIEW OF CAND #2

LIMITED ☒ PUBLIC HEARING: IF YES, LEGAL LOTS 2+3 + BLK 4 OF ARTESIAN
HEIGHTS TRACT #1

ZONING: EXISTING R-E (ROI R-D) PROPOSED SAME

LAND USE: EXISTING VACANT

PROPOSED SFD'S (ELIMINATION OF HALF-STREET IMPROVEMENTS)

PAST ACTIONS: CASE NO. Z-129-90 ACTION APPROVED DATE 12/19/90

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-6-4 ASSESSOR'S PARCEL NO. 070-222-005

GENERAL LOCATION: SOUTHWEST CORNER OF VISTA DR. +
MOUNTAIN VIEW BLVD.

FLOOD ZONE "A": YES _____ (NO) _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ (NO) _____

SPECIAL NOTICE REQUIRED?: YES _____ (NO) _____

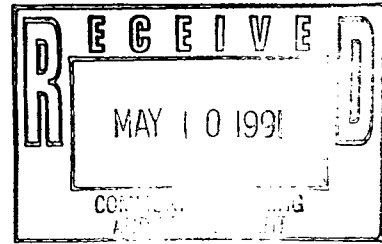
IF YES: _____

CHECKED BY: REN DATE 5/10/91

GENERAL RECEIPT NO. 119344 CASE NO. Z-129-90

PC DATE: 6/13/91 BZA DATE: _____

Las Vegas City Council
401 Stewart Av. 89101
Las Vegas, NV.



Dear Sirs,

This letter will serve as my written request for review of condition #2 on 2-129-90.

Attached for your review is a petition bearing signatures of nearly all property owners in the Hinson Heights and Artesian Heights subdivisions.

This request, although applied for by myself was suggested by homeowners presently residing in the neighborhood who adamantly oppose the spotty offsite improvements about to be constructed. The group represented by this petition would not consider curb gutter sidewalk and paving to be beneficial to the health & welfare of the residents, in fact most believe these improvements would be detrimental unless the entire neighborhood was to be developed concurrently.

Secondly and perhaps most importantly, this group feels no harm has been done the city or the residents due to the lack of these improvements and would prefer to maintain the rural atmosphere that presently exists.

Your thoughtful consideration would be greatly appreciated.

Sincerely
JRH

GR# 119344
REV 5/10/91
REVIEW OF COND
2-129-90
PC 6/13/91

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANDREW J. MIKULICH a single man.

In consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JOHN PINJUV, an unmarried man on to an undivided 1/3 interest, JAMES T. PINJUV & JOANNE W. PINJUV, Husband and Wife as Joint Tenants as to an undivided 1/3 interest and PAUL W. PINJUV, an unmarried man as to an undivided 1/3 interest.

all that all property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot Two (2) and Three (3) in Block Four (4) of ARTESIAN HEIGHTS TRACT NO. 1, as shown by map thereof on file in Book 1 of Plate, Page 105, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1) Taxes for the Fiscal year 1990-91 current.
2) COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD, IF ANY.

APN 070-222-005

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Witness _____ hand _____ this _____ day of _____, 19 _____

Andrew J. Mikulich
ANDREW J. MIKULICH

STATE OF NEVADA

vs.

County of Clark
on this 1st day of March, 19 91,
personally appeared before me, a Notary Public
Andrew J. Mikulich

who acknowledged that he executed the above
instrument.

Signed *Diana D. Cooper*
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DIANA D. COOPER
My Appointment Expires Oct. 23, 1993



CHICAGO TITLE OF LAS VEGAS INC.
1100 WEST FLAMINGO, SUITE 1000
LAS VEGAS, NEVADA 89103
(702) 397 8500

Order No. 90-10-1045 DC

When recorded, mail to James T. Pinjov, et al. c/o EQUINOX,
3100 West Charleston #202, Las Vegas, NV 89102

