

**Planning & Development Department
Scanning Cover Sheet**

Case No **Z-0127-88**

APN **163-03-603-012**

Location **W OF RAINBOW BTW DEL REY & OAKLEY**

Applicant **FIRST INTERSTATE BANK OF NEVADA**

Subject

**REZONING REQUEST FROM N-U TO C-1 FOR
PROPOSED COMMERCIAL OFFICES.**



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
12/2/88	PC	APPROVED	
1/4/89	CC		
9/5/89		PERMITS SIGNED 1601 S. RAINBOW	RA
5-2-90		C.O. signed for office bldg. at 1601 S. RAINBOW	RA
5-17-91		R.O.I. sent to City Attorney	RR
5-30-91		R.O.I. returned from City Attorney & filed	RR
7-1-91		Ordinance to City Mgr. & filed	RR

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: Z-127-88

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1988

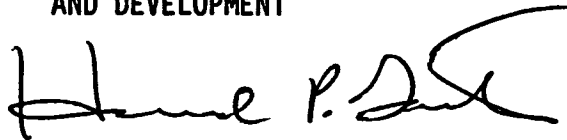
Notice is hereby given that on DECEMBER 8, 1988 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-127-88 APPLICATION OF FIRST INTERSTATE BANK OF NEVADA, TRUSTEE
ON BEHALF OF G.C. WALLACE CONSULTING ENGINEERS, INC.,
EMPLOYEE PROFIT SHARING TRUST, FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE WEST SIDE OF RAINBOW BOULEVARD,
BETWEEN DEL REY AVENUE AND OAKLEY BOULEVARD
FROM: N-U (NON-URBAN)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: COMMERCIAL/OFFICES

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼)
of Section 3, Township 21 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate: 22 NOV 88
Page: 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ERVIN KRALDepartment COMMUNITY DEVELOPMENTPhone 386-6301Ext. 1. D. Code 2-127-88Date 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

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
310	29	0009									
		010									
		035									
		036									
		072									
310	42	0016									
		017									
310	42	0033									
-END-											

Billing No.

OK

7040 7020
7041 BAILEY CIRCLE 7021

DEL REY AVE.

310-290

72

35

30

7

10

RAINBOW BLVD.

310-420

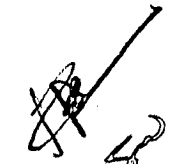
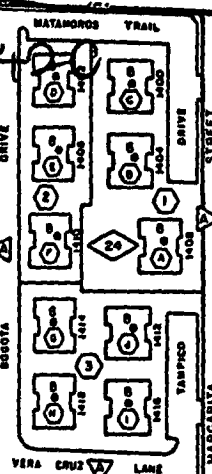
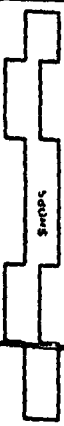
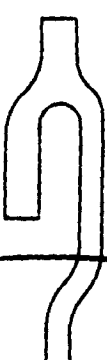
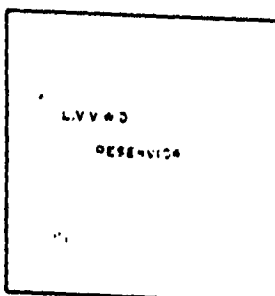
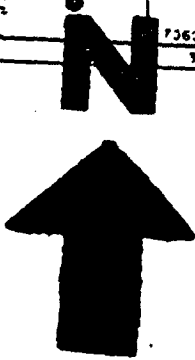
16

17

310-421

SHOPPING CENTER

7-127-88



PERMITTEE'S COPY
Notify the district office at
385-6509
24 HOURS IN ADVANCE

Fee: <u>\$100.00</u>	Permit No.: <u>SAU 525 CL 225 to 230 One</u>
	Milepost District
District Permit No.: <u>225-8-21-89</u>	
Applicant: <u>West Park Plaza</u>	
Type of Work: <u>some space alterations along the S.E. side of Rainbow Blvd</u>	
FOR DEPARTMENT USE ONLY	

APPLICATION AND PERMIT FOR OCCUPANCY OF
NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
(Under the provisions of NRS 408.423 and 408.210)

1. Location where excavation, construction, installation and/or occupancy is proposed: RAINBOW (225' North of S) ; DEL REY ;
Local name of highway Street address or nearest cross street
between Milepost 225 (R 464+77) LT and Milepost 230 (R 467+29) LT

