

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0146-89(7)

APN 138-23-110-001

Location E OF RAINBOW, S OF SMOKE RANCH ROAD

Applicant ALBERT MASSI, ET AL

Subject

SITE DEVELOPMENT PLAN FOR A PROPOSED RETAIL
SHOPPING CENTER.



FILE HISTORY

[illegible]

FILE NO.:

Z-146-89 (7)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
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20. _____

FILE NO.: _____

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-385-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

June 19, 1997

Albert Massi, Et Al
3202 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: Z-146-89(7) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Massi:

After meeting with Mr. Chippareddi on June 19th, the Planning and Development Department has reviewed and conditionally approved the Site Development Plan for the retail shopping center to be located on the east side of Rainbow Boulevard, south of Smoke Ranch Road [Z-146-89(7)]. Attached please find a staff report and Conditions of Approval.

Please telephone or write if you have any questions.

Very truly yours,


Rod Allison, Senior Planner
Current Planning Division

RA:rlr

Mayor
Jan Laverly Jones

Councilmen
Arnie Adamsen
Matthew Q. Collister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW: Z-146-89(7) and Z-119-94(2)

ALBERT AND EILEEN MASSI, ET AL - Request for a Site Development Plan Review on property located on the east side of Rainbow Boulevard, south of Smoke Ranch Road for an approved commercial center, U (Undeveloped) Zone, [SC (Service Commercial) General Plan Designation], under resolution of intent to C-1 (Limited Commercial) Size: 2.50 Acres, Ward 4 (Callister), APN: 138-23-110-038.

APPLICATION REQUEST:

This request is for a Site Development Plan Review of a proposed 26,000 square foot commercial retail center on a 2.48 acre parcel. This site is located on the east side of Rainbow Boulevard and south of Smoke Ranch Road.

BACKGROUND DATA:

- 02/07/90 The City Council approved a request to rezone the northern portion of this site from N-U (Non-Urban) zone to C-1 (Limited Commercial) zone (Z-146-89).
- 11/16/94 The City Council approved a General Plan Amendment from L (Low Density Residential) and M (Medium Density Residential) to SC (Service Commercial) (GPA-43-94).
- 11/16/94 The City Council approved a request to rezone the southern portion of this site from N-U (Non-Urban) zone to C-1 (Limited Commercial) zone (Z-119-94).

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	C-1	Retail Convenience Store
South	C-1	Retail Shopping Center
East	R-CL	Single Family Homes
West	C-1	Retail Shopping Center, Theaters

DETAILS OF APPLICATION REQUEST:

Site Area	2.48 Acres
No. Of Buildings	Two
Square Footage	26,000 Total (1 x 22,000 and 1x 4,000)
Required Parking	104 Spaces
Provided Parking	162 Spaces

The elevations depict retail commercial buildings with finished stucco exteriors and metal seam roofs. Ceramic tile accents are shown along the sides of large storefront windows with metal seam awnings and decorative tube steel trusses. The site plan shows one 22,000 square foot building along the northeast portion of the site and a 4,000 square foot structure on the south end. Landscaping is shown around the entire site with three driveways accessing to Rainbow Boulevard. Two trash enclosures are depicted in the southeast portion of the site, approximately five feet from the residential development to the east.

FINDINGS:

The elevations and site plan as submitted are not compatible with the development standards of the C-1 (Limited Commercial) district of the Las Vegas Zoning Ordinance, nor is it compatible with the Urban Design Guidelines Standards.

The C-1 district requires setbacks of 20 feet from the front property line, 10 feet from the side property lines and 93 feet from the rear property line, based on the Residential Adjacency Standards. The site plan as submitted depicts a large building on the northeast corner of the site with a 10 foot rear setback. In addition, the building in the south portion of the site is shown with a 15 foot setback from the front property line where 20 feet is required and a setback of 0 feet from the south side property line where 10 feet is required.

A single family subdivision is immediately east of the parcel proposed for development. The Urban Design Guidelines and Standards require trash enclosures to be setback a minimum of 50 feet from residential property.

