

Planning & Development Department
Scanning Cover Sheet

Case No Z-0133-77 (23)

APN 138-10-613-058

Location NEC of Gowan & Dalecrest

Applicant Ronald R. Sinclair, et al

Subject

Plot Plan review and Building Elevation
review.



1 2 3 4 5 6

2-133-77

FILE HISTORY

DATE	ACTION	INI
12/8	DENIED by P.C.	KC
12/21	APPROVED by CC (see Conditions)	KC
11/9/78	-P.C. - Rescind EOI - Approved - see ltr in file	bj
12/6/78	C.C. - Approved - see letter in file from City Clerk	bjk
5-14-81	P.C. - DENIED - PPR -	ce
2/10/82	P.C. - P.P.R. - 2 OFF-PREMISE SIGNS -	
11-12-87	PC - Approved	ek
12-22-87	PC - Abeyance	ek
1-14-88	PC Approved	ek
4-19-88	Permit Signed 3300 N. TENAYA	
5/19/88	26 CARPORTS PERMIT ISSUED	JMD
12/14/88	SIGNED BUS-LIC. FOR RAINBOW RIDGE APARTMENTS 3300 N. TENAYA WAY (232 UNITS)	KC
1/10/91		
1/10/91	PC App	
1/15/91	Signed permit for Temp. Sales Trailer	Le
10-22-91	PC: Approved	JK
3/10/92	PERMITS SIGNED FOR TARGET STORE	JH
4/18/92	PERMITS SIGNED FOR REBEL GYS	SH
8/25/92	FINAL CO TARGET + REBEL ORD	B
10-8-92	PC: Approved	ML

FILE HISTORY

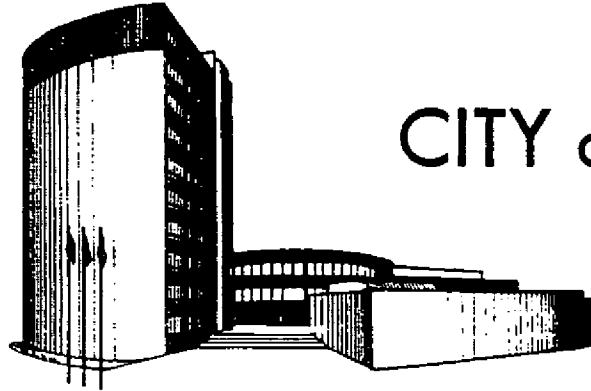
FILE NO.: 2-133-77(23)

1-13-94	DC	Approved	mh
2-2-94	CC	App	
11/7/94		PERMITS SIGNED 3 CONDOS + POOL 3600 FAIRVIEW DR - GEN. SITE	

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 14, 1994

Ronald R. Sinclair, Et Al
P.O. Box 42328
Las Vegas, Nevada 89116

RE: Z-73-84(5) AND Z-133-77(23) - 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 condominium project on property located on the northeast corner of Dalecrest Drive and Gowan Road, in Zoning District N-U Zone (under Resolution of Intent to R-PD18), subject to:

1. Construct a six foot high decorative wall along the north property line as required by the Department of Community Planning and Development.
2. All buildings shall be set back a minimum of 15 feet from the west, north and east property lines, 10 feet from the south property line and a minimum of 10 feet shall be provided between buildings as required by the Department of Community Planning and Development.
3. Install evergreen landscaping along the east side of the site adjacent to the final location of the drainage easement.
4. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.
6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.



Ronald R. Sinclair, Et Al
Z-73-84(5) AND Z-133-77(23) - PLOT PLAN AND BUILDING ELEVATION REVIEW
Page Three

18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
19. Satisfaction of City Code requirements and design standards of all City departments.
20. Approval of the parking and driveway plans by the Traffic Engineer.
21. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
22. Provision of fire hydrants and water flow as required by the Department of Fire Services.
23. 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 JLS

/vwd

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

Brechler/Bell Engineering
19 West Brooks Avenue, Suite 3
North Las Vegas, Nevada 89030

CITY COUNCIL

MEETING OF

FEBRUARY 2, 1994

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

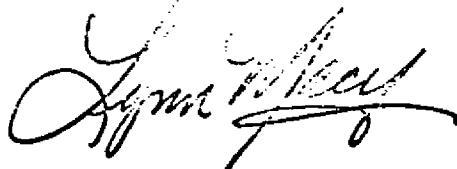
Item
Number**DISCUSSION/ACTION ITEMS**COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)PLOT PLAN AND BUILDING ELEVATION
REVIEWZ-73-84(5) and Z-133-77(23) - Ronald
R. Sinclair, Et AlRequest for a Plot Plan and Building
Elevation Review of a proposed
condominium project on property
located on the northeast corner of
Dalecrest Drive and Gowan Road, N-U
Zone (under Resolution of Intent to
R-PD18).

Staff Recommendation: APPROVAL

Ward 4 (Higginson)

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

1. Construct a six foot high decorative wall along the north property line as required by the Department of Community Planning and Development.
2. All buildings shall be set back a minimum of 15 feet from all boundary property lines and a minimum of 10 feet shall be provided between buildings as required by the Department of Community Planning and Development.
3. Install evergreen landscaping along the east side of the site adjacent to the final location of the drainage easement.



