

Planning & Development Department
Scanning Cover Sheet

Case No Z-0153-90

APN 138-13-810-000

Location E of Michael btw Smoke Ranch & Roberta

Applicant NEVSUR Insurance Agency, Inc.

Subject

Reclassification of property legally
described as a portion of the SW 1/4 of the
SE 1/4 of Section 13, Township 20 South,
Range 60 East, MDB&M.



ROI

2-8-91

2-153-90

L-13-6,8

FROM INU TO R-1

LOTS 1 AND 2 OF PARCEL MAPS FILED IN FILE 14
PAGE 37 OF PARCEL MAPS

112 11151017

File: Z-153-90

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
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20. _____	_____

FILE NO.: Z-153-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-153-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: NEVSUR INSURANCE AGENCY, INC.

PROPERTY LOCATION: EAST SIDE OF MICHAEL WAY, BETWEEN SMOKE RANCH
ROAD AND ROBERTA LANE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 13,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

AVENIDA CABALLO

PEAK

DR.

Z-153-90



SHEILA AVE.

CITY LIMITS

MADRE MESA DR.

MADRE MESA

DR.

ALFRED DR.

ROBERTA

LANE

CITY LIMITS

BEVVIE DR.

DR.

SEATTLE SLEW DRIVE

DEODAR DR.

SMOKE RANCH

ROAD

AUBORN

AUBORN

AVE.

LEONARD

MICHAEL

REITER

AVE.

BALZAR

AVE.

511-50

Requested by:

Name ANDY REED

Phone 386-6301

Ext.

Date to Be Completed

Information Needed:

No. of Sets	
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No Print (A)

3. Selection by Tax District (List Tax Districts Needed):

[illegible]

Partial Pag

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
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	73	0	001	290	42	0	001		↓	036	053
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			079			018			004		069
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										0	001

Billing No.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12/18/90
Page 2 of 2

Requested by:

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

Ext. _____

I. D. Code Z-153-90 Date to Be Completed _____

Remarks _____

Information Needed:

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

2. Print Format:

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

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
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			009				018								
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			006				END								
300	42	1	006												
			007												
			009												

Assessor Approval _____

Billing No. _____

AVENIDA CABALLO

PEAK

DR.

Z-153-90

SHEILA AVE.

N

CITY LIMITS

MADRE MESA

MADRE MESA DR.

DR.

ALFRED

LANE

CITY LIMITS

SEATTLE SLEW DRIVE

DEODAR DR.

SMOKE RANCH

WOOSTER AVE.

AUBORN

BARTLETT

REITER

BALZAR

REITER AVE.

AVE.

LEONARD

ALL

ALL

300 420 1

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-153-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: NEVSUR INSURANCE AGENCY, INC.

PROPERTY LOCATION: EAST SIDE OF MICHAEL WAY, BETWEEN SMOKE RANCH ROAD AND ROBERTA LANE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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 black ink, reading "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-153-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: N-U (NON-URBAN)
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: NEVSUR INSURANCE AGENCY, INC.

**PROPERTY
LOCATION:**

EAST SIDE OF MICHAEL WAY BETWEEN
~~5446~~ SMOKE RANCH ROAD & ROBERTA LN.

**PROPERTY
DESCRIPTION:**

A PORTION OF THE SOUTH ^{WEST QUARTER (SW 1/4)} ~~HALF~~ OF THE SOUTHEAST
QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE
60 EAST, M.D.B. & M.

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 cursive script, likely belonging to Norman R. Standerfer.

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

12/19
12-19

SIZE: 17.5 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 12/19/90.

MAIL NOTICE ON 12/20/90.

INTER-OFFICE MEMORANDUM

12/12/90

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-153-90 APPLICANT: <u>NEVSTAR INSURANCE AGENCY</u> FROM: <u>N-U</u> TO: <u>P-1</u>	COPIES TO:

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

NE CORNER SMOKE RANCH ROAD
AND MICHAEL WAY,
5446 SMOKE RANCH RD.

Parcel No.:

290 - 430 - 001

Proposed Use:

SFD.