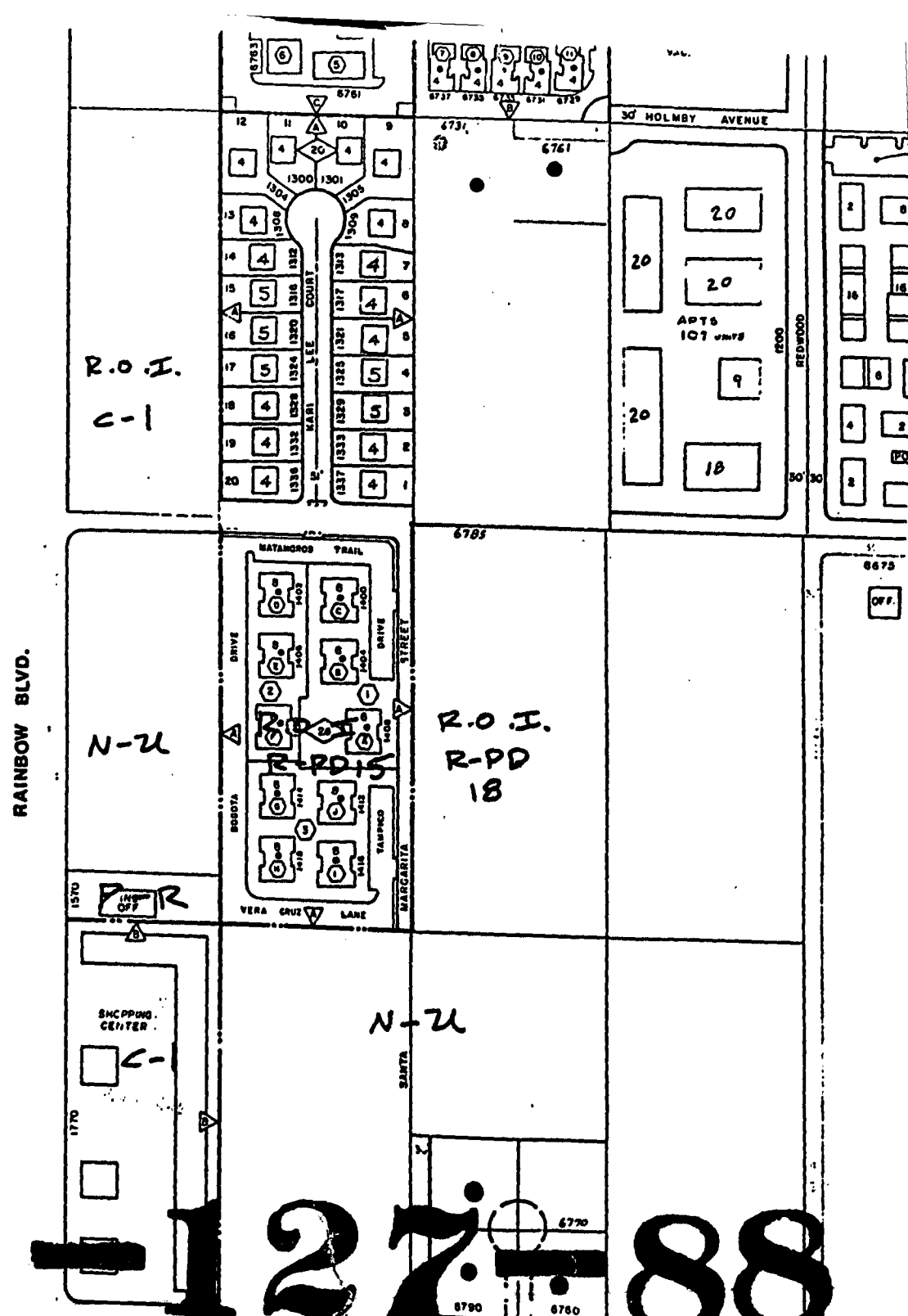
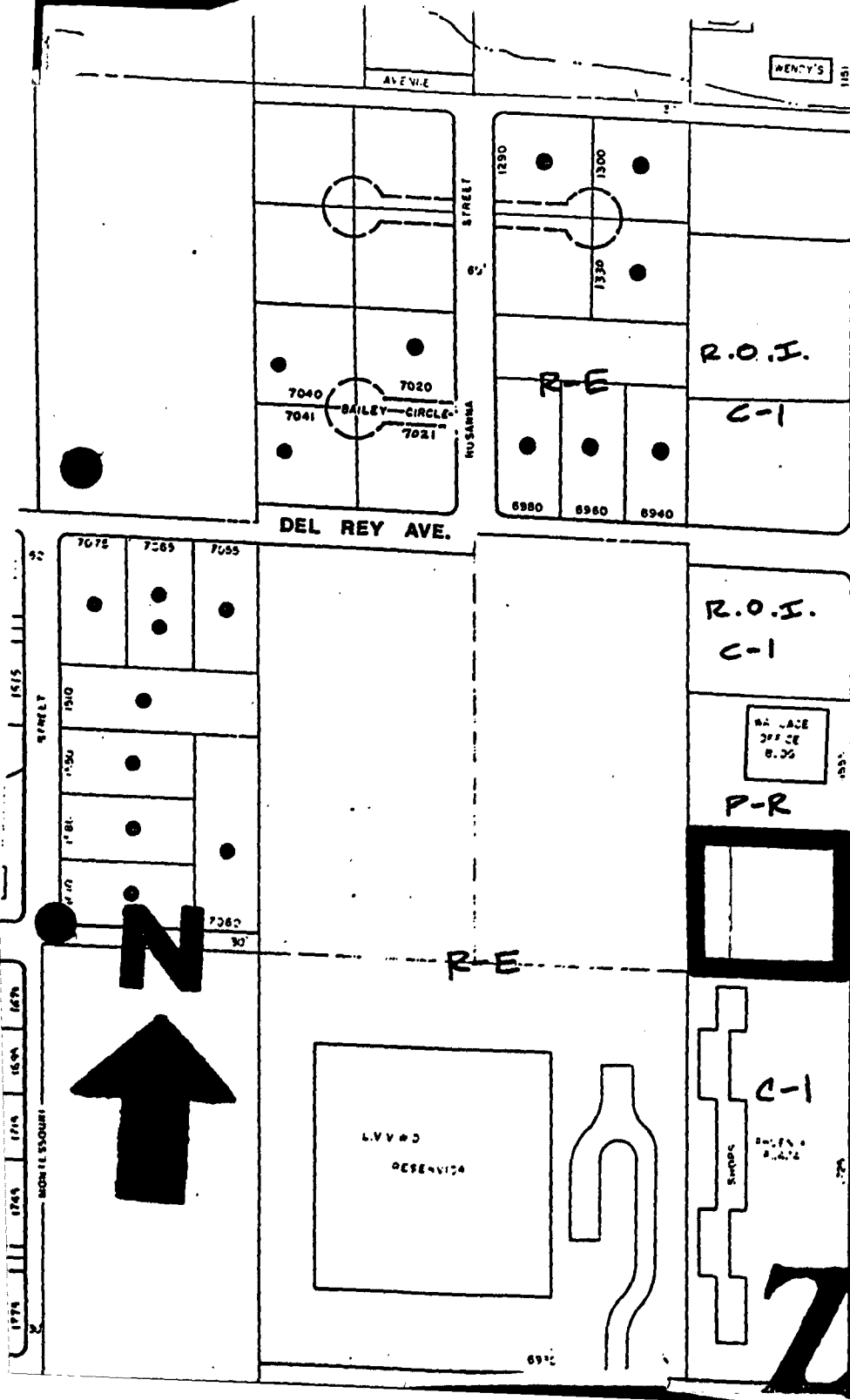
2. Describe in detail the type and scope of work; capacity or size of facility; stages and time frame for development; scheduled dates for start and completion. Attach 4 sets of detailed plans or drawings.
REMOVE C&G
INSTALL 32' COMM DWY
INSTALL 2ea. 250W ST. LIGHT
Install 2' x 2' x 6' x 8' wide concrete sidewalk
Install landscaping along the S.E. side within the property line
An approved traffic control plan will be required prior to the anticipated beginning of construction
START SEPT. 15, 1989 COMPLETE APRIL, 1990