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CHICAGO TITLE OF LV

03-07-91 08:00 NM1 1
OFFICIAL RECORDS
BOOK: 910307 INST. 00100
FEE: 5.00 RPFT: 93.50

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 8, 1991

Mr. Andrew J. Mikulich
221 North Tenth Street
Las Vegas, Nevada 89101

RE: Z-129-90 - ZONE CHANGE

Dear Mr. Mikulich:

The City Council at a regular meeting held December 19, 1990 APPROVED the request for reclassification of property located on the southwest corner of Mountain View Boulevard and Vista Drive, from: R-E (Residence Estates), to: R-D (Single Family Residence, Restricted), proposed use: Single Family Dwellings, subject to:

1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Resolution of Intent with a twelve month time limit.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



Mr. Andrew J. Mikulich
January 8, 1991
RE: Z-129-90 - ZONE CHANGE
Page 2.

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Jim Pinjuv
1505 Strong Avenue
Las Vegas, Nevada 89102

DECEMBER 19, 1990

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 83

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING

1450

5. Z-129-90 - Andrew J. Mikulich

Request for reclassification of property located on the southwest corner of Mountain View Boulevard and Vista Drive.

From: R-E (Residence Estates)

To: R-D (Single Family
Residence,
Restricted)

Proposed Use: SINGLE FAMILY
DWELLINGS

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Standard conditions 1, 6-8, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

ADAMSEN - APPROVED as recommended subject to the conditions

UNANIMOUS

Clerk to Notify and Planning to Proceed

Jim Pinjuv was present for the applicant and stated he was in agreement with the conditions.

There was no further discussion.

No one appeared in opposition.

APPROVED BY

CITY COUNCIL MINUTES

MEETING OF

DECEMBER 19, 1990

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

L. ZONE CHANGE - PUBLIC HEARING

5. Z-129-90 - Andrew J. Mikulich

Request for reclassification of property located on the southwest corner of Mountain View Boulevard and Vista Drive.

From: R-E (Residence Estates)

To: R-D (Single Family
Residence,
Restricted)

Proposed Use: SINGLE FAMILY
DWELLINGS

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Standard conditions 1, 6-8, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

FROM: *NRS*
NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.L.5. - ZONE CHANGE - Z-129-90 - Andrew J. Mikulich

PURPOSE/BACKGROUND

This is a request to reclassify a 1.3 acre parcel from R-E to R-D for three single family residential lots at a density of three dwelling units per acre. Lot sizes will range from 14,352 square feet to 14,976 square feet. Setbacks are 25 feet from the front property line, 66 to 70 feet from the rear property line, with 31 to 34 feet between residences along the side yards.

There is scattered R-E development to the east, south and west. To the north is R-D and R-E zoning.

Staff recommended approval of the request because it is compatible with surrounding land uses and it is compatible with the General Plan. The Planning Commission concurred.

There was one protestor at the meeting who voiced a concern that the R-D zoning would diminish the value of his property.

General Plan Conformance: Yes. Conforms with the rural density (0-3 dwelling units per acre) residential land use proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

SEE ATTACHED LOCATION MAP

ST. 12

1333

1333

1401

1405

SCHOOL

90P

C-1

OFFICES

P-R

4220

DR.

VISTA

1209

1413

1415

1425

R-E

R-E

AVE.

DEL REY

4335

4201

P-R

1501

4350

4334

4310

4300

R-E

R-D

DR.

4242

4220

4210

R-E

R-D

BLVD.

MOUNTAIN VIEW

7-129-90

4363

4361

4300

4353

R-E

4342

4204

VISTA

4219

4211

4040

4124

4112

R-E

GIS

DEL MONTE

4509

4505

4501

4508

4504

4500

4412

4408

4404

4400

4416

4400

R-1

4401

4417

4411

R-1

1609

1613

1608

1612

ARVILLE

DEL MONTE

4217

4100

4115

4111

4107

4105

4103

1600

1640

R-E

R-PD2

4210

4300

ROSSART CT.

PRIVATE DRIVE

4200

1650

1654

1651

1653

1651

1653

1651

1653

VON BRYAN CT.

SUNSHINE BLVD.

4200

4110

1643

1642

1646

1651

1653

1654

LOS ALTOS PL.

