

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0132-88

APN 138-26-599-008

Location S OF VEGAS DRIVE, W OF JONES

Applicant LEWIS HOMES OF NEVADA

Subject

**REZONING REQUEST FROM N-U TO R-CL FOR
PROPOSED SINGLE FAMILY DWELLINGS.**



FILE HISTORY

[illegible]

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-132-88

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-132-88 APPLICATION OF LEWIS HOMES OF NEVADA FOR RECLASSIFICATION
OF PROPERTY LOCATED SOUTH OF VEGAS DRIVE, WEST OF JONES
BOULEVARD

FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO R-1)

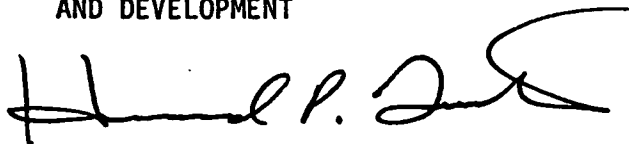
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion of
the Northeast Quarter (NE¼) of Section 26, 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

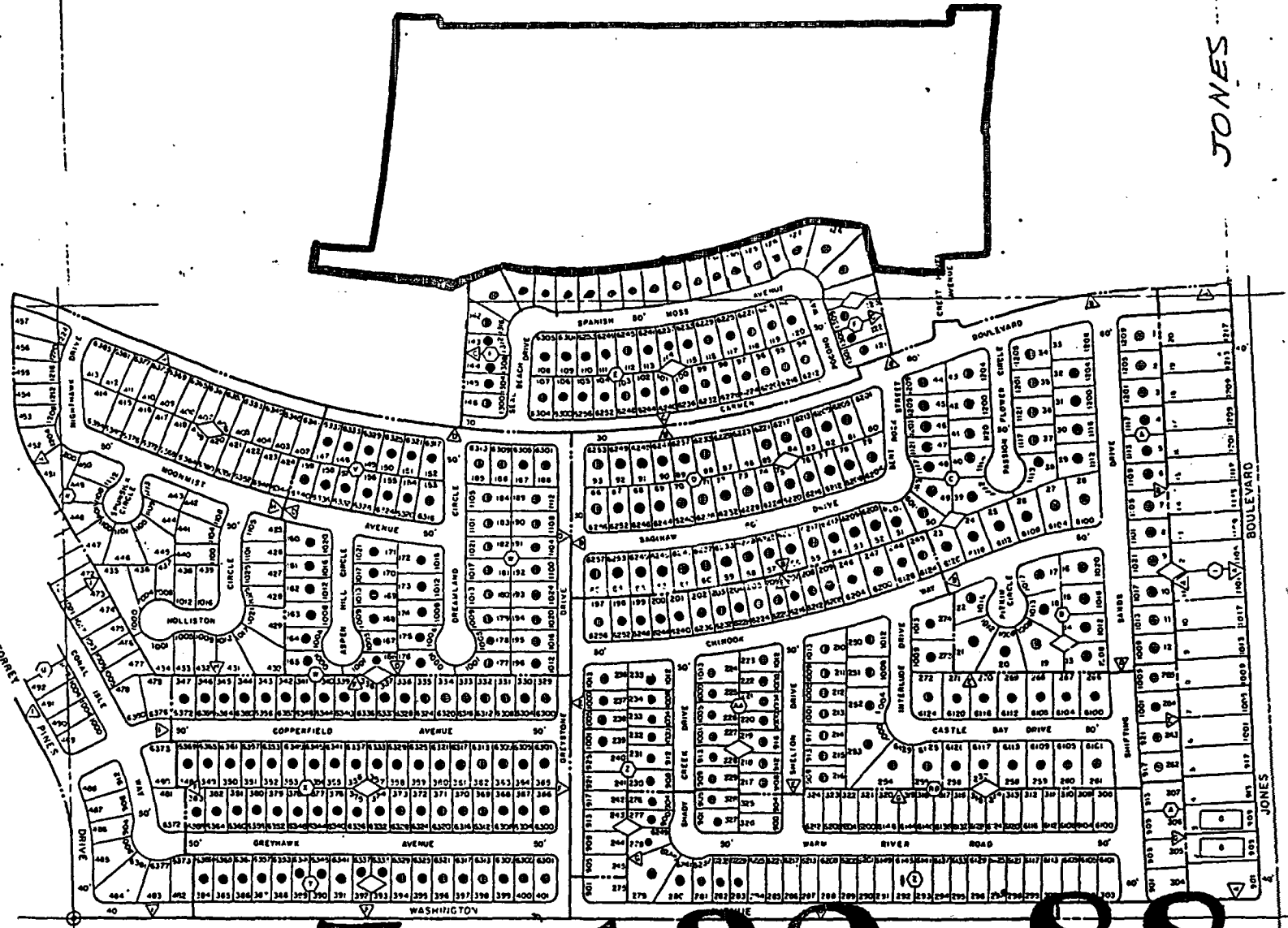
The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