PERMITTEE hereby acknowledges that he has read and received a copy of the Terms and Conditions Relating to Right-of-Way Occupancy Permits issued by the State of Nevada Department of Transportation, and accepts said terms and conditions and any additional terms and conditions stated in this permit.

SPECIFIC TERMS AND CONDITIONS APPURTENANT TO THIS PERMIT ARE LISTED ON PAGE 2.

LYLE BRENNAN
Name of PERMITTEE
aka: West Park Plaza
3800 HOWARD HUGHES PKWY. STE. 121
Address
VEGAS, NV 89109
City, State, Zip
() 731-9007
Telephone No.

Mark E. Jones
Signature of PERMITTEE or Authorized Agent
PRESIDENT (702) 363-9700
Title Telephone No.
AUGUST 21, 1989
Date of Application
NA
Permittee's I.D. No.



-127-88

1 Z-86-88 FROM R-E TO C-1

2 Legally described as:

3 The South forty (40) feet of Lot 3 of Parcel Map

4 filed in File 55, Page 33 of Parcel Maps

5 (PM-96-87).

6 Subject to the following conditions:

7 1. Submit a plot plan for approval to the

8 Planning Commission prior to development.

9 2. Construct half-street off-site improvements on

10 Valley View Boulevard and Hinson Street at the

11 time of development as required by the

12 Department of Public Works.

13 3. Provide the necessary sewer easements to pro-

14 vide sewer service from Charleston Boulevard

15 prior to development as required by the

16 Department of Public Works.

17 4. Satisfaction of City Code requirements and

18 design standards of all City departments.

19 5. Approval of the parking and driveway plans by

20 the Traffic Engineer.

21 6. Repair any damage to the existing street

22 improvements resulting from this development

23 as required by the Department of Public Works.

24 7. Provision of fire hydrants and water flow as

25 required by the Department of Fire Services.

26 Z-117-88 From N-U to C-1

27 Legally described as:

28 Lot 1 of Amended Parcel Map filed in File 8, Page

29 11 of Parcel Maps (PM-75-75).

30 Z-119-88 FROM R-1 TO C-1

31 Legally described as:

32 The North 195.00 feet of Parcel 2 of Parcel Map

filed in File 61, Page 10 of Parcel Maps

(PM-27-89).

Z-121-88 FROM R-4 TO P-R

Legally described as:

Lots 10, 11 and 12 of Block 29 of the South

Addition.

Z-127-88 From: N-U to C-1

Legally described as:

Parcel 3 of Parcel Map filed in File 16, Page 15 of

Parcel Maps (PM-370-77).

