

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0144-89

APN 138-34-820-006

Location NE CORNER OF CHARLESTON & RAINBOW BLVD

Applicant A. G. SPANO CONSTRUCTION, INC.

Subject

REZONING REQUEST FROM R-1 TO C-1 FOR A
PROPOSED OFFICE BUILDING.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
1-11-90	PC	APPROVED	Om
2-7-90	CC	Approved	Om
7/9/90		PERMITS SIGNED 6600 W CHARLESTON	
10/22/90		PERMITS SIGNED FOR WATER FEATURES & WATERFALL.	CDE (MP)
1/30/91	FIELDS	APPROVED LUMBER PLANNING & ZONING FOR CREO	R Carson
2/ /91		SIGNED BUS. LIC. APPLIC. FOR NETWORK 2000 DIVISIONAL OFFICE (INDEPENDENT MARKETING) DIRECTORS MORTGAGE LOAN CORP. (MORTGAGE LOANS) ETC. all at 6600 W. CHARLESTON BLVD.	KC

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	<u>Hank Gordon, TRF Development Corp.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
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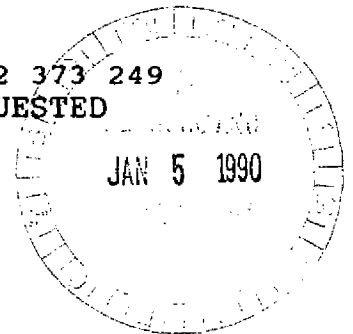
FILE NO.: 2-144-89



DEVELOPMENT CORPORATION

January 3, 1990

CERTIFIED MAIL #842 373 249
RETURN RECEIPT REQUESTED



City of Las Vegas
Department of Community Planning and Development
City Hall
400 East Stewart
Las Vegas, NV 89101

Attn: Harold P. Foster, Director

RE: Z-144-89

Dear Mr. Foster:

The undersigned is the Owner of the Rainbow Plaza Shopping Center (11 1/2 acres) under construction at the NWC of Charleston & Rainbow.

This letter is in support of the reclassification of the Spanos property referenced above to C-1 on the condition that it be used as a office building and not retail.

I do not have to remind the staff and Planning Commission that there is an over abundance of little strip retail centers along the major streets on the west side of Las Vegas. Most of these are vacant and poorly designed which is the result of unsophisticated and inexperienced developers.

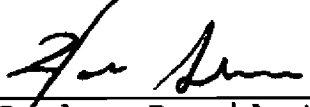
Can the Planning Commission impose a condition on the reclassification that it can be used for office building and not retail?

Will you kindly advise the undersigned the results of the Planning Commission's decision in this matter.

Awaiting your reply, I remain,

Very truly yours,

GALAXY PROPERTIES LIMITED PARTNERSHIP,
BY: RAINBOW PLAZA LIMITED PARTNERSHIP, it General Partner
BY: TRF DEVELOPMENT CORPORATION, its General Partner

BY: 
Hank Gordon, President

HG/cr

cc: Robert Lewis, Lewis Homes

An Affiliate of The Rainier Fund, Inc.

18400 VON KARMAN • SUITE 330 • IRVINE, CALIFORNIA 92715 • 714/852-8080 • FAX 714/852-8012

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

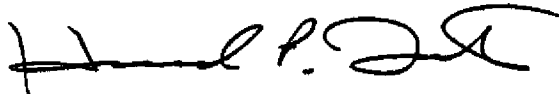
Notice is hereby given that on JANUARY 11, 1990 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-144-89 APPLICATION OF A. G. SPANOS CONSTRUCTION, INC., FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTHEAST
CORNER OF CHARLESTON BOULEVARD AND LORENZI STREET
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICE BUILDING

The above property is legally described as a portion
of the Southwest Quarter (SW¼) of the Southwest Quarter
(SW¼) of Section 35, 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