HIGGINSON - APPROVED subject to conditions amending condition No. 2 to allow a minimum 10 foot building setback from the south property line (Gowan Road), and an additional condition to contribute \$5,000 toward a traffic signal at Gowan and Tenaya - UNANIMOUS

Clerk to notify and Planning to proceed

RONALD SINCLAIR, 3100 Mead, appeared representing the applicant.

COUNCILMAN HIGGINSON asked MR. SINCLAIR if he was aware and in agreement with the condition to contribute \$5,000 to partially fund a traffic signal at the intersection of Gowan and Tenaya prior to the issuance of building or off-site permits for recordation of the final map. MR. SINCLAIR responded in the affirmative, however, asked if the amount was appropriate for the number of units that are being built. COUNCILMAN HIGGINSON stated staff determines the appropriate amounts.

COUNCILMAN HIGGINSON stated he sympathizes with the property owners surrounding the subject site, however, the only possible access to a public street, which is required by law, is off Dalecrest.

MR. SINCLAIR confirmed that Condition No. 2 would not affect the side setback on the building in the southwest most corner of the project where it might have a side setback of 10 feet. NORMAN STANDERFER, Community Planning and Development, indicated the matter was discussed with staff and stated there would be no problem in allowing the 10 foot setback where it abuts the side of the overpass.

There was no further discussion.

(2:38 - 2:43)

CITY COUNCIL

MEETING OF

FEBRUARY 2, 1994

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

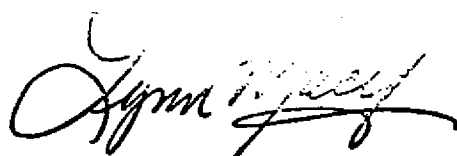
ACTION

**Item
Number****DISCUSSION/ACTION ITEMS**
COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

APPROVED - See Page 65.

PLOT PLAN AND BUILDING ELEVATION
REVIEW**Z-73-84(5) and Z-133-77(23) - Ronald**
R. Sinclair, Et Al (continued)

4. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.
6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.
7. The main access driveway from this site to Dalecrest Drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.



CITY COUNCIL

MEETING OF

FEBRUARY 2, 1994

City of Las Vegas

AGENDA & MINUTES

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

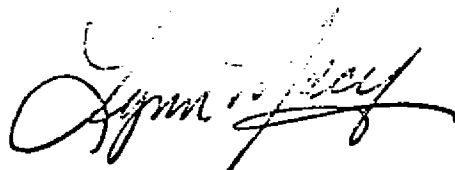
ACTION

Item
Number**DISCUSSION/ACTION ITEMS**
COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

APPROVED - See Page 65.

PLOT PLAN AND BUILDING ELEVATION
REVIEWZ-73-84(5) and Z-133-77(23) - Ronald
R. Sinclair, Et Al (continued)

8. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.
9. 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 all drainage easements recommended in the approved drainage plan/study and construct all recommended drainage improvements.
10. Provide a directory map of the complex at the entrance to the development. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
11. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.



FEBRUARY 2, 1994

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ACTION

Item Number	DISCUSSION/ACTION ITEMS COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)	APPROVED - See Page 65.
	<u>PLOT PLAN AND BUILDING ELEVATION REVIEW</u>	
	<u>Z-73-84(5) and Z-133-77(23) - Ronald R. Sinclair, Et Al (continued)</u>	
	12. The final design of the project shall be determined at the time of the approval of the Tentative Map.	
	13. Conformance to the plot plan as amended by the above conditions.	
	14. Conformance to the building elevations.	
	15. Standard Condition Nos. 3 - 8, 11 and 12.	
		

FEBRUARY 2, 1994

Date: _____

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-73-84(5) and Z-133-77(23) Ronald R. Sinclair, Et Al

PURPOSE/BACKGROUNDAPPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review of 136 condominium units on a 7.72 acre parcel at a residential density of 17.62 units per acre.

BACKGROUND DATA:

12/21/77	The City Council approved R-1, R-3, R-PD18 and C-1 zoning for this site as part of a larger request (Z-133-77).
12/05/84	The City Council approved R-PD18 zoning for a portion of this site (Z-73-84).
8/18/93	The City Council approved a request for Plot Plan and Building Elevation Review (Z-133-77 & Z-73-84).

DETAILS OF APPLICATION REQUEST:

Site Area	7.72 Acres
Number of Units	136
Number of Buildings	13
Size of Units	1,130 Square Feet
No. of Bedrooms/Baths	2/2
Height of Structures	2 Stories

The proposed plot plan indicates that the site will contain 13 two-story buildings within the complex. Access to the site is provided by two driveway connections to Dalecrest Drive; the northern drive is designated for exiting the project. Each unit has a two car garage to the rear which serves both the first and second floor condominiums. All of the enclosed garages front on interior driveways within the project. An additional 95 uncovered parking spaces are provided for resident and visitor parking. Landscaping is provided between the buildings and along the north, south and west boundaries of the site. No existing or proposed block walls are indicated on the plot plan.

Recreational amenities include a pool and cabana centrally located within the development. An 80 foot wide drainage easement exists along the eastern boundary of the site and US 95. The elevations depict plaster stucco exteriors with concrete tile roofs.

TO: The City Council

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

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-73-84(5) and Z-133-77(23) Ronald R. Sinclair, Et Al

PURPOSE/BACKGROUND

FINDINGS:

Staff feels that a more detailed landscaping plan should be approved by the Department of Community Planning and Development prior to the issuance of permits for construction for the site.