1 All of Rainbow Gardens.

2 Z-84-89 From R-A TO P-R

3 LEGALLY DESCRIBED AS:

4 That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the

5 Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20

6 South, Range 61 East, M.D.B. & M., described as

7 follows:

8 COMMENCING at the intersection of the South line of

9 the said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast

10 Quarter (SE $\frac{1}{4}$) of Section 32 with the West line of

11 Rancho Road; THENCE North along the said West line

12 of Rancho Road a distance of 331.02 feet to the

13 TRUE POINT OF BEGINNING; THENCE continuing North

14 0°37'20" East 330.81 feet; THENCE North 89°29'25"

15 West 330.0 feet; THENCE South 0°37'20" West 330.98

16 feet; THENCE South 89°31'10" East 330.0 feet to the

17 TRUE POINT OF BEGINNING.

18 Z-122-89 From N-U to C-2

19 Legally described as:

20 Lot 2 of Parcel Map filed in File 63, page 20 of

21 Parcel Maps (PM-78-89).

22 Z-9-90 FROM N-U TO C-1

23 Legally described as:

24 Lot 2 of Parcel Map filed in File 64, Page 14 of

25 Parcel Maps (PM-1-90).

26 Z-44-90 FROM R-4 TO P-R

27 Legally described as follows:

28 Lots 14, 15 and 16 in Block 22 of Pioneer Heights

29 Addition.

30 Z-164-90 FROM R-4 TO P-R

31 Legally described as:

32 Lots 13 and 14 in Block 5 of Wardie Addition to the

City of Las Vegas.

SECTION 2: If any section, subsection, subdivision,

paragraph, sentence, clause or phrase in this ordinance or any

part thereof, is for any reason held to be unconstitutional, or

invalid or ineffective by any court of competent jurisdiction,

such decision shall not affect the validity or effectiveness of

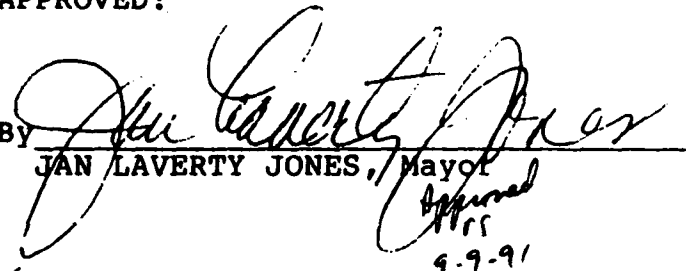
the remaining portions of this ordinance or any part thereof.

1 The City Council of the City of Las Vegas hereby declares that it
2 would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the
4 fact that any one or more sections, subsections, subdivisions,
5 paragraphs, sentences, clauses or phrases be declared unconstitu-
6 tional, invalid or ineffective.

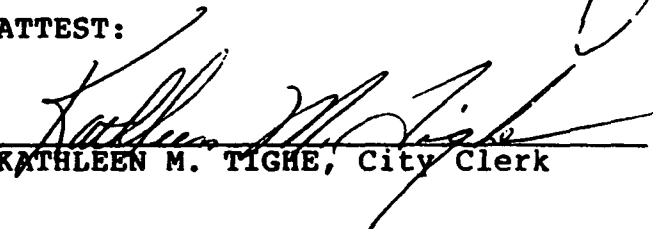
7 SECTION 3: All ordinances or parts of ordinances, sec-
8 tions, subsections, phrases, sentences, clauses or paragraphs
9 contained in the Municipal Code of the City of Las Vegas, Nevada,
10 1983 Edition, in conflict herewith are hereby repealed.

11 PASSED, ADOPTED and APPROVED this 4th day of September,
12 1991.

13 APPROVED:

14 By 
15 JAN LAVERTY JONES, Mayor

16 ATTEST:

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18 KATHLEEN M. TIGHE, City Clerk
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1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 7th day of August, 1991,
3 and referred to the following committee composed of Councilmen
4 Higginson and Hawkins Jr. for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 4th day of September, 1991, which was
7 a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson, Hawkins Jr. & Mayor Jones

12 VOTING "NAY": NONE

13 ABSENT: NONE

15 APPROVED:

16
17 By Jan Lavery Jones
18 JAN LAVERTY JONES, Mayor *Approved*
19 *rs*
20 *9-9-91*

19 ATTEST:

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21 Kathleen M. Tighe
22 KATHLEEN M. TIGHE, City Clerk
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Bill No. Z-91-1

Ordinance No. 934.255

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Jan Laverty Jones

Summary: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map adopted by Title 19, Chapter 2, Section 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-108-63(6) FROM R-1 AND C-1 TO C-1

Legally described as:

Amended Lot 4 of Parcel Map filed in File 17, Page 26 of Parcel Maps (LD-9-78).

Z-167-63 FROM R-1 TO R-3

Legally described as:

Lot 1 of Parcel Map filed in File 44, Page 91 of Parcel Maps (PM-25-84).

Z-30-64 From R-1 and R-4 to C-2.

Legally described as:

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

Z-80-80 From R-4 and C-2 to C-2

Legally described as:

Lots 4, 5 and 6, Block 12 of the HFM & M Addition.

Z-50-83 FROM R-E AND N-U TO R-PD18

Legally described as:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

INTER-OFFICE MEMORANDUM

July 1, 1991

TO:

CITY ATTORNEY

FROM:

Les
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-127-88 JIM ROBISON
REQ. FOR ORD. LES COMEAU
ASSESSOR

Please prepare an Ordinance for the following property:

Z-127-88

From: N-U to C-1.

Legally described as:

Parcel 3 of Parcel Map filed in File 16, Page 15 of
Parcel Maps (PM-370-77).

RLW:JLC:rlr

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 specified 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-127-88

From: N-U to C-1

Legally described as:

Parcel 3 of Parcel Map filed in File 16, page 15 of Parcel Maps (PM-370-77).

Subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Continue the same landscaping theme along the Rainbow Boulevard street frontage as exists on the adjoining property to the north.
3. Obtain an Encroachment Agreement from the Nevada Department of Transportation for all landscaping in the public right-of-way as required by the Department of Public Works.
4. Construct a sidewalk and install streetlights on Rainbow Boulevard as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.
6. 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.
7. 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, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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. Provision of fire hydrants and water flow as required by the Department of Fire Services.

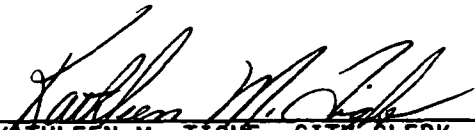
PASSED, ADOPTED AND APPROVED this 4th day of January, 1989.



RON LURIE, MAYOR

Approved
RS
5-21-91

ATTEST:

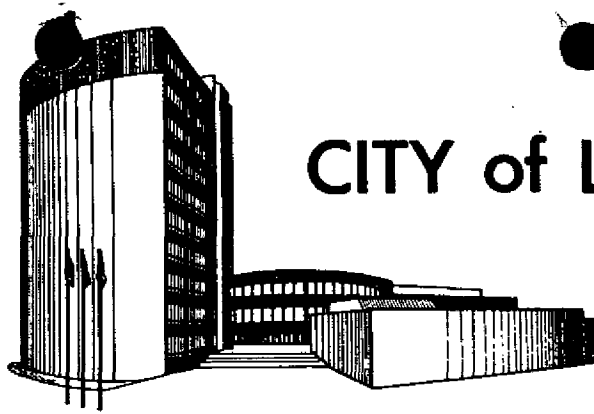


KATHLEEN M. TIGHE, CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 23, 1989

Mr. Tom W. Moore
First Interstate Bank of Nevada
P.O. Box 15188
Las Vegas, Nevada 89114

RE: Z-127-88 - RECLASSIFICATION OF PROPERTY

Dear Mr. Moore:

The City Council at a regular meeting held January 4, 1989 APPROVED your Request for Reclassification of Property located on the west side of Rainbow Boulevard, between Del Rey Avenue and Oakey Boulevard, From: N-U (Non-Urban), To: C-1 (Limited Commercial), Proposed Use: Commercial/Offices, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Continue the same landscaping theme along the Rainbow Boulevard street frontage as exists on the adjoining property to the north.
3. Obtain an Encroachment Agreement from the Nevada Department of Transportation for all landscaping in the public right-of-way as required by the Department of Public Works.
4. Construct a sidewalk and install streetlights on Rainbow Boulevard as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.



Mr. Tom W. Moore

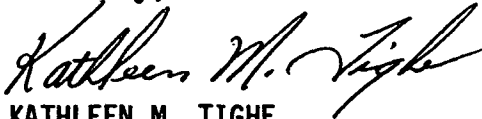
RE: Z-127-88 - RECLASSIFICATION OF PROPERTY

January 23, 1989

Page 2.

6. 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.
7. 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, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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. 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
G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89102

AGENDA

City of Las Vegas

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

Page 63

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

K. ZONE CHANGE - PUBLIC HEARING

6. Z-127-88 - First Interstate Bank
of Nevada, Trustee on behalf of G.
C. Wallace Consulting Engineers,
Inc., Employee Profit Sharing Trust

Request for reclassification of property
located on the west side of Rainbow
Boulevard, between Del Rey Avenue and
Oakley Boulevard.

From: N-U (Non-Urban)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL/OFFICES

Planning Commission unanimously recommended
APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Continue the same landscaping theme
along the Rainbow Boulevard street
frontage as exists on the adjoining
property to the north.
3. Obtain an Encroachment Agreement
from the Nevada Department of
Transportation for all landscaping
in the public right-of-way as required
by the Department of Public Works.
4. Construct a sidewalk and install
streetlights on Rainbow Boulevard
as required by the Department of
Public Works.

5. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

ADAMSEN -
APPROVED as recom-
mended
Motion carried
with Bunker
abstaining and
Lurie excused

Clerk to notify
& Planning to
proceed

Frank Shaddock
appeared

APPROVED AGENDA ITEM

George H. Barton

1652
to
1654

CITY COUNCIL MINUTES
MEETING OF
JANUARY 4, 1989

X.

K. ZONE CHANGE - PUBLIC HEARING

6. Z-127-88 - First Interstate Bank of Nevada, Trustee on behalf of
G. C. Wallace Consulting Engineers, Inc., Employee Profit Sharing
Trust.

This request is to rezone 1.1 acres from N-U to C-1 for a proposed two-story 18,150 square foot building. The elevations indicate a flat roof design with stucco exterior walls and a mansard tile roof overhang for the first story.

The property to the north is developed P-R (G. C. Wallace office building), and to the east is vacant N-U and developed P-R. There is a developed shopping center in the C-1 zone to the south and vacant R-E and property owned by the Las Vegas Valley Water District to the west.

