

Planning & Development Department
Scanning Cover Sheet

Case No PM-13-88

APN N/A

Location Rainbow Blvd/O'Bannon Dr/El Parque Ave

Applicant Manoochehr Roohanipur

Subject



INTER-OFFICE MEMORANDUM

Date

May 25, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-13-88
Manoochehr Roohanipur

COPIES TO:

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

INTER-OFFICE MEMORANDUM

Date

May 25, 1988

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel *R.P.*

SUBJECT:

PM-13-88
Manoochehr Roohanipur

COPIES TO:

The property is located on the northwest corner of Rainbow Blvd. and O'Bannon Dr.. The zoning is N-U under R.O.I. to C-1. This is a further subdivision of a previously approved and recorded parcel map. Two parcels are being created: lot 1 is 30,029 sq.ft. and lot 2 is 23,965 sq.ft.. The Department of Public Works required an additional 5' dedicated for a total right-of-way radius of 25' on the northwest corner of Rainbow and O'Bannon and compliance with the Conditions of Approval for Z-16-88 upon development; no improvements nor bonding required prior to map recordation. The Survey Division had six corrections on the map; these have been done. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

April 13, 1988

TO:

Community Planning
and Development

FROM:

Public Works
Survey Division

SUBJECT:

Manoochehr Roohanipur
PM-13-88 Revised

COPIES TO:

City Engineer
Survey



This Division requests that the following be attended to prior to our approval of the subject parcel map.

- ✓ 1. Show what type of monument was found at the northerly end of Rainbow Boulevard.
- ✓ 2. Have the Surveyor sign across his seal and place the date underneath as required by the rules of the State Board of Registration.

C.D. Peterson

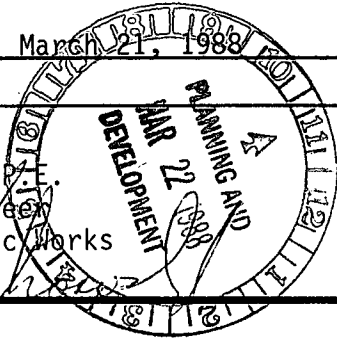
C. D. Peterson, R. L. S.

CDP:rk

INTER-OFFICE MEMORANDUM

Date

March 21, 1988



TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

COMMENTS RE:

PM-13-88
Manoocher Roohanipur

COPIES TO:

John McNellis, Engineering Planning
C. E. Gilpin, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

- ✓ 1. Dedicate an additional 5' radius on the northwest corner of Rainbow and O'Bannon for a total right-of-way radius of 25'.
2. Comply with the Conditions of Approval for Z-16-88 upon development.
3. No improvements nor bonds required prior to recordation.

CITY COUNCIL MINUTES
MEETING OF

APRIL 20, 1988

AGENDA

City of Las Vegas

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

Page 52

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

D. ZONE CHANGE

3. Z-16-88 - Dr. Manoocher and Doreen
Roohanipur

Request for reclassification of property
located on the northwest corner of Rainbow
Boulevard and O'Bannon Drive.

From: N-U (Non-Urban)

To: C-1 (Limited Commercial)

Proposed Use: RETAIL PAINT STORE AND
AUTO PARTS STORE

Planning Commission unanimously recommended
APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Enhance the building elevations facing
both street frontages to be archi-
tecturally compatible with the building
styles of the commercial centers
under construction to the south and
north of this property as required
by the Department of Community Planning
and Development.
3. Install a ten foot wide landscaped
planter along O'Bannon Drive, a 20
foot wide landscaped planter along
Rainbow Boulevard (14 feet in right-of-
way and six feet on-site) and a six
foot wide landscaped planter along
the west property line as requir-
ed by the Department of Community
Planning and Development.
4. The landscaped planter along the
west property line shall include
24 inch boxed evergreen trees 25
feet on center as required by the
Department of Community Planning
and Development.
5. The landscaping along both street
frontages shall include 24 inch boxed
evergreen trees 25 feet on center,
boulders, shrubs and lawn ground
cover, all other landscaping areas
shall include shrubs and lawn ground
cover as required by the Department
of Community Planning and Development.

ADAMSEN -
APPROVED subject
to the conditions
with the exception
that condition #7
be deleted.
Unanimous

Clerk to Notify
and Planning to
proceed.

Mr. Dean O'Bannon
appeared repre-
senting the
applicants.

No one appeared
in opposition.