CITY PLANNING COMMISSION MEETING:

1/10/91

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 NEVSUR INSURANCE AGENCY, INC.
REP'S NAME BARRY BECKER
ADDRESS 50 S. JONES BLVD.
LAS VEGAS, NV 89107
PHONE 878-1903

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

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL PT. S2, SE4, SEC. 13, T20S, R60E

ZONING: EXISTING N-U PROPOSED R-1

LAND USE: EXISTING VACANT (ONE SFD)
PROPOSED SFD.

PAST ACTIONS: CASE NO. N/A ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-13-8 ASSESSOR'S PARCEL NO. 290-430-001

GENERAL LOCATION: NE CORNER SMOKE RANCH RD.
AND MICHAEL WAY.
5446 SMOKE RANCH RD.

FLOOD ZONE "A": YES _____ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒

SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

IF YES: _____

CHECKED BY: C.P. Fitzhugh DATE 12/12/90

GENERAL RECEIPT NO. 103415 CASE NO. 2-153-90

PC DATE: 1/10/91 BZA DATE: _____

THIS INDENTURE WITNESSETH: That BECKER AND SONS, a Nevada partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to NEVSUR INSURANCE AGENCY, a Nevada corporation

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:
AN UNDIVIDED 50% INTEREST IN AND TO:

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness its hand this 2nd day of June, 1989

STATE OF NEVADA }
COUNTY OF Clark } SS.

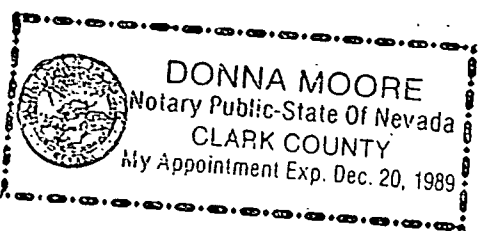
BECKER AND SONS
BY: [Signature]
Barry Becker, Partner

On July 3, 1989
personally appeared before me, a Notary Public, Barry Becker, known to me to be a partner of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

~~XXXXX acknowledged that XXXX XXXX XXXX XXXX XXXX~~

Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO.) LV 89-90521-GDM
ORDER NO.)
WHEN RECORDED MAIL TO: Nevsur Insurance Agency
50 S. Jones Blvd., Las Vegas, Nevada 89107

RECORDED AT THE REQUEST OF LAND TITLE OF NEVADA WITHOUT LIABILITY.

301.002
August 13, 1984
By: L.D.
CKD By: B.L.S.

LEGAL DESCRIPTION
PARCEL 524

Explanation:

1. This legal description is of a parcel of land located in the East side of Michael Way between Roberta Lane and Smoke Ranch Road.
2. This legal description is based on information obtained from available records. It includes the right-of-ways of the surrounding streets.

The West 600.00 feet more or less of the West half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada described as follows:

Containing 17.500 acres more or less.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NV

07-10-89 08:00 DB1 2
OFFICIAL RECORDS
BOOK: 890710 INST: 00265
FEE: 6.00 RPTT: 550.00

78

550.00

AM. P. T. 3

8 9 J 7 1 0 0 0 2 6 5
GRANT, BARGAIN, SALE DEED

2

THIS INDENTURE WITNESSETH: That BECKER AND SONS, a Nevada partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to NEVSUR INSURANCE AGENCY, a Nevada corporation

all that real property situated in the _____ **County of** Clark

State of Nevada, bounded and described as follows:

AN UNDIVIDED 50% INTEREST IN AND TO:

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness its hand _____ this 2nd day of June, 1989

STATE OF NEVADA }
COUNTY OF Clark } SS.

BECKER AND SONS
BY: [Signature]
Barry Becker, Partner

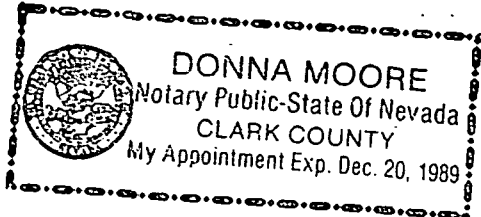
On July 3, 1989

personally appeared before me, a Notary Public, Barry Becker, known to me to be a partner of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

~~xxxxxx acknowledged that xxx he xxx executed the above instrument~~

Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO.) LV 89-90521-GDM
ORDER NO.) Nevsur Insurance Agency
WHEN RECORDED MAIL TO: 50 S. Jones Blvd., Las Vegas, Nevada 89107

RECORDED AT THE REQUEST OF LAND TITLE OF NEVADA WITHOUT LIABILITY.