VEGAS-DR

JONES BLVD



Z-132-88

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. I. D. Code Z-132-88Date 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

Partial Page (6 char.), Individual

Partial Page

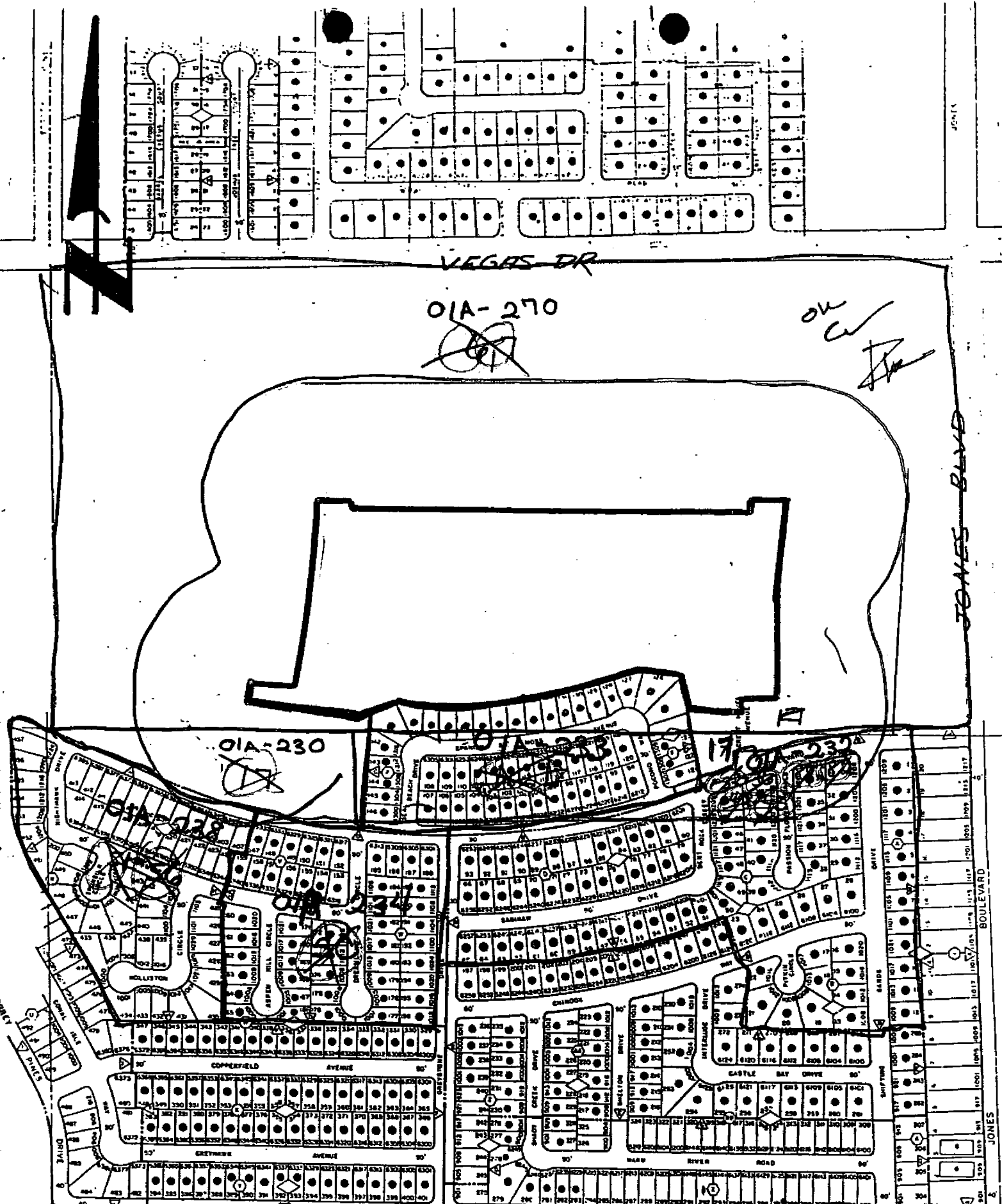
Partial Page

Partial Page

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
01A	23	017	01A	23	051						
	2	032			056						
		036		27	006						
		042			007						
		045	-END-								
		080									
		082									
	3										
	4	050									

Billing No.