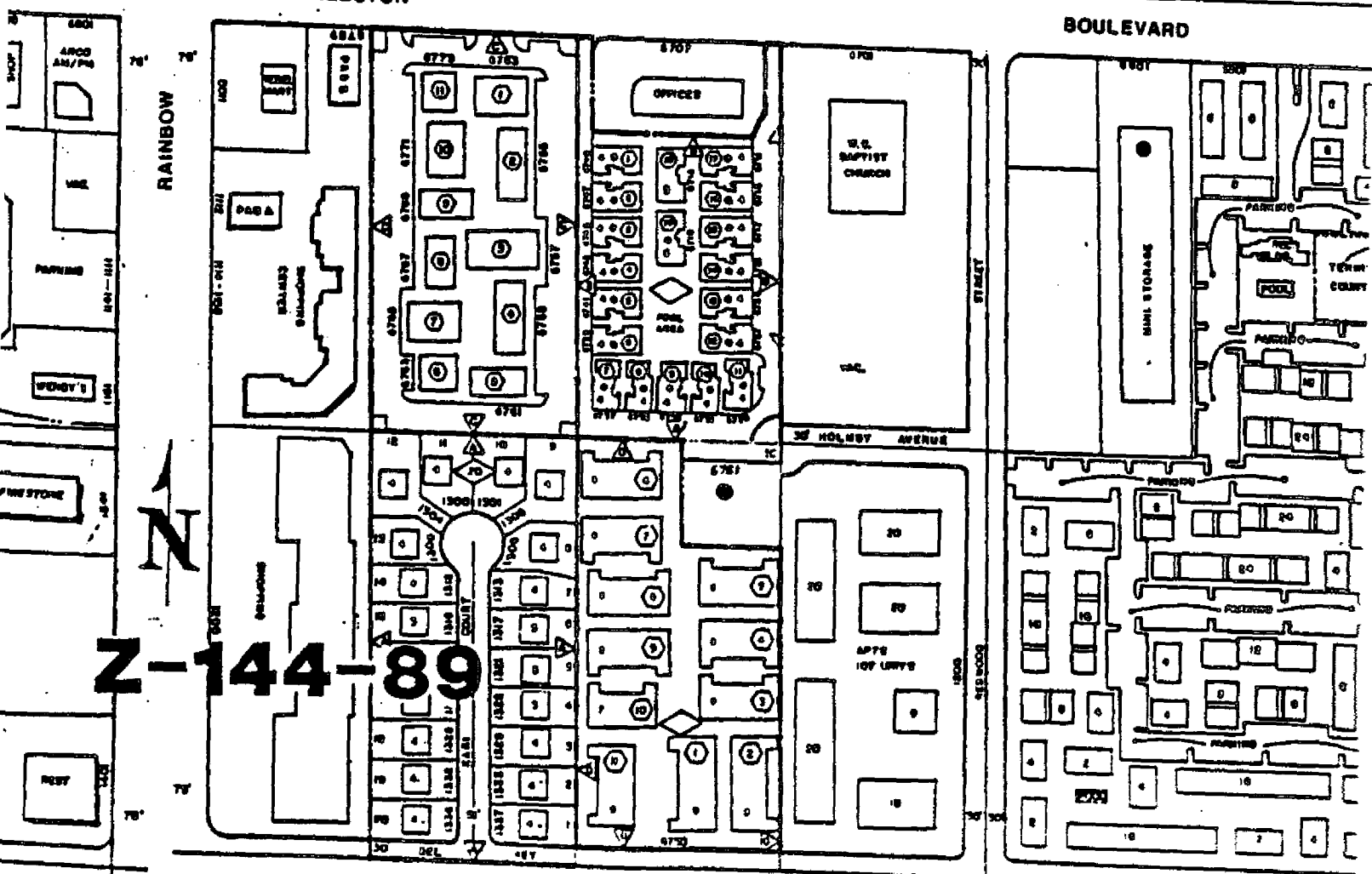
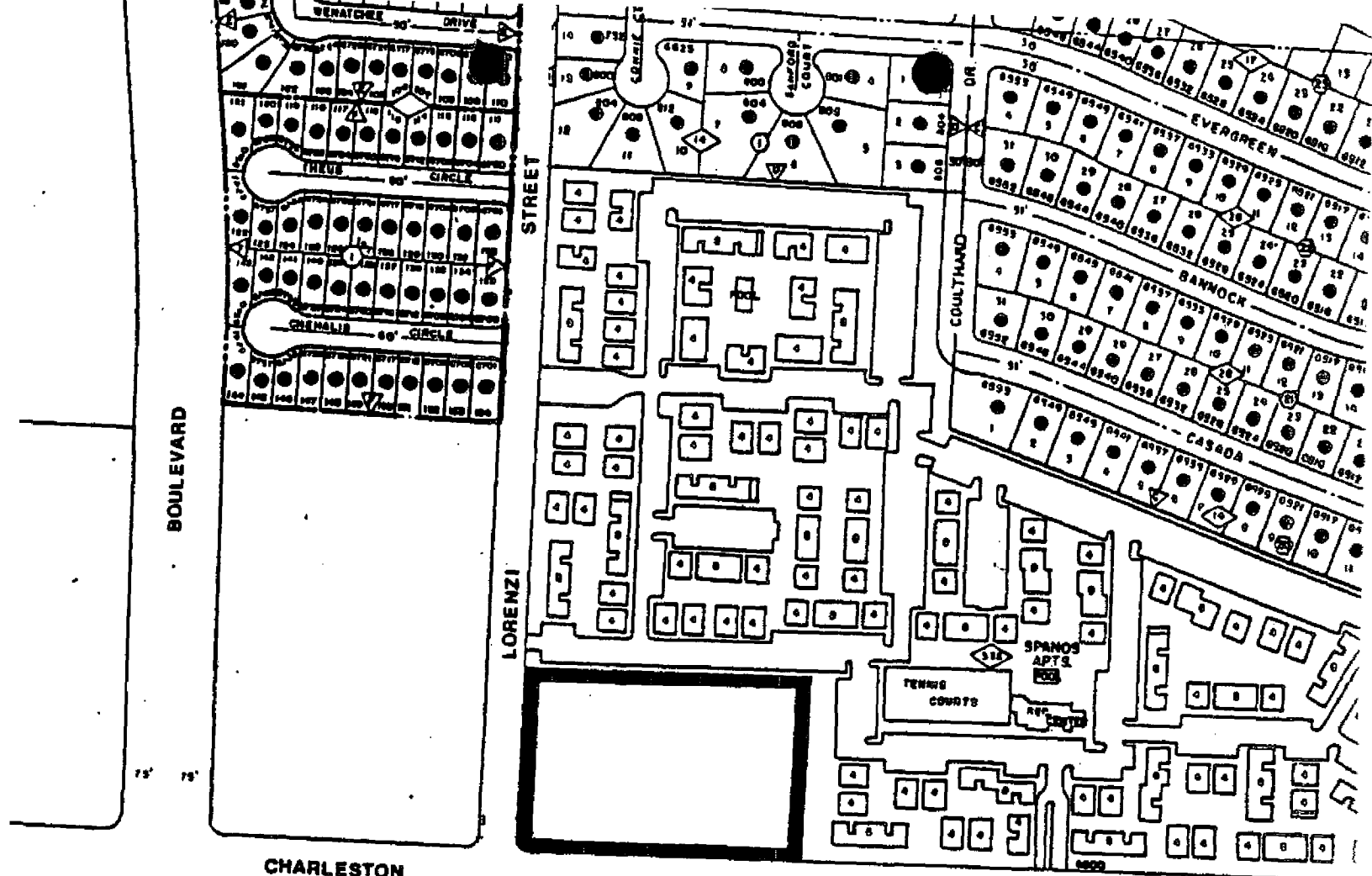


HAROLD P. FOSTER, DIRECTOR

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.



NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

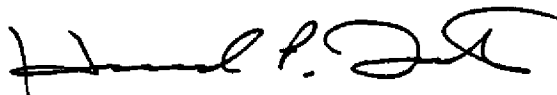
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RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTHEAST
CORNER OF CHARLESTON BOULEVARD AND LORENZI STREET
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICE BUILDING

The above property is legally described as a portion
of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section 35, 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

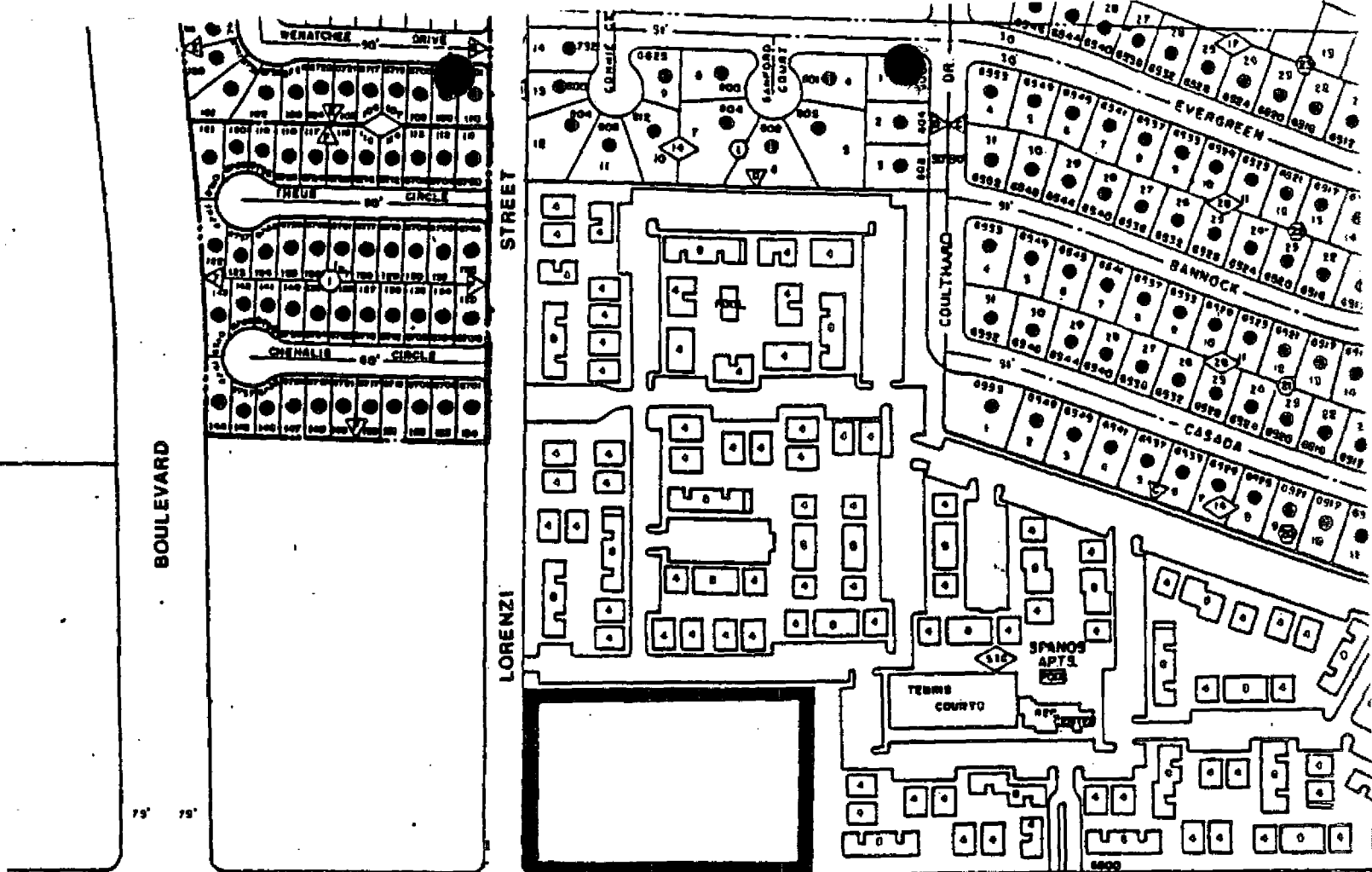


HAROLD P. FOSTER, DIRECTOR

HPF:erh

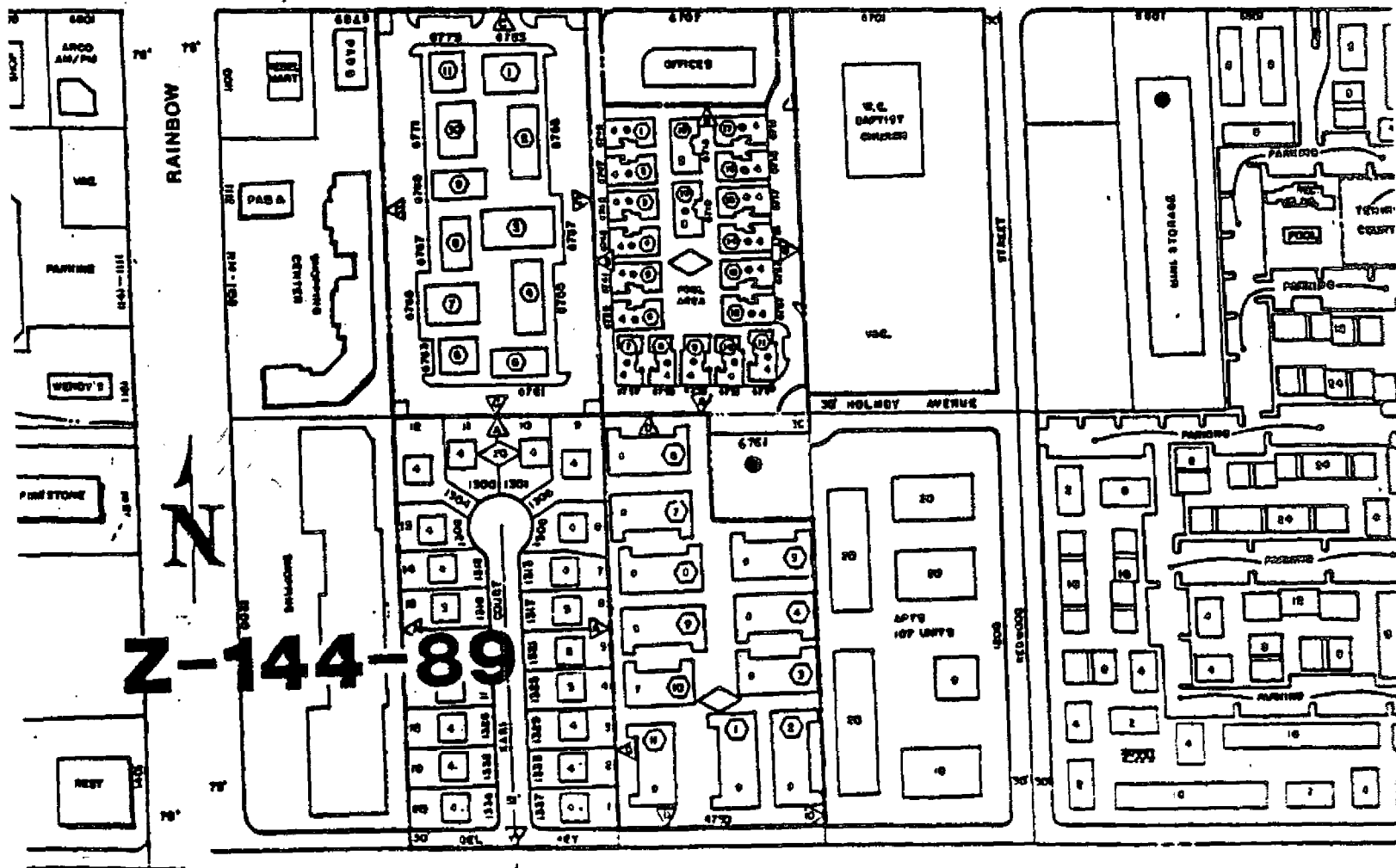
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SEE LOCATION MAP ON REVERSE SIDE.



