

Planning & Development Department
Scanning Cover Sheet

Case No Z-0133-77 (10)

APN 138-10-613-058

Location NEC of Gowan & Dalecrest

Applicant Gowan 7 Investments

Subject

Plot Plan review and Building Elevation
review.



1 2 3 4 5 6

FILE HISTORY

FILE NO.: 2-133-77⁽¹⁴⁾

[illegible]

PLANNING COMMISSION

MEETING OF

JUNE 10, 1993

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3. PLOT PLAN AND BUILDING
ELEVATION REVIEW - Z-133-77
AND Z-73-84

Applicant: G O W A N 7
INVESTMENTS
Application: Proposed Single
Family Detached
Dwellings
Location: Northeast
corner of
Gowan Road and
Dalecrest Drive
Zone: N-U (under
Resolution of
Intent to
R-PD18)

STAFF RECOMMENDATION: DENIAL. IF
APPROVED, subject to the following:

1. Redesign the project to provide minimum 3,500 square foot lots and usable common open space. The amount and extent of the open space shall be proposed by the developer and approved by the Department of Community Planning and Development prior to the submittal of a Tentative Map for this site.
2. All garage driveway aprons shall have depths of less than five feet or greater than sixteen feet as required by the Department of Community Planning and Development.
3. The building setbacks for this development shall be a minimum of 5 feet from all boundary property lines and a minimum of 10 feet between residences as required by the Department of Community Planning and Development.

Reese -
DENIED

Motion carried with Pippin voting "No."
(Moffitt and Segerblom excused)

MR. GENZER stated this request is for a plot plan and building elevation review for 100 detached single family residences arranged in clusters around private access drives. The plot plan indicates a 35 foot wide flood control channel along the east property line. A six foot high decorative perimeter fence will be constructed to enclose the project and six foot high separation fences will be constructed to separate the rear yard areas of the individual dwellings. Access to the property is via a private drive from Dalecrest Drive along the west property line which will include an electric security gate. Access to the individual units is via 24 foot wide interior private drives which form courtyards off of the main 36 foot wide interior circulation drive. The elevations depict two story dwellings with stucco exteriors and tile roofs. No common on-site amenities are provided. Staff recognizes that this proposal represents a substantial reduction in the number of units from previous proposals on this site; however, this site design does not meet the intent of the R-PD regulations and is contrary to the standards set by the City for single family developments. The Ordinance states that an R-PD is intended to promote an enhancement of residential amenities by means of an efficient consolidation and utilization of open space, and separation of pedestrian and vehicular traffic. The proposed plan does not consolidate open space and does not separate pedestrian and vehicular traffic. The R-PD regulations also strongly encourage common recreation facilities which the applicant has not provided in this proposed project. The applicant, in essence, has taken an R-CL type unit and attempted to increase the density of a normal R-CL project by putting the homes on undersized lots with small rear and side yard areas. The development is laid out with a cluster of units around narrow 24 foot wide private drive

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C-3. Z-133-77 AND Z-73-84
(CONTINUED)

4. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.

5. No parking shall be allowed on the 24 foot wide interior access drives as required by the Department of Public Works.

6. Dedicate 30 feet of right-of-way on Dalecrest Drive adjacent to this site and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.

7. Construct sidewalk on at least one side of the main access drive to Dalecrest Drive to provide an unrestricted pedestrian corridor between the public sidewalks adjacent to this site and the first access drive intersection interior to this site as required by the Department of Public Works.

