

Planning & Development Department
Scanning Cover Sheet

Case No Z-0133-77 (11)

APN 138-10-613-058

Location NEC of Gowan & Dalecrest

Applicant M. Dewey Jones

Subject

Plot Plan review.



FILE HISTORY

FILE NO.: 2-133-77 ⁽¹¹⁾

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

August 31, 1993

Mr. M. Dewey Jones
Gowan 7 Investments
3301 W. Spring Mountain Road, #12
Las Vegas, Nevada 89102

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

Dear Mr. Jones:

The City Council at a regular meeting held August 18, 1993 APPROVED the request for a Plot Plan Review of a proposed condominium development located on the northeast corner of Gowan Road and Dalecrest Drive, N-U Zone (under Resolution of Intent to R-PD18), subject to:

1. 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.
2. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.
3. All buildings shall be set back a minimum of 10 feet from all boundary property lines and a minimum of 6 feet shall be provided between the sides of adjacent residences as required by the Department of Community Planning and Development.
4. Non-garage parking shall only be allowed in the designated parking areas adjoining the 24 foot wide interior access drives as required by the Department of Public Works.
5. Dedicate 30 feet of right-of-way for 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.



Mr. M. Dewey Jones
Gowan 7 Investments
August 31, 1993
RE: Z-133-77 and Z-73-84 - PLOT PLAN REVIEW
Page 2.

6. Construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 535 feet and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.
7. All access drive connections to public streets shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. All on-site private access drives must meet the approval of the Department of Fire Services.
9. Realignment of the entrance to the development with Cap Rock Circle.
10. Provide designated fire lanes, security gate hardware and turning radii for the private drives as required by the Department of Fire Services.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation 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. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
14. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
15. Conformance to the plot plan and building elevations as amended by the above conditions.
16. Satisfaction of City Code requirements and design standards of all City departments.

Mr. M. Dewey Jones
Gowan 7 Investments
August 31, 1993
RE: Z-133-77 and Z-73-84 - PLOT PLAN REVIEW
Page 3.

17. Approval of the parking and driveway plans by the Traffic Engineer.
18. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. 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 *xxx*

/cmp

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

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

CITY COUNCIL

MEETING OF

AUGUST 18, 1993

City of Las Vegas

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
NumberDISCUSSION/ACTION ITEMSCOMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

-78

PLOT PLAN REVIEWZ-133-77 AND Z-73-84 - Gowan 7
Investments

Request for a Plot Plan Review of a proposed condominium development located on the northeast corner of Gowan Road and Dalecrest Drive, N-U Zone (under Resolution of Intent to R-PD18).

Staff Recommendation: APPROVAL

Ward 4 (Higginson)

Planning Commission unanimously recommended (4-0 vote) APPROVAL, subject to:

1. 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.
2. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.
3. All buildings shall be set back a minimum of 10 feet from all boundary property lines and a minimum of 6 feet shall be provided between the sides of adjacent residences as required by the Department of Community Planning and Development.



HIGGINSON - APPROVED as recommended subject to the conditions subject to realignment of the entrance with Cap Rock Circle

UNANIMOUS

Clerk to notify and Planning to proceed

DEWEY JONES, 3301 Spring Mountain Road, pointed out that the present zoning is R-PD18 at this time and they are requesting to reduce it to a planned unit development of about 12.5 per acre.

COUNCILMAN NOLEN pointed out to Mr. Dewey that it is under Resolution of Intent to R-PD18.

COUNCILMAN HIGGINSON added that the zoning remains. This is just a Plot Plan Review. He then asked if the entrance lines up with Cap Rock Circle and expressed concern about the two entrances being out of line with each other. Usually there is a requirement of a certain distance between two streets coming out on to a common street. He asked for staff's comments. NORMAN STANDERFER, Director, Department of Community Planning and Development, agreed.

JOHN MC NELLIS, Public Works Department, stated that was noted when the site plan was reviewed and the only fear Public Works had was that if they did line it up with Cap Rock whether or not people would go down the cul-de-sac Cap Rock, so they did not think it would be a big negative to the traffic on public streets to have it offset.

COUNCILMAN HIGGINSON asked if it could be redesigned to line them up and MR. DEWEY felt it could be done. They do intend to have a stop sign at that point.