Z-132-88

NAME-CITY OF LAS VEGAS
(V) 4TH & FRANK
LAS VEGAS NV

89132

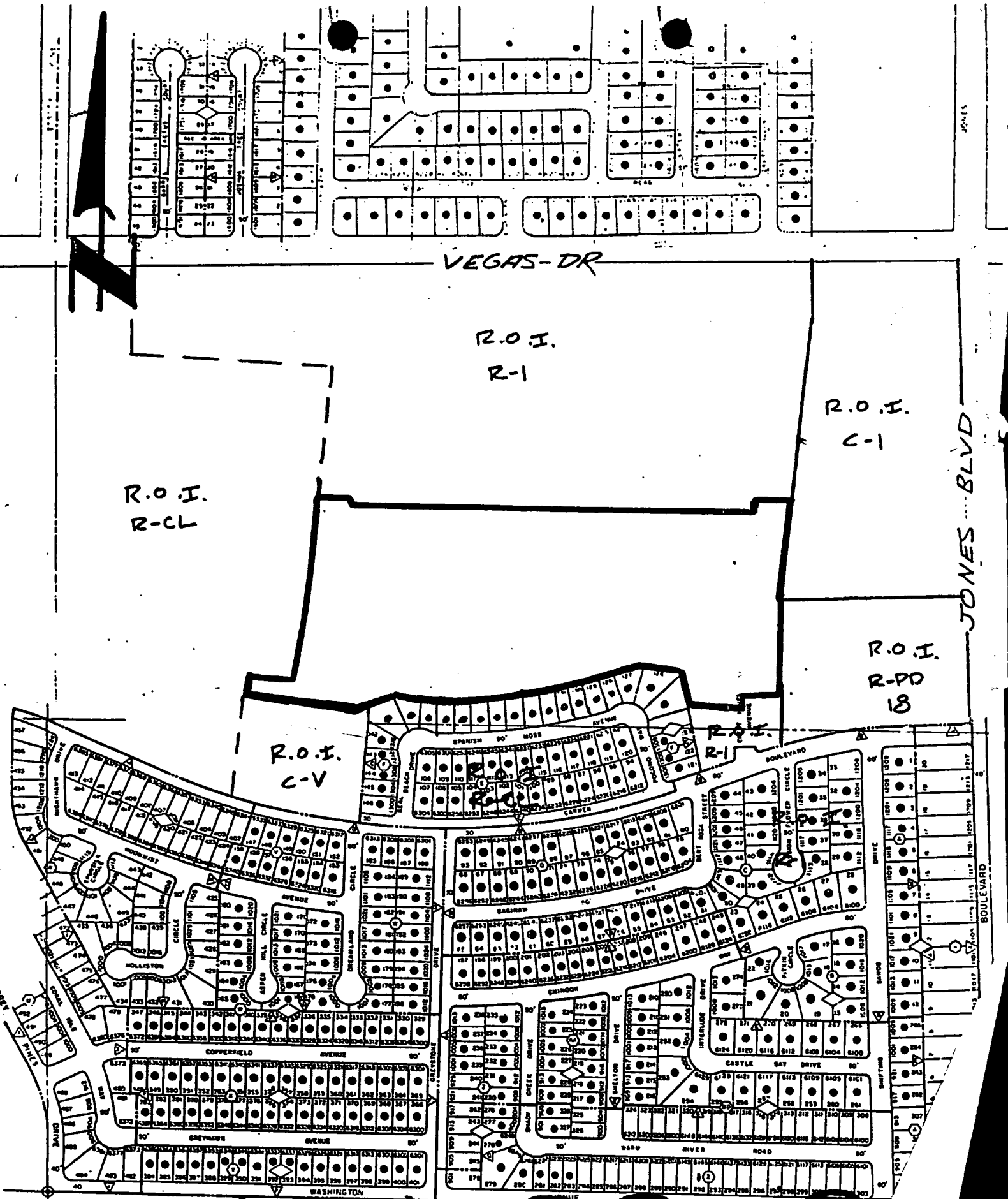
CITY-
NAME-CITY OF LAS VEGAS
(V) 4TH & FRANK
LAS VEGAS NV

89131

NAME-CITY OF LAS VEGAS
(V) 4TH & FRANK
LAS VEGAS NV

89132

NAME-CITY OF LAS VEGAS
(V) 4TH & FRANK
LAS VEGAS NV



Z-132-8

INTER-OFFICE MEMORANDUM

MAY 28, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-132-88 From N-U to R-CL

Legally described as:

All of Lewis Homes - Rainbow Vista No. 10, except Lots 703 through 710, Block J; and Lots 862 through 868, Block J, Lots 829 through 845, Block K, and Lots 846 through 861, Block G of Lewis Homes - Rainbow Vista No. 12.

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-132-88 From N-U to R-CL

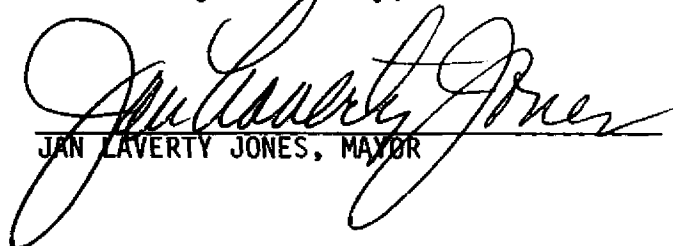
Legally described as:

All of Lewis Homes - Rainbow Vista No. 10, except Lots 703 through 710, Block J; and Lots 862 through 868, Block J, 829 through 845, Block K, and Lots 846 through 861, Block G of Lewis Homes - Rainbow Vista No. 12.