Staff also recommends that a six foot high decorative wall be constructed around the perimeter of the property to provide separation from the freeway and the R-3 zoned property to the north.

Planning Commission Recommendation: APPROVAL (7-0 vote)

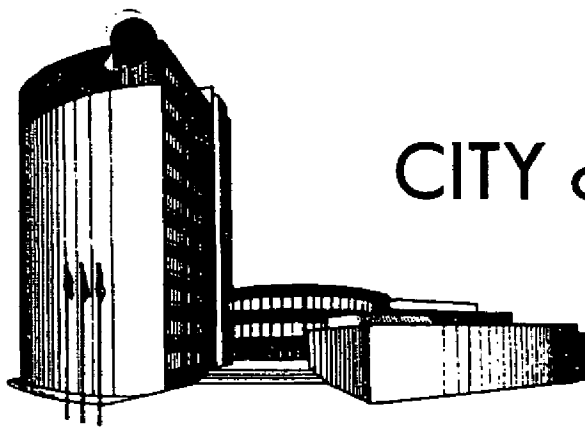
Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 19, 1994

Ronald R. Sinclair, Et Al
P. O. Box 42328
Las Vegas, Nevada 89116

RE: Z-73-84(5) AND Z-133-77(23) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review of a proposed condominium project on property located on the northeast corner of Dalecrest Drive and Gowan Road, N-U Zone (under Resolution of Intent to R-PD18), was considered by the Planning Commission on January 13, 1994.

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

1. Construct a six foot high decorative wall along the north property line as required by the Department of Community Planning and Development.
2. All buildings shall be set back a minimum of 15 feet from all boundary property lines and a minimum of 10 feet shall be provided between buildings as required by the Department of Community Planning and Development.
3. Install evergreen landscaping along the east side of the site adjacent to the final location of the drainage easement.
4. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.
6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.
7. The main access driveway from this site to Dalecrest Drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

- Continued -



TO: Ronald R. Sinclair, Et Al
RE: Z-73-84(5) and Z-133-77(23)

January 19, 1994
Page Two

8. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.
9. 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 all drainage easements recommended in the approved drainage plan/study and construct all recommended drainage improvements.
10. Provide a directory map of the complex at the entrance to the development. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
11. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
12. The final design of the project shall be determined at the time of the approval of the Tentative Map.
13. Conformance to the plot plan as amended by the above conditions.
14. Conformance to the building elevations.
15. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
16. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
18. Satisfaction of City Code requirements and design standards of all City departments.
19. Approval of the parking and driveway plans by the Traffic Engineer.
20. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

TO: Ronald R. Sinclair, Et Al
RE: Z-73-84(5) and Z-133-77(23)

January 19, 1994
Page Three

21. Provision of fire hydrants and water flow as required by the Department of Fire Services.
22. 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.

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: Brechler/Bell Engineering
19 West Brooks Avenue, Suite 3
North Las Vegas, Nevada 89030

PLANNING COMMISSION

MEETING OF

JANUARY 13, 1994

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS - 400 EAST STEWART AVENUE

ITEM

ACTION

C-8. Z-73-84(5) and Z-133-77(23)
Ronald R. Sinclair, Et Al

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

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall along the north property line as required by the Department of Community Planning and Development.
2. All buildings shall be set back a minimum of 15 feet from all boundary property lines and a minimum of 10 feet shall be provided between buildings as required by the Department of Community Planning and Development.
3. Realign the entrance to the development with Caprock Circle.
4. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street

Moran -
APPROVED, subject to staff's conditions with Condition No. 3 deleted and with drought tolerant landscaping along the east side of the site adjacent to the final location of the drainage easement
Unanimous

MR. GENZER stated this request is for a Plot Plan and Building Elevation Review of 136 condominium units on a 7.72 acre parcel at a residential density of 17.62 units per acre. The proposed plot plan indicates that the site will contain 13 two-story buildings within the complex. Access to the site is provided by two driveway connections to Dalecrest Drive; the northern drive is designated for exiting the project only. Each unit has a two car garage to the rear which serves both the first and second floor condominiums. All of the enclosed garages front on interior driveways within the project. An additional 95 uncovered parking spaces are provided for resident and visitor parking. Landscaping is provided between the buildings and along the north, south and west boundaries of the site. No existing or proposed block walls are indicated on the plot plan. Recreational amenities include a pool and cabana centrally located within the development. An 80 foot wide drainage easement exists along the eastern boundary of the site and US 95. The elevations depict plaster stucco exteriors with concrete tile roofs. Staff has concerns regarding access to the site and the landscaping depicted within the project. The entry into the development should be moved so that it is in alignment with Caprock Circle in order to facilitate smooth traffic flow in and out of the site. A second concern is the landscaping shown on the site. Staff feels that a more detailed landscaping plan should be approved by the Department of Community Planning and Development prior to the issuance of permits for construction for the project. Staff also recommends that a six foot high decorative wall be constructed around the perimeter of the property to provide a

PLANNING COMMISSION

MEETING OF

JANUARY 13, 1994

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8. Z-73-84(5) AND Z-133-77(23)
(Continued)

improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.

6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.

7. The main access driveway from this site to Dalecrest Drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.

9. 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 all drainage easements recommended in the approved drainage plan/study and construct all recommended drainage improvements.

separation from the freeway and the R-3 zoned property to the north. Staff recommended approval, subject to the conditions.

