

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0129-87 (9)

APN 163-04-101-003

Location S of Charleston btw Durango & Cimarron

Applicant Charleston-Tenesch, Inc.

Subject

Plot Plan review and Building Elevation
reivew.

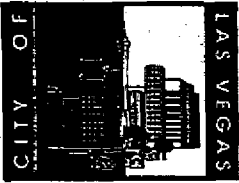


FILE HISTORY

FILE NO.: Z-129-87(9)

[illegible]

**PLANNING &
DEVELOPMENT**



**Development
Services Center**

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

August 15, 2002

**Mr. Christopher L. Kaempfer
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, Seventh Floor
Las Vegas, Nevada 89109**

Re: Z-129-87 - 8401 West Charleston Boulevard, Las Vegas, Nevada

Dear Chris:

I have reviewed your letter dated August 13, 2002 regarding the above referenced property. After reviewing the case files, specifically Condition #7, I agree that City Council approval of the sale of the property is not required, since the property is now fully developed.

If I may be of any further assistance, please do not hesitate to contact me.

Respectfully,

Robert S. Genzer

RSG:gw

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

Acting City Manager
Douglas A. Selby



KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbr.com

BOB
MARGO

August 13, 2002

VIA HAND-DELIVERY

Mr. Robert Genzer, Director
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Z-129-87 - 8401 West Charleston Boulevard, Las Vegas, Nevada

Dear Bob:

Our client is in the process of purchasing the above-referenced property. We are in our due diligence period, and a question has arisen with regard to a condition of zoning approval for which your assistance is respectfully requested. We are requesting verification of our understanding of Condition #7 on the Resolution of Intent that states, "Sale of property would require the item being brought back to the City Council for review." Based on our research and our discussions with your staff, it appears clear to us that the intent of this condition was to allow the City Council to review any sale of the property prior to the time the property was actually developed.

As the property is now fully developed, we have advised our client that City Council approval of the sale is not required and this condition is no longer valid. We would very much appreciate the confirmation of our advice, as your opinion is the only one that counts and certainly is the only one upon which our client will rely.

Time is of the essence, so if at all possible, could you please favor us with your response by the end of this week. Thank you very much, and if you have any questions please do not hesitate to contact me or my legal assistant, Ann Pierce. Thanks again.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Christopher L. Kaempfer

CLK/cs

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 10, 1994

Charleston-Tenesch, Inc.
c/o Mr. P. Musceli
7405 Doe Avenue
Las Vegas, Nevada 89117

RE: Z-129-87(9) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

The City Council at a regular meeting held February 2, 1994 APPROVED the request for a Plot Plan and Building Elevation Review of a proposed apartment complex on property located on the south side of Charleston Boulevard, between Durango Drive and Cimarron Road, in Zoning District N-U Zone (under Resolution of Intent to R-PD22), subject to:

1. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs, berms and ground cover in the landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged;
2. The proposed wall behind the landscape planter along Charleston Boulevard shall be decorative as required by the Department of Community Planning and Development;
3. Provide landscaped "planter fingers" every 10 lineal parking spaces within the parking lot as required by the Department of Community Planning and Development;
4. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development;
5. Conformance to all applicable original Conditions of Approval for Zoning Application Z-129-87 and to all applicable subsequent reviews;
6. Conformance to the plot plan as amended by the above conditions; and



Charleston-Tenesch, Inc.

c/o Mr. P. Musceli

February 10, 1994

Z-129-87(9) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Page Two

7. Conformance to the building elevations.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council.

Sincerely,



KATHLEEN M. TIGHE

City Clerk

/vwd

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. F. Greg Anderson
FES Engineering
2655 South Rainbow Boulevard, #407
Las Vegas, Nevada 89102

CITY COUNCIL

MEETING OF

FEBRUARY 2, 1994

City of Las Vegas

AGENDA & MINUTES

Page ~ 63

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

Item
NumberDISCUSSION/ACTION ITEMSCOMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)PLOT PLAN AND BUILDING ELEVATION
REVIEWZ-129-87(9) - Charleston-Tenesch,
Inc.

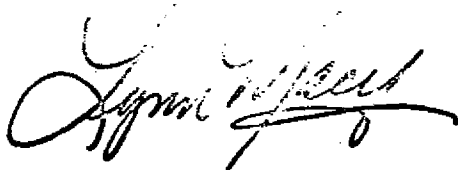
Request for a Plot Plan and Building Elevation Review of a proposed apartment complex on property located on the south side of Charleston Boulevard, between Durango Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-PD22).