301.002
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By: L.D.
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Containing 17.500 acres more or less.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NV

07-10-89 08:00 DB1 2
OFFICIAL RECORDS
BOOK: 890710 INST: 00265
FEE: 6.00 RPTT: 550.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BECKER AND SONS, a Nevada Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to ERNEST A. BECKER and BETTY W. BECKER, husband and wife

as joint tenants

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

AN UNDIVIDED 50% INTEREST IN AND TO:

LEGAL DESCRIPTION AS PER RIDER ATTACHED HERETO, MARKED EXHIBIT "A"
AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness its _____ hand _____ this 2nd day of June, 1989

STATE OF NEVADA
COUNTY OF Clark

SS.

BECKER AND SONS

BY: [Signature]

Barry Becker, Partner

On July 3, 1989

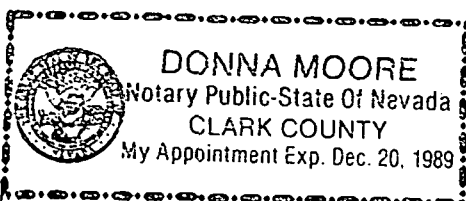
personally appeared before me, a Notary Public, Barry Becker, known to me to be a partner of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

XXXXX
XXXXX
XXXXX

Signature [Signature]

(Notary Public)

(Notarial Seal)



ESCROW NO.) LV 89-90521-GDM

ORDER NO.)

WHEN RECORDED MAIL TO: ERNEST A. BECKER, ETUX
50 S. Jones Blvd., Las Vegas, Nevada 89107

RECORDED AT THE REQUEST OF LAND TITLE OF
NEVADA WITHOUT LIABILITY

7-153-90

8 0 7 1 0 0 0 2 6
G. C. WALLACE, Consulting Engineers, Inc.

1/10/91
Z-153-90
301.002
August 13, 1984
By: L.D.
CKD By: B.L.S.

LEGAL DESCRIPTION
PARCEL 524

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The West 600.00 feet more or less of the West half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada described as follows:

Containing 17.500 acres more or less.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NV
07-10-89 08:00 DB1 2
OFFICIAL RECORDS
BOOK: 890710 INST: 00264
FEE: 6.00 RPTT: 550.00



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~~ N-U Use District to a R-1 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.

PT. S2, SE4, SEC. 13, T20S, R60E

Assessor's Parcel Number: 290-430-001
~~430-290-001~~

(owner shall mean owner(s) of record only)

(I.We). NEVSUR INSURANCE AGENCY, INC.

(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, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

MAILING ADDRESS

870-0212
PHONE NUMBER

CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

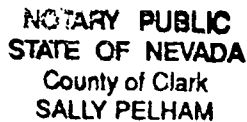
CITY STATE ZIP

Subscribed and sworn to before me this 10 day of DEC., 1990.

Sally Peckham
Notary Public in and for said County and State.

June 8, 1992
My Commission Expires

(Seal)



My Appointment Expires June 8, 1992

****FOR DEPARTMENT USE ONLY****

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00
Receipt No.: 103415

Case No. Z-153-90
Meeting Date 1/10/91

Received by: CPF
Date: 12/11/90



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Rezoning
- ☐ Plot Plan/Evaluation/Aesthetic Review
- ☐ Variances/Special Use Permits

ITEMS
COMPLETED

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. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. **An appointment for submittal of this information is highly recommended.**

☐

- I. **Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor 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 8 1/2 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 net and gross 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 dimensioned, 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—

N. Architectural information:

- (1) For new structures, elevations are required 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) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) 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 8 1/2" x 14" (7 copies),
 Rolled (1 copy).
- (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
 Rolled (1 copy).
- (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
 Required for all apartments, condominiums, townhouses,
 commercial uses, and all other projects as required by
 the Dept. 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 INABEYANCE.

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

(Applicant's Signature) (Date)

(Owner of Record) (Date)



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:

K.D. Weir
Charley R. Johnson, P.E.
James L. MacFarlane, P.L.S., P.E.
Gene D. Krametbauer, P.L.S.

ASSOCIATES:

Dennis E. Fritz, P.E.
M.K. "Cappy" Hayes
Gregory G. Radig, P.L.S., P.E.
Myron R. Welsh, P.E.

LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS

DATE: 12/11/90

PROJECT: BECKER PARCEL 524
SMOKE RANCH & MICHAEL WAY

ATTN:

W.O. NO.: 4012

BY MAIL:

BY MESSENGER:XXX

PICK-UP:
FAX:

EXPRESS MAIL:
FEDERAL EXPRESS:

No Copies:

Description

8	COPIES SITE PLAN TO ACCOMPANY ZONE CHANGE
1	ZONE CHANGE APPLICATION
1	LEGAL FOR ZONE CHANGE APPLICATION
1	CHECK FOR 200.00 FILING FEE

COMMENTS:

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:

APPROVAL:

YOUR FILES:

OTHER:

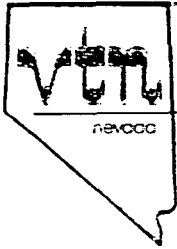
CC: BARRY BECKER W/ATTACHMENTS

SENDER: MARLIES WARNER
PLANNING SERVICES COORDINATOR

ABOVE MATERIAL RECEIVED BY:

/dl

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148
TEL. (702) 873-7550 FAX: 362-2597



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

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Gene D. Krametbauer, P.L.S.

ASSOCIATES:

Dennis E. Fritz, PE.
M.K. "Cappy" Hayes
Gregory G. Radig, P.L.S., PE.
Myron R. Welsh, PE.

W.O. 4012
December 10, 1990
By: JHG
P.R. By: PC
Page 1 of 1

EXPLANATION:

This legal describes a parcel of land generally located at the Northeast Corner (NE Cor.) of Smoke Ranch Road and Michael Way to be rezoned.

Legal Description
R-E to R-1

That portion of the Southeast Quarter (SE1/4) of Section 13, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Parcel 1 and Parcel 2 as shown by a map on file in the Office of the Clark County Recorder, in File 14 of Parcel Maps, Page 37.

reference 4012
legals 4000

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

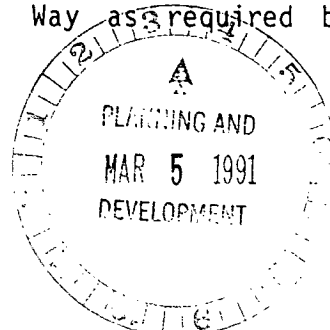
Mr. Barry Becker
Nevsur Insurance Agency, Inc.
50 S. Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-153-90 - ZONE CHANGE

Dear Mr. Becker:

The City Council at a regular meeting held February 6, 1991 APPROVED the request for reclassification of property located on the east side of Michael Way, between Smoke Ranch Road and Roberta Lane, from: N-U (Non-Urban), to: R-1 (Single Family Residence), proposed use: Single Family Dwellings, subject to:

1. Construct a six foot high perimeter block wall as required by the Department of Community Planning and Development.
2. Dedicate an additional 2.5 foot radius for a total of 25 feet at the northeast corner of Smoke Ranch Road and Michael Way, an additional 10 feet of right-of-way for a half-street total of 40 feet for Michael Way and 30 feet of right-of-way for Roberta Lane as required by the Department of Public Works.
3. Construct half-street improvements on Roberta Lane and Michael Way and construct a sidewalk on Smoke Ranch Road as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Michael Way as required by the Department of Public Works.



Mr. Barry Becker
Nevsur Insurance Agency, Inc.
March 4, 1991
RE: Z-153-90 - ZONE CHANGE
Page 2.

5. Construct full half-street improvements on Roberta Lane and on Michael Way past the "Not a Part" piece that is at the southeast corner of Roberta Lane and Michael Way as required by the Department of Public Works.
6. Prior to the recordation of a Final Map on this site, vacate all possible right-of-way conflicts and resolve all property line disputes, if any, as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and building elevations.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. 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.
14. 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

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 78

ITEM

ACTION

1629

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING7. Z-153-90 - Nevsur Insurance
Agency, Inc.

Request for reclassification of property located on the east side of Michael Way, between Smoke Ranch Road and Roberta Lane.