CHARLESTON

BOULEVARD



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 20 DEC 89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-144-89 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☒]
2. Print Format: No Print (A) ☐ 1 TYPED]

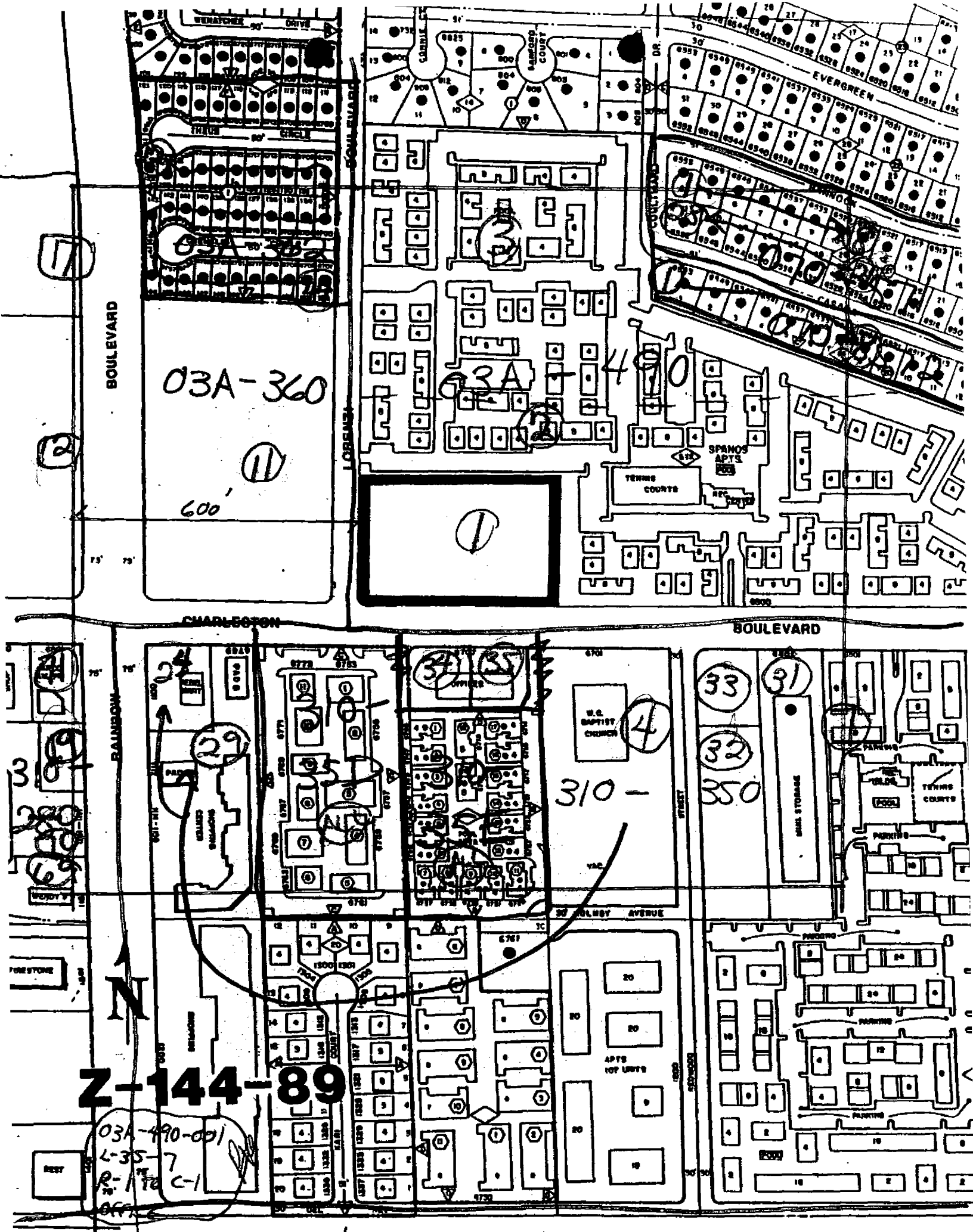
Name, Address, Legal Description (G) AAA

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	
03A	360	011		070	571	021		310	350	004					
		012				028				007					
		017			572	001				024					
	362	012				008				029					
		044		310	280	019				031					
	490	0001				069				035					
		003				071				-END-					
070	571	001			35D										
		008			35E										

Assessor Approval Billing No. OK
las



BOULEVARD

STREET

LORENZI

COULTHARD

EVERGREEN

BANNOCK

CASADA

BOULEVARD

CHARLESTON

RAINBOW

STREET

30 HOLMES AVENUE

REDWOOD

Z-144-89



INTER-OFFICE MEMORANDUM

JUNE 24, 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-144-89 From R-1 to C-1

Legally described as:

Lot 4 of Parcel Map filed in File 29, Page 100 of Parcel Maps (PM-5-80).