Staff Recommendation: APPROVAL

Ward 2 (Adamsen)

Planning Commission unanimously recommended (7-0 vote) APPROVAL, subject to:

1. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs, berms and ground cover in the landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. The proposed wall behind the landscape planter along Charleston Boulevard shall be decorative as required by the Department of Community Planning and Development.

ADAMSEN - APPROVED subject to conditions -
UNANIMOUS

Clerk to notify and Planning to proceed

ROBERT FLAXA, FES Engineering, 2655 South Rainbow Boulevard, presented a building elevation plan and stated he was representing the developer.

COUNCILMAN ADAMSEN confirmed that the building had been placed such that the people to the south would have a view to the north.

There was no further discussion.

(2:37 - 2:38)

CITY COUNCIL

MEETING OF

FEBRUARY 2, 1994

City of Las Vegas

AGENDA & MINUTES

Page - 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

**COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)**

APPROVED - See Page 63.

PLOT PLAN AND BUILDING ELEVATION REVIEW

**Z-129-87(9) - Charleston-Tenesch,
Inc. (continued)**

3. Provide landscaped "planter fingers" every 10 lineal parking spaces within the parking lot as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
5. Conformance to all applicable original Conditions of Approval for Zoning Application Z-129-87 and to all applicable subsequent reviews.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.



AGENDA DOCUMENTATION

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-129-87(9) - Charleston-Tenesch, Inc.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for 142 apartments on a 6.3 acre site at a residential density of 22 units per acre.

BACKGROUND DATA:

2/3/88 The City Council approved R-PD22 (Residential Planned Development District) zoning for this site (Z-129-87).

DETAILS OF APPLICATION REQUEST:

Site Area	6.3	Acres
No. of Units	142	
No. of Units per		
Bedroom/Bath	46	1BR/1BA
	72	2BR/1BA
	24	3BR/2BA
Required Parking	169	Parking Spaces
Provided Parking	175	Parking Spaces
Height of Structures	2	Stories

The plot plan indicates that access to the complex is via a two-way divided driveway connection to Charleston Boulevard. There are no other points of access to the project. Landscaped areas are indicated along the frontage of Charleston Boulevard and throughout the complex. No plans were submitted providing the type and density of landscaping material to be used. An existing block wall is shown along the south property boundaries; six foot high block walls are proposed along the west, east and north property lines with the wall along the north set back 16 feet for landscaping along Charleston Boulevard.

The number and size of the parking stalls are in conformance with the provisions of the Zoning Ordinance. Recreational amenities include a 2,268 square foot clubhouse with outdoor pool and spa facilities. The elevations depict plaster stucco exteriors with concrete tile roofs. Access to the second floor units are provided by exterior stairwells.

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-129-87(9) - Charleston-Tenesch, Inc. (continued)

PURPOSE/BACKGROUND

FINDINGS:

Staff has no objections to the plot plan and elevations provided by the applicant. Staff recommends that the applicant be required to submit a landscaping plan for the landscaped areas, parking lots and median strip in the driveway connection to Charleston Boulevard.

Planning Commission Recommendation: APPROVAL (7-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP

Z-129-87(9)

CL68

N-U

R.O.I.

R-3

N-U

N-U



CL70

CL58

CL59

CL60

CL61

CL62

CAR
WASH

CONV.
STORE

8200

8350

8200

CHARLESTON BLVD

NEVADA POWER
S.D.-STATION

N-U

SILVER SHADOW APTS.
200 UNITS

R-3

VALLEY WEST II-PHASE 1

SONETO LN

R-1

VALLEY WEST II-PHASE 2

VICEROY LN

R-1

R.O.I.
R-CL

WINDRUSH AVE

WINDRUSH AVE

AND

WINDRUSH ESTATES

GERING LN

VALLEY WEST II-PHASE 2

DULUTH DR

VALLEY WEST II-PHASE 3

WINDRUSH AVE

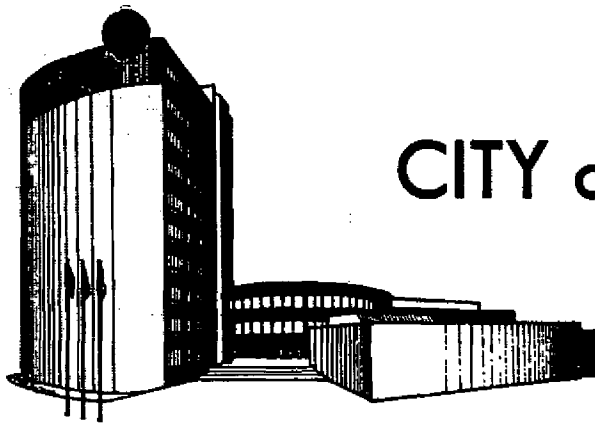
VALLEY WEST I - PHASE 4

DEL REY AVE

DURANGO DR

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**



CITY of LAS VEGAS

January 19, 1994

**Charleston-Tenesch, Inc.
c/o Mr. P. Musceli
7405 Doe Avenue
Las Vegas, Nevada 89117**

RE: Z-129-87(9) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review of a proposed apartment complex on property located on the south side of Charleston Boulevard, between Durango Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-PD22), was considered by the Planning Commission on January 13, 1994.