8. Construct half-street improvements on Gowan Road and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.

9. All new driveways connecting to public streets shall be designed, located and constructed in accordance

lanes which mixes pedestrian and vehicular traffic. Parking, outside of that provided in the garages, is not well defined. Provision does not appear to be made for trash collection. The applicant also is proposing distances between buildings of 6 to 10 feet. Staff recognizes that on a previous project the applicant was allowed to build single family detached structures with 6 foot separations but believes that it is preferable to maintain a minimum distance of 10 feet which is the standard minimum requirement for residential zoning districts. The setbacks to garage doors shown are acceptable if they are either short enough to discourage parking in front of the door or long enough to adequately park vehicles off the private interior drives. In addition to the above, the Department of Fire Services has expressed concerns about how fire lanes will be designated and about the adequacy of the turning radii for the interior private drives. They have also indicated that the security gates must be supplied with automatic opening equipment for emergency vehicle access. The Department of Public Works has noted that the current site plan shows a crash gate adjacent to Gowan Road which is unusable because Gowan Road in this area is a portion of the Nevada Department of Transportation controlled access right-of-way for the Gowan underpass. Staff recommends that: 1) the lot sizes be increased to a minimum of 3,500 square feet; 2) that all garage driveway aprons be either less than 5 feet or a minimum of 16 feet in depth; 3) all other building setbacks meet R-CL standards; 4) useable common open space be provided for project residents; and 5) on-site access layouts should be improved, with emphasis on Fire Services' concerns, added parking and on-site trash collection. It is staff's opinion that, due to the concerns raised, a substantial redesign of the project is necessary. Staff recommended denial.

DEWEY JONES, Principal of project, 3301 Spring Mountain Road, No. 12, appeared and represented the application. He concurred with staff's conditions except Condition Nos.

PLANNING COMMISSION

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3. Z-133-77 AND Z-73-84
(CONTINUED)

with Standard Drawing #222a as required by the Department of Public Works.

10. The crash gate shown adjacent to Gowan Road shall be eliminated as required by the Department of Public Works.

11. The submitted Drainage Plan and Technical Drainage Study must be updated as necessary and approved by the Department of Public Works prior to issuance of a building or grading permit or the approval of a Final Map, whichever may occur first. Provide and improve as necessary all drainage easements/rights-of-way per the requirements of the approved Drainage Plan/Study.

12. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.

13. Provide designated fire lanes, security gate hardware and turning radii for the private drives as required by the Department of Fire Services.

14. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.

15. A revised plot plan shall be

1 and 3. This project has been reduced from an R-PD18 to an R-PD12.8. They would like to stay within the design concept of a single family residence. If the units were connected they would conform to the requirements for a townhouse and the density could be increased up to 120 units where it's approved for 130 units at the present time. To have 3,500 square foot lots would cut the density to an R-PD8. These are courtyard patio homes and an answer to affordable housing. They are proposing a setback of three feet on one side and five feet on the other side. The streets will be 36 feet wide, except the private courts. A lot of homeowners are not interested in common areas nor large lots. He was told since there are two 24 foot entryways into the complex and because of the number of units there is no requirement for a crash gate. One of the CC&R's is that from the back of the house forward on the side yards and from the fence forward to the street, as well as the driveways and courts, will be maintained by the Association to protect resale values. There will be 20 guest parking spaces. The 36 foot wide streets provide for on-street parking. There is one two-story model where the front garage is a single story to five feet back and then the house is two stories. Also, there are two single story plans. The prices will start at \$78,000 for a 1,100 square foot house.

CHAIRMAN SOLOMON said this proposal seems to be a compact R-CL type development and the required green space and amenities are not included.

This is final action.

(7:35-8:01)

PLANNING COMMISSION

MEETING OF

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City of Las Vegas

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(CONTINUED)

DENIED - See Page 36

submitted to the Planning Commission for approval prior to the submission of a Tentative Map.

16. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.

17. Conformance to the building elevations.

18. Standard Conditions 6 - 8, 11 and 12.

PROTESTS: N/A

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

June 15, 1993

Messrs. Robert Davis and Tom Flippin
Gowan 7 Investments
7301 Mission Hills Drive
Las Vegas, Nevada 89113

RE: Z-133-77 AND Z-73-84 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Messrs. Davis and Flippin:

Your request for a Plot Plan and Building Elevation Review regarding proposed single family detached dwellings on property located on the northeast corner of Gowan Road and Dalecrest Drive, N-U Zone (under Resolution of Intent to R-PD18), was considered by the Planning Commission on June 10, 1993.

The Planning Commission voted to DENY your request because the site design does not meet the intent of the R-PD regulations and is contrary to the standards set by the City for single family developments.

The action by the Planning Commission is final.