The site plan as submitted shows a five foot planter along the east (rear) property line and no planter along a portion of the south property line. The City's Urban Design and Guideline Standards require eight foot landscape planters with trees along the side and rear property lines. A 10 foot landscape planter along the west (front) property line and an eight foot planter along the north (side) property line, with parking encroachments, are acceptable.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Eight foot wide landscape planters shall be provided along the north, south, and east property lines. A 10 foot wide planter shall be provided along the west property line. All property line planters shall contain 24 inch box evergreen trees spaced 20 feet on center, in accordance with the Las Vegas Urban Design Guidelines and Standards. In the event the applicant obtains a variance from the

commercial setback requirement along the south property line, the eight foot wide landscape planter along the south property line would not be required

2. The site plan and building elevations shall be revised to meet the setback standards of the C-1 zoning district and the Residential Adjacency Standards of the Zoning Ordinance.
3. Trash enclosures shall be located a minimum of 50 feet from the east property line.
4. All light shall be shielded and directed so that it falls only on the subject site.
5. Site development to comply with all current applicable Conditions of Approval for Z-146-89, Z-119-94, and all subsequent site related actions as required by the Department of Planning and Development and the Department of Public Works. This shall include the original Condition #2 of Z-146-89(1) (*i.e. Traffic Signal contribution of \$7,200 as this site's proportionate part of the original \$20,000 required of the original 5 acre site*) prior to the issuance of any grading or building permits, whichever may occur first.
6. Construct all incomplete half-street improvements on Rainbow Boulevard adjacent to this site as required by the Department of Public Works. In addition, if not already constructed at the time of development of this site, construct widened paving adjacent to the Not-A-Part parcel surrounded by this site.
7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The developer of this site shall coordinate driveway locations with the existing driveways servicing the Rainbow Promenade commercial subdivision to the west.

Z-146-89(7) - Page Four

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainage ways recommended by the approved Drainage Plan/Study.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply shall be installed and shall be functioning prior to construction of any combustible structures.

12. Where new mains are extended along streets and fire hydrants are not needed of protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 2, 1990

Lexington Realty Services
c/o Mr. Ken Johann
Johann Realty
1604 S. Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-146-89 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held February 7, 1990 APPROVED the request for reclassification of property located on the southeast corner of Smoke Ranch Road and Lorenzi Boulevard, From: N-U (Non-Urban), To: C-1 (Limited Commercial), Proposed Use: Retail Center/Convenience Store with Gasoline Sales, subject to:

1. Approval of Vacation Application VAC-56-89.
2. Install 24 inch box trees 40 feet on center with live plant ground cover in the landscape planters along Lorenzi Boulevard and Smoke Ranch Road as required by the Department of Community Planning and Development.
3. Construct an eight foot high decorative wall along Nemeth Road, set back 10 feet for landscaping unless Nemeth Road is vacated, as required by the Department of Community Planning and Development.
4. Install 24 inch box evergreen trees 40 feet on center with live plant ground cover in the landscape planter along Nemeth Road, unless vacated, as required by the Department of Community Planning and Development.
5. Install 24 inch box trees and live plant ground cover in the parking lot islands as required by the Department of Community Planning and Development.



Lexington Realty Services
c/o Mr. Ken Johann
Johann Realty
March 2, 1990
RE: Z-146-89 - ZONE CHANGE