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

1. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs, berms and ground cover in the landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. The proposed wall behind the landscape planter along Charleston Boulevard shall be decorative as required by the Department of Community Planning and Development.
3. Provide landscaped "planter fingers" every 10 lineal parking spaces within the parking lot as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
5. Conformance to all applicable original Conditions of Approval for Zoning Application Z-129-87 and to all applicable subsequent reviews.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.

- Continued -



TO: Charleston-Tenesch, Inc.
RE: Z-129-87

January 19, 1994
Page Two

This item will be considered by the City Council on February 2, 1994, at 2:00 P.M. in 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
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. F. Greg Anderson
FES Engineering
2655 S. Rainbow Boulevard, #407
Las Vegas, Nevada 89102

PLANNING COMMISSION

MEETING OF

JANUARY 13, 1994

City of Las Vegas

AGENDA & MINUTES

Page 94

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9. Z-129-87(9) - Charleston-Tenesch, Inc.

Request for a Plot Plan and Building Elevation Review of a proposed apartment complex on property located on the south side of Charleston Boulevard, between Durango Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-PD22).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs, berms and ground cover in the landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. The proposed wall behind the landscape planter along Charleston Boulevard shall be decorative as required by the Department of Community Planning and Development.
3. Provide landscaped "planter fingers" every 10 lineal parking spaces within the parking lot as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
5. Conformance to all applicable original Conditions of

Reese -
APPROVED, subject to staff's conditions.
Unanimous

MR. GENZER stated this request is for 142 apartments on a 6.3 acre site at a residential density of 22 units per acre. The plot plan indicates that access to the complex is via a two-way divided driveway connection to Charleston Boulevard. There are no other points of access to the project. Landscaped areas are indicated along the frontage of Charleston Boulevard and throughout the complex. No plans were submitted providing the type and density of landscaping material to be used. An existing block wall is shown along the south property boundaries; six foot high block walls are proposed along the west, east and north property lines with the wall along the north set back 16 feet for landscaping along Charleston Boulevard. The number and size of the parking stalls are in conformance with the provisions of the Zoning Ordinance. Recreational amenities include a 2,268 square foot clubhouse with outdoor pool and spa facilities. The elevations depict plaster stucco exteriors with concrete tile roofs. Access to the second floor units are provided by exterior stairwells. Staff recommended approval, subject to the conditions.

NELSON STONE, FES, 2655 South Rainbow Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

To be heard by the City Council on 2/2/94.

(9:09-9:11)

PLANNING COMMISSION

MEETING OF

JANUARY 13, 1994

City of Las Vegas

AGENDA & MINUTES

Page 95

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9. Z-129-87(9) (Continued)

APPROVED - See Page 94

Approval for Zoning Application Z-129-87 and to all applicable subsequent reviews.

6. Conformance to the plot plan as amended by the above conditions.

7. Conformance to the building elevations.

PROTESTS: N/A

1/13/94 PLANNING COMMISSION

- C-9. Z-129-87(9) - Charleston-Tenesch, Inc. - Request for a Plot Plan and Building Elevation Review of a proposed apartment complex on property located on the south side of Charleston Boulevard, between Durango Drive and Cimarron Road, N-U Zone (under Resolution of Intent to R-PD22), Parcel No.: 163-04-101-003**

Not A Public Hearing

C.C.: 2/2/94

APPLICATION REQUEST:

This request is for 142 apartments on a 6.3 acre site at a residential density of 22 units per acre.

BACKGROUND DATA:

2/3/88 The City Council approved R-PD22 (Residential Planned Development District) zoning for this site (Z-129-87).

DETAILS OF APPLICATION REQUEST:

Site Area	6.3	Acres
Number of Units	142	
Number of Units per Bedroom/Bath	46	1BR/1BA
	72	2BR/1BA
	24	3BR/2BA
Required Parking	169	Parking Spaces
Provided Parking	175	Parking Spaces
Height of Structures	2	Stories

The plot plan indicates that access to the complex is via a two-way divided driveway connection to Charleston Boulevard. There are no other points of access to the project. Landscaped areas are indicated along the frontage of Charleston Boulevard and throughout the complex. No plans were submitted providing the type and density of landscaping material to be used. An existing block wall is shown along the south property boundaries; six foot high block walls are proposed along the west, east and north property lines with the wall along the north set back 16 feet for landscaping along Charleston Boulevard.