From: N-U (Non-Urban)

To: R-1 (Single Family Residence)

Proposed Use: SINGLE FAMILY DWELLINGS

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

1. Construct a six foot high perimeter block wall as required by the Department of Community Planning and Development.
2. Dedicate an additional 2.5 foot radius for a total of 25 feet at the northeast corner of Smoke Ranch Road and Michael Way, an additional 10 feet of right-of-way for a half-street total of 40 feet for Michael Way, and 30 feet of right-of-way for Roberta Lane as required by the Department of Public Works.
3. Construct half-street improvements on Roberta Lane and Michael Way and construct a sidewalk on Smoke Ranch Road as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Michael Way as required by the Department of Public Works.

NOLEN - APPROVED as recommended subject to the conditions.

Motion carried with Lurie abstaining because the applicant is a principal in the company where he is employed.

Clerk to Notify and Planning to Proceed

BARRY BECKER was present for the application.

No one appeared in opposition.

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 79

ITEM

ACTION

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

APPROVED - see page 78

7. Z-153-90 - Nevsur Insurance
Agency, Inc.

5. Construct full half-street improvements on Roberta Lane and on Michael Way past the "Not a Part" piece that is at the southeast corner of Roberta Lane and Michael Way as required by the Department of Public Works.

6. Prior to the recordation of a Final Map on this site, vacate all possible right-of-way conflicts and resolve all property line disputes, if any, as required by the Department of Public Works.

7. Standard conditions 1, 2 and 6-11.

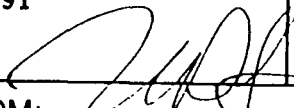
Staff Recommendation: APPROVAL

PROTESTS: 0

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

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

SUBJECT: ITEM X.J.7. - ZONE CHANGE - PUBLIC HEARING - Z-153-90 - Nevsur Insurance
Agency, Inc.

PURPOSE/BACKGROUND

This is a request to reclassify 17.5 acres from N-U to R-1 for a 64 single family lot development at a density of 4.04 dwelling units per acre. Proposed lot sizes are in excess of the 6,500 square feet minimum required in the R-1 zoning district.

There is scattered R-E development to the north and east in the County. To the south is R-D and R-E zoning. There is R-1 and R-E development to the west.

Access to the property is from Michael Way along the west property line. Interior access is by two 51 foot wide public loop streets.

Staff indicated this application is in conformance with the General Plan and recommended approval. The Planning Commission agreed.

General Plan Conformance: Yes. Conforms with the low (3-6 dwelling units per acre) residential density land uses proposed on the General Plan.

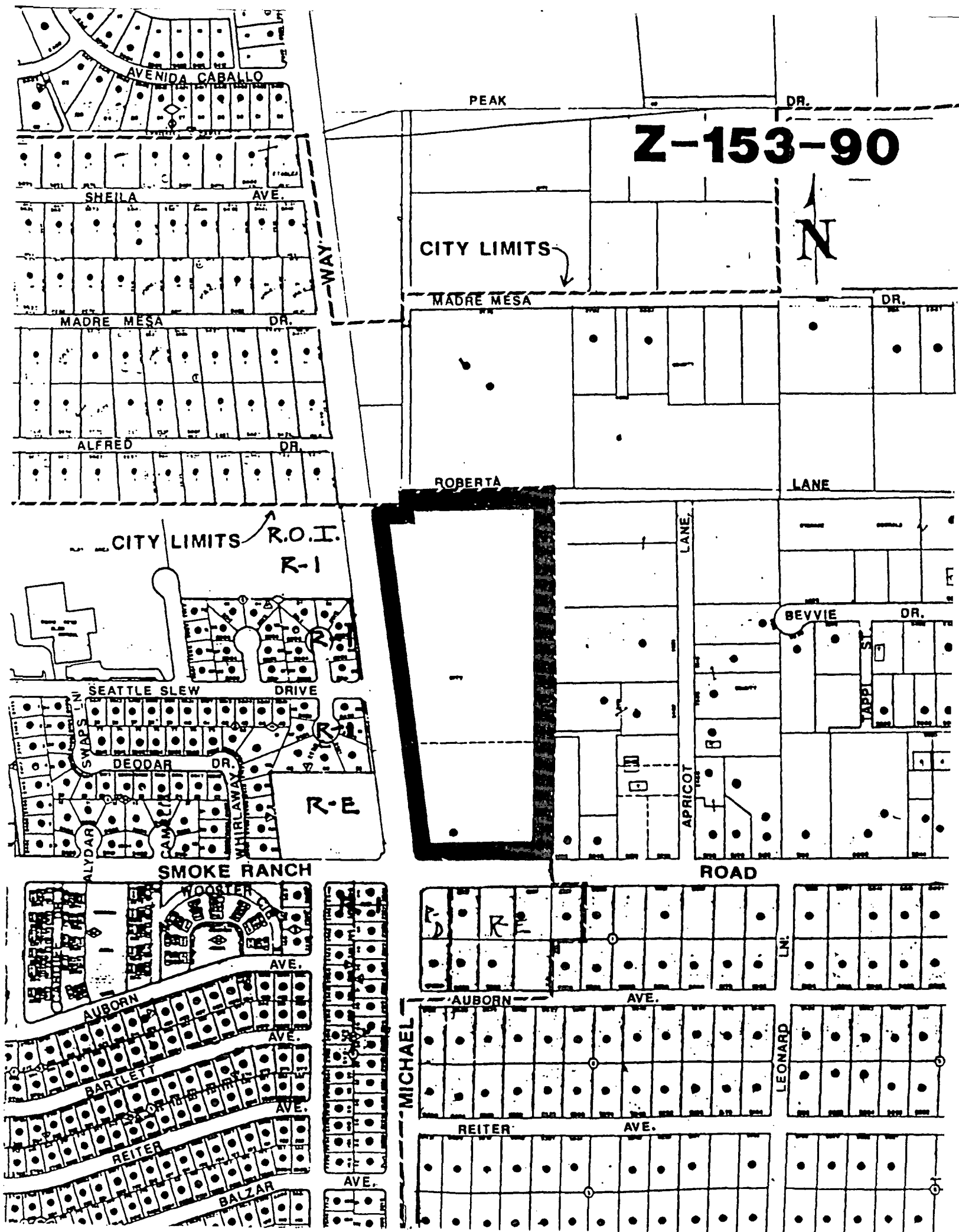
Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

