

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0108-63 (5)

APN 162-08-501-005

Location S of Sahara btw Teddy & Richfield

Applicant First Western Savings Association

Subject

To allow a bank corporate headquarters
facility (and a temporary bank facility
during construction).



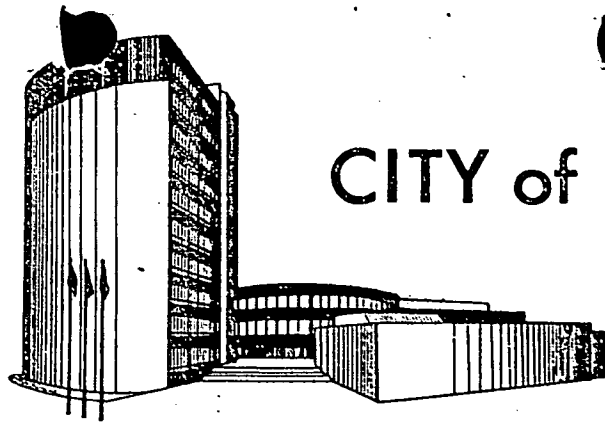
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MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

March 28, 1978

First Western Savings Association
118 Las Vegas Boulevard South
Las Vegas, Nevada 89101

Re: Z-108-63(5) Plot Plan Review

At a regular meeting held on March 15, 1978, the Board of City Commissioners APPROVED your request for a Plot Plan Review to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1, as had been recommended by the Planning Commission, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy.
3. All mechanical equipment, air conditioners and and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Mr. Paul Thoryk, AIA, 1157 Columbia Street, San Diego, CA 92101
cc: Department of Community Planning & Development
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

INTER-OFFICE MEMORANDUM

Date

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-108-63 (5)
REQ. FOR ORD.
ASSESSOR
CHRONOJIM ROBISON
DON BROWN
DOC NEMETH

Please prepare an Ordinance to rezone the following property:

Z-108-63 (5) From R-1 to C-1

LEGALLY DESCRIBED AS:

LOT TWO (2) OF PARCEL MAP FILE 17, PAGE 34, (PM-7-78).

RLW:hb

PLOT PLAN
REVIEW
Z-47-70
JAMES D.
KEETON
Approved as
Recommended
by Planning
Commission

Mr. Saylor: This is a plot plan review, and any changes in design much come before this board. It is a very minor change. The request is to allow a small patio. We feel that it does not interfere with any circulation patterns, or common areas. The Planning Commission recommends approval.

Mayor Pro-Tem Lurie: Any protests? (No response). Commissioners have any comments?

Commissioner Woofter; Move to approve.

Mayor Pro-Tem Lurie: Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; noes, none.
Mayor Briare excused.

PLOT PLAN
REVIEW
Z-100-64
BARRISTER
BUILDING
PARTNERSHIP
Approved as
Recommended
by Planning
Commission

Mr. Saylor: This is a request to allow a delicatessen on property located at 325 South 3rd Street. There is some landscaping in front. The Planning Commission recommends approval.

Commissioner Woofter: That is right next to the insurance building isn't it?

Mr. Saylor: Valley Bank is to the North of it.

Commissioner Leavitt: I move that we follow the recommendation.

Mayor Pro-Tem Lurie: Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; noes, none.
Mayor Briare excused.

Mr. Saylor: This is in keeping with what we have done in the past. This would be the location of the permanent facility, (referring to the map), this would be the temporary. This is the plot plan. As you can see it is well endowed with landscaping and parking. This is the rendering of the building.

Mayor Pro-Tem Lurie: That is quite unusual.

Bank spokesman: The building is five stories in height. There are corporate offices on the top floor, and other financial functions on the floors coming down the main floor. The main floor is the lobby, and the banking functions of the bank. We are trying to create a cultural effect. In keeping with the rest of the shopping center development which will be going on to the West side. It has a tile roof, and primarily we are thinking about stucco. The actual structural system we are still investigating. This is a concept of what we are trying to develop. Each of these levels steps in as the building goes up. The landscaping is not only at the ground level, but it is throughout the building.

2-108-63(5)
PLOT PLAN
REVIEW
Z-108-63
FIRST WESTERN
SAVINGS
ASSOCIATION
Approved as
Recommended
by Planning
Commission

Z-108-63 (5)
Continued

Mr. Saylor: Generally I think renderings will give you an impression of a building looking much more attractive than they actually will look when they are built, however I think the reverse is here. I think the building will appeal much more to you after you see it built.
The Plot Plan itself I think speaks very well.

Mayor Pro-Tem Lurie: Well it is not in keeping with the designs of Spanish Oaks.

Commissioner Leavitt: Well that is Spanish style. I'll move for approval.

Mayor Pro-Tem Lurie: Commissioners have any further comments? (No response). We have a motion for approval subject to the conditions. Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; noes, none.
Mayor Briare excused.