6. All access to Nemeth Road from this site is prohibited.
7. Aesthetically enhance the rear building elevations of the shopping center as required by the Department of Community Planning and Development.
8. Provide adequate fire equipment turning radii as required by the Department of Fire Services.
9. Dedicate an additional 20 feet for a total right-of-way of 50 feet on Smoke Ranch Road and a 25 foot radius at the southeast corner of Smoke Ranch Road and Lorenzi Boulevard as required by the Department of Public Works.
10. Submit a Vacation application for the Nemeth Road right-of-way along the east property line of this site or dedicate an additional 10 feet of right-of-way for Nemeth Road and construct half-street improvements on Nemeth Road as required by the Department of Public Works.
11. Construct half-street improvements on Lorenzi Boulevard and Smoke Ranch Road as required by the Department of Public Works.
12. Construct the Lorenzi Boulevard street improvements adjacent to Parcel 2 prior to or concurrent with the development of Parcel 1 as required by the Department of Public Works.
13. Enter into a Project Participation Agreement prior to the issuance of building permits to construct 25% of a traffic signal system at the intersection of Smoke Ranch Road and Lorenzi Boulevard as required by the Department of Public Works.
14. Driveways must be limited to a maximum width of 32 feet as required by the Department of Public Works.
15. Revise the site plan for Parcel 2 to include the portion of Turkel Road if it is vacated as required by the Department of Public Works.
16. Conformance to the plot plan and building elevations as amended by the above conditions.
17. A 4' x 8' sign be posted on the commercial property stating a convenience store with gasoline sales is to be constructed on the property.
18. Resolution of Intent with a twelve month time limit.

Lexington Realty Services
c/o Mr. Ken Johann
Johann Realty
March 2, 1990
RE: Z-146-89 - ZONE CHANGE

Page 3.

19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. Satisfaction of City Code requirements and design standards of all City departments.
23. Approval of the parking and driveway plans by the Traffic Engineer.
24. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
25. 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.
26. Provision of fire hydrants and water flow as required by the Department of Fire Services.
27. 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. Dean O'Bannon
3885 S. Decatur Boulevard
Las Vegas, Nevada 89103

RECEIVED

SEP 8 4 17 PM '97

FLA
DEV



September 8, 1997

Hand Delivered & US Mail

David Clapsaddle
City Planning Division
400 Stewart Avenue
Las Vegas, NV 89101

Re: Rainbow/Smoke Ranch Location, Z-146-89

Dear David:

Per our meeting September 5, 1997, pertaining to the above mentioned item, it was determined that the original zoning would allow the property to be developed as proposed in our submittal of June 19, 1997.

It was understood that the design layout would have to conform with the original conditions set forth by the City Council and providing all conditions were met, approval would be granted.

Let this letter serve as our request for design approval on this particular location.

Sincerely,

Bernie Chippoletti, CCIM

BC:ea



REALTY DEVELOPMENT
CORPORATION

2685 South Rainbow Suite 212
Las Vegas, NV 89102

702-362-8774
Fax: 702-362-6011





2685 South Rainbow Suite 212
Las Vegas, NV 89102

702-362-8774
Fax: 702-362-6011



RECEIVED

SEP 11 2 59 PM '97

PLANNING AND
DEVELOPMENT

September 8, 1997

Hand Delivered & US Mail

David Clapsaddle
City Planning Division
400 Stewart Avenue
Las Vegas, NV 89101

Re: Rainbow/Smoke Ranch Location, Z-146-89

Dear David:

Per our meeting September 5, 1997, pertaining to the above mentioned item, it was determined that the original zoning would allow the property to be developed as proposed in our submittal of June 19, 1997.

It was understood that the design layout would have to conform with the original conditions set forth by the City Council and providing all conditions were met, approval would be granted.

Let this letter serve as our request for design approval on this particular location.