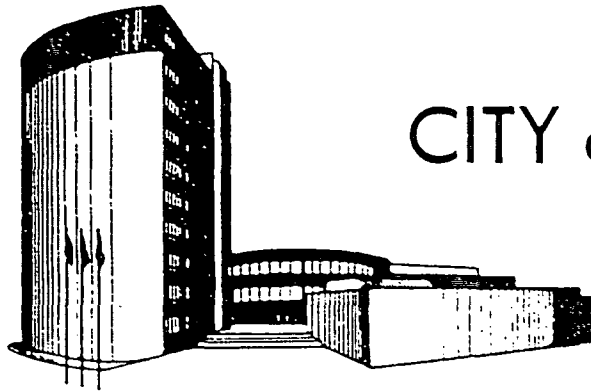
CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 6, 1991



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 18, 1991

Mr. Barry Becker
Nevsur Insurance Agency, Inc.
50 S. Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-153-90 - ZONING RECLASSIFICATION

Dear Mr. Becker:

Your request for reclassification of property located on the east side of Michael Way, between Smoke Ranch Road and Roberta Lane, from N-U Zone to R-1 Zone, was considered by the Planning Commission on January 10, 1991.

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

1. Construct a six foot high perimeter block wall as required by the Department of Community Planning and Development.
2. Dedicate an additional 2.5 foot radius for a total of 25 feet at the northeast corner of Smoke Ranch Road and Michael Way, an additional 10 feet of right-of-way for a half-street total of 40 feet for Michael Way, and 30 feet of right-of-way for Roberta Lane as required by the Department of Public Works.
3. Construct half-street improvements on Roberta Lane and Michael Way and construct a sidewalk on Smoke Ranch Road as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Michael Way as required by the Department of Public Works.
5. Construct full half-street improvements on Roberta Lane and on Michael Way past the "Not a Part" piece that is at the southeast corner of Roberta Lane and Michael Way as required by the Department of Public Works.