REVIEW
OF
condition
Z-5-66
TRI-STATE
DEVELOPMENT
Held in
Abeyance

Mr. Saylor: This is a request to delete landscaping on West Charleston Boulevard again in connection with P-R zoning. We have been quite successful along there about getting at least some landscaping. It is a U-shaped drive way. We don't feel that it interferes with the driveway use. There is a light pole there.

Commissioner Woofter: Mr. Saylor this is the one I called you on. The applicant called me in regards to such, about eliminating this particular piece. I referred it over to your department to see if there was a need for the landscaped area. He said it was sort of a small congested area.

Mr. Saylor: That is true Commissioner. We don't feel that the material will effect the circulation.

Commissioner Woofter: Well I think it was all paved when I drove by there.

Mr. Saylor: Well it was there from the original approval, and it has been eliminated.

Commissioner Woofter: I would like to table this until the next meeting to see what the situation is..

Mayor Pro-Tem Lurie: If there are no comments then, this item will be referred to the next meeting.

AGENDA

City of Las Vegas

March 15, 1978

Page 45

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

L. PLOT PLAN REVIEW - Z-100-64 (104) - BARRISTER BUILDING PARTNERSHIP

Plot Plan Review to allow a delicatessen on property located at 325 South 3rd Street, ROI to C-2.

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Approved as recommended by Planning Commission

Clerk to notify
Director authorized to proceed

M. PLOT PLAN REVIEW - Z-108-63 FIRST WESTERN SAVINGS ASSOCIATION

Plot Plan Review to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

Approved as recommended by Planning Commission Christensen - unanimous

Clerk to notify
Director authorized to proceed

don't desire to have these minor changes brought before you. If so, I believe we can eliminate it simply by having the Commission direct staff to make a judgement call as to which are minor and/or major amendments and bring only the major amendments to you.

L. PLOT PLAN REVIEW - Z-100-64(104) - BARRISTER BUILDING PARTNERSHIP

Plot Plan Review to allow a delicatessen on property located at 325 South 3rd Street, ROI to C-2.

This proposal is to utilize an existing building which provides eleven parking spaces from the rear of the building to the alley. The Planning Commission recommends approval.

M. PLOT PLAN REVIEW - Z-108-63(5) FIRST WESTERN SAVINGS ASSOCIATION

Plot Plan Review to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.

This item is in order. The request includes permission to utilize a trailer as a temporary facility during construction. We have allowed this in other cases. The Planning Commission recommends approval.

N. REVIEW OF CONDITION - Z-5-66 - TRI-STATE DEVELOPMENT

Review of Condition to allow a change in the required landscaping on property located at 4704 West Charleston Boulevard, ROI to P-R.

The approved plot plan showed a small planter area along Charleston between the two sides of a curbed driveway. The applicant wishes to eliminate that. Generally speaking, it has been the policy in P-R zones to require some landscaping along the street frontages. The Planning Commission recommends denial of the request.

O. PETITION OF ANNEXATION - A-2-78 - DAVID P. BOYER (UNITED MORTGAGE COMPANY, ET AL)

Petition of Annexation submitted for property generally located on the south side of O'Bannon Drive, west of Jones Boulevard containing approximately 10 acres of land.

This is immediately contiguous to the Lewis Homes development taking place on property recently zoned from R-E to R-1 for that purpose. This property is zoned R-E and I would anticipate that if it is annexed, there would be a request for R-1 to allow the Lewis Homes development to continue. The Planning Commission recommends approval.

March 1, 1978

First Western Savings Assoc.
118 Las Vegas Boulevard South
Las Vegas, Nevada 89101

Re: Z-108-63 (5)

Dear Sir:

Your request to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1, was considered by the City Planning Commission on February 28, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

This item will be heard by the Board of City Commissioners on March 15, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, and the Commission requested that you or your representative be present.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DJS:kt

DON J. SAYLOR, AIP, DIRECTOR

cc: City Clerk

Mr. Paul Thoryk, AIA, 1157 Columbia Street, San Diego, CA. 92101

MR. BROWN replied it is under resolution of intent to C-M and C-2.

MR. REIGER said the applicant would be interfering with State law.

MR. BROWN said he could have the sign as long as he is not within 500' of another billboard.

MR. SWESSEL asked the applicant if he was aware of this.

MR. TOMMEL said he knew he had to adhere to any State and Federal regulations.

MR. SITTER suggested the matter be held in abeyance for a legal opinion he would prepare.

MR. SWESSEL made a Motion for ABEYANCE of the Plot Plan Review under Z-29-76.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for ABEYANCE carried unanimously.

21. Z-100-64 (104)

APPROVED

Plot Plan Review requested by Attorney Robert E. Wolf for BARRISTER BUILDING PARTNERSHIP to allow a delicatessen on property located at 325 South 3rd Street, ROI to C-2.

MR. BROWN presented the staff report and stated the property in question is on the west side of 3rd Street. The plot plan is as submitted. There is adequate parking to the rear, adequate landscaping in front and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review under Z-100-64 (104), subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on March 15, 1978 at 2:00 P.M.

22. Z-108-63 (5)

APPROVED

Plot Plan Review requested by FIRST WESTERN SAVINGS ASSOCIATION to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.