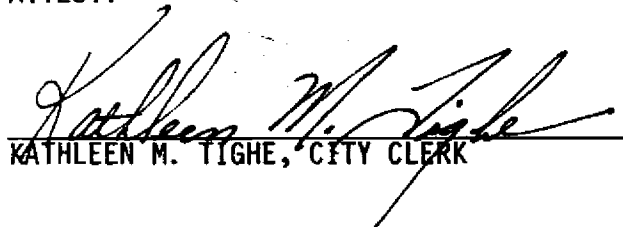
Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the conditions of approval for zoning applications Z-49-83, Z-29-85 and Z-47-86.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
7. 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.


JAN LAVERTY JONES, MAYOR

ATTEST:

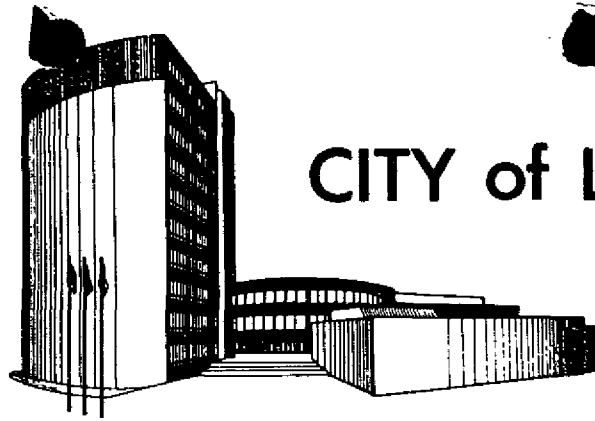

KATHLEEN M. TIGHE, CITY CLERK

May 28, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 23, 1989

Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Z-132-88 - RECLASSIFICATION OF PROPERTY

Gentlemen:

The City Council at a regular meeting held January 4, 1989 APPROVED the request for reclassification of property located south of Vegas Drive, west of Jones Boulevard, From: N-U (Non-Urban)(under Resolution of Intent to R-1), To: R-CL (Single Family Compact Lot), Proposed Use: Single Family Dwellings, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the conditions of approval for zoning applications Z-49-83, Z-29-85 and Z-47-86.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.



Lewis Homes of Nevada

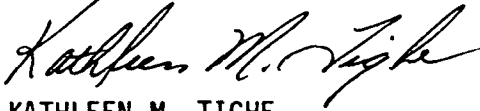
RE: Z-132-88 - RECLASSIFICATION OF PROPERTY

January 23, 1989

Page 2.

6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
7. 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

JANUARY 4, 1989

AGENDA

City of Las Vegas

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

Page 64

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

K. ZONE CHANGE - PUBLIC HEARING

7. Z-132-88 - Lewis Homes of Nevada

Request for reclassification of property located south of Vegas Drive, west of Jones Boulevard.

From: N-U (Non-Urban)(under Resolution of Intent to R-1)

To: R-CL (Single Family Compact Lot)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the conditions of approval for zoning applications Z-49-83, Z-29-85 and Z-47-86.
3. Standard conditions 1 and 5-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

NOLEN -
APPROVED as recommended
Unanimous
(Lurie excused)

Clerk to notify
& Planning to
proceed

Jodie Ellison
appeared

APPROVED AGENDA ITEM



1654
to
1655

CITY COUNCIL MINUTES
MEETING OF
JANUARY 4, 1989

K. ZONE CHANGE - PUBLIC HEARING

7. Z-132-88 - Lewis Homes of Nevada

This request is to rezone 22.9 acres from R-1 to R-CL for a 182 lot subdivision at a density of 7.95 dwelling units per gross acre. In 1986, R-CL zoning was approved for the site but expired.

Property to the north is approved vacant R-1 and to the east is C-1 and R-PD18. There is developed R-CL and approved vacant R-1 and C-V to the south, and approved vacant R-CL to the west.

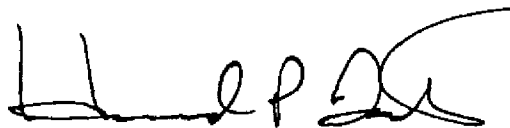
Access to the site is from Vegas Drive to the north and Carmen Boulevard to the south. Staff and the Planning Commission recommended approval on the basis that R-CL zoning was approved previously on this property and recently expired.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP



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

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 14, 1988

Lewis Homes of Nevada
P. O. Box 19297
Las Vegas, Nevada 89132

RE: Z-132-88 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property, located south of Vegas Drive, west of Jones Boulevard, from N-U Zone (under Resolution of Intent to R-1) to R-CL 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. Conformance to the Conditions of Approval for Zoning Applications Z-49-83, Z-29-85 and Z-47-86.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -



TO: Lewis Homes of Nevada
RE: Z-132-88 - Zoning Reclassification

December 14, 1988
Page Two

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:erh

cc: Ms. Diana Bossard
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

41. Z-132-88

Applicant: LEWIS HOMES OF NEVADA
 Appliation: Zoning Reclassification
 From: N-U (under
 Resolution
 of Intent to
 R-1)
 To: R-CL
 Location: South of Vegas Drive,
 west of Jones Boulevard
 Proposed Use: Single Family Dwellings
 Size: 22.9 Acres

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Resolution of Intent with a twelve
 month time limit.
2. Conformance to the Conditions of
 Approval for Zoning Applications
 Z-49-83, Z-29-85 and Z-47-86.
3. Standard Conditions 1 and 5 - 8.