(continued)

APPROVED AGENDA ITEM

Gregory B. Banton

1518

CITY COUNCIL MINUTES
MEETING OF
APRIL 20, 1988

AGENDA

City of Las Vegas

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

Page 53

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

D. ZONE CHANGE

3. Z-16-88 - Dr. Manoocher and Doreen Roohanipur (continued)

APPROVED
See page 52

See page 52

6. Obtain encroachment approval from the Nevada Department of Transportation for the landscaping in the Rainbow Boulevard right-of-way.

7. Eliminate the westerly driveway on O'Bannon Drive as required by the Department of Community Planning and Development.

8. Install a six foot high decorative block wall set back ten feet from the south property line between the southwest corner of the southerly building to the west property line with landscaping on the exterior side of the wall as required by the Department of Community Planning and Development.

9. Construct sidewalks and streetlights on Rainbow Boulevard and half-street off-site improvements on O'Bannon Drive as required by the Department of Public Works.

10. Dedicate an additional five feet at the northwest corner of Rainbow Boulevard and O'Bannon Drive for a total radius of 25 feet as required by the Department of Public Works.

11. All lighting shall be directed away from the residential properties to the west with no ray of light shining directly onto any residential lot.

12. Trash pickup be limited to the hours of 8:00 a.m. to 5:00 p.m. only.

13. If the property is divided into two lots submit a Parcel Map application and create an agreement for joint access and parking as required by the Department of Community Planning and Development.

(continued)

APPROVED AGENDA ITEM

Larry L. Robertson

AGENDA

CITY COUNCIL MINUTES
MEETING OF
APRIL 20, 1988

City of Las Vegas

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

Page 54

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

D. ZONE CHANGE

3. Z-16-88 - Dr. Manoocher and Doreen
Roohanipur (continued)

14. Conformance to the plot plan and
building elevations as amended by
the above conditions.

15. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED
See page 52

See page 52

APPROVED AGENDA ITEM

Gregory A. Barton



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

DATE: March 25, 1988

OWNER: Roohanipur, Manoochehr

PM NO: PM 13-88

SURVEYOR: Bronken, Karsten T.

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map two (2) lots are involved, approximately .5 and .7 ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and water are available. No individual septic systems or individual wells are to be installed.

Lot 1	30,078 sq ft	.6905 ac
Lot 2	23,965 sq ft	.5502 ac

INTER-OFFICE MEMORANDUM

March 21, 1988

TO:

Community Planning
and Development

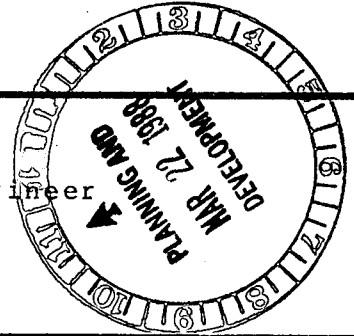
FROM:

Public Works
Survey Division

SUBJECT:

Manoochehr Roohanipur
PM-13-88

COPIES TO:

City Engineer
Survey

This Division request that the following be attended to prior to our approval of the subject parcel map.

1. Show a second twenty-five (25) foot radius corner at the intersection of Rainbow Boulevard and O'Bannon Avenue in order to dedicate the required radius.
2. Change the square footage, curve data, and property line distances to reflect the above.
3. In the Legend change set R. E. 618 to Set R. L. S. 618.
4. In the Approvals insert Harold P. Foster, Director and delete A. I. P. On the other signature line insert Carl D. Peterson, R. L. S. 6204, Public Works and delete City Engineer and R. P. E.

C. D. Peterson
C. D. Peterson, R. L. S.

CDP:rk

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

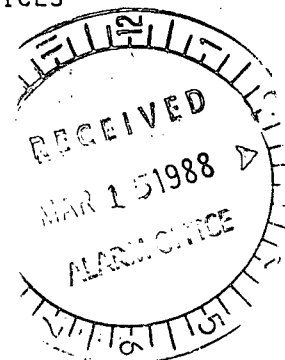
TRANSMITTAL

PARCEL MAP



DATE: 3/11/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT



RE: PM-13-88

SUBMITTED BY: Manoochgar Roohanipur

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

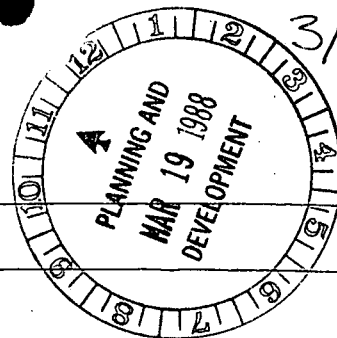
HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