MR. BROWN presented the staff report, indicated the location by means of visual aids and stated that everything is in order and staff would recommend approval.

PAUL THORYK, 1157 Columbia, San Diego, California, architect for the project was present.

MR. JONES asked if the basic design of the area would be continued.

MR. THORYK replied that it would and presented a rendering of the facility and described the building, stating it would be terrace

back to 5 stories.

CHAIRMAN MILLER asked if the facility would be strictly used by First Western.

MR. THORYK replied there probably would be some lease space for escrow companies, title companies. etc. This space is for expansion.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-108-63 subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business licenses.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on March 15, 1978 at 2:00 P.M.

23. Z-66-64

APPROVED

Plot Plan Review requested by LAIRD WHIPPLE CONCRETE CONSTRUCTION to allow a storage yard for vehicles, wagons, lumber forms, and small amounts of supplies when not on job sites on property located at 3021 Builders Avenue, C-1 zone (ROI to M).

MR. BROWN presented the staff report and stated the area in question is between 30th and Mojave. The plot plan is as depicted. They do have landscaping along the front. Staff would recommend approval subject to oleanders being planted at 5' intervals on Builders Avenue.

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-66-64, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan including oleanders at 5 ft. intervals on Builders Avenue prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. Conformance to the plot plan to reflect the above conditions.
4. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

OF LAS VEGAS INTER-OFFICE MEMORANDUM

2-21-78

Date

TO: PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PLOT PLAN REVIEW - FIRST WESTERN
Z-108-63 (5)

COPIES TO:

A request for a plot plan review has been received on the following described property:

Allow a bank facility on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.

CITY PLANNING COMMISSION MEETING: Feb. 28, 1978

Your remarks regarding this application should be received prior to Feb. 24, 1978.

PLOT PLAN ATTACHED

DJS:kt

INTER-OFFICE MEMORANDUM

February 28, 1978

TO: Community Development	FROM: Field Operations Engineer
SUBJECT: Plot Plan Review Z-108-63 (5) First Western Sahara & Plaza Parkway ROI to C-1	COPIES TO: Building & Safety cc 345-78 pc 2-28-78

Your memorandum of February 21, 1978 requested comments from the Public Services Department on the plot plan review for Z-108-63.

It will be required that the applicant:

- 1) construct concrete sidewalk and driveways as required on Sahara and Plaza Parkway frontages.
- 2) Right-of-Way Dept. must have vesting deed as they have no record of this division. Last division is P.M. - File 13, P. 81.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s

RECEIVED
MAR 2 1978
PLANNING AND
DEVELOPMENT

architect paul thoryk, a.i.a.
& associates, environmental consultants, inc.

February 17, 1978

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
400 E. Stewart
Las Vegas, Nevada 89101

Subject: Proposed Corporate Headquarters,
FIRST WESTERN SAVINGS ASSOCIATION

Gentlemen:

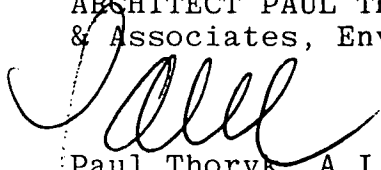
This letter is submitted to request your review of the site plan of the proposed First Western Savings Association corporate headquarters facility located on Sahara Avenue.

The following exhibits are submitted, as requested, to assist you in the review process.

- * 5 copies of site plan
- * 5 copies of legal description of property
- * 5 copies of site plan for relocation of temporary Bank facility
- * 2 copies of rendering of the proposed new facility
- * 1 board of color photographs of study model of the proposed new facility

Sincerely,

ARCHITECT PAUL THORYK, A.I.A.
& Associates, Environmental Consultants, Inc.


Paul Thoryk, A.I.A.
PRESIDENT

PT:lce

D.J.B.

Per Plan Review 2-108-63(5)

#25# # 3/1923

P.C. 2-28-78

NOTICE ALSO TO
F.W.S.
385-1911
CARL LOVELL, SR

1157 columbia street san diego, ca 92101 (714) 231-3525



CONSULTING ENGINEERS PLANNERS 2209 PARADISE ROAD, LAS VEGAS, NEVADA 89105 (702) 735-0227

January 23, 1978
W.O. #2514

LEGAL DESCRIPTION

First Western Plaza Parcel 2 Net

Being a portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section 5, T. 21 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) of said Section; thence S. $89^{\circ}40'45''$ E., 955.62 feet; thence N. $00^{\circ}19'15''$ E., 75.00 feet to the TRUE POINT OF BEGINNING; thence continuing N. $00^{\circ}19'15''$ E., 460.00 feet; thence S. $89^{\circ}40'45''$ E., 305.00 feet; thence S. $00^{\circ}19'15''$ W., 435.00 feet to a point of tangency with a curve concave Northwesterly and having a radius of 25.00 feet; thence Southwesterly along said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 39.27 feet to a point of tangency; thence N. $89^{\circ}40'45''$ W., along the North right-of-way line of Sahara Avenue, 280.00 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 3.218 acres, more or less.

2-108-63