Sincerely,

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

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Gowan 7 Investments
7381 Mission Hills Drive
Las Vegas, Nevada 89113

Mr. M. Dewey Jones
3301 W. Spring Mountain Road, #12
Las Vegas, Nevada 89102



6/10/93 Planning Commission

C-3.	PLOT PLAN AND	Applicant:	GOWAN 7 INVESTMENTS
	BUILDING ELEVATION	Application:	Proposed Single Family Detached Dwellings
	REVIEW	Location:	Northeast corner of Gowan Road and Dalecrest Drive
	Z-133-77 AND Z-73-84		
	NOT A PUBLIC HEARING	Zone:	N-U (under Resolution of Intent to R-PD18)
	IF APPROVED:	Parcel No.:	138-10-601-004
	C.C.: 7/7/93		
	IF DENIED:		
	P.C.: FINAL ACTION		

APPLICATION REQUEST:

This request is for a plot plan and building elevation review for 100 detached single family residences arranged in clusters around private access drives.

BACKGROUND DATA:

- 12/21/77 The City Council approved R-PD18 (Residential Planned Development) for a 70 to 100 foot strip of land along Dalecrest Drive (Z-133-77).
- 12/05/84 The City Council approved R-PD18 zoning for the remaining portion of the property (Z-73-84).
- 11/12/87 The Planning Commission approved a Plot Plan Review for a 132 unit townhouse project on this property.

DETAILS OF APPLICATION REQUEST:

Site Area	7.72 Acres
Number of Units	100
Density	12.95 SFUE/Acre
Parking Provided	220 Spaces (200 in garages)

The submitted plot plan indicates a 35 foot wide flood control channel along the east property line. A six foot high decorative perimeter fence will be constructed to enclose the project and six foot high separation fences will be constructed to separate the rear yard areas of the individual dwellings. The access to the property is via a private drive from Dalecrest Drive along the west property line which will include an electric security gate. The access to the individual units is via 24 foot wide interior private drives which form courtyards off of the main 36 foot wide interior circulation drive. The elevations depict two story dwellings with stucco exteriors and tile roofs. No common on-site amenities are provided.

- Continued -

FINDINGS:

Staff recognizes that this proposal represents a substantial reduction in the number of units from previous proposals on this site; however, we believe that this site design does not meet the intent of the R-PD regulations and is contrary to the standards set by the City for single family developments. The Ordinance states that an R-PD is intended to promote an enhancement of residential amenities by means of an efficient consolidation and utilization of open space, and separation of pedestrian and vehicular traffic. The proposed plan does not consolidate open space and does not separate pedestrian and vehicular traffic. The R-PD regulations also strongly encourage common recreation facilities which the applicant has not provided for in this proposed project.

The applicant, in essence, has taken an R-CL type unit and attempted to increase the density of a normal R-CL project by putting the homes on undersized lots with small rear and side yard areas. The development is laid out with a cluster of units around narrow 24 foot wide private drive lanes which mixes pedestrian and vehicular traffic. Parking, outside of that provided in the garages, is not well defined. Provision does not appear to be made for trash collection.

The applicant also is proposing distances between buildings of 6 to 10 feet. Staff recognizes that on a previous project the applicant was allowed to build single family detached structures with six foot separations but believes that it is preferable to maintain a minimum distance of 10 feet which is the standard minimum requirement for residential zoning districts. The setbacks to garage doors shown are acceptable if they are either short enough to discourage parking in front of the door or long enough to adequately park vehicles off the private interior drives.

In addition to the above, the Department of Fire Services has expressed concerns about how fire lanes will be designated and about the adequacy of the turning radii for the interior private drives. They have also indicated that the security gates must be supplied with automatic opening equipment for emergency vehicle access.

The Department of Public Works has noted that the current site plan shows a crash gate adjacent to Gowan Road which is unusable because Gowan Road in this area is a portion of the Nevada Department of Transportation controlled access right-of-way for the Gowan underpass.