ALLEN BELL, Brechler & Bell Engineers, Inc., 19 West Brooks, North Las Vegas, appeared and represented the applicant. There is no 80 foot wide drainage easement along the eastern boundary as indicated by staff. It will take approximately 80 feet to accommodate the water flows. In the future when the additional flood facilities are built upstream that will be reduced. Therefore, they do not want to build a block wall along their eastern boundary between this development and the freeway as they may be able to take advantage of additional green space when that drainage area goes down. Secondly, he was concerned about the realignment of the driveway. It is approximately the same distance from Caprock Circle to this entrance as it is from the next street north, Deep River Circle to Caprock Circle. Additionally, the sewer which was stubbed for this property is aligned approximately with the driveway. There is a 20 foot setback on all buildings. The southeastern building is 15 feet from a triangular piece of property to about 60 feet from Gowan Road.

MR. GENZER said there would not be a problem changing the setback from 20 feet to 15 feet as requested. The realignment of the entry drive can be eliminated. Condition No. 1 regarding the six foot high decorative wall can be eliminated. The main concern is the north property line adjacent to the R-3 property. The developer can determine where he wants to put block walls. Staff would be agreeable to having an open landscaped view into the project along Dalecrest Drive.

COMMISSIONER MORAN was concerned about this project being open along the Oran K. Gragson Highway.

ALLEN BELL said there is an existing chain link fence along the highway right-of-way. There will be a drainage channel along there.

PLANNING COMMISSION

MEETING OF

JANUARY 13, 1994

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8. Z-73-84(5) AND Z-133-77(23)
(Continued)

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

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

12. The final design of the project shall be determined at the time of the approval of the Tentative Map.

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

14. Conformance to the building elevations.

15. Standard Condition Nos. 3 - 8, 11 and 12.

PROTESTS: N/A

They just want a chain link fence which will be easier to take down. When the drainage channel is reduced they won't have to take down an expensive block wall to expand their green area into that additional property.

COMMISSIONER MORAN felt there should be some landscaping and not just a chain link fence.

MR. GENZER said the chain link fence belongs to the State.

ALLEN BELL said there will be a row of landscaping along the eastern boundary about 80 feet from the State's chain link fence.

To be heard by the City Council on 2/2/94.
(9:00-9:09)

- C-8. Z-73-84(5) and Z-133-77(23) - Ronald R. Sinclair, Et Al - Request for a Plot Plan and Building Elevation Review of a proposed condominium project on property located on the northeast corner of Dalecrest Drive and Gowan Road, N-U Zone (under Resolution of Intent to R-PD18), Parcel No.: 138-10-601-004

Not A Public Hearing

C.C.: 2/2/94

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review of 136 condominium units on a 7.72 acre parcel at a residential density of 17.62 units per acre.

BACKGROUND DATA:

- 12/21/77 The City Council approved R-1, R-3, R-PD18 and C-1 zoning for this site as part of a larger request (Z-133-77).
- 12/05/84 The City Council approved R-PD18 zoning for a portion of this site (Z-73-84).
- 8/18/93 The City Council approved a request for Plot Plan and Building Elevation Review (Z-133-77 & Z-73-84).

DETAILS OF APPLICATION REQUEST:

Site Area	7.72	Acres
Number of Units	136	
Number of Buildings	13	
Size of Units	1,130	Square Feet
Number of Bedrooms/Baths	2/2	
Height of Structures	2	Stories

The proposed plot plan indicates that the site will contain 13 two-story buildings within the complex. Access to the site is provided by two driveway connections to Dalecrest Drive; the northern drive is designated for exiting the project. Each unit has a two car garage to the rear which serves both the first and second floor condominiums. All of the enclosed garages front on interior driveways within the project. An additional 95 uncovered parking spaces are provided for resident and visitor parking. Landscaping is provided between the buildings and along the north, south and west boundaries of the site. No existing or proposed block walls are indicated on the plot plan.

Recreational amenities include a pool and cabana centrally located within the development. An 80 foot wide drainage easement exists along the eastern boundary of the site and US 95. The elevations depict plaster stucco exteriors with concrete tile roofs.

FINDINGS:

Staff has concerns regarding access to the site and the landscaping depicted within the project. The entry into the development should be moved so that it is in alignment with Cap Rock Circle in order to facilitate smooth traffic flow in and out of the site. A second concern is the landscaping shown on the site, staff feels that a more detailed landscaping plan should be approved by the Department of Community Planning and Development prior to the issuance of permits for construction for the site.