CONTINUED ...

CITY COUNCIL
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

PLOT PLAN REVIEW

Z-133-77 AND Z-73-84 - Gowan 7
Investments (continued)

4. Non-garage parking shall only be allowed in the designated parking areas adjoining the 24 foot wide interior access drives as required by the Department of Public Works.
5. Dedicate 30 feet of right-of-way for 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.
6. Construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 535 feet and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.
7. All access drive connections to public streets shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. All on-site private access drives must meet the approval of the Department of Fire Services.

COUNCILMAN HIGGINSON made the approval motion with the applicant to realign so it lines up with Cap Rock and if there are reasons it cannot, they should go to him and if he is comfortable with it he would allow it to proceed.

There was no further discussion.

(2:48 - 2:53)

Larry A. Burton

CITY COUNCIL
MEETING OF

AUGUST 18, 1993

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

**COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)**

APPROVED - See Page 59.

PLOT PLAN REVIEW

**Z-133-77 AND Z-73-84 - Gowan 7
Investments (continued)**

9. Provide designated fire lanes, security gate hardware and turning radii for the private drives as required by the Department of Fire Services.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation 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.
11. 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.
12. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
13. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.

Larry R. Burton

CITY COUNCIL
MEETING OF

AUGUST 18, 1993

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

**COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)**

APPROVED - See Page 59.

PLOT PLAN REVIEW

**Z-133-77 AND Z-73-84 - Gowan 7
Investments (continued)**

14. Conformance to the plot plan and
building elevations as amended
by the above conditions.

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

Larry R. Burton

AGENDA DOCUMENTATION

The City Council

FROM: NORMAN B. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENTSUBJECT: PLOT PLAN REVIEW - Z-133-77 AND Z-73-84 - Gowan 7 InvestmentsPURPOSE/BACKGROUNDAPPLICATION REQUEST:

This request is for a Plot Plan Review of 96 single family detached condominiums arranged in clusters around private access drives.

BACKGROUND DATA:

12/21/77 The City Council approved R-PD18 (Residential Planned Development) zoning 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 (Z-73-84).
6/10/93 The Planning Commission denied a Plot Plan and Building Elevation Review for a 100 unit townhouse project on this property.

DETAILS OF APPLICATION REQUEST:

Site Area	7.72 Acres			
Proposed Lots	96			
Density	12.4 SFUE/AC			
Building Height	23 Ft.			
Unit Type	Plan A	Plan B	Plan C	Plan D
Unit Size (sq.ft.)	1,290	1,663	1,170	1,260
No. Bedroom/Baths	3/2.5	3/2.5	3/2	3/2
Garage Parking	2 Spaces Per Unit			
Open/Visitor Parking	33 Spaces			

The proposed plot plan indicates a rectangular shaped parcel which borders the flood control channel along the east property line. The property will be improved with a six foot high decorative fence along the perimeter of the site and six foot high interior property line fences for individual dwellings. Vehicular circulation consists of a 50 foot wide two-way private drive entrance extending from Dalecrest Drive to the main 24 foot wide interior drive. The 24 foot interior drive will provide direct access to the individual garages and visitor parking areas. Pedestrian sidewalks provide access to the visitor parking, the swimming pool and the sundeck located in the center of the site.

AGENDA DOCUMENTATION

Date: _____

1. The City Council

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

SUBJECT: PLOT PLAN REVIEW - Z-133-77 AND Z-73-84 - Gowan 7 Investments (continued)

PURPOSE/BACKGROUND

The building elevations indicate all four model plans are for two-story dwellings with stucco exterior walls with multi-pane windows and concrete "barrel" tile roofs.