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-144-89 From R-1 to C-1

Legally described as:

Lot 4 of Parcel Map filed in File 29, Page 100 of Parcel Maps (PM-5-80).

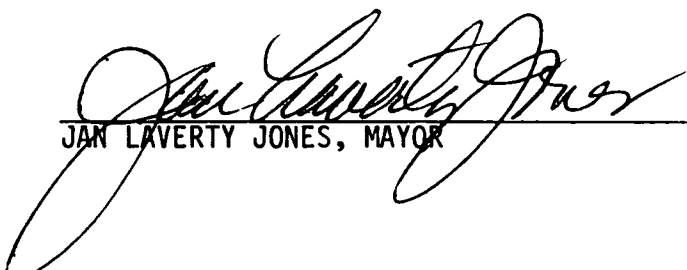
Subject to the following conditions:

1. Provide minimum 10 foot wide landscaping planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs, boulders and live plant ground cover in the planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center in the tree planters along the north and east property lines as required by the Department of Community Planning and Development.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Lorenzi Street and Charleston Boulevard and construct a handicap ramp at the northeast corner of Lorenzi Street and Charleston Boulevard as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Resolution of Intent with a twelve month time limit.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time

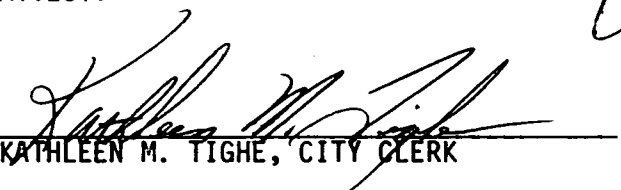
application is made for a building permit or license, or prior to occupancy, whichever occurs first.

11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 7th day of February, 1990.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 24, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 2, 1990

A. G. Spanos Construction, Inc.
1785 E. Sahara, #275
Las Vegas, Nevada 89104

RE: Z-144-89 - ZONE CHANGE

The City Council at a regular meeting held February 7, 1990 APPROVED the request for reclassification of property located on the northeast corner of Charleston Boulevard and Lorenzi Street, From: R-1 (Single Family Residence), To: C-1 (Limited Commercial), Proposed Use: Office Building, subject to:

1. Provide minimum 10 foot wide landscaping planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs, boulders and live plant ground cover in the planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center in the tree planters along the north and east property lines as required by the Department of Community Planning and Development.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.



5. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Lorenzi Street and Charleston Boulevard and construct a handicap ramp at the northeast corner of Lorenzi Street and Charleston Boulevard as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Resolution of Intent with a twelve month time limit.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.

A. G. Spanos Construction, Inc.

March 2, 1990

RE: Z-144-89 - ZONE CHANGE

Page 3.

17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

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

Mr. Frank Nielson
Schulman Group
3900 Paradise Road, Suite 185
Las Vegas, Nevada 89109

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

7. Z-144-89 - A. G. Spanos Construction, Inc.

Request for reclassification of property located on the northeast corner of Charleston Boulevard and Lorenzi Street.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: OFFICE BUILDING

Planning Commission unanimously recommended APPROVAL, subject to:

1. Provide minimum 10 foot wide landscaping planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs, boulders and live plant ground cover in the planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center in the tree planters along the north and east property lines as required by the Department of Community Planning and Development.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Lorenzi Street and Charleston Boulevard and construct a handicap ramp at the northeast corner of Lorenzi Street and Charleston Boulevard as required by the Department of Public Works.

ADAMSEN - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Applicant was present.

No one appeared in opposition.

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

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

Page 65

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

7. Z-144-89 - A. G. Spanos
Construction, Inc.
(continued)

APPROVED - See page 64

6. Conformance to the plot plan
as amended by the above condi-
tions.

7. Conformance to the building
elevations.

8. Standard conditions 1 and 3-12.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Gregory A. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

X.

H. ZONE CHANGE - PUBLIC HEARING

7. Z-144-89 - A. G. Spanos Construction, Inc.

This is a request to rezone 3.2 acres from R-1 to C-1 for a 41,536 square foot one-story office building. Elevations indicate brick exteriors with a flat roof line of varying heights. In 1980, C-1 was approved on this property but the Resolution of Intent expired.

There is developed R-3 to the east and north and vacant C-1 zoning to the west. P-R and C-1 zoning is to the south and developed with offices.

Access is from Lorenzi and Charleston Boulevard and there are 174 parking spaces provided where 104 are required. The plot plan indicates eight foot wide landscape planters along both street frontages and three foot wide planters and a six foot high wall are provided along the north and east property lines.

At the Planning Commission meeting, staff indicated the proposal is in conformance with ~~the General Plan~~ but recommended that the landscaping planters be increased ~~the street frontages~~ and the Planning Commission agreed.