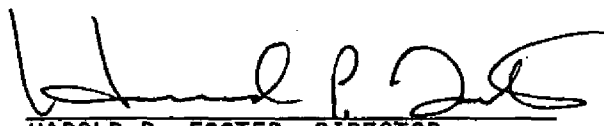
Access is from Rainbow Boulevard and there are 71 parking spaces proposed, which exceeds the 46 required by the Zoning Ordinance. This proposal is consistent with the General Plan and staff and the Planning Commission recommended approval.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

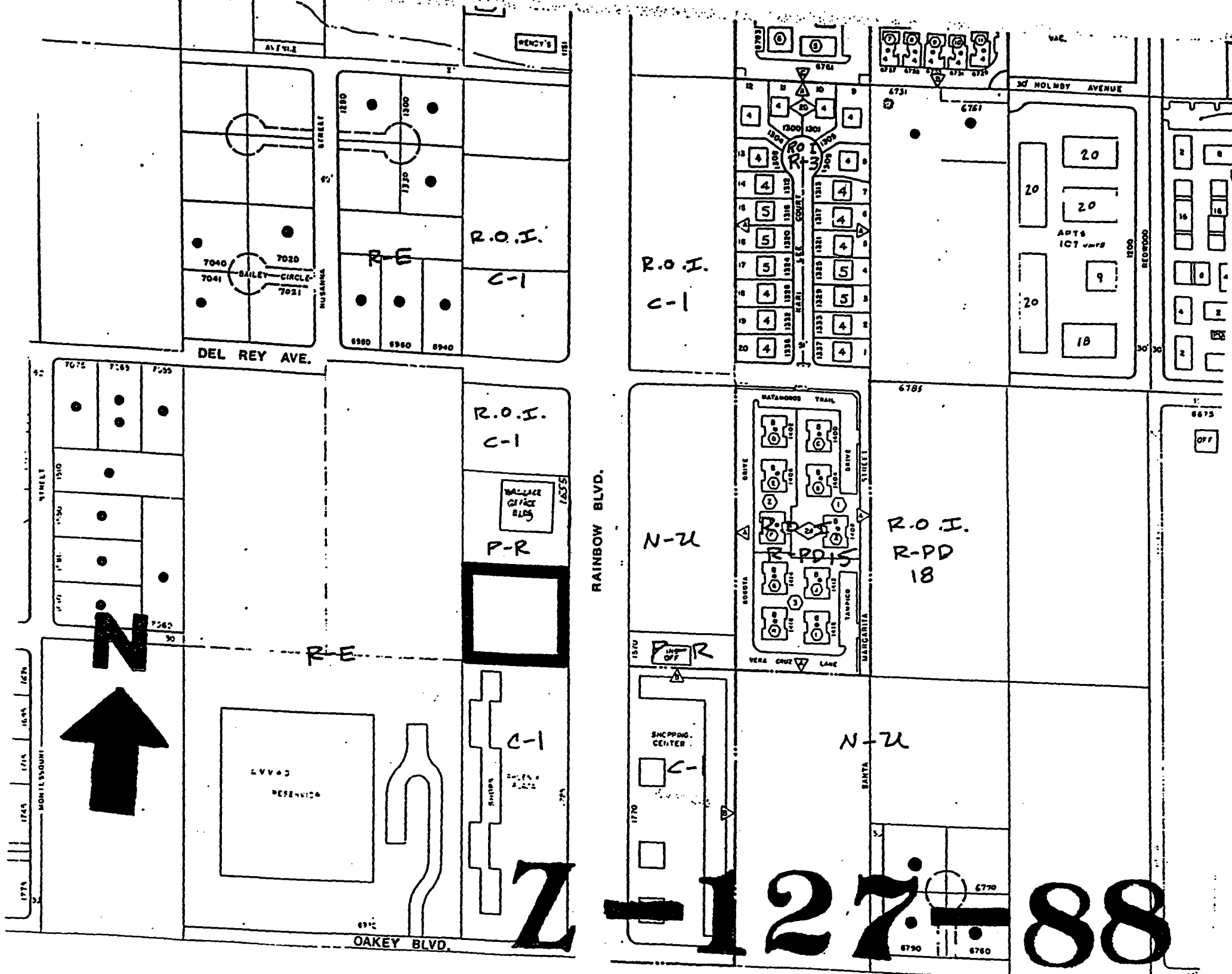
PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

TY COUNCIL MINUTES
MEETING OF
JANUARY 4, 1989

**First Interstate Bank of Nevada,
Trustee on behalf of G.C. Wallace
Consulting Engineers, Employee Profit
Sharing Trust**



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 14, 1988

Mr. Tom W. Moore
First Interstate Bank of Nevada
P. O. Box 15188
Las Vegas, Nevada 89114

RE: Z-127-88 - ZONING RECLASSITICATION

Dear Mr. Moore:

Your request for reclassification of property located on the west side of Rainbow Boulevard, between Del Rey Avenue and Oakey Boulevard, from N-U Zone to C-1 Zone, was considered by the Planning Commission on December 8, 1988.

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

1. Resolution of Intent with a twelve month time limit.
2. Continue the same landscaping theme along the Rainbow Street frontage as exists on the adjoining property to the north.
3. Obtain an Encroachment Agreement from the Nevada Department of Transportation for all landscaping in the public right-of-way as required by the Department of Public Works.
4. Construct a sidewalk and install streetlights on Rainbow Boulevard as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.
6. 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.