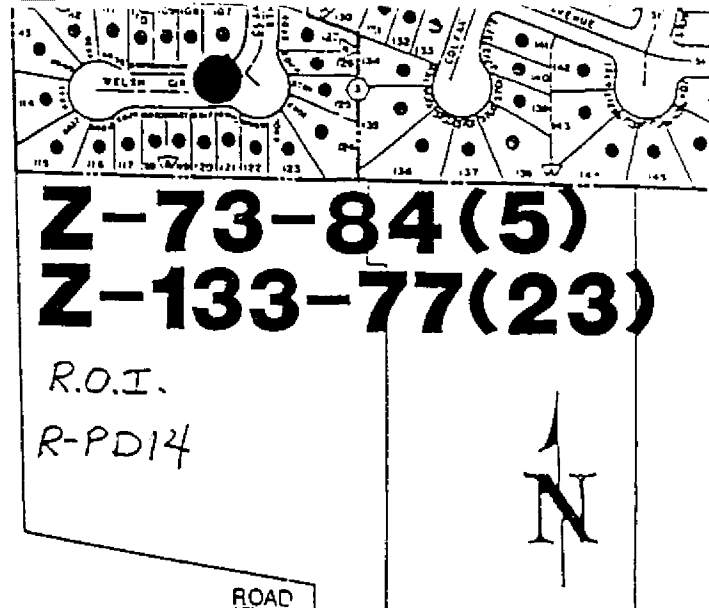
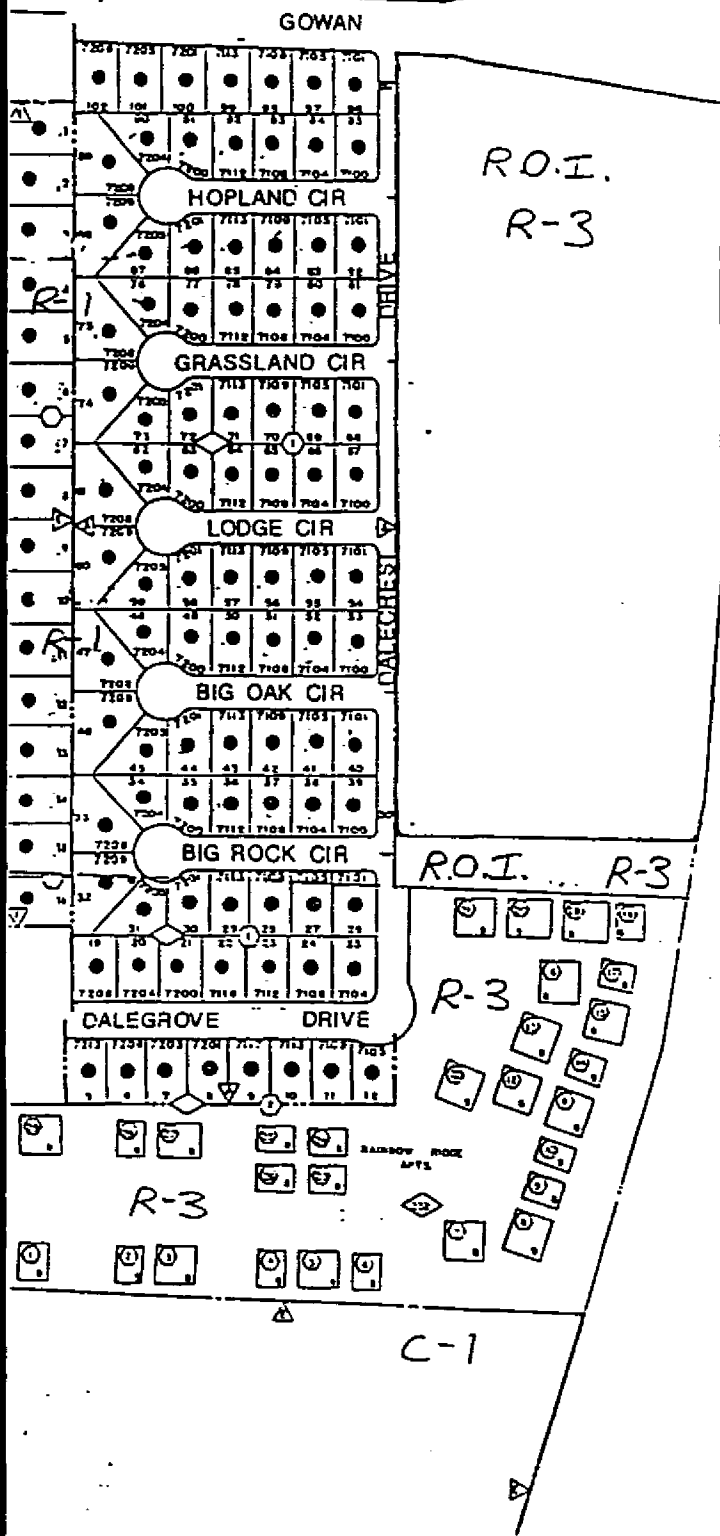
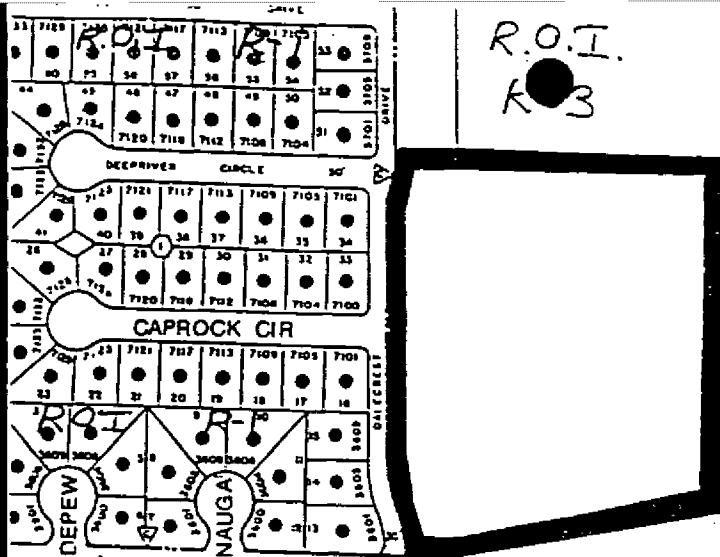
Staff also recommends that a six foot high decorative wall be constructed around the perimeter of the property to provide separation from the freeway and the R-3 zoned property to the north.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall around the perimeter of the property as required by the Department of Community Planning and Development.
2. All buildings shall be set back a minimum of 20 feet from all boundary property lines and a minimum of 10 feet shall be provided between buildings as required by the Department of Community Planning and Development.
3. Realign the entrance to the development with Cap Rock Circle.
4. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive and a 20 foot radius on the northeast corner of Dalecrest Drive and Gowan Road as required by the Department of Public Works.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.
6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.
7. The main access driveway from this site to Dalecrest Drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.