PROTESTS: 0

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

MR. FOSTER stated this property
 was approved for R-CL in 1986,
 but the zoning had expired.
 Staff feels R-CL would still
 be acceptable. 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 the conditions.

No one appeared in opposition.

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

(10:23-10:24)

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. Nick Dane
Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89132

RE: Z-132-88 - 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: Ms. Diana Bossard
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
DEVELOPMENT
DEC 5 1988

SUBJECT: COMMENTS RE:

Z-132-88
Lewis Homes

COPIES TO:

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

1. We have no objection to the zone change request.
2. Comply with the conditions of approval for the Rainbow Vista #2 Tentative Map.

MAC:sdw

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-132-88 APPLICATION OF LEWIS HOMES OF NEVADA FOR RECLASSIFICATION
OF PROPERTY LOCATED SOUTH OF VEGAS DRIVE, WEST OF JONES
BOULEVARD

FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO R-1)

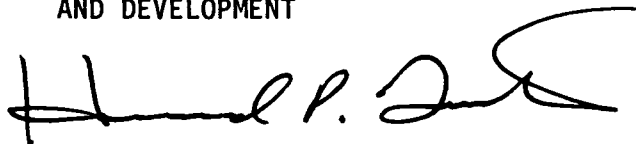
TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion of
the Northeast Quarter (NE¼) of Section 26, 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