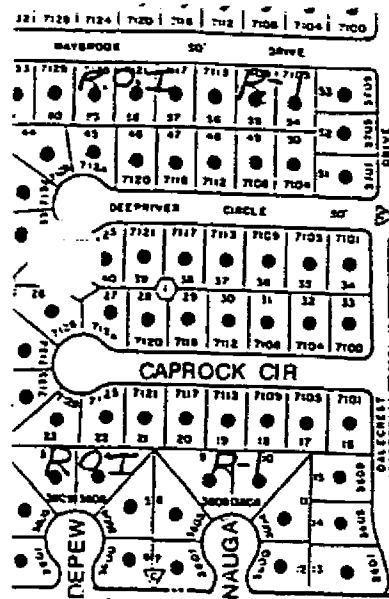
FINDINGS:

The proposed plot plan is a redesign of a previous plot plan which was denied by the Planning Commission on June 10, 1993. The applicant has eliminated two single family dwellings and consolidated the usable open space area to provide the swimming pool/sundeck amenities.

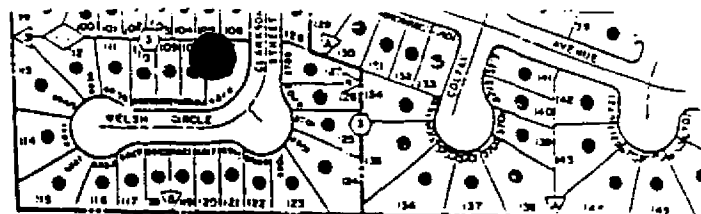
Planning Commission Recommendation: APPROVAL (4-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP



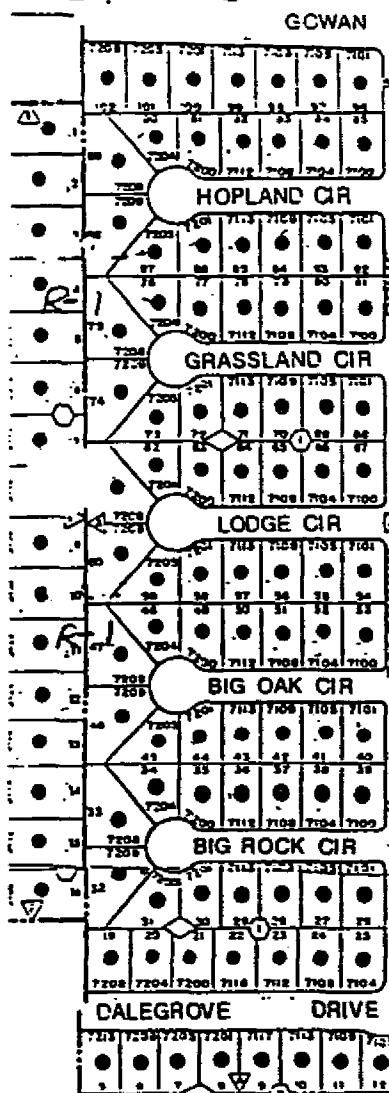
R.O.I.
R-3



Z-73-84
Z-133-77

R.O.I.
R-PD14

N



R.O.I.
R-3

R.O.I. R-3

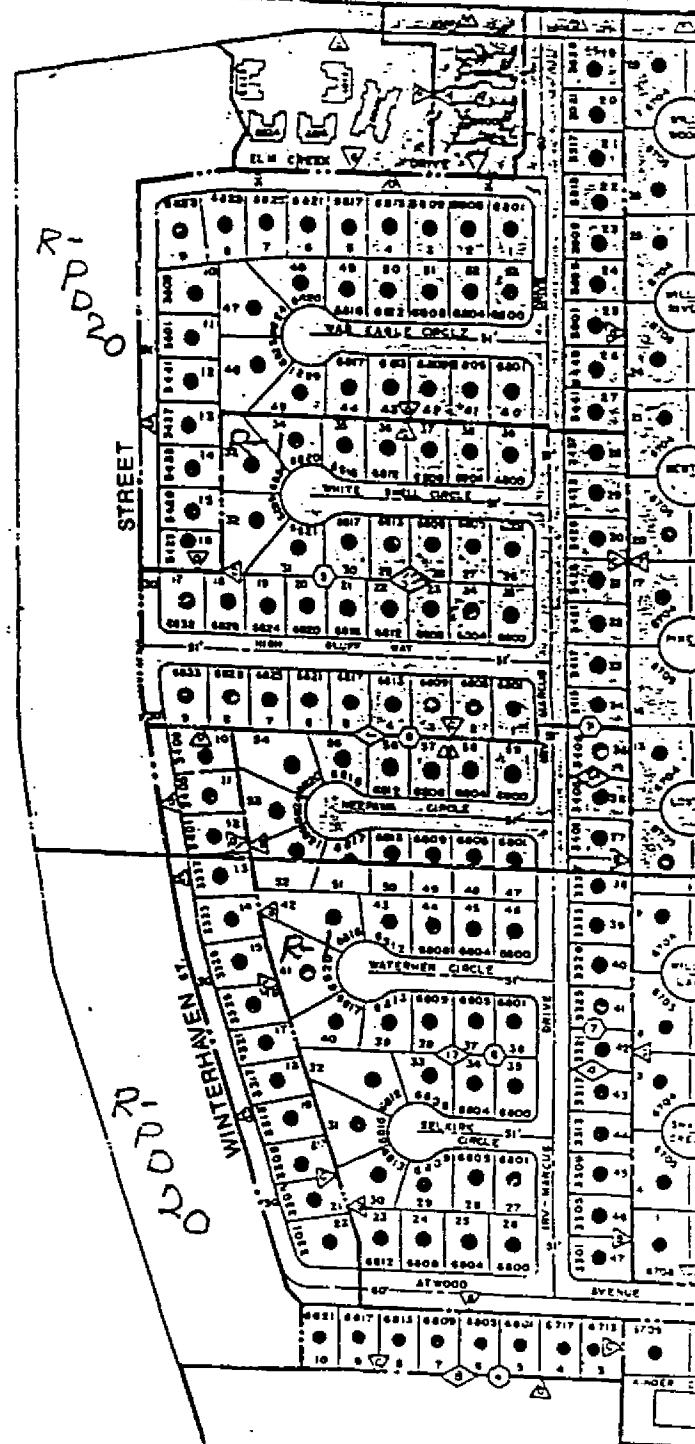
R-3

R-3

C-1

HIGHWAY

ORAN K GRAGSON



R.O.I.

STREET

R.O.I.

PLANNING COMMISSION

MEETING OF
JULY 22, 1993

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. PLOT PLAN REVIEW - Z-133-77 AND Z-73-84

Applicant: G O W A N 7
INVESTMENTS
Application: Proposed Single
F a m i l y
Condominiums
Location: Northeast
corner of Gowan
Road and
Dalecrest Drive
Zone: N-U (under
Resolution of
Intent to
R-PD18)

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. 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.
2. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.
3. All buildings shall be set back a minimum of 10 feet from all boundary property lines and a minimum of 6 feet shall be provided between the sides of adjacent residences as required by the Department of Community Planning and Development.
4. Non-garage parking shall only be allowed in the designated parking areas adjoining the 24 foot wide interior access

Segerblom -
APPROVED, subject to staff's conditions.
Unanimous
(Moffitt, Moran and Pippin excused)

MR. GENZER stated this request is for 96 single family detached condominiums arranged in clusters around private access drives. The proposed plot plan indicates a rectangular shaped parcel which borders the flood control channel along the east property line. The property will be improved with a six foot high decorative fence along the perimeter of the site and six foot high interior property line fences for individual dwellings. Vehicular circulation consists of a 50 foot wide two-way private drive entrance extending from Dalecrest Drive to the main 24 foot wide interior drive. The 24 foot interior drive will provide direct access to the individual garages and visitor parking areas. Pedestrian sidewalks provide access to the visitor parking, the swimming pool and the sundeck located in the center of the site. The building elevations indicate all four model plans are for two-story dwellings with stucco exterior walls with multi-pane windows and concrete "barrel" tile roofs. The proposed plot plan is a redesign of a previous plot plan which was denied by the Planning Commission on June 10, 1993. The applicant has eliminated two single family dwellings and consolidated the usable open space area to provide the swimming pool/sundeck amenities. Staff recommended approval, subject to the conditions.

DEWEY JONES, 3301 Spring Mountain Road, Suite 12, appeared and represented the applicant. He concurred with staff's conditions.

To be heard by the City Council on 8/18/93.

(7:37-7:40)

PLANNING COMMISSION

MEETING OF

JULY 22, 1993

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. Z-133-77 AND Z-73-84
(CONTINUED)

APPROVED - See Page 43

drives as required by the
Department of Public Works.