EXPOSITION

4400

R-E

CHURCH

AVE.

OAKLEY

BLVD.

4317

4313

4309

4305

4301

4217

4213

4209

4205

4201

4117

4113

4109

4105

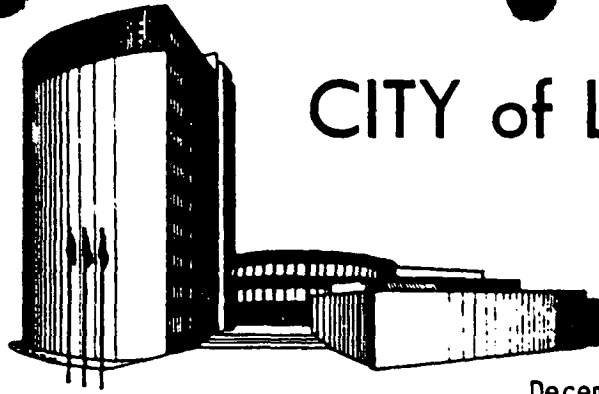
4101

R-1

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

December 3, 1990

Mr. Andrew J. Mikulich
221 North Tenth Street
Las Vegas, Nevada 89101

RE: Z-129-90 - ZONING RECLASSIFICATION

Dear Mr. Mikulich:

Your request for reclassification of property located on the southwest corner of Mountain View Boulevard and Vista Drive, from R-E Zone to R-D Zone, was considered by the Planning Commission on November 27, 1990.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Resolution of Intent with a twelve month time limit.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

- Continued -



TO: Mr. Andrew J. Mikulich
RE: Z-129-90 - Zoning Reclassification

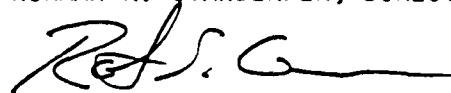
December 3, 1990
Page Two

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on December 19, 1990, at 2:00 P.M. in Rooms 101 and 102 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh

cc: Mr. Jim Pinjuv
1505 Strong Avenue
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

45. Z-129-90

Applicant: ANDREW J. MIKULICH
Application: Zoning Reclassification
From: R-E
To: R-D
Location: Southwest corner of
Mountain View Boulevard
and Vista Drive
Proposed Use: Single Family Dwellings
Size: 1.3 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Dedicate a 15 foot radius at the southwest corner of Vista Drive and Mountain View Boulevard as required by the Department of Public Works.
2. Construct half-street improvements on Vista Drive and Mountain View Boulevard adjacent to this site as required by the Department of Public Works.
3. Conformance to the plot plan.
4. Standard Conditions 1, 6 - 8, 10 and 11.

PROTESTS: 2 on record with staff
1 speaker at meeting

APPROVALS: 1

NOTICES MAILED: 34

Dixon -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request
is for three single family
residential lots. The lots
range in size from 14,352 to
14,976 square feet. This is
in conformance with the General
Plan. Staff recommended approval,
subject to the conditions.

JAMES PINJUV, 1505 Strong Drive,
appeared and represented the
applicant. He concurred with
staff's conditions.

JAMES QUISENBERRY, 4115 Del
Monte Avenue, appeared in protest.
This will lower the property
values.

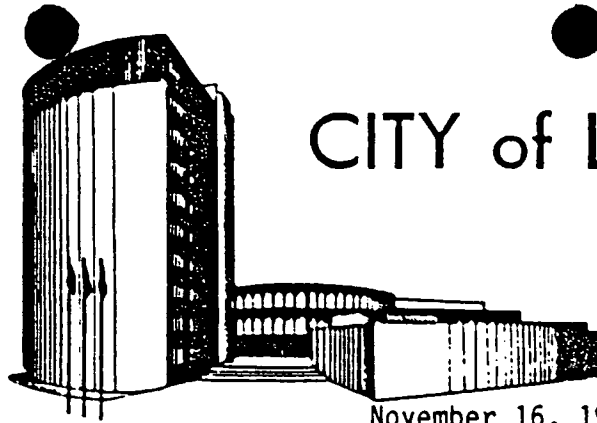
To be heard by the City Council
on 12/19/90.