Sincerely,

Bernie Chippoletti, CCIM

BC:ea



REALTY DEVELOPMENT
CORPORATION

David Clapsaddle
City Planning Division
400 Stewart Avenue
Las Vegas, NV 89101

2685 South Rainbow Suite 212
Las Vegas, NV 89102

89101-2827 78



CITY OF LAS VEGAS
FAX

Date: JUNE 19, 1997 # Pages 6
including this sheet

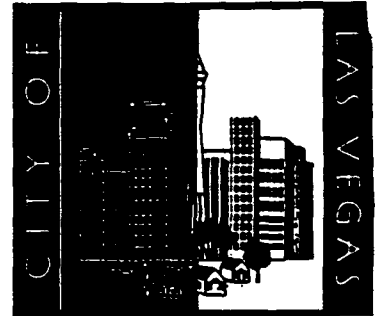
To: BERNIE C.
362-6011

From: ANDY REED

Subject: SMOKE RANCH / RAINBOW

Message: _____

**PLANNING &
DEVELOPMENT**



**Development
Services Center**

731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

FAX 385-7268

**If any portion of this transmission is illegible, unreadable or missing,
please contact our office at 702-229-6301**

MEMO

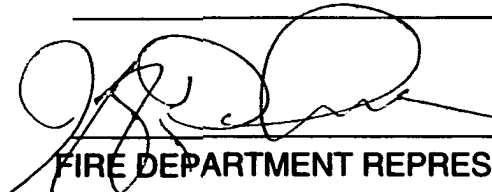
DATE 5/21/97

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-146-89(7) MAX + MRS ALBERT MASSI UT AL.

1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☒ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. **ADDITIONAL CONDITIONS/COMMENTS** _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

Development Notification Report

Case Number:

2-146-89(7)

Applicant:

Mr/Mrs Albert Masu

Date Prepared:

5-22-97

PC Meeting Date:

6/12/97

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

NFPC	
SCCNW	
Clark Co. Dept. of Aviation	
Sterling Springs	
Gates Mill.	

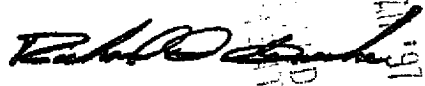
Neighborhood Planner:

S. Albright

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

DATE

May 27, 1997

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works 
SUBJECT: Site Development Plan Z-146-89(7) & Z-119-94(2) Mr. And Mrs. Albert Massi, et al (E. Side of Rainbow Bl., S. Of Smoke Ranch Rd.)	COPIES TO: John McNellis, Anderson, Edelman, Development Coordination Ed Byrge, Right-of-Way Chuck Turk, Land Development Rita Lumos, Survey (FM, PM, & A's only) Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. This site to be in compliance with original Condition #2 of Z-146-89(1) (*i.e. Traffic Signal contribution of \$7,200 as this site's proportionate part of the original \$20,000 required of the original 5 acre site*) prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works.
2. Construct all incomplete half-street improvements on Rainbow Boulevard adjacent to this site as required by the Department of Public Works. In addition, if not already constructed at the time of development of this site, construct widened paving adjacent to the Not-A-Part parcel surrounded by this site.
3. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The developer of this site shall coordinate driveway locations with the existing driveways servicing the Rainbow Promenade commercial subdivision to the west.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended by the approved Drainage Plan/Study.
5. Site development to comply with all applicable conditions of approval for Z-146-89, Z-119-94, and all other site-related actions as required by the Department of Public Works.

COMMENTS:

- a. This site appears to be made up of two different underlying zonings: Z-146-89 overlays the northern portion of this site, and Z-119-94 overlays the southern portion. Should this action be identified as "Z-146-89(7) & Z-119-94(X)"?

ADMINISTRATIVE - Not ON AGENDA
REVIEW

DEVELOPMENT REVIEW TEAM MEETING

MAY 28, 1997

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

retail shopping
Z-146-89(7) - MR. AND MRS. ALBERT MASSI ET AL - Request for a Site Development Plan on property located on the east side of Rainbow Boulevard, south of Smoke Ranch Road for ~~an~~ *a proposed* ~~approved commercial~~ center, U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.50 Acres, Ward 4 (Callister), APN: 138-23-110-~~000~~ *041*

PLANNING COMMISSION: JUNE 12, 1997

CASE PLANNER: ROD ALLISON 229-2129

☐

PUBLIC HEARING

☒

NON-PUBLIC HEARING

Comments Due: **MAY 28, 1997**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to REBECCA RURY, the agenda tech responsible for this case.