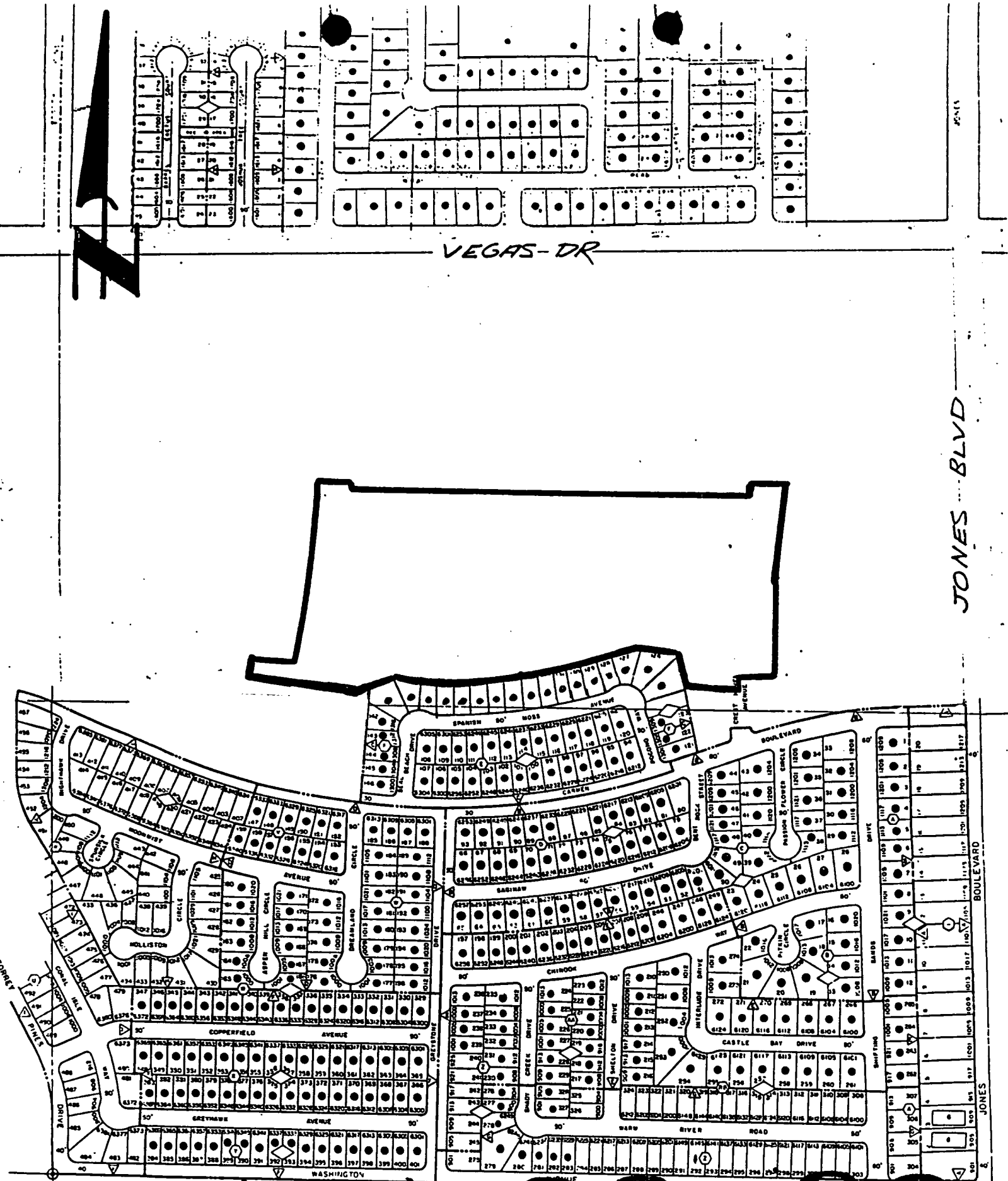


HAROLD P. FOSTER, DIRECTOR

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.



VEGAS-DR

JONES BLVD

7-132-88

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 application of:

Z-132-88 APPLICATION OF LEWIS HOMES OF NEVADA FOR RECLASSIFICATION
OF PROPERTY LOCATED SOUTH OF VEGAS DRIVE, WEST OF JONES
BOULEVARD

FROM: N-U (NON-URBAN (UNDER RESOLUTION OF INTENT TO R-1)

TO: R-CL (SINGLE-FAMILY COMPACT LOT)

PROPOSED USE: SINGLE-FAMILY DWELLINGS

The above property is legally described as a portion of NE 1/4
~~the North Half (NW) of the Northeast Quarter (NE)~~ of Section
26, 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 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.

25

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME LEWIS HOMES OF NEVADA
REP'S NAME NICK DANE
ADDRESS P.O. BOX 19297
L.V. NV 89132
PHONE 736-8960

AGENT: NAME G.C. WALLACE, INC
REP'S NAME DIANA BOSSARD
ADDRESS 1555 S. RAINBOW BLVD
L.V. NV 89102
PHONE 363-1200

APPLICATION TYPE:

- ☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☒ PUBLIC HEARING: IF YES, LEGAL PORT OF N $\frac{1}{2}$ NE $\frac{1}{4}$ SEC 26 T20S R60E

ZONING: EXISTING N-U (R-1) PROPOSED R-CL

LAND USE: EXISTING VACANT
PROPOSED SFD

PAST ACTIONS:
CASE NO. E-49-83 ACTION _____ DATE _____
CASE NO. E-47-86 ACTION expired DATE expired
CASE NO. ~~E-29-85~~ ACTION _____ DATE _____

DISTRICT MAP NO. L-26-2 ASSESSOR'S PARCEL NO. 01A-270-006

GENERAL LOCATION: S OF VEGAS DR W OF
JONES BLVD

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Lee DATE 11/10/88

GENERAL RECEIPT NO. 47627

CASE NO. E-132-88

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 NU (ROI R-1) Use District to a R-CL 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:

---- PLEASE SEE ATTACHED ----

Assessor's Parcel Number: 01A-270-006

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Lewis Homes of Nevada,

(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) Disb Danc
SIGNATURE OF OWNER OF RECORD

P.O. Box 19297
MAILING ADDRESS

736-8960
PHONE NUMBER

Las Vegas NV 89132
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

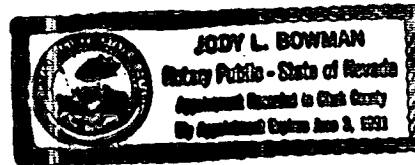
CITY STATE ZIP

Subscribed and sworn to before me this 10th day of November, 1988.

Jody L. Bowman
Notary Public in and for said County and State

6-3-91
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: \$ 200⁰⁰

Received by: See

Receipt No.: 47627

Date: 11/10/88

Case No.: Z-132-88

Meeting Date: 12/8/88

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

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

ITEMS
COMPLETED

- | | | |
|--------------------------|---|--|
| ☐ | * | I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following: |
| ☐ | * | A. Date of preparation and all dates of revision. |
| ☐ | * | B. North arrow and scale (the scale chosen should utilize the full size of the sheet). |
| ☐ | F | C. Name, address and phone number of owner, developer and person who prepared the map. |
| ☐ | O | D. Statement of the present use and the proposed use of the property. |
| ☐ | R | E. A precise legal description of the property involved in this application and the number and street name. |
| ☐ | D | F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches). |
| ☐ | E | G. Property Boundaries: |
| ☐ | P | (1) Define property boundaries with heavy broken line. |
| ☐ | A | (2) Indicate distance to nearest cross street(s). |
| ☐ | R | (3) Identify and label adjoining land uses. |
| ☐ | T | H. Total acreage (or square footage, if less than two (2) acres). |
| ☐ | M | I. Building Footprints: |
| ☐ | E | (1) Show location and outline to scale of each proposed building or structure above ground. |
| ☐ | N | (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc. |
| ☐ | T | 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. |
| ☐ | U | 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. |
| ☐ | S | L. Existing Structures: |
| ☐ | E | (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines. |
| ☐ | O | (2) Show location and size of any existing or proposed fences, walls, etc. |
| ☐ | L | M. Size and location of all existing and proposed on-premises signage. |
| ☐ | N | |
| ☐ | Y | |
| ☐ | * | |
| ☐ | * | |
| ☐ | * | |