(10:01-10:07)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

November 16, 1990

Mr. Andrew J. Mikulich
221 N. 10th Street
Las Vegas, Nevada 89101

RE: Z-129-90 - ZONING RECLASSIFICATION

Dear Applicant:

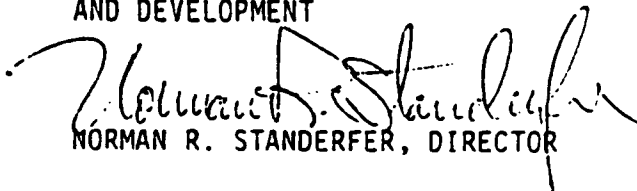
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 27, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Jim Pinjuv
1505 Strong Avenue
Las Vegas, Nevada 89102



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

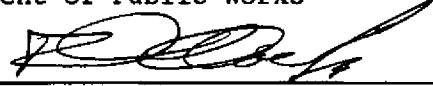
November 14, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

OK 

SUBJECT:

Z-129-90
Andrew J. Mikulich

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. Dedicate a 15' radius on the southwest corner of Vista Drive and Mountain View Boulevard.
2. Construct half-street improvements on Vista Drive and on Mountain View Boulevard adjacent to this site.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.

11/14/90
RDG
KJM

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

10/29/90

TO: BUILDING AND SAFETY - MIKE TRANSDAIL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION: Z-129-90

APPLICANT: ANDREW J. MIKULICH

FROM: R-E TO: R-D

COPIES TO:

This is concerning a request for reclassification on the following described property;

S W CORNER OF MOUNTAIN VIEW BL E
VISTA DR.

Parcel No.: 070-222-005

Proposed Use: SFDS

CITY PLANNING COMMISSION MEETING:

11/27/90

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

B&S - NO COMMENT

M.J. 11/6/90

PLANNING AND
NOV 9 1990
DOWNTOWN

MEMO

DATE 11-2-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-129-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brenner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED AND
NOV 2 1990
COMMUNITY PLANNING AND DEVELOPMENT

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-129-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: ANDREW J. MIKULICH

PROPERTY LOCATION: SOUTHWEST CORNER OF MOUNTAIN VIEW BOULEVARD
AND VISTA DRIVE

PROPERTY DESCRIPTION: LOTS 2 AND 3, BLOCK 4 OF ARTESIAN HEIGHTS TRACT
NO. 1.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-129-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: ANDREW J. ¹MYKULICH

PROPERTY LOCATION: SOUTHWEST CORNER OF MOUNTAIN VIEW BOULEVARD
AND VISTA DRIVE

PROPERTY DESCRIPTION: LOTS 2 AND 3, BLOCK 4 OF ARTESIAN HEIGHTS TRACK^T
NO. 1.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

[Handwritten initials and date]
11/14
11/15

SIZE: 1.3 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/15/90.

MAIL NOTICE ON 11/16/90.

045

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

10/29/90

TO: ☒ BUILDING AND SAFETY - MIKE TRAASDAHL
☒ ELECTRICAL SERVICES - GEORGE FERRIS
☒ FIRE SERVICES - CHIEF JUDD
☒ PUBLIC WORKS - ED BYRGE
☒ LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION: Z-129-90

APPLICANT: ANDREW J. MIKULICH

FROM: R-E TO: R-D

COPIES TO:

This is concerning a request for reclassification on the following described property:

S W CORNER OF MOUNTAIN VIEW BL E
VISTA DR.