- Continued -



TO: Mr. Tom W. Moore
RE: Z-127-88 - Zoning Reclassification

December 14, 1988
Page Two

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. 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 January 4, 1989, at 2:00 P.M. in the 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



HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh

cc: G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

34. Z-127-88

Applicant: FIRST INTERSTATE
BANK OF NEVADA, TRUSTEE
ON BEHALF OF G. C.
WALLACE CONSULTING
ENGINEERS, INC.,
EMPLOYEE PROFIT SHARING
TRUST

Application: Zoning Reclassification
From: N-U
To: C-1

Location: West side of Rainbow
Boulevard, between
Del Rey Avenue and
Oakley Boulevard

Proposed Use: Commercial/Offices
Size: 1.1 Acre
Parcel No. 310-290-009

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Resolution of Intent with a twelve
month time limit.
2. Continue the same landscaping theme
along the Rainbow Street frontage
as exists on the adjoining property
to the north.
3. Obtain an Encroachment Agreement
from the Nevada Department of
Transportation for all landscaping
in the public right-of-way as required
by the Department of Public Works.
4. Construct a sidewalk and install
streetlights on Rainbow Boulevard
as required by the Department of
Public Works.
5. Standard Conditions 1 - 8.

PROTESTS: 0

Hudgens -
APPROVED, subject to staff's
conditions.
Unanimous
(Black excused)

MR. FOSTER stated this request
is for a two-story office building.
The plot plan shows ample landscaping.
There will be two access drives
from Rainbow Boulevard. This
request is in accordance with
the transitioning pattern along
Rainbow Boulevard. Staff recommended
approval, subject to the conditions.

DIANA BOSSARD, G. C. Wallace
Engineering, 1555 South Rainbow
Boulevard, appeared and represented
the applicant. She concurred
with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 1/4/89.

(9:22-9:25)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 28, 1988

Mr. Tom W. Moore
First Interstate Bank of Nevada
P.O. Box 15188
Las Vegas, Nevada 89114

RE: Z-127-88 - 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 December 8, 1988. This meeting will be held at 7:30 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89102



INTER-OFFICE MEMORANDUM

December 2, 1988

TO:

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

FROM:

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

PLANNING AND

DEC 5 1988

DEVELOPMENT

SUBJECT: COMMENTS RE:

Z-127-88
First Interstate Bank
(G.C. Wallace Bldg III)

COPIES TO:

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

1. Construct sidewalk and install streetlights on Rainbow Blvd.
2. Obtain an Encroachment Agreement from the NDOT for all landscaping in the Rainbow Boulevard public right-of-way.

MAC:sdw

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

NOV 21ST 88

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

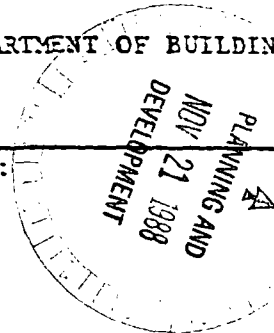
DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

Z 127.88 ZONE RECLASS
1ST INTERSTATE BK ZONE: N4 to C
PARCEL NO. 310.290.009

COPIES TO:

2ND BK BUILD



In answer to your memorandum of NOV 8TH 88,

on the above ~~request~~ ^{ZONE} request at W OF RAINBOW BETW.

DEL REY & OAKLEY BLVD

This department has no objections provided all required permits
and inspections are obtained.

NO COMMENTS AT THIS TIME.

A handwritten signature, possibly "Thom", written in dark ink.

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-127-88

DATE: 11/15/88

PLANNING AND
NOV 17 1988
DEVELOPMENT

- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

NO OBJECTIONS

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1988

Notice is hereby given that on **DECEMBER 8, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-127-88 APPLICATION OF FIRST INTERSTATE BANK OF NEVADA, TRUSTEE
ON BEHALF OF G.C. WALLACE CONSULTING ENGINEERS, INC.,
EMPLOYEE PROFIT SHARING TRUST, FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE WEST SIDE OF RAINBOW BOULEVARD,
BETWEEN DEL REY AVENUE AND OAKLEY BOULEVARD

FROM: N-U (NON-URBAN)

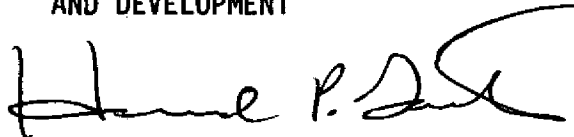
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL/OFFICES

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼)
of Section 3, Township 21 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: NOVEMBER 23, 1988

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1988

Notice is hereby given that on DECEMBER 8, 1988 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-127-88 APPLICATION OF FIRST INTERSTATE BANK OF NEVADA, TRUSTEE ~~XXXXXXXXXX~~ ^{ON THE SIDE}
FOR RECLASSIFICATION OF PROPERTY LOCATED WEST OF RAINBOW

BOULEVARD, BETWEEN DEL REY AVENUE AND OAKLEY BOULEVARD

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL/OFFICES

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼)
of Section 3, Township 21 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 the proposed reclassification; 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: November 21, 1988

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

NOV 8, 88

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - IRENE CLARK

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z- 127-88

COPIES TO:

APPLICANT: First Interstate Bank of Nevada Trustee

FROM: N-4 TO: C-1

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

W. of Rainbow Blvd. between Del Rey Ave + Oakley Blvd.

Parcel No.: 310-290-009

Proposed Use: commercial

CITY PLANNING COMMISSION MEETING: 12/8/88

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME First Interstate Bank of Nevada (trust dept) ^{trustee}
REP'S NAME Tom W. Moore
ADDRESS P.O. Box 15188
NV, NV 89114
PHONE _____

AGENT: NAME GC Wallace
REP'S NAME _____
ADDRESS 1555 South Rainbow Blvd
LV, NV 89102
PHONE 3631200

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL SE 1/4, NE 1/4, Sec 3, T21S, R60E

ZONING: EXISTING NU PROPOSED C-1

LAND USE: EXISTING vacant

PROPOSED commercial

PAST ACTIONS: CASE NO. 2C-4-86 ACTION _____ DATE _____ expired
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-3-4 ASSESSOR'S PARCEL NO. 310-290-009

GENERAL LOCATION: W. of Rainbow Blvd between Del Rey Ave
+ Oakley Blvd.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: L. Kulesza DATE 11/8/88

GENERAL RECEIPT NO. 47654 CASE NO. 2-127-88

PC DATE: 12/8/88 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 11-12 Use District to a C-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.