Staff recommends that: 1) the lot sizes be increased to a minimum of 3,500 square feet; 2) that all garage driveway aprons be either less than 5 feet or a minimum of 16 feet in depth; 3) all other building setbacks meet R-CL standards; 4) useable common open space be provided for project residents; and 5) on-site access layouts should be improved, with emphasis on Fire Services' concerns, added parking and on trash collection.

It is staff's opinion that, due to the concerns raised, a substantial redesign of the project is necessary.

STAFF RECOMMENDATION: DENIAL. IF APPROVED, subject to the following:

1. Redesign the project to provide minimum 3,500 square foot lots and usable common open space. The amount and extent of the open space shall be proposed by the developer and approved by the Department of Community Planning and Development prior to the submittal of a Tentative Map for this site.
2. All garage driveway aprons shall have depths of less than five feet or greater than sixteen feet as required by the Department of Community Planning and Development.
3. The building setbacks for this development shall be a minimum of 5 feet from all boundary property lines and a minimum of 10 feet between residences as required by the Department of Community Planning and Development.
4. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.
5. No parking shall be allowed on the 24 foot wide interior access drives as required by the Department of Public Works.
6. Dedicate 30 feet of right-of-way on Dalecrest Drive adjacent to this site and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
7. Construct sidewalk on at least one side of the main access drive to Dalecrest Drive to provide an unrestricted pedestrian corridor between the public sidewalks adjacent to this site and the first access drive intersection interior to this site as required by the Department of Public Works.
8. Construct half-street improvements on Gowan Road and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.
9. All new driveways connecting to public streets shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. The crash gate shown adjacent to Gowan Road shall be eliminated as required by the Department of Public Works.
11. The submitted Drainage Plan and Technical Drainage Study must be updated as necessary and approved by the Department of Public Works prior to issuance of a building or grading permit or the approval of a Final Map, whichever may occur first. Provide and improve as necessary all drainage easements/rights-of-way per the requirements of the approved Drainage Plan/Study.

12. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
13. Provide designated fire lanes, security gate hardware and turning radii for the private drives as required by the Department of Fire Services.
14. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
15. A revised plot plan shall be submitted to the Planning Commission for approval prior to the submission of a Tentative Map.
16. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
17. Conformance to the building elevations.
18. Standard Conditions 6 - 8, 11 and 12.

PROTESTS: N/A

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

June 1, 1993

Messrs. Robert Davis or Tom Flippin
Gowan 7 Investments
7301 Mission Hills Drive
Las Vegas, Nevada 89113

RE: Z-133-77 AND Z-73-84 - 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 June 10, 1993. 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 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:rlr

Enclosure

cc Gowan 7 Investments
7381 Mission Hills Drive
Las Vegas, Nevada 89113

M. Dewey Jones
3301 West Spring Mountain Road, #12
Las Vegas, Nevada 89102



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

DATE

June 4, 1993

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan Review
Z-133-77/Z-73-84
Gowan 7 Investments
(NEC Gowan and Dalecrest)

COPIES TO:

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

1. Dedicate 30 feet of right-of-way on Dalecrest Drive adjacent to this site and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
2. Construct sidewalk on at least one side of all access drives to provide an unrestricted pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
3. The submitted Drainage Plan and Technical Drainage Study must be updated as necessary and approved by the Department of Public Works prior to issuance of a building or grading permit or the approval of a final map, whichever may occur first. Provide and improve as necessary all drainage easements/rights-of-way per the requirements of the approved Drainage Plan/Study.
4. Construct half-street improvements on Gowan Road and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.
5. All new driveways connecting to public streets shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. All onsite private access drives (they should not be called private streets) must meet the approval of Fire Services.
7. Site development to comply with all applicable conditions of approval for Z-133-77 & Z-73-84.

MEMO

DATE 6-1-93

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-133-77 / 2-73-84 Plot Plan Review: Gowan 7 Ave.

1. NO OBJECTIONS.
2. SUBJECT TO CONDITIONS LISTED.
3. X MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. X STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: ① All security / access gates shall comply with City requirements.
② Provide adequate turning radii at all turns.
③ Fire lanes to be designated.