COMMENTS: _____

DRAFT

DEVELOPMENT REVIEW TEAM MEETING

MAY 28, 1997

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

Z-146-89(7) - MR. AND MRS. ALBERT MASSI ET AL - Request for a Site Development Plan on property located on the east side of Rainbow Boulevard south of Smoke Ranch Road for an approved commercial center, U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.50 Acres, Ward 4 (Callister), APN: 138-23-110-~~000~~ **041**

PLANNING COMMISSION: JUNE 12, 1997

CASE PLANNER: ROD ALLISON 229-2129

☐
☒

PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **MAY 28, 1997**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to REBECCA RURY, the agenda tech responsible for this case.

COMMENTS: _____

DRAFT

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

November 2, 1994

Mr. Ken Johann
Lexington Realty Services, Et Al
1604 South Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-119-94 - ZONING RECLASSIFICATION

Dear Mr. Johann:

Your request for reclassification of property located on the northeast corner of Rainbow Boulevard and Balzar Avenue from N-U (Non-Urban) to C-1 (Limited Commercial), was considered by the Planning Commission on October 27, 1994.

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

1. Provide a 10 foot wide landscaped planter area along Rainbow Boulevard, and install 24 inch box trees 40 feet on center with shrubs, berms and ground cover in the landscape planter along Rainbow Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Construct an eight foot high decorative wall along the east property line as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 20 feet on center inside the 8 foot high wall along the east property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half-street width of 40 feet for Rainbow Boulevard, an additional 10 feet of right-of-way for a total half-street width of 30 feet for Balzar Avenue and a 20 foot radius on the northeast corner of Rainbow Boulevard and Balzar Avenue as required by the Department of Public Works. All required right-of-way shall be dedicated prior to or concurrent with the issuance of the first permit for any development activity anywhere on this rezoning site.
5. Construct half-street improvements on Rainbow Boulevard and Balzar Avenue adjacent to this site as required by the Department of Public Works. All required street improvements shall be constructed prior to or concurrent with the issuance of the first permit for any development activity anywhere on this rezoning site. Concurrent with development, widened paving on the east half of Rainbow Boulevard may be required adjacent to APN 138-23-110-003 if the absence of such would create a sawtooth situation.

- Continued -



To: Mr. Ken Johann
Re: Z-119-94

November 2, 1994
Page Two

6. Contribute \$1,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Smoke Ranch Road and Rainbow Boulevard prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
7. Submit a detailed plot plan and building elevations reflecting the above conditions to the Department of Community Planning and Development prior to development.
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. 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.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
17. 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.

- Continued -

To: Mr. Ken Johann
Re: Z-119-94

November 2, 1994
Page Three

This item will be considered by the City Council on November 16, 1994, 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
JOHN L. SCHLEGEL, ACTING DIRECTOR

DAVID CLAPSADDLE, SENIOR PLANNER
CURRENT PLANNING DIVISION

JLS:DC:rlr

05/14/97

07:22:38:60

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 146 89 - 7 BZA-CC-PC-SUM (BCPS) P MEETING DATE 06/12/97

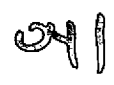
ITEM # ACCEPTED 05/13/97 PUBLIC HEARING N BY JOE

EXISTING ZONES N-U ROI-> C-1

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

Z-146-89 (7) - ALBERT AND EILEEN MASSI ET AL - REQUEST FOR A SITE DEVELOPME
NT PLAN ON PROPERTY LOCATED ON THE EAST SIDE OF RAINBOW BOULEVARD, SOUTH OF
SMOKE RANCH ROAD FOR AN APPROVED COMMERCIAL CENTER - N-U (NON-URBAN) ZONE
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) - SIZE: 2.50 ACRES -
WARD 4 (CALLISTER) - PARCEL NUMBER: 138-23-110-038 