5. Dedicate 30 feet of right-of-
way for 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.

6. Construct half-street
improvements on Gowan Road
from the centerline of
Dalecrest Drive eastward
approximately 535 feet and on
Dalecrest Drive adjacent to
this site as required by the
Department of Public Works.

7. All access drive connections
to public streets shall be
designed, located and
constructed in accordance
with Standard Drawing #222a
as required by the Department
of Public Works.

8. All on-site private access
drives must meet the approval
of the Department of Fire
Services.

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

10. A Drainage Plan and Technical
Drainage Study must be
submitted to and approved by
the Department of Public
Works prior to issuance of a

PLANNING COMMISSION

MEETING OF
JULY 22, 1993

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. Z-133-77 AND Z-73-84
(CONTINUED)

APPROVED - See Page 43

building or grading permit or the recordation 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.

11. 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.

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

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

14. Conformance to the plot plan and building elevations as amended by the above conditions.

15. 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

July 27, 1993

Mr. M. Dewey Jones
Gowan 7 Investments
3301 W. Spring Mountain Road, #12
Las Vegas, Nevada 89102

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

Dear Mr. Jones:

Your request for a Plot Plan and Building Elevation Review regarding proposed single family condominiums, 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 July 22, 1993.

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

1. 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.
2. Construct a six foot high decorative wall along the perimeter property lines as required by the Department of Community Planning and Development.
3. All buildings shall be set back a minimum of 10 feet from all boundary property lines and a minimum of 6 feet shall be provided between the sides of adjacent residences as required by the Department of Community Planning and Development.
4. Non-garage parking shall only be allowed in the designated parking areas adjoining the 24 foot wide interior access drives as required by the Department of Public Works.
5. Dedicate 30 feet of right-of-way for 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.
6. Construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 535 feet and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.

- Continued -



TO: Mr. M. Dewey Jones
RE: Z-133-77 and Z-73-84

July 27, 1993
Page Two

7. All access drive connections to public streets shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. All on-site private access drives must meet the approval of the Department of Fire Services.
9. Provide designated fire lanes, security gate hardware and turning radii for the private drives as required by the Department of Fire Services.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation 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.
11. 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.
12. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
13. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
14. Conformance to the plot plan and building elevations as amended by the above conditions.
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. Provision of fire hydrants and water flow as required by the Department of Fire Services.
19. 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 -

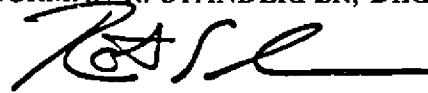
TO: Mr. M. Dewey Jones
RE: Z-133-77 and Z-73-84

July 27, 1993
Page Three

This item will be considered by the City Council on August 18, 1993, 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: Gowan 7 Investments
7381 Mission Hills Drive
Las Vegas, Nevada 89113

7/22/93 Planning Commission

C-6. **PLOT PLAN AND BUILDING ELEVATION REVIEW**
Z-133-77 AND Z-73-84
NOT A PUBLIC HEARING

Applicant: GOWAN 7 INVESTMENTS
Application: Proposed Single Family Condominiums
Location: Northeast corner of Gowan Road and Dalecrest Drive
Zone: N-U (under Resolution of Intent to R-PD18)
C.C.: 8/18/93 **Parcel No.:** 13810-601-004

APPLICATION REQUEST:

This request is for 96 single family detached condominiums arranged in clusters around private access drives.

BACKGROUND DATA:

- 12/21/77 The City Council approved R-PD18 (Residential Planned Development) zoning 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).
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- 6/10/93 The Planning Commission denied a Plot Plan and Building Elevation Review for a 100 unit townhouse project on this property.