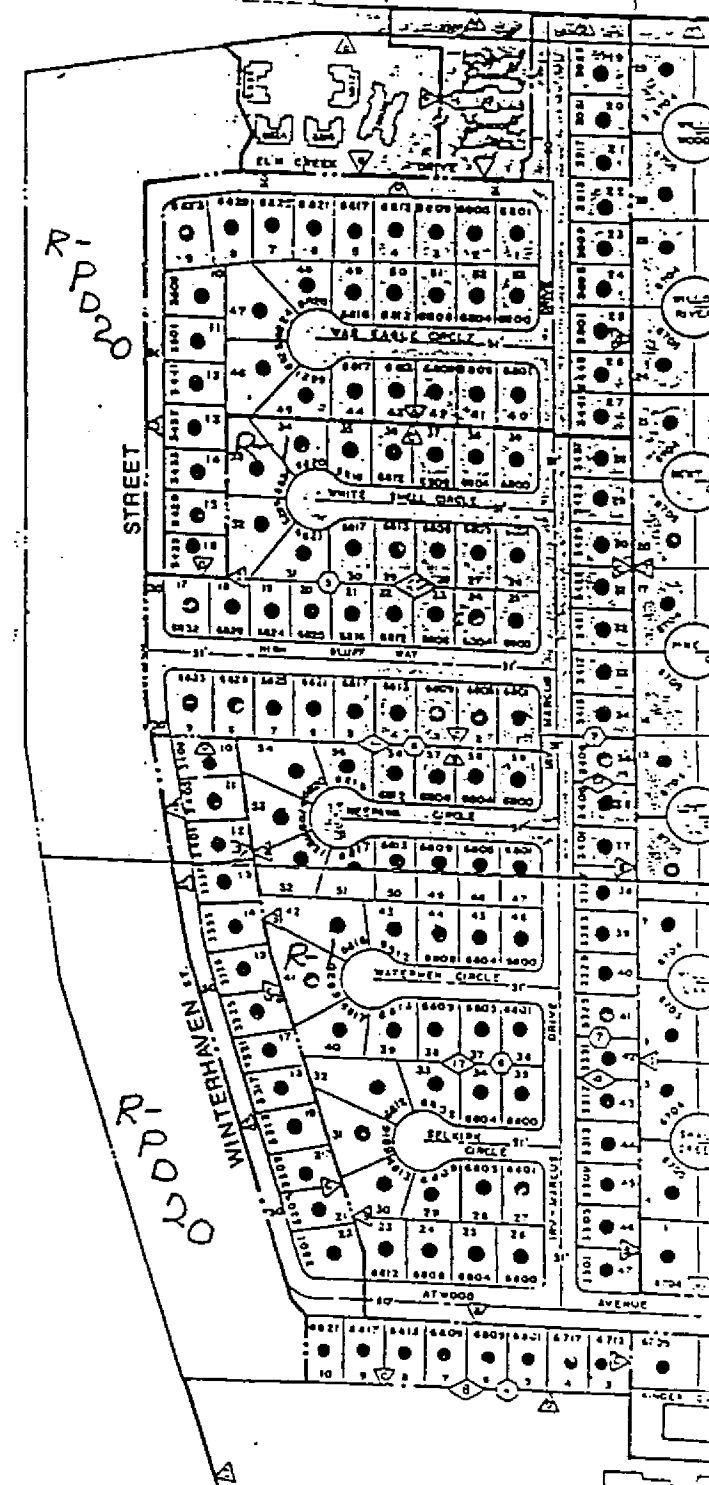
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first. Provide all drainage easements recommended in the approved drainage plan/study and construct all recommended drainage improvements.
10. Provide a directory map of the complex at the entrance to the development. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
11. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
12. The final design of the project shall be determined at the time of the approval of the Tentative Map.
13. Conformance to the plot plan as amended by the above conditions.
14. Conformance to the building elevations.
15. Standard Condition Nos. 3 - 8, 11 and 12.