Parcel No.: 070-222-005

Proposed Use: SFDS

CITY PLANNING COMMISSION MEETING:

11/27/90

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ANDREW J. MIKULICH
REP'S NAME _____
ADDRESS 221 N. 10TH ST.
LAS VEGAS, NV. 89101
PHONE 384-2930

AGENT: NAME JIM PINJUV
REP'S NAME _____
ADDRESS 1505 STRONG AVE
LAS VEGAS, NV. 89102
PHONE 878-0533

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL LOTS 2 & 3 BLOCK 4 ARTESIAN HILLS TR #1

ZONING: EXISTING R-E PROPOSED R-D

LAND USE: EXISTING VACANT
PROPOSED SFD'S

PAST ACTIONS:
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-6-4 ASSESSOR'S PARCEL NO. 070-222-005

GENERAL LOCATION: SW CORNER MOUNTAIN VIEW BL. E
VISTA DR.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: MP DATE 10/26/90

GENERAL RECEIPT NO. 099046 CASE NO. Z-129-90

PC DATE: 11/27/90 BZA DATE: _____

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the RE Use District to a RD Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

Part of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4)
of Section 6, Township 21 South, Range 61 East.

Assessor's Parcel Number: 070-222-005

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Andrew J. Mikulich,

(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

* (1) Andrew J. Mikulich
SIGNATURE OF OWNER OF RECORD

221 North 10th Street
MAILING ADDRESS

384-2430
PHONE NUMBER

Las Vegas, Nevada 89101
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

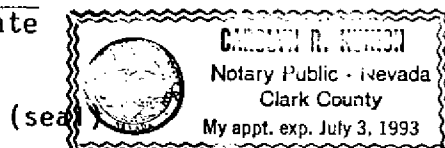
PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 25th day of October, 1990,

Carleen R. Gurnick
Notary Public in and for said County and State

July 3, 1993
My Commission Expires



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200⁰⁰

Received by: MP

Receipt No.: 099046

Date: 10/26/90

Case No.: 2-129-90

Meeting Date: 11/27/90

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches.

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--

H. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

Notable transaction

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sebastian Mikulich and Mary M. Mikulich, his wifefor consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Andrew J. Mikulich, a single manall that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lots Two (2) and Three (3) in Block Four (4) of Artesian Heights Tr. No. 1 as shown by map thereof on file in Book 1 of Plates, page 105, in the office of the County Recorder of Clark County, Nevada.

SUBJECT TO: (1) Taxes for the fiscal year 1954.
(2) Rights of way, reservations, restrictions, and conditions of record.

Together with all and singular the tenements, rights and appurtenances thereto in anywise appertaining.

Witness my hand and seal this 10th day of July 1954.*Sebastian Mikulich*
Mary M. Mikulich

STATE OF NEVADA

County of ClarkOn this 12th day of July 1954

Personally appeared before me, a Notary Public in and for said

County and State, Sebastian Mikulich andMary M. Mikulich

(NOTARIAL SEAL)

RECORD NO. 2-452 RECORDED
INDEX NO. _____ INSTRUMENT NO. _____
WHEN RECORDED MAIL TO Andrew J. Mikulich
P.O. Box 121, Las Vegas, Nevada

19886

RECORDED AT THE REQUEST OF

PIONEER TITLE INSURANCE & TRUST CO.

SEP 10 3 45 PM '54

OFFICIAL RECORDS BOOK NO. 2
CLARK COUNTY, NEVADA
PAUL C. O'HALLOR, RECORDER
FEE \$ 1.00 DEPUTY

I hereby certify that the within and who executed the foregoing instrument, who acknowledged to me that he was the owner of the same, and voluntarily and for the purpose of the above stated.

Paul C. O'Hallor
Notary Public in and for said County and State.*Commission Expires 4-8-54*

James T. Pinjuv
1505 Strong Drive
Las Vegas, Nevada 89102

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada

Subject: Zone change for A.P.N. 070-222-005

Staff,

This letter will serve as my statement of present and proposed uses for the subject property.

At the present, subject parcel is zoned R-E, and would support the construction of two(2) single family residences. The proposed use of the property under the applied for R-D zone would be to construct three(3) single family homes for myself and two(2) members of my family.

Sincerely,

James T. Pinjuv

INTER-OFFICE MEMORANDUM

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM: *YLA*

RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
ROD ALLISON
FILE

Please prepare an Ordinance to rezone the following:

Z-129-90 From R-E to R-D

Legally described as:

Lots 2 and 3, Block 4 of Artesian Heights Tract No. 1.

RLW:RA:rlr