DETAILS OF APPLICATION REQUEST:

Site Area	7.72 Acres			
Proposed Lots	96			
Density	12.4 SFUE/AC			
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Unit Type	Plan A	Plan B	Plan C	Plan D
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FINDINGS:

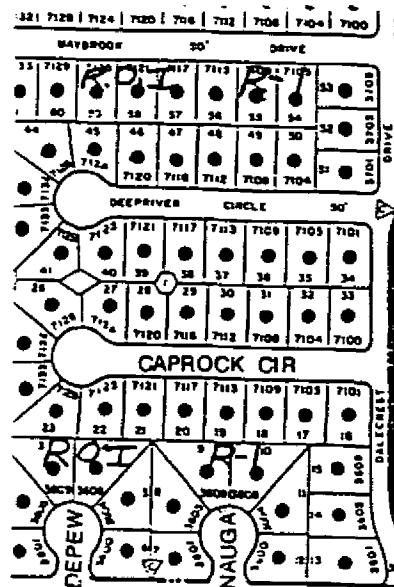
The proposed plot plan is a redesign of a previous plot plan which was denied by the Planning Commission on June 10, 1993. The applicant has eliminated two single family dwellings and consolidated the usable open space area to provide the swimming pool/sundeck amenities.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

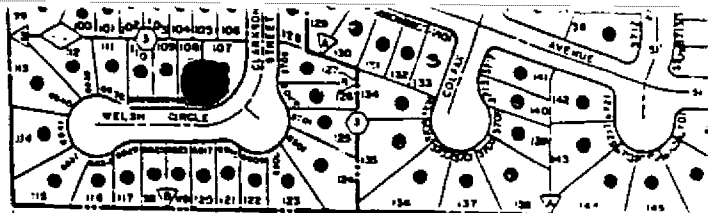
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14. Conformance to the plot plan and building elevations as amended by the above conditions.
15. Standard Conditions 6 - 8, 11 and 12.