Planning Commission

Staff Recommendation

PROTESTS: 0

SEE ATTACHED LOC

HB re: Parking

6600

W. Chao

*OFFICE
COMPLEX*

Z-144-89

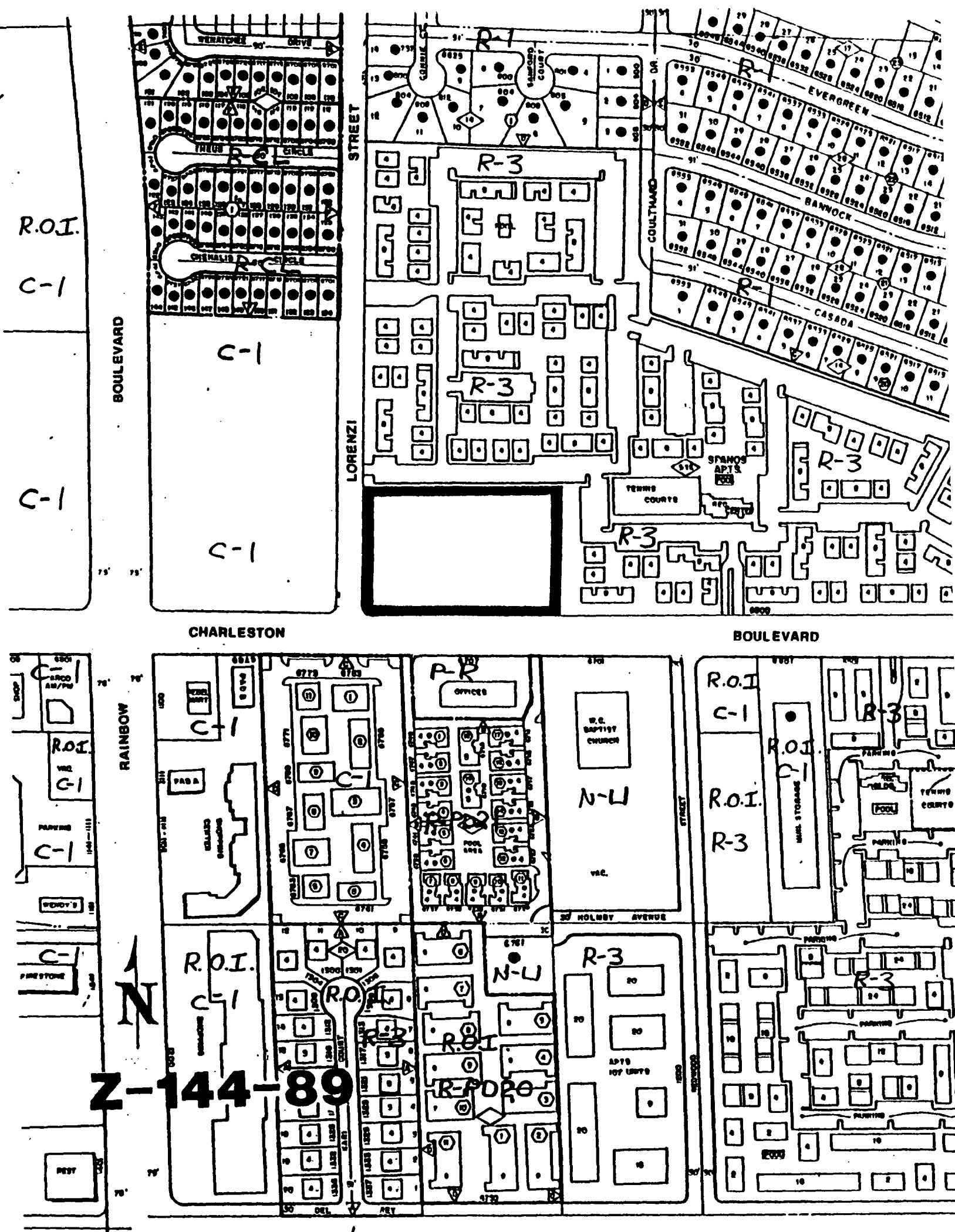
[Signature]

DIRECTOR

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

LOCATION MAP - ITEM X.H.7. - Z-144-89 - A. G. Spanos Construction, Inc.



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 17, 1990

A. G. Spanos Construction, Inc.
1785 E. Sahara, #275
Las Vegas, Nevada 89104

RE: Z-144-89 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the northeast corner of Charleston Boulevard and Lorenzi Street, from R-1 Zone to C-1 Zone, was considered by the Planning Commission on January 11, 1990.

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

1. Provide minimum 10 foot wide landscaping planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs, boulders and live plant ground cover in the planters along Lorenzi Street and Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center in the tree planters along the north and east property lines as required by the Department of Community Planning and Development.
4. Provide emergency vehicle access to within 150 feet of all exterior building walls as required by the Department of Fire Services.
5. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Lorenzi Street and Charleston Boulevard and construct a handicap ramp at the northeast corner of Lorenzi Street and Charleston Boulevard as required by the Department of Public Works.

- Continued -



6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Resolution of Intent with a twelve month time limit.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

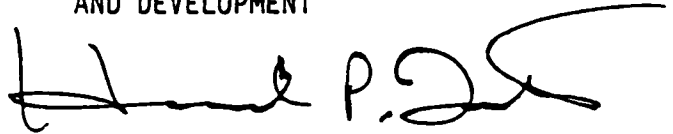
TO: A. G. Spanos Construction, Inc.
RE: Z-144-89 - Zoning Reclassification

January 17, 1990
Page Three

This item will be considered by the City Council on February 7, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", with a long horizontal flourish extending to the right.

 - HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Frank Nielson
Schulman Group
3900 Paradise Road, Suite 185
Las Vegas, Nevada 89109

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 16, 1990

Mr. Hank Gordon
TRF Development Corporation
18400 Von Karman, Suite 330
Irvine, CA 92715

RE: Z-144-89

Dear Mr. Gordon:

In reply to your inquiry on the Planning Commission action on the subject zoning application, it was recommended for approval and will be heard by the City Council on February 7, 1990. Since the property was approved for commercial, it is not appropriate to restrict it to office use because they are entitled to all uses allowed in the commercial zone. The developer intends to construct and maintain an office development and it is unlikely there would be any retail use on this property.

If you have any additional questions, please let me know.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, stylized "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:lm



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

26. Z-144-89

Applicant: A. G. SPANOS
CONSTRUCTION, INC.
Application: Zoning Reclassification
From: R-1
To: C-1
Location: Northeast corner of
Charleston Boulevard
and Lorenzi Street
Proposed Use: Office Building
Size: 3.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Provide minimum 10 foot wide landscaping
planters along Lorenzi Street and
Charleston Boulevard as required
by the Department of Community Planning
and Development.
2. Install 24 inch box trees 40 feet
on center with shrubs, boulders and
live plant ground cover in the planters
along Lorenzi Street and Charleston
Boulevard as required by the Department
of Community Planning and Development.
3. Install 24 inch box evergreen trees
40 feet on center in the tree planters
along the north and east property
lines as required by the Department
of Community Planning and Development.
4. Provide emergency vehicle access
to within 150 feet of all exterior
building walls as required by the
Department of Fire Services.
5. Dedicate an additional five feet
for a total radius of 25 feet at
the northeast corner of Lorenzi Street
and Charleston Boulevard and construct
a handicap ramp at the northeast
corner of Lorenzi Street and Charleston
Boulevard as required by the Department
of Public Works.
6. Conformance to the plot plan as amended
by the above conditions.
7. Conformance to the building elevations.
8. Standard Conditions 1 and 3 - 12.