PROTESTS: N/A



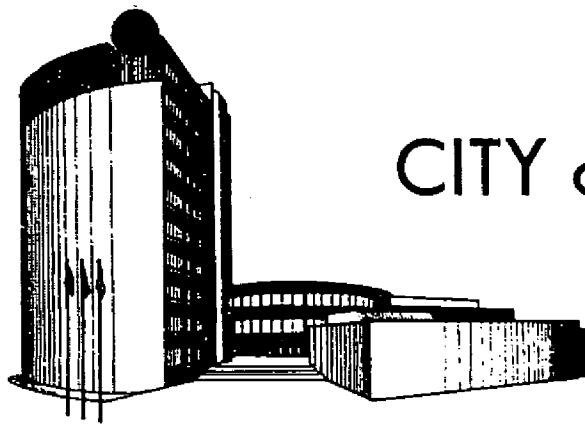
HIGHWAY

ORAN K GRAGSON



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

January 3, 1994

Ronald R. Sinclair, Et Al
P. O. Box 42328
Las Vegas, Nevada 89116

RE: Z-73-84(5) AND Z-133-77(23) - 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: Brechler/Bell Engineering
19 West Brooks Avenue, Suite 3
North Las Vegas, Nevada 89030



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

DATE

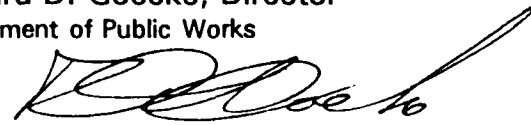
January 7, 1994

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(23) & Z-73-84(5)
Ronald R. Sinclair, et al

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. Dedicate 30 feet of right-of-way adjacent to this site for Dalecrest Drive 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 all drainage easements recommended in the approved drainage plan/study and construct all recommended drainage improvements.
3. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.
4. Construct half-street improvements on Dalecrest Drive adjacent to this site and construct half-street improvements on Gowan Road from the centerline of Dalecrest Drive eastward approximately 550 feet to coincide with the east property line of this site as required by the Department of Public Works.
5. The main access driveway from this site to Dalecrest Drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. No parking shall be allowed on any interior private access drives. The design and layout of all interior private access drives shall meet the approval of Fire Services prior to the issuance of any permits.

RECEIVED
DEPT. OF PUBLIC WORKS

JAN 10 11 27 AM '94

RECEIVED

MEMO

DATE 12-27-93

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Z-133-77(23) & Z-73-84(5) Donald Sinclair, Et Al

1. NO OBJECTIONS.
2. X 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 Fire lanes to be designated by Fire Services

② Provide minimum turning radii for emergency vehicles at all corners.

Rich Lundy
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED
Dec 28 10 45 AM '93
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 REVIEW	
APPLICANT: RONALD R. SINCLAIR, ET AL	
FILE NUMBER: Z-133-77(23) AND Z-73-84(5)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF DALECREST DRIVE AND GOWAN ROAD

PARCEL NO.: 138-10-601-004

ZONE: N-U (UNDER RESOLUTION OF INTENT TO R-PD18)

PROPOSED USE: CONDOMINIUMS

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

RECEIVED
DEC 23 9 40 AM '93
PLANNING DEPT

**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 REVIEW		
APPLICANT:	RONALD R. SINCLAIR, ET AL		
FILE NUMBER:	Z-133-77(23) AND Z-73-84(5)		

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NORTHEAST CORNER OF DALECREST DRIVE AND GOWAN ROAD

PARCEL NO.: 138-10-601-004

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PROPOSED USE: CONDOMINIUMS

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: 5%;">-</td><td style="width: 45%;">JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES</td><td>-</td><td>GEORGE FERRIS</td></tr><tr><td>FLOOD CONTROL</td><td>-</td><td>TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT</td><td>-</td><td>CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY</td><td>-</td><td>ED BYRGE</td></tr><tr><td>SANITARY SEWERS</td><td>-</td><td>MARK OWENS</td></tr><tr><td>SURVEY</td><td>-</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>-</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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SANITARY SEWERS	-	MARK OWENS																							
SURVEY	-	RITA LUMOS																							
TRAFFIC ENGINEERING	-	GLENN GRAYSON																							
SUBJECT: PLOT PLAN REVIEW																									
APPLICANT: RONALD R. SINCLAIR, ET AL																									
FILE NUMBER: Z-133-77(23) AND Z-73-84(5)																									

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PARCEL NO.: 138-10-601-004

ZONE: N-U (UNDER RESOLUTION OF INTENT TO R-PD18)

PROPOSED USE: CONDOMINIUMS

PLEASE RETURN TO JOHN McNELLIS BY: DECEMBER 28, 1993

CITY PLANNING COMMISSION MEETING: JANUARY 13, 1994

ATTACHMENT: PLOT PLAN

12/15/93

15:03:53:42

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

CASE 2 133 77 - 23 BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

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

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 CONDOMINIUMS.

A P P L I C A N T

RONALD SINCLAIR ET AL

POB 42328

L.V., NV. 89116

592-9507

PARCEL# 13810 601 004 MORE? N

SINCLAIR RONALD R ETAL

P O BOX 42328

LAS VEGAS NV 89116

PT SW4 NE4 SEC 10 20 60

P R O P O S E D U S E

CONDOMINIUMS

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

12/15/93

15:07:52:64

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

CASE Z 133 77 - 23 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 REVIEW OF PROPOSED CONDOMINIUMS.

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

N.E. CONER OF DALECREST DR. AND GOWAN RD.

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

MAP NAME

CC: BRECHLER/BELL ENG.

SUBD:

19 W. BROOKS AVE. STE. C

N.L.V., NV. 89030

642-5362

NOTICE:

COMMENTS: SEE ALSO Z-73-84(5)

UPDATE

PRINT

ZACT3

ZACT1

BACK

12/15/93

15:21:30:82

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

CASE Z 73 84 - 5 BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

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

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 CONDOMINIUMS.