PROTESTS: N/A

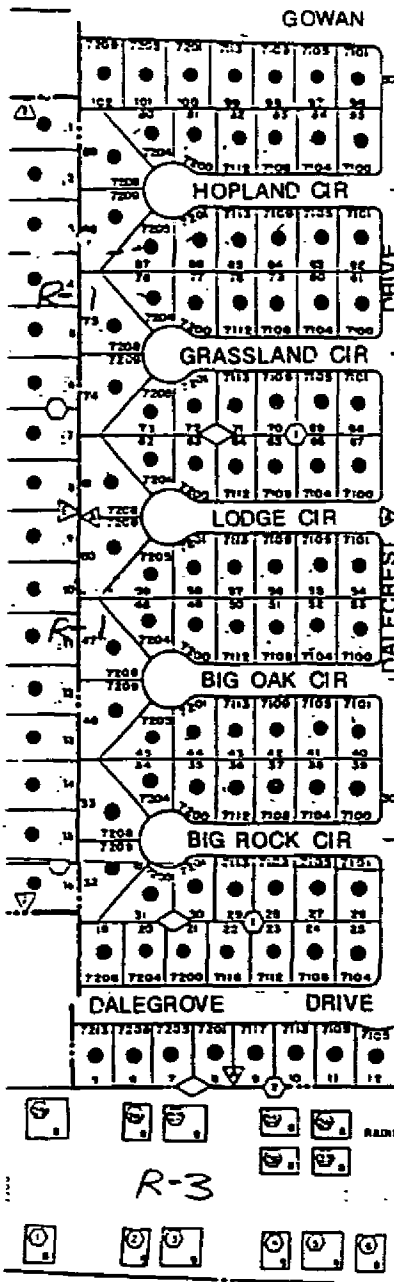


R.O.I.
R-3



Z-73-84
Z-133-77

R.O.I.
R-PD14



R.O.I.
R-3

R.O.I. R-3

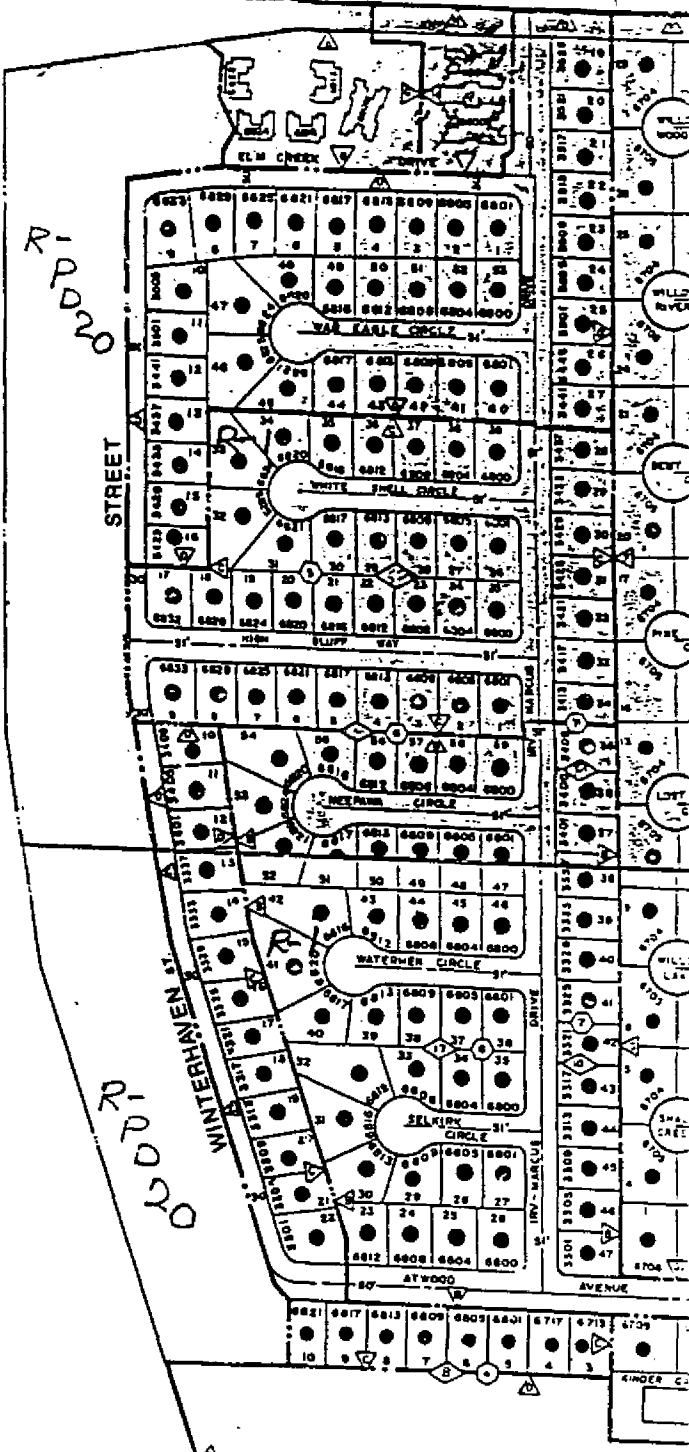
R-3

R-3

C-1

HIGHWAY

ORAN K GRAGSON



R-PD20

R-PD20

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

July 12, 1993

Mr. M. Dewey Jones
Gowan 7 Investments
3301 West Spring Mountain Road, #12
Las Vegas, Nevada 89102

RE: Z-133-77 and Z-73-84 - PLOT PLAN 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 July 22, 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,

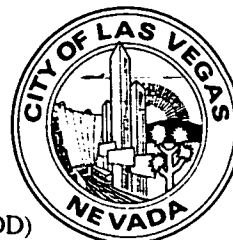
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:rlr

Enclosure

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



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

DATE

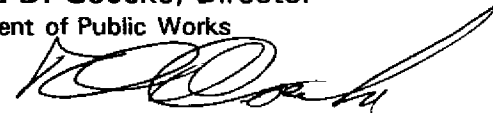
July 19, 1993

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan Review - ReRevised Plan dated 7/16/93
Z-133-77 & Z-73-84
Gowan 7 Investments
(NEC of Gowan Road/Dalecrest Drive)

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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first. Provide and improve as necessary all drainage easements/rights-of-way per the requirements of the approved Drainage Plan/Study.
3. Construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 535 feet and on Dalecrest Drive adjacent to this site as required by the Department of Public Works.
4. 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.
5. All onsite private access drives (they should not be called private streets) must meet the approval of the Department of Fire Services.
6. Site development to comply with all applicable conditions of approval for Z-133-77 and Z-73-84.