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

--- SEE ATTACHED ---

Assessor's Parcel Number: 310-290-009

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

First Interstate Bank of Nevada
Trustee for the G.C. Wallace, Consulting Engineers, Inc.
(I, we), Employee Profit Sharing Trust,

(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) [Signature] c/o First Interstate Bank, Trust Department
P.O. Box 15188, Las Vegas, Nevada 89114
SIGNATURE OF OWNER OF RECORD MOORE MAILING ADDRESS
Trust Property Officer

PHONE NUMBER

CITY

STATE

ZIP

(2)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

Subscribed and sworn to before me this 8th day of November, 1988,

[Signature]
Notary Public in and for said County and State

My Commission Expires

(seal)



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: \$ 200.00

Received by: LK

Receipt No.: 47654

Date: 11/8/88

Case No.: 2-127-88

Meeting Date: 12/8/88

II. 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):

needs 5 more site plans

James J. Arnold

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 11/9/88
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED




☐ FOREIGN DEPARTMENT MEMORANDUM

USE ONLY

1

1

1

11

1

10

- OVER--

PARCEL A:

BEGINNING at the Southeast corner of said PARCEL 3; thence South $89^{\circ}09'39''$ West along the South line of said PARCEL 3, a distance of 199.10 feet; thence North $02^{\circ}33'40''$ West parallel with and 65.00 feet (measured at right angles) Easterly of the West line of said PARCEL 3, a distance of 214.90 feet to a point on the North line of said PARCEL 3; thence North $87^{\circ}32'00''$ East along said North line, 199.37 feet to a point on the Westerly right-of-way line of Rainbow Boulevard (150.00 feet wide) and the Northeast corner of said PARCEL 3; thence South $02^{\circ}28'00''$ East along said right-of-way line, 220.55 feet to the POINT OF BEGINNING.

Containing 0.996 acres.

1981

1880879

AMLS 1.2.1.1

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That Rainbow-Dog #11-29-02 C Partnershipin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to First Interstate Bank of Nevada, Trustee for theG. C. Wallace Consulting Engineers, Inc.
of that real property situated in the Employee Profit Sharing Trust County of Clark

State of Nevada, bounded and described as follows:

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, N.D.B.M., more particularly described as Parcel Three (3) of that certain Parcel Map filed in File 16, Page 13 of Parcel Maps, recorded December 16, 1977 as Document No. 783218 of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1983-84
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand and seal this 14th day of March, 1984.Rainbow-Dog #11-29-02 C PartnershipMatthew H. Nahn

Matthew H. Nahn, Assistant Designated Coordinator

WITNESSED at HawaiiCounty of HonoluluOn this 14th day of March, 1984.

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

County and State,

Matthew H. Nahn

I hereby certify that the foregoing instrument is and was executed by the person or persons named in the foregoing instrument and that the same is a true and correct copy of the original instrument.

John H. Nahn
Notary Public in and for the State of Hawaii

My Commission expires 11-11-84

RECORD NO. 106507

WHEN RECORDED MAIL TO First Interstate Bank - Reno Ave.
P.O. Box 15180 Las Vegas NV 89114 John H. Nahn

CLARK COUNTY, NEVADA
JAMES L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.

MAR 15 11 08 AM '84

PER John H. Nahn
DEPUTY
OFFICIAL RECORDS
CLERK

1981

1880879

E-14

548



LETTER OF TRANSMITTAL

TO: City of Las Vegas Dept. of Community Date Nov. 8, 1988
Planning & Development Project No. 542.200
400 E. Stewart - Las Vegas, NV 89101
ATTENTION: Mr. Harold P. Foster, Director

SUBJECT: G.C. Wallace, Inc.
Reclassification of Property

Gentlemen: The following items are:

☐ Forwarded ☒ Herein
☐ Returned ☐ Under Separate Cover By: _____

HAND DELIVER

1 - Application for Reclassification of Property adjacent to south side of G.C. Wallace, Inc. on Rainbow Boulevard.

1 Check in the amount of \$200.00 in payment of the filing fee.

3 B/L Site Plan

2 B/L ea. Floor Plans and Elevations

1 Photocopy of recorded deed.

These items are submitted:

☐ At your request ☐ For your action
☒ For your approval ☐ For your files
☒ For your review and comments ☐ For your information

Remarks: Please place this application on the December 8, 1988 City Planning
Commission agenda and the January 4, 1989 City Council agenda.

Thank you.

Very truly yours,

G.C. WALLACE, INC.

By: _____

Diana Bossard

Copies to:

Mr. Scott Wallace

ibt

1555 SOUTH RAINBOW BLVD. / LAS VEGAS, NEVADA 89102 / TELEPHONE: (702) 363-1200