No Comment
Paula Lemke
Fire Alarm Office
3-18-88

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: PM-13-88



- ✓
1. No objections
 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
 4. Fire flow requirements to be determined when construction plans are submitted.
 5. Hydrants are to be installed and charged with water before construction begins.
 6. Must meet requirements of Uniform Fire Code.
 7. Dead end fire lanes not to exceed 150' *(UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")*
 8. Minimum turning radius of 45' 6".
 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant.
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: Subdivision ONLY

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 3/11/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-13-88

SUBMITTED BY: Manoochgar Roohanipur

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 3/11/88

TO: ☒ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
☒ DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
☒ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
☒ ZONING DIVISION, JOHN HERBERT
☒ FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
☒ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
☒ CLARK COUNTY HEALTH DISTRICT

JB

RE: PM-13-88

SUBMITTED BY: Manooch Roonwipun

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: March 7, 1988

1. Owner(s) of Record: Manoochehr Roohanipur
Address: 2622 W. Charleston, Las Vegas, NV 89102 Phone No.: _____
2. Name of Surveyor: Karsten T. Bronken
Address: 1818 Industrial Rd., Las Vegas, NV 89102 Phone No.: 382-6660
3. Location of Parcel Map: Section 3 Township 21 South Range 60 East
Tax Parcel No.: 310-300-007
4. Acreage: 1.2407 Ac. Number of Parcels to be Created: 2 Land Use Zone: N-4
5. Does the land front on a public (dedicated) street? Yes x No _____
6. List names of public access streets between this property and nearest major streets:
Rainbow Blvd., O'Bannon Drive, & El Parque Avenue
7. Describe the existing improvements and/or condition of streets in item #6 above:
Rainbow Blvd. - Fully improved; O'Bannon Drive - South one-half street improved;
and El Parque Avenue - Unimproved.
8. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing water line:
Las Vegas Valley Water District (in front of site)
9. Will the property be serviced by the City Sanitary Sewer System? Yes x No _____
If no, indicate how sewer service will be provided: _____
10. Is immediate development proposed on the parcels of land to be created? Yes x No _____
On which parcel? #1 _____ #2 x #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Commercial Paint Store

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

Signatures: Manoochehr Roohanipur _____
Owner(s) of Record Surveyor
Manoochehr Roohanipur
(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00/100

Received by: R.P.

Receipt No.: 32640

Case No.: PM-13-88

Date: 3/11/88

Q-3-6

BOOK 1859

1618806

Order No. _____

Escrow No. LV 626675-TA

WHEN RECORDED, MAIL TO:

Dr. Manóchehr Roohanipur
2622 W. Charleston Blvd.
Las Vegas, Nevada

R.P.T.T. \$176.00

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RAINBOW-O'BANNON #31-30-07 A PARTNERSHIP

do(es) hereby GRANT, BARGAIN and SELL to

MANÓCHEHR ROOHANIPUR, a single man

the real property situate in the County of Clark State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF FOR LEGAL DESCRIPTION

- SUBJECT TO:
- (1) Taxes for the fiscal year 1982-1983, if any
 - (2) Restrictions, Conditions, Reservations, Rights, Rights of Way and Easements now of record
 - (3) Deed of Trust now of record

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated April 29, 1982

#31-30-07 A
RAINBOW-O'BANNON PARTNERSHIP

By: John J. Hummer
JOHN J. HUMMER

See attached exhibit B

STATE OF NEVADA (Alameda)

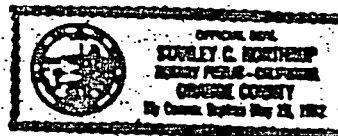
County of ORANGE

ss.

On MAY 18, 1982 personally
appeared before me, a Notary Public,
JOHN J. HUMMER

who acknowledged that he executed
the above instrument.

Notary Public



368K 1659

1618806
4-2

Schedule A

That certain portion of the north half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.B. & M., particularly described as tax key 31-30-07, formally described as that portion of Government Lot 100 in Section 3, Township 21 South, Range 60 East, described as follows:

Parcel 3 of that certain Parcel Map filed in file 16, page 56, of Parcel Maps recorded January 17, 1978, as Document No. 794943.

W
O
-
W
O
O



FD # 6 REBAR #7M
M.D. PLS 3720

LOAKER BOULEVARD

E 4 COR. SEC. 3
NEV. HWT. DEPT.

N 66° 41' 32" E 1346.06'

E EL PASQUE AVENUE

(94.01')

679.66'

Surveyor's Certificate
I, Teyfik Turegun, a registered Land Surveyor in the State of Nevada, certify that:
1. This is a true and accurate Representation of the lands surveyed under my supervision at the Instance of GAVIN REA
2. The lands surveyed lie within Section 3, T 21 S, R 60 E, M. and the survey was completed on 25 NOVEMBER 1977.
3. This Plat complies with the applicable State Statutes and any local Ordinances.
4. The Monuments are of the characters shown and of the positions indicated.