--OVER--

N. Architectural information:

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

(2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

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

B. Required fees.

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

D. Drawing Submittals:

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

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

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

*** FOR DEPARTMENT USE ONLY ***

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

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

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

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

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

JUN
10 1988 NV (4-78)APPENDIX R.P.T.T. \$ Deferred**Corporation Grant, Bargain, Sale Deed**LIED MOTOR CAR CO.

a corporation organized and existing under the laws of the State of Nebraska, and having its principal place of business at 3965 West Charleston Blvd, Las Vegas, Nevada 89102

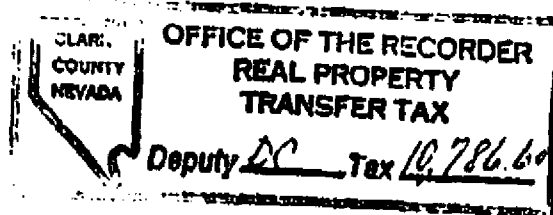
In consideration of TEN AND NO/100-----Dollars,
does hereby Grant, Bargain, Sell and Convey to LEWIS HOMES OF NEVADA, a partnership

all that real property in the _____, County of Clark,
State of Nevada, bounded and described as follows:

That portion of the North Half (N 1/2) of Section 26, Township 20 South, Range 60 East, M.D.M., described on Exhibit "A" attached hereto and hereby made a part hereof.

Subject to:

- (1) Taxes for the fiscal year 1983-84
- (2) Public Improvement Bonds and/or Assessments.
- (3) Restrictions, conditions, reservations, rights, rights of way, and easements now of record.



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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its _____
President and _____ Secretary thereunto duly authorized, this 15th day of June, 1983.

STATE OF NEVADA }
COUNTY OF Clark } ss.

On June 15, 1983
personally appeared before me, a Notary Public, _____
Christina M. Hixson

LIED MOTOR CAR CO.
By Christina M. Hixson President
Christina M. Hixson
Name (Typed or Printed)
By _____ Secretary

who acknowledged that She executed the above instrument.

Signature Virginia West
(Notary Public)



VIRGINIA WEST
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires July 11, 1985

ORDER NO. LV 209851-VW ESCROW NO. _____
WHEN RECORDED MAIL TO: Lewis Homes of Nevada
P. O. Box 19297, Las Vegas, NV 89132

May 13, 1983

EXHIBIT "A"

ESCROW NO. LV 209851-N (VW)

G. I. C. WALLACE, Consulting Engineers, Inc.

427.600

June 7, 1983

BY: B.L.S.

CKD BY: K.L.A.

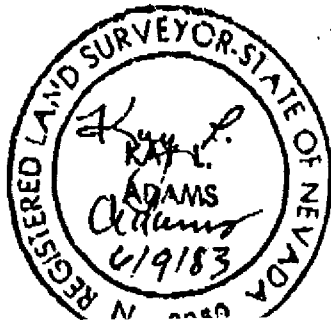
LEGAL DESCRIPTION
LEWIS HOMES - RAINBOW VISTA

Explanation: This legal describes the Lewis Homes Rainbow Vista parcel at Washington and Jones less the 10 acre parcel at Torrey Pines and Vegas Drive.