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FINDINGS:

Staff has no objections to the plot plan and elevations provided by the applicant. Staff recommends that the applicant be required to submit a landscaping plan for the landscaped areas, parking lots and median strip in the driveway connection to Charleston Boulevard.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs, berms and ground cover in the landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
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5. Conformance to all applicable original Conditions of Approval for Zoning Application Z-129-87 and to all applicable subsequent reviews.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.

PROTESTS: N/A

Z-129-87(9)

0160

N-W

R.O.I.

R-3

N-W

N-W



0170

0150

0150

0160

0161

2 BAR

CONV.
STORE

0800

0350

0200

CAR
WASH

CHARLESTON BLVD

DURANGO DR

NEVADA POWER
SUB-STATION

N-W

SILVER SHADOW APTS.
200 UNITS

R-3

VALLEY WEST II-PHASE 2

SONETO LN

HEARST CT

VALLEY WEST II-PHASE 2

GERING LN

VALLEY WEST II-PHASE 2

CUSTER CT

IFR. CT

DULUTH DR

ONE AVE

ONE AVE

FEATHER CREST CT

WINDRUSH AVE

DANIEL DR

FEATHER CREST CT

DEL REY AVE

WINDRUSH AVE

AND

WINDRUSH ESTATES

VALLEY WEST I - PHASE 4

WINDRUSH AVE

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

January 3, 1994

Charleston-Tenesch, Inc.
c/o Mr. P. Muscelli
7405 Doe Avenue
Las Vegas, Nevada 89117

RE: Z-129-87(9) - PLOT PLAN AND BUILDING ELEVATION REVIEW

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 13, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. F. Greg Anderson
FES Engineering
2655 S. Rainbow Boulevard, #407
Las Vegas, Nevada 89102



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

DATE

January 5, 1994

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-129-87(9)
Charleston-Tenesch, Inc.

COPIES TO:

John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. We have no additional conditions of approval to recommend at this time.
2. Site development to continue to comply with the original conditions of approval for Z-129-87 and all subsequent reinstatement and extension of time approvals.

RECEIVED
JAN 7 2 54 PM '94
PLANNING AND
DEVELOPMENT

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: DECEMBER 21, 1993
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT:	CHARLESTON-TENESCH, INC.	
FILE NUMBER:	Z-129-87(9)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**SOUTH SIDE OF CHARLESTON BOULEVARD, BETWEEN DURANGO DRIVE AND
CIMARRON ROAD**

PARCEL NO.: 163-04-101-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO R-PD22)

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: DECEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: JANUARY 13, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

DEC 22 1993

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

**PLANNING AND
DEVELOPMENT**

DEC 23 9 40 AM '93

RECEIVED

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE:	DECEMBER 21, 1993
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY		
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW		
APPLICANT:	CHARLESTON-TENESCH, INC.		
FILE NUMBER:	Z-129-87(9)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**SOUTH SIDE OF CHARLESTON BOULEVARD, BETWEEN DURANGO DRIVE AND
CIMARRON ROAD**

PARCEL NO.: 163-04-101-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO R-PD22)

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: DECEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: JANUARY 13, 1994

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: DECEMBER 21, 1993																
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 50%;">- JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES</td><td>- GEORGE FERRIS</td></tr><tr><td>FLOOD CONTROL</td><td>- TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT</td><td>- CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY</td><td>- ED BYRGE</td></tr><tr><td>SANITARY SEWERS</td><td>- MARK OWENS</td></tr><tr><td>SURVEY</td><td>- RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>- GLENN GRAYSON</td></tr></table>		DEVELOPMENT COORDINATION	- JOHN McNELLIS	ELECTRICAL SERVICES	- GEORGE FERRIS	FLOOD CONTROL	- TOM CHIATOVICH	LAND DEVELOPMENT	- CHUCK TURK	RIGHT-OF-WAY	- ED BYRGE	SANITARY SEWERS	- MARK OWENS	SURVEY	- RITA LUMOS	TRAFFIC ENGINEERING	- GLENN GRAYSON
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SURVEY	- RITA LUMOS																
TRAFFIC ENGINEERING	- GLENN GRAYSON																
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW																	
APPLICANT: CHARLESTON-TENESCH, INC.																	
FILE NUMBER: 2-129-87(9)																	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**SOUTH SIDE OF CHARLESTON BOULEVARD, BETWEEN DURANGO DRIVE AND
CIMARRON ROAD**