PROTESTS: 0

APPROVALS: 1

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

MR. FOSTER stated this property
was approved for C-1 zoning
in 1980, but it expired. This
request is for a one-story
office building. The elevations
show brick exteriors with a
flat roof line of varying heights.
There will be landscape planters
along the street frontages.
Staff recommended approval,
subject to the conditions.

FRANK NIELSON, Schulman Group,
appeared and represented the
applicant. He concurred with
staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 2/7/90.

(9:11-9:13)



DEVELOPMENT CORPORATION

January 3, 1990

CERTIFIED MAIL #842 373 249
RETURN RECEIPT REQUESTED

JAN 5 1990

City of Las Vegas
Department of Community Planning and Development
City Hall
400 East Stewart
Las Vegas, NV 89101

Attn: Harold P. Foster, Director

RE: Z-144-89

Dear Mr. Foster:

The undersigned is the Owner of the Rainbow Plaza Shopping Center (11 1/2 acres) under construction at the NWC of Charleston & Rainbow.

This letter is in support of the reclassification of the Spanos property referenced above to C-1 on the condition that it be used as a office building and not retail.

I do not have to remind the staff and Planning Commission that there is an over abundance of little strip retail centers along the major streets on the west side of Las Vegas. Most of these are vacant and poorly designed which is the result of unsophisticated and inexperienced developers.

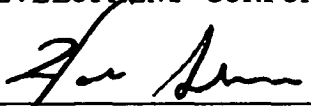
Can the Planning Commission impose a condition on the reclassification that it can be used for office building and not retail?

Will you kindly advise the undersigned the results of the Planning Commission's decision in this matter.

Awaiting your reply, I remain,

Very truly yours,

GALAXY PROPERTIES LIMITED PARTNERSHIP,
BY: RAINBOW PLAZA LIMITED PARTNERSHIP, it General Partner
BY: TRF DEVELOPMENT CORPORATION, its General Partner

BY: 
Hank Gordon, President

HG/cr

cc: Robert Lewis, Lewis Homes

An Affiliate of The Rainier Fund, Inc.

18400 VON KARMAN • SUITE 330 • IRVINE, CALIFORNIA 92715 • 714/852-8080 • FAX 714/852-8012

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 2, 1990

A. G. Spanos Construction Inc.
1785 East Sahara Avenue #275
Las Vegas, Nevada 89104

RE: Z-144-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 11, 1990. This meeting will be held at 7:00 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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, sweeping "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Frank Nielson
Schulman Group
3900 Paradise Road, Suite 185
Las Vegas, Nevada 89109



INTER-OFFICE MEMORANDUM

1/9/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z- 1/1/89 ZONE REQUEST
AG. SPANOS GROUP ZONE; RITE OI
PARCEL NO. 03A. 490. 001

COPIES TO:

OFFICE BUILDING
COMPLEX

In answer to your memorandum, Dated 12/15/89
on the above Zone Request at, Loc. N.E. CORNER OF WEST
CHARLETON BL. & LORENTZ BL.

This department (has or has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. MEETS 1988 IBC.
2. CHAPTER 5, FIRE PROTECTION
3. CHAPTER 7, 1002, B/H, BUS. OFFICE.
4. CHAPTER 33, EXITING
5. CHAPTER 38, FIRE SPRINKLERS w/ 3RD PARTY SUPERVISION
6. IFC, FIRE ALARM w/ 3RD PARTY SUPERVISION
7. TORTOISE TEST

THONC

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

December 28, 1989

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

Richard D Goecke, Director
Department of Public Works

CK 

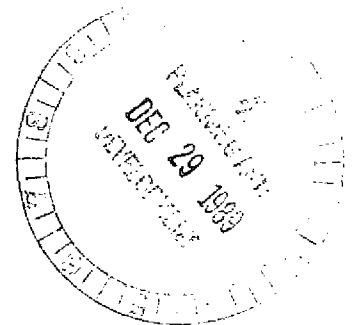
SUBJECT:

Z-144-89
A.G. Spanos Const.

COPIES TO:

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

1. Dedicate an additional 5' for a total radius of 25' the northeast corner of Lorenzi Boulevard and Charleston Boulevard.
2. Construct a handicap ramp on the northeast corner of Charleston Boulevard and Lorenzi Boulevard.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of building or grading permits.
4. Remove all unused driveway cuts and replace with new "L" curb and sidewalk meeting current City Standards.



DATE: 12/21/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-144-89

 NO OBJECTIONS

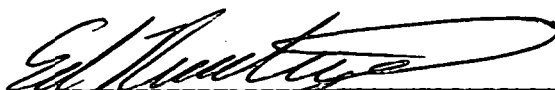
 X SUBJECT TO CONDITIONS
LISTED

 DENIAL

 X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: PROVIDE FIRE DEPT ACCESS TO WITHIN
150 FT. OF ALL BUILDING EXTERIOR WALLS


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

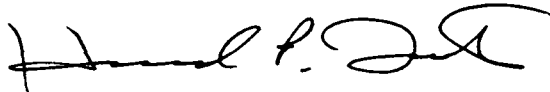
Notice is hereby given that on **JANUARY 11, 1990** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-144-89 APPLICATION OF A. G. SPANOS CONSTRUCTION, INC., FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTHEAST
CORNER OF CHARLESTON BOULEVARD AND LORENZI STREET
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICE BUILDING

The above property is legally described as a portion
of the Southwest Quarter (SW¼) of the Southwest Quarter
(SW¼) of Section 35, 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.