Being a portion of the North Half (N $\frac{1}{2}$) of Section 26, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 26; thence South 89°42'35" East along the North line thereof, 2630.70 feet; thence departing said North line, South 01°31'24" East, 40.02 feet; thence South 89°42'35" East, 4.99 feet; thence tangent to the last-named bearing, curving to the right along a curve being concave Southwesterly and having a radius of 20.00 feet through a central angle of 88°11'11", an arc length of 30.78 feet; thence South 01°31'24" East, along a line being parallel with and 40.00 feet West (measured at right angles) from the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 26, a distance of 1310.31 feet to a point being the Northeast corner of Hillview Subdivision as shown by a Plat thereof on file in the Clark County Recorder's Office as Page 17 of Book 22 of Plats; thence along the Northerly and Westerly lines of said Hillview Subdivision the following 3 described courses: tangent to the last-named bearing, curving to the right along a curve being concave Northwesterly and having a radius of 15.00 feet, through a central angle of 90°00'00", an arc length of 23.56 feet; thence South 88°28'36" West, 155.00 feet; thence South 01°31'24" East, 1382.02 feet; thence North 88°20'09" West, along a line being parallel with and 40.00 feet North (measured at right angles) from the South line of the North Half (N $\frac{1}{2}$) of said Section 26, a distance of 314.67 feet; thence departing said line, South 01°31'24" East, 40.06 feet to a point on the aforementioned South line of the North Half (N $\frac{1}{2}$) of said Section 26; thence North 88°20'09" West along said South line, 3579.17 feet to a point being the Southwest corner of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 26; thence North 00°18'55" West, along the West line thereof, 2717.80 feet to the Northwest corner thereof; thence South 89°41'58" East along the North line of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 26, a distance of 628.82 feet; thence departing said North line, South 00°18'02" West, 662.65 feet; thence South 89°41'58" East, 515.59 feet; thence North 27°45'46" East, 318.58 feet; thence tangent to the last-named bearing, curving to the left, along a curve being concave Westerly and having a radius of 510.00 feet through a central angle of 28°00'00", an arc length of 249.23 feet; thence North 00°14'14" West, 140.00 feet to the POINT OF BEGINNING.

Containing 240.140 acres.

CLARK COUNTY, NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

TICOR TITLE INSURANCE COMPANY

JUN 15 3 49 PM '83

FBI DEPUTY
OFFICIAL RECORDS

1710634

427.601
May 13, 1986
By: K.L.A.
Ckd: B.L.S.
(A)

EXPLANATION: This legal describes Lewis Homes-Rainbow Vista Parcel "B"; to be rezoned from R-1 to R-CL.

LEGAL DESCRIPTION

Being a portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 26; thence North 88°20'09" West along the South Line thereof, 1652.00 feet; thence departing said South Line, North 01°39'51" East, 1082.56 feet to a point being the Northwest Corner of Lewis Homes - Rainbow Vista No. 1 as shown by a Plat on file in the Clark County Recorder's Office as Page 41 of Book 30 of Plats; thence tangent to a bearing of North 89°09'01" West, curving to the right along a curve being concave Northerly and having a radius of 1940.00 feet, through a central angle of 07°25'01", an arc length of 251.13 feet to a point (a radial line to said point bears South 08°16'00" West); thence North 04°34'20" East, 343.30 feet to the TRUE POINT OF BEGINNING: thence North 62°14'14" West, 378.15 feet; thence North 27°45'46" East, 125.00 feet; thence South 62°14'14" East, 130.00 feet; thence North 27°45'46" East, 263.71 feet; thence tangent to the last-named bearing, curving to the left along a curve being concave Northwesterly and having a radius of 1580.00 feet through a central angle of 15°13'23" an arc length of 419.79 feet; thence radially South 77°27'37" East, 130.00 feet; thence tangent to a bearing of South 12°32'23" West, curving to the right, along a curve being concave Northwesterly and having a radius of 1710.00 feet; through a central angle of 1°07'01" an arc length of 33.34 feet to a point (a radial line to said point bears South 76°20'36" East); thence South 89°42'35" East, 906.99 feet; thence North 09°55'19" East, 40.35 feet; thence South 80°04'41" East, 130.00 feet; thence South 09°55'19" West, 342.53 feet; thence South 01°31'11" East, 449.27 feet; thence South 88°28'49" West, 133.73 feet; thence South 01°31'11" East, 48.63 feet; thence South 88°28'49" West, 155.92 feet; thence North 10°45'40" West, 135.76 feet; thence North 81°16'24" West, 108.06 feet; thence South 74°27'47" West, 89.18 feet, thence tangent to a bearing of South 72°46'26" West curving to the right along a curve being concave Northerly and having a radius of 1560.00 feet through a central angle of 24°04'02" an arc length of 655.28 feet to a point (a radial line to said point bears South 06°50'28" West); thence South 66°23'10" West, 71.75 feet to the TRUE POINT OF BEGINNING.

Containing 22.900 acres.



G.C. WALLACE, INC.
Engineering/Architecture

LETTER OF TRANSMITTAL

TO: City of Las Vegas Date November 10, 1988
Dept. of Community Planning & Development
400 East Stewart Avenue Project No. 427.605

Las Vegas, Nevada 89101

Attention: Mr. Les Comeau

SUBJECT: Lewis Homes - Rainbow Vista

HAND DELIVER

Gentlemen: The following items are:

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

1 Application for Reclassification of Properties

1 Check in the amount of \$200 in payment of the filing fee.

8 B/L prints site plan

2 Brochures depicting typical floor plans and elevations

1 Photocopy 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: Per our recent telephone conversations, please place this application for
Reclassification of Properties on the December 8, 1988 City Planning
Commission agenda to accompany the tentative map for Rainbow Vista No. 9.

Very truly yours,

G.C. WALLACE, INC.

By: Diana Bossard
Diana Bossard
cb

Copies to:

Ms. Jody Ellison, Lewis, w/o encl.