RECEIVED
JUL 20 11 13 AM '93
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

DATE: 7/2/93

INTER-OFFICE MEMORANDUM

TO: BUILDING & SAFETY - MIKE TRAASDAHL ✓
ELECTRICAL SERVICES - GEORGE FERRIS ✓
FIRE SERVICES - RICK LAZENBY ✓
PUBLIC WORKS - ED BYRGE ✓
LAND DEVELOPMENT - CHUCK TURK ✓
DOWNTOWN REDEVELOPMENT - BRAD PURCELL

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

SUBJECT:

PLOT PLAN REVIEW

APPLICANT: GOWAN 7 INVEST.

NUMBER: 2-133-77/2-73-84

COPIES TO:

A request has been received on the following described property:

NORTHEAST CORNER OF GOWAN RD. AND
DALECREST DR.

Parcel No.: 13810-601-004

Zone: N-U R-1 R-PD18

Proposed Use: SFD CONDOS

CITY PLANNING COMMISSION MEETING: 7/22/93

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

Attachment: (Plot Plan)

07/07/93

08:17:51:84

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

CASE Z 133 77 - 11 BZA-CC-PCOMM (BCP) P MEETING DATE 07/22/93
ITEM # ACCEPTED 06/28/93 PUBLIC HEARING BY BEN
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 FOR PROPOSED SINGLE FAMILY HOMES.

A P P L I C A N T

PARCEL# 13810 601 004 MORE? N

GOWAN 7 INVESTMENTS

GOWAN 7 INVESTMENTS

MR. M. DEWEY JONES #253-6210

7381 MISSION HILLS DR

3301 W. SPRING MOUNTAIN RD. #12

LAS VEGAS NV 89113

LAS VEGAS, NEV. 89102

PT SW4 NE4 SEC 10-20-60

P R O P O S E D U S E

SINGLE FAMILY HOMES

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

07/07/93

09:22:03:65

P A R C E L F I L E

PARCEL 13810 601 004 THROUGH
LAST UPDATE 06/15/93 ZIP
GEOGRAPHIC PT SW4 NE4 10 20 60
DOCUMENT # 89062100355-1-F 6/21/89
200 SCALE MAP NO L-10-4
WARD 0

GOWAN 7 INVESTMENTS
7381 MISSION HILLS DR
LAS VEGAS NV 89113
PT SW4 NE4 SEC 10-20-60

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	N-U				BMG 7/07/93
ROI ZONING FILE	Z-133-77		EXPIRATION		BMG 7/07/93
ROI ZONING	R-PD18				
ZONING FILE	Z-73-84		Z-133-77		
USE PERMIT FL					
VARIANCE 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

07/07/93

09:41:09:91

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

CASE Z 133 77 - 11 BZA-CC-PCOMM (BCP) P MEETING DATE 07/22/93

ITEM # ACCEPTED 06/28/93 PUBLIC HEARING

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

PLOT PLAN REVIEW FOR PROPOSED SINGLE FAMILY HOMES.

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

NORTHEAST CORNER OF GOWAN RD. AND DALECREST DR.

200 SCALE MAP# L-10-4 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS:

UPDATE

PRINT

PAGE 3

PAGE 1

BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name GOWAN 7 INVESTMENTS c/o ROBERT DAVIS
(Owner of Record) Address 7381 MISSION HILLS DRIVE, LAS VEGAS, NV. 89113
Phone No. _____

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

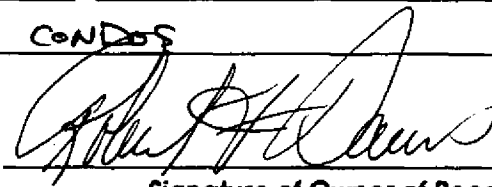
Assessor's Parcel Number: 13810-601-009
280-700-018

File No: 2-73-84 & 2-133-77 Zoning District: N-U (POI R-PD18)

LAND USE: Existing RPD-18 VACANT
Proposed RPD-12-7 SFD CONDOS

6-28-93

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
	<u>2-73-84</u>	<u>APPROVED</u>	<u>12/5/89</u>
	<u>2-133-77</u>	<u>APPROVED</u>	<u>12/21/77</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: Ben Date: 6/22/93

General Receipt No. 190925 Case No. 2-133-77-2-73-84

P/C Date: 2/22/93 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Eight copies of the plot plan (If a 24" by 36" sheet size is used, seven must be folded into 8 1/2" by 14" and one must be rolled;) and
- C. 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.**

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.**