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

Notice is hereby given that on JANUARY 11, 1990 at 7:00 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-144-89 APPLICATION OF A. G. SPANOS CONSTRUCTION, INC., FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTHEAST
CORNER OF CHARLESTON BOULEVARD AND LORENZI-~~BOULEVARD~~ STREET
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICE BUILDING

The above property is legally described as a portion
of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section 35, 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 *CG* 12/28
WILLIAMS *W* 12/28
FOSTER *[Signature]*

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC 27, 1989.

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.

SIZE: 3.2 ACRES

INTER-OFFICE MEMORANDUM

12/15/89

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

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z-144-89

APPLICANT: A.G. SPANOS CONST.FROM: R-1 TO: G-1

COPIES TO:

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

NE CORNER OF CHARLESTON BL & LORENZI BL.

Parcel No.: 03A-490-001Proposed Use: OFFICE BUILDING

CITY PLANNING COMMISSION MEETING:

1/11/90

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 A. G. SPANOS CONSTRUCTION INC.
REP'S NAME _____
ADDRESS 1785 E. SAHARA #275
LAS VEGAS, NV. 89109
PHONE 733-3930

AGENT: NAME SCHULMAN GROUP
REP'S NAME FRANK NIELSON
ADDRESS 3900 PARADISE RD. SUITE 185
LAS VEGAS, NV. 89109
PHONE 737-6822

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL A PORT SW 1/4 SW 1/4 SEC 35 T.20.S R.60.E

ZONING: EXISTING R-1 PROPOSED C-1

LAND USE: EXISTING VACANT

PROPOSED OFFICE BUILDING

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-35-7 ASSESSOR'S PARCEL NO. 03A-490-001

GENERAL LOCATION: N E CORNER OF CHARLESTON BL.

E LORENZI BL

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: [Signature] DATE 12/12/89

GENERAL RECEIPT NO. 076201 CASE NO. 2-149-89

PC DATE: 1/11/90 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 R1 Use District to a C1 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:

Assessor's Parcel Number: 03A-490-001

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), A.G. Spanos Construction, Inc.,

(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application 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 OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

(2)

SIGNATURE OF OWNER OF RECORD

1785 E. Sahara #275 LVN 89104

MAILING ADDRESS

George Filios, Exec. VP

(702) 733-3930

PHONE NUMBER

CITY

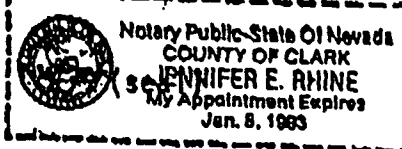
STATE

ZIP

Subscribed and sworn to before me this 14th day of November, 1989,

Jennifer E. Rhine
Notary Public in and for said County and State

1/5/93
My Commission Expires



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: MP

Receipt No.: 076201

Date: 12/12/89

Case No.: E-144-89

Meeting Date: 1/11/90

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:

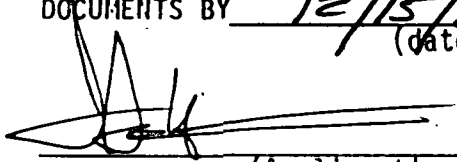
☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): NEED DETAILED COPIES (2) OF ELEVATIONS (SHOWING ALL SIDES OF BUILDINGS AND BUILDING MATERIALS)

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 12/15/89
(date)


(Applicant's Signature)

12-12-89
(Date)

(Owner of Record)

(Date)

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

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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).
- C. Name, address and phone number of owner, developer and person who prepared the map.
- D. Statement of the present use and the proposed use of the property.
- E. A precise legal description of the property involved in this application and the number and street name.
- F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
- G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
- H. Total acreage (or square footage, if less than two (2) acres).
- I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
- K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
- L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
- M. Size and location of all existing and proposed on-premises signage.

--OVER--

BOOK 1256

AMOUNT \$1,815.00

1215364

2 /

GRANT, BARGAIN, SALE DEED

THIS DIRECTURE, WITNESSETH, THAT NEVADA INSURANCE AGENCY, INC., a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged do hereby Grant Bargain Sell and Convey to
A. C. SPANOS CONSTRUCTION, INC., a California corporationall that land property situate in the County of CLARK
State of Nevada, bounded and described as follows:SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS SPECIFIC
REFERENCE FOR LEGAL DESCRIPTION. . . .

SUBJECT TO:

1. Taxes for the fiscal year 1980-81
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
3. Special Assessment No. 405 to the City of Las Vegas.

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

WITNESSETH that on the 26th day of November, 1979,

NEVADA INSURANCE AGENCY, INC., A NEVADA CORPORATION

BY Harry W. Becker, SecretarySTATE OF NEVADA
County of CLARK

on the 16th day of July, 1980

personally appeared before me a Notary Public in and for said

County and State, HARRY W. BECKER,

for said corporation

Signed by me to be the Notary Public in and for said State of Nevada, on the day and date first above written, at Las Vegas, Nevada.

Alice Hoffman
Notary Public, State of Nevada

Notary Public, State of Nevada

CLARK COUNTY

Alice Hoffman

My Commission Expires Mar. 20, 1982

INSTRUMENT NO. 02701-AH

WHEN RECORDED MAIL TO: A. C. Spanos Construction,
Inc., 1785 E. Sahara - #275, Las Vegas, NV,
89104. Attn: George Filios, Vice Pres.

BOOK 1256

1215364

E-02701-AH

EXHIBIT "A"

That portion of the Southwest Quarter (SW 1/4) of Section 35,
 Township 20 South, Range 60 East, M. D. R. & M., more particularly
 described as PARCELS TWO (2), THREE (3) and FOUR (4) shown by
PARCEL MAP in File 29, Page 100, as Document No. 1146270, of
 Official Records of Clark County, Nevada. *RM2*

CLARK COUNTY, NEVADA
 JOSE L. SANCHEZ, CLERK
 RECORDED AT 11:11 AM
 LAWYER TITLE OF LAS VEGAS, NV

JUL 22 2 27 PM '85

FILE 400
 CLERK
 OFFICIAL RECORDS
 BOOK INSTRUMENT

1215364

TOTAL P.03