- Continued -



TO: Mr. Barry Becker
RE: Z-153-90 - Zoning Reclassification

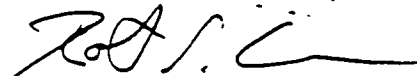
January 18, 1991
Page Two

6. Prior to the recordation of a Final Map on this site, vacate all possible right-of-way conflicts and resolve all property line disputes, if any, as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and building elevations.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. 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.
14. 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 February 6, 1991, at 2:00 P.M. in the Cashman Theater, 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
CURRENT PLANNING DIVISION

RSG:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

52. Z-153-90

Applicant: NEVSUR INSURANCE AGENCY, INC.
 Application: Zoning Reclassification
 From: N-U
 To: R-1
 Location: East side of Michael Way, between Smoke Ranch Road and Roberta Lane
 Proposed Use: Single Family Dwellings
 Size: 17.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high perimeter block wall as required by the Department of Community Planning and Development.
2. Dedicate an additional 2.5 foot radius for a total of 25 feet at the northeast corner of Smoke Ranch Road and Michael Way, an additional 10 feet of right-of-way for a half-street total of 40 feet for Michael Way, and 30 feet of right-of-way for Roberta Lane as required by the Department of Public Works.
3. Construct half-street improvements on Roberta Lane and Michael Way and construct a sidewalk on Smoke Ranch Road as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Michael Way as required by the Department of Public Works.
5. Construct full half-street improvements on Roberta Lane and on Michael Way past the "Not a Part" piece that is at the southeast corner of Roberta Lane and Michael Way as required by the Department of Public Works.
6. Prior to the recordation of a Final Map on this site, vacate all possible right-of-way conflicts and resolve all property line disputes, if any, as required by the Department of Public Works.
7. Standard Conditions 1, 2 and 6 - 11.

PROTESTS: 0

NOTICES MAILED: 101

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

MR. GENZER stated this request is for 64 single family lots at a density of 4.04 dwelling units per acre. The lot sizes all contain or exceed the minimum area required in an R-1 district. Access to the property is via Michael Way along the west property line. Access for the individual lots is from two 51 foot wide interior public loop streets. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. He concurred with staff's conditions. If they are able to obtain the northwest corner, they may redesign this project slightly.

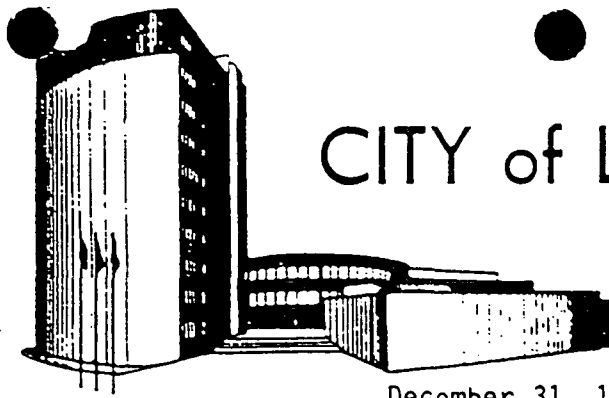
No one appeared in opposition.

To be heard by the City Council on 2/6/91.

(10:23-10:26)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Mr. Barry Becker
Nevsur Insurance Agency, Inc.
50 S. Jones Blvd.
Las Vegas, Nevada 89107

RE: Z-153-90 - 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 January 10, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer". The signature is fluid and cursive, written over the typed name.

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

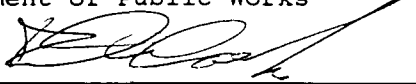
December 21, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

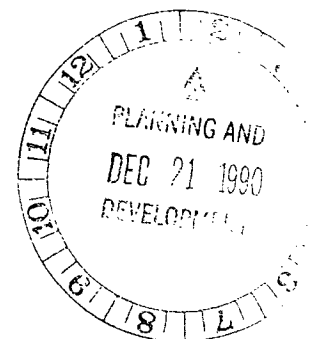
SUBJECT:

Z-153-90
Nevsur Insurance Agency

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 an additional 2.5' radius for a total of 25' on the northeast corner of Smoke Ranch Road and Micheal Way, an addition 10' right-of-way for a half-street total of 40' for Micheal Way, and 30' right-of-way for Roberta Lane.
2. Construct half street improvements on Roberta Lane and Micheal Way.
3. Construct a sidewalk on Smoke Ranch Road.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
5. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Micheal Way.
6. Construct full half-street improvements on Roberta Lane and on Michael Way past the "Not A Part" piece that is at the southeast corner of Roberta Lane and Micheal Way.
7. Prior to the recordation of a Final Map on this site vacate all possible right-of-way conflicts and resolve all property line disputes, if any.



MEMO

DATE 12/20/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z - 153 - 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. Brainerd
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