RECEIVED
JUN 2 9 34 AM '93
PLANNING AND
DEVELOPMENT

Rich Hagenby

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

INTER-OFFICE MEMORANDUM

05/18/93

TO:	BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - CHIEF JUDD PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV - BRAD PURCELL	FROM:	NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	PLOT PLAN REVIEW Applicant: GOWAN 7 INVESTMENTS Number: Z-133-77 / Z-73-84		

A request has been received on the following described property:

THE NORTHEAST CORNER OF GOWAN
ROAD AND DALECREST DRIVE.

Parcel No.: 138-10-601-004

Zone: N-U (ROI R-PD 18)

Proposed Use:

SINGLE FAMILY DWELLINGS

CITY PLANNING COMMISSION MEETING:

JUNE 10, 1993

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

Attachment: (Plot Plan)

05/18/93

13:36:13:98

Z-133-77/

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

CASE Z 73 84 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 06/10/93

ITEM # ACCEPTED 05/17/93 PUBLIC HEARING NO

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

PLOT PLAN REVIEW OF PROPOSED SINGLE FAMILY DWELLINGS.

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

THE NORTHEAST CORNER OF GOWAN ROAD AND DALECREST DRIVE.

200 SCALE MAP# L-10-4 SIZE 7.72 ACRES #LOTS 100

MAP NAME

CC: M. DEWEY JONES SUBD:

3301 W. SPRING MOUNTAIN RD.#12

LAS VEGAS NV 89102

253-6210

NOTICE:

COMMENTS:

UPDATE

PRINT

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PAGE 1

BACK

05/18/93

13:35:56:82

Z-133-77/

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

CASE Z 73 84 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 06/10/93

ITEM # ACCEPTED 05/17/93 PUBLIC HEARING NO BY AR

EXISTING ZONES N-U

ROI-> R-PD18

ROI->

NEW ZONE

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

PLOT PLAN REVIEW OF PROPOSED SINGLE FAMILY DWELLINGS.

A P P L I C A N T

PARCEL# 13810 601 004 MORE? N

GOWAN 7 INVESTMENTS

GOWAN 7 INVESTMENTS

ROBERT DAVIS OR TOM FLIPPIN

7381 MISSION HILLS DR

7301 MISSION HILLS DR.

LAS VEGAS NV 89113

LAS VEGAS NV 89113

871-6225

PT SW4 NE4 SEC 10-20-60

P R O P O S E D U S E

SINGLE FAMILY DWELLINGS

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name GOWAN 7 / INVESTMENTS C/O ROBERT DAVIS or TOM FLIPPIN
(Owner of Record) Address 7301 MISSION HILLS DRIVE, LAS VEGAS, NV. 89113
Phone No. 871-6225 or 873-4500

AGENT: Name M. DEWEY JONES
Address 3301 SPRING MT. RD., SUITE 12, LAS VEGAS, NV. 89102
Phone No. 253-6210

Assessor's Parcel Number: 138-10-601-004 N-U
File No: Z-133-77, Z-73-84 Zoning District: (RDT R-PD13)
N-U (RDI)

LAND USE: Existing RPD 18 VACANT
Proposed PLANNED UNIT DEVELOPMENT 100 SINGLE FAMILY RESIDENCES

May 17, 1993
Date of Submittal

[Signature]
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

THE NE CORNER OF GOWAN ROAD AND
DALECREST DRIVE

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS:	Case No.	Action	Date
	<u>Z-133-77</u>	<u>APP'D</u>	<u>12/21/77</u>
	<u>Z-73-84</u>	<u>APP'D</u>	<u>12/05/84</u>
	<u>/</u>	<u>/</u>	<u>/</u>
	<u>/</u>	<u>/</u>	<u>/</u>
	<u>/</u>	<u>/</u>	<u>/</u>
	<u>/</u>	<u>/</u>	<u>/</u>

District Map No. L-10-4 Flood Zone "A" / Yes / No

In Downtown Redevelopment Area? / Yes / No

Special Notice Required? / Yes / No

If YES _____

Checked By: [Signature] Date: 05/17/93

General Receipt No. 187140 Case No. Z-133-77/293-84

P/C Date: 06/10/93 BZA Date _____