Teyfik Turegun, PE
Registered Land Surveyor
Nevada Certificate No. 1118

Owner's Certificate And Dedication

WE, GAVIN REALTY, INC., TRUSTEE Do Hereby Certify that the Owners of the Land Subdivided Within the Boundary Shown Consent to the Preparation and Recordation of this Parcel Map, Caused the Land to be Surveyed and Platted into Parcels & Streets Hereon & do Hereby Offer and Dedicate to CLARK COUNTY, Nevada, Its Successors and Assigns, Streets Shown Hereon to be for the Use of the Public, and Easement Shown Hereon Designated as Public Utility Easements, for the Use and Maintenance of Subterranean Utilities, and Sewer and Drainage as Required for N.R.S. 278.500 and 278.510.

Martin J. Gavin 12-5-77
GAVIN REALTY, INC., TRUSTEE Date
BY: MARTIN J. GAVIN

Acknowledgement

State of Nevada } S.S.
County of Clark }

On This 1st Day of December, 1977, MARTIN J. GAVIN, GAVIN REALTY, INC., Trustee Personally Appeared before me, a Notary and He Acknowledged to me that HE Executed the Above Instrument.

Paul S. Cedarburg
Notary Public in and for Said County and State.

My Commission Expires April 25, 1982

Approval

This is to Certify That THE DIRECTOR OF ZONING AND COMPREHENSIVE PLANNING, CLARK COUNTY, Nevada, on this 1st Day of January, 1978, Did Approve Purposes of Land Division and accept in Behalf of the Public Map and any Parcels of Land Offered for Dedication for Public in Conformity with the Terms of the Offer of Dedication, N.R.S. 278.500 and 278.510.

E. J. Downey
E. J. Downey, Director

PREPARED BY:

TUDEGUN & ASSOCIATES
3451 LOSER ROAD
NO. LAS VEGAS, NEVADA
89030
PHONE (702) 642-2676

PARCEL MAP

E 1/2, SE 1/4, NE 1/4, SE 1/4
(GOVERNMENT LOT 100)
SECTION 3, T21S, R60E
MDB #M
CLARK COUNTY, NEVADA

P.M. # 3

NO. 79497
RECORDED AT THE
GAVIN, REA
DATE: 1-17-78
FILE: 16
OF PARCEL
OFFICIAL RECORD
CLARK COUNTY,
JOHN L. S.
RECORD

LEGEND

- - SET #5 REBAR #7 PLASTIC CAP M.D. PLS 1118.
- - SET NAIL # BRASS TAG M.D. PLS 1118.
- - FOUND POINT AS NOTED.
- ◇ - FOUND BRASS MONUMENT AS NOTED.

(GOVERNMENT LOT 100 IS SUBJECT TO A RIGHT OF WAY FOR STREET & PUBLIC UTILITY PURPOSES - NOT TO EXCEED 33' IN WIDTH AS SHOWN ON RECORD OF SURVEY FILE 6/64 DTB-30 OCT 56 & SHOWN THIS ON THIS PLAT.

BASIS OF BEARING

THE EAST LINE OF THE NE 1/4 OF SEC. 3
T21S, R60E, MDB #M, CLARK COUNTY,
NEVADA PER RECORD OF SURVEY FILE
6, PAGE 64; IE N 2° 28' 00" W.

DEFENDENCES

RECORD OF SURVEY: FILE 6, PAGE 64
AMENDED PARCEL MAP: FILE 10, PAGE 100
RECORD OF SURVEY: FILE 10, PAGE 39
PARCEL MAP: FILE 7, PAGE 72

SAHARA AVENUE

SE COR. SEC. 3
NEV. HWT. DEPT.

1/4 COR. SEC. 3
FD. ALCAP M.D.
PLS 2050

N 2° 54' 30" W 685.59'
4 MONTESSOURI STREET

N 2° 34' 37" W 681.14'

PARCEL 1
(1.241 ACRES)

A. 66° 50' 28"
B. 20.00'
L. 51.01'
T. 19.60'

S 67° 32' 00" W

PARCEL 2
(1.230 ACRES)

S 67° 32' 00" W

PARCEL 3
(1.241 ACRES)

A. 90° 54' 39"
B. 20.00'
L. 51.73'
T. 20.35'

S 66° 26' 39" W

1/4 COR. SEC. 3
BLM 1952

S 2° 28' 00" E 679.66'
N 2° 28' 00" W (BASIS OF BEARING) 2718.64'

1" = 50' NORTH