A P P L I C A N T

PARCEL# 13823 110 038 MORE? N

ALBERT AND EILEEN MASSI ETAL

MASSI ALBERT D & EILEEN F ETAL

3202 W. CHARLESTON BLVD.

3202 W CHARLESTON BLVD

LV, NV 89102

LAS VEGAS NV 89102-1932

ARTESIAN BELT ACRES TRACT

P R O P O S E D U S E

PLAT BOOK 2 PAGE 3

COMMERCIAL CENTER

PT LOT 2

& LOTS 3-5, 7 PT LOT 6

& VAC RD

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

05/14/97

07:25:24:73

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 146 89 - 7 BZA-CC-PCOMM (BCP) P MEETING DATE 06/12/97

ITEM # ACCEPTED 05/13/97 PUBLIC HEARING N

Z-146-89 (7) - ALBERT AND EILEEN MASSI ET AL - REQUEST FOR A SITE DEVELOPME
NT PLAN ON PROPERTY LOCATED ON THE EAST SIDE OF RAINBOW BOULEVARD, SOUTH OF
SMOKE RANCH ROAD FOR AN APPROVED COMMERCIAL CENTER - N-U (NON-URBAN) ZONE
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) - SIZE: 2.50 ACRES -
WARD 4 (CALLISTER) - PARCEL NUMBER: 138-23-110-~~038~~

241

P R O P E R T Y L O C A T I O N

200 SCALE MAP# L-23-1 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:	TERRA WEST REALTY	SUBD:	JOHN BURKE ARCHITECT
	BERNIE CHIPPOLETTI 362-8774		2655 S RAINBOW #401
	2685 S RAINBOW #212		LV NV 89102
	LV NV 89102		876-4863

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

05/14/97

07:34:50:62

P A R C E L F I L E

MASSI ALBERT D & EILEEN F ETAL

PARCEL 138 23 110 041 THROUGH 200 3202 W CHARLESTON BLVD
LAST UPDATE 04/15/97 ZIP LAS VEGAS NV 89102-1932
GEOGRAPHIC PT N2 NW4 23 20 60 WARD 00 ARTESIAN BELT ACRES TRACT
DOCUMENT # 95031400012-1-A 3/14/95 PLAT BOOK 2 PAGE 3
200 SCALE MAP NO L-23-1 PT LOT 2
ZONING N-U JBH 9/30/96 & LOTS 3-5,PT LOTS 6,7

SETBACKS: FRONT REAR SIDE CORNER

ROI ZONING FILE Z-146-89 EXPIRATION 08/30/97

ROI ZONING C-1

ZONING FILE Z-146-89

USE PERMIT FL

VARIANCE FILE

MISC FILE

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 5/13/97

APPLICATION/PETITION FOR: Site development Review
(Type of Action Requested)

Project Address (Location): Rainbow South of Smoke Ranch
 Proposed Use: Shopping Ctr. Assessor's Parcel No.: 138-23-110-041
 Project Name: Commercial Project Ward No.:
 Existing General Plan: undeveloped Sixteenth Section: N² of the NW⁴ of Section: 27 Township: 20 Range: 60
 Proposed General Plan: Existing Zoning: ~~EN~~ N-u R¹ Proposed Zoning: C-1
 Gross Acres: 2.48 Lots/Units: Density: Commercial Sq. Ft.:
 Comments/Additional Information/Special Notification:

APPLICANT INFORMATION:

Property Owner(s): Albert Massi Attorney Contact: Albert Massi
 Address: 3202 W. Charleston
 City: Las Vegas State: NV Zip: Tel: 878-8778 Fax:
 Applicant: Terra West Realty/DEV. Contact: Bernie Chippoletti
 Address: 2585 So. Rainbow #212
 City: Las Vegas State: NV Zip: 89102 Tel: 362-8774 Fax: 362-6011
 Represented By: John Burke, Architect Contact: John Burke
 Address: 2655 So. Rainbow #401
 City: Las Vegas State: NV Zip: 89102 Tel: 876-4263 Fax: 876-9355

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

Subscribed and sworn before me this _____ day of _____ 19____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: ~~2-140-89(1)~~

Meeting Date: 6/12/97

Required Signs:

Map No.: L-23-1

Total Fee(s): 200.00

Receipt No.: 5480

Date Accepted: 5/13/97

Accepted By: *Chris*

EXHIBIT " A "

The South 83 feet of Two (2) and all of Lots Three (3), Four (4), Five (5) and Seven (7) and the East half (1/2) of Lot Six (6) in ARTESIAN BELT ACRES, as shown by map there of on file in Book 2 of Plats, Page 3, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM the West 20 feet of Lots Two (2), Three (3), Four (4), Five (5) and Seven (7) as conveyed to Clark County for road and incidental purposes by Deed recorded October 6, 1971 as Document No. 135132, Clark County, Nevada records.

TOGETHER WITH the East 10 feet of the West 20 feet of Lots Two (2), Three (3), Four (4), Five (5) and Seven (7) (Rainbow Blvd) as vacated by that certain Order of Vacation recorded July 18, 1990 in Book 900718 as Document No. 00679.

TOGETHER WITH that portion of Turkel Road as vacated by Order of Vacation as recorded July 18, 1990 in Book 900718 as Document No. 00679, lying East of and adjacent to Lots Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7). Also lying West of and adjacent to Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and the South 83.5 feet of Lot Seventeen (17).

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NEVADA

03-14-95 08:00 PAC 2
OFFICIAL RECORDS
BOOK: 950314 INST: 00012
FEE: 8.00 RPTT: 715.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

LEXINGTON REALTY SERVICES, INC.

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ALBERT D. MASSI AND EILEEN F. MASSI, husband and wife as Joint Tenants, as to undivided 50% interest; JEROME DePALMA AND ROSEANNE DePALMA, husband and wife as Joint Tenants, as to undivided 25% interest and MOHAMED AHMED AND KELLY AHMED, husband and wife as Joint Tenants, as to undivided 25% interest all that real 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 FOR LEGAL DESCRIPTION ***

APN # 138-23-110-002

SUBJECT TO: 1. Taxes for the fiscal year '95-'96
2. Rights of way, reservations, restrictions, easements and conditions of record.

STATE OF GENEVA
COUNTY OF Switzerland

This instrument was acknowledged before me on the 21st

day of December 1994 by (name(s))

of person(s) Messrs William BOURNIER and Claude NICOLAS

is (type of authority, e.g., officer, trustee, etc.) PRES. AND SEC.-TREAS.

if (name of party on behalf of whom instrument was executed) LEXINGTON REALTY SERVICES, INC. in Panama

Me Jaques FULPIUS, Notary

Public

(Signature of notarial officer)

ESCROW NO. 19411317-CBS

Albert D. Massi c/o WHEN RECORDED MAIL TO: LAWYERS TITLE, 1050 E. Flamingo Rd. #18 #180, Las Vegas, NV 89119

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name Terrawest Realty /Development Corp.
 (Owner of Record) Address 2685 So. Rainbow #212 LV. NV. 89102
 Phone No. 362-8774

AGENT: Name John David Burke, Architect
 Address 2655 So. Rainbow #401 LV. NV. 89102
 Phone No. 876-4863

Assessor's Parcel Number: 138-23-110-041
 File No: _____ Zoning District: C1

LAND USE: Existing UNDEVELOPED
 Proposed Shopping Ctr.

5/9/97 _____
 Date of Submittal Signature of Owner of Record

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____		
PAST ACTIONS:		
Case No. _____	Action _____	Date _____
Case No. _____	Action _____	Date _____
Case No. _____	Action _____	Date _____
Case No. _____	Action _____	Date _____
Case No. _____	Action _____	Date _____
Case No. _____	Action _____	Date _____
District Map No. _____ Flood Zone "A" _____ Yes _____ No _____		
n Downtown Redevelopment Area? _____ Yes _____ No _____		
Special Notice Required? _____ Yes _____ No _____		
YES _____		
Checked By: _____		Date: _____
General Receipt No. _____		Case No. _____
P/C Date: _____		BZA Date _____