PARCEL NO.: 163-04-101-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO R-PD22)

PROPOSED USE: APARTMENTS

PLEASE RETURN TO JOHN McNELLIS BY: DECEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: JANUARY 13, 1994

ATTACHMENT: PLOT PLAN

12/17/93

11:44:16:96

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

CASE Z 129 87 - 9 BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

ITEM # ACCEPTED 12/14/93 PUBLIC HEARING BY AR

EXISTING ZONES N-U ROI-> R-PD22

ROI->

NEW ZONE

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

PLOT PLAN/ BUILDING ELEVATION REVIEW OF PROPOSED APARTMENTS.

A P P L I C A N T

CHARLESTON-TENESCH INC.

7405 DOE AVENUE

LAS VEGAS, NEVADA 89117

PARCEL# 16304 101 003 MORE? N

CHARLESTON-TENESCH INC

%P MUSCELLI

7405 DOE AVE

LAS VEGAS NV 89117

P R O P O S E D U S E

APARTMENTS

PT N2 NW4 SEC 04 21 60

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

FILE IS GOING TO

1/5/94 CC

12/17/93

11:43:55:71

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

CASE Z 129 87 - 9 BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

ITEM # ACCEPTED 12/14/93 PUBLIC HEARING

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

PLOT PLAN/ BUILDING ELEVATION REVIEW OF PROPOSED APARTMENTS.

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

SOUTH SIDE OF CHARLESTON BOULEVARD, BETWEEN DURANGO DRIVE
AND CIMARRON ROAD.

200 SCALE MAP# Q-4-1 SIZE 6.14 ACRES #LOTS 0

MAP NAME

CC: FES ENGINEERING SUBD:

F. GREG ANDERSON

2655 S. RAINBOW BLVD. #407

LAS VEGAS NV 89102

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

12/17/93

11:44:30:98

P A R C E L F I L E

PARCEL 163 04 101 003 THROUGH
LAST UPDATE 10/12/93 ZIP
GEOGRAPHIC PT N2 NW4 04 21 60
DOCUMENT # 14391398931-1-F 7/29/81
200 SCALE MAP NO Q-4-1
WARD 0

CHARLESTON-TENESCH INC
XP MUSCELLI
7405 DOE AVE
LAS VEGAS NV 89117
PT N2 NW4 SEC 04 21 60

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	N-U				JBH 2/08/88
ROI ZONING FILE	Z-129-87		EXPIRATION	05/18/94	JBH 7/09/93
ROI ZONING	R-PD22				
ZONING FILE	Z-129-87				
USE PERMIT FL					
VARIANCE FILE	V-38-87				

7/02/91

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



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name Gem Homes, Inc. CHARLESTON - TENESCH
(Owner of Address 4330 S. Valley View Blvd. Las Vegas, NV 89103 40 P. MUSCELLI
Record) Phone No. (702) 221-1177 7405 DOE AVE
LV NV 89117

AGENT: Name F.E.S., Inc. Consulting Engineers
Address 2655 S. Rainbow Blvd. #407, Las Vegas, NV 89102
Phone No. (702) 871-0490

Assessor's Parcel Number: 163-04-101-003 N-U (RDI R-PD22)
File No: z-129-87 Zoning District: Residential High

LAND USE: Existing ~~R-PD22~~ VACANT
Proposed ~~R-PD22~~ APARTMENTS

12/14/93

Date of Submittal

Peg Muscell
Signature of Owner of Record
President
Charleston/Tenesch Inc.

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
	<u>z-129-87</u>		
	<u>/</u>		
	<u>/</u>		
	<u>/</u>		
	<u>/</u>		
	<u>/</u>		

District Map No. Q-4-1 Flood Zone "A" Yes No
In Downtown Redevelopment Area? Yes No
Special Notice Required? Yes No
If YES _____

Checked By: A Reed Date: 12/14/93
General Receipt No. 206299 Case No. z-129-87
P/C Date: 01/13/94 BZA Date: _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14");
and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage,
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. 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; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**



December 20, 1993

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Planning Department
Andy Reed

Re: Gem Apartments

Dear Mr. Reed,

I am forwarding to you two sets of building elevation for each unit of Gem Apartments as requested. Along with the following information:

1. 142 Dwelling units.
2. 6.3 Acres.
3. 22 Units/Acres.

If you have any further questions or require any additional information please feel free to contact this office.

Respectfully,

Robert L. Flaxa
Project Manager

Z-129-87(a)
01/13/94 RE