A P P L I C A N T

PARCEL# 13810 601 004 MORE? N

RONALD SINCLAIR ET AL

SINCLAIR RONALD R ETAL

POB 42328

P O BOX 42328

L.V., NV. 89116

LAS VEGAS NV 89116

642-5362

PT SW4 NE4 SEC 10 20 60

P R O P O S E D U S E

CONDOMINIUMS

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

12/15/93

15:23:14:25

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

CASE Z 73 84 - 5 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 REVIEW OF PROPOSED CONDOMINIUMS.

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

N.E. CORNER OF DALECREST ^{Drive} AND GOWAN RD.

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

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS: SEE ALSO Z-133-77(23)

UPDATE

PRINT

ZACT3

ZACT1

BACK

12/15/93

15:13:59:13

P A R C E L F I L E

PARCEL	138 10 601 004 THROUGH	SINCLAIR RONALD R ETAL
LAST UPDATE	12/14/93	P O BOX 42328
GEOGRAPHIC	PT SW4 NE4 10 20 60	LAS VEGAS NV 89116
DOCUMENT #	93111201466-3-F 11/12/93	PT SW4 NE4 SEC 10 20 60
200 SCALE MAP NO	L-10-4	
WARD	0	

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					

PPR TO P.C. 1/13/94 FOR CONDO'S

12/15/93

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 Ron R. Sinclair
(Owner of Record) Address P.O. Box 42328, Las Vegas, NV 89116
Phone No. 592-9507

AGENT: Name Brechler & Bell Consulting Engineers, Inc.
Address 19 West Brooks Ave., Suite C, North Las Vegas, NV 89030
Phone No. 642-5362

Assessor's Parcel Number: 138-10-601-004
File No: Z-133-77 & Z-73-84 Zoning District: R-PD18

LAND USE: Existing Undeveloped
Proposed Condominium Complex

12/14/93

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
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. _____ Flood Zone "A" _____ Yes _____ No

In Downtown Redevelopment Area? _____ Yes _____ No

Special Notice Required? _____ Yes _____ No

If YES _____

Checked By: MPD Date: 12/14/93

General Receipt No. 206711 Case No. Z-133-77(23)

P/C Date: 1-13-94 BZA Date Z-73-84(5)

Affix R. P. T. T., \$ 598.00

A.P.N. 283-700-018

Escrow No. 93202150-BT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GOWAN/7 INVESTMENTS, a Nevada General Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to RONALD R SINCLAIR, a married man as to an undivided 50% interest; DANIEL L. PACKER, an unmarried man as to an undivided 25% interest; R.T. SINCLAIR, JR. and MYRTLE R. SINCLAIR, husband and wife as joint tenants, as to an undivided 12.5%; IRWIN F. FREEDLAND, a married man as to an undivided 12.5% interest.

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR THE LEGAL

- SUBJECT TO: 1. Taxes for the fiscal year 19 93 and 19 94.
2. Covenants, Conditions Reservations, Rights, Rights of Way and Easements now of record.

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

Witness our hand s this 8th day of October, 1993

GOWAN/7 INVESTMENTS

BY: Robert F. Davis

ROBERT F. DAVIS

ITS: Managing General PartnerBY: Thomas O. Flippin

THOMAS O. FLIPPIN

ITS: Managing General Partner

STATE OF NEVADA

COUNTY OF Clark

} SS.

On November 9, 1993

personally appeared before me, a Notary Public,

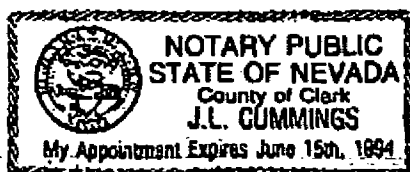
Robert F. DavisThomas O. Flippin

satisfactorily proved to me to be the person who executed the above instrument

Signature DL Cummings

(Notary Public)

(NOTARIAL SEAL)



WHEN RECORDED MAIL TO:

Ronald R. Sinclair, etal

P.O. Box 42328, Las Vegas, Nevada 89116

Z-133-77(23)

Z-73-84(5)

P.C. 1-13-94

The land referred to in this Report is situated in the State of Nevada, County of Clark, and is described as follows:

Being a portion of the Southwest Quarter (SW $\frac{1}{4}$), of the Northeast Quarter (NE $\frac{1}{4}$), of Section 10, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Being a portion of the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 10,
THENCE South 89°48'53" East, along the South line thereof, 691.54 feet;
THENCE departing said South line, North 00°28'04" West, 40.00 feet to the Point of Beginning;
THENCE continuing North 00°28'04" West, 20.57 feet;
THENCE tangent to the last-named bearing, curving to the left along a curve being concave Westerly and having a radius of 200.00 feet, through a central angle of 18°52'10", an arc length of 65.87 feet to a point of reverse curvature (a radial bearing to said point bears North 70°39'46" East);
THENCE tangent to a bearing of North 19°20'14" East curving to the right along a curve being concave Easterly and having a radius of 200.00 feet; through a central angle of 18°52'10", an arc length of 65.87 feet;
THENCE North 00°28'04" West, 399.85 feet;
THENCE North 13°47'49" East, 49.93 feet;
THENCE North 00°21'06" West, 37.95 feet;
THENCE South 89°47'40" East 553.95 feet to a point on the Westerly right-of-way line of the Las Vegas Expressway;
THENCE along said Westerly right-of-way lines the following described courses; South 00°54'43" West, 562.36 feet;
THENCE South 80°53'39" West, 455.04 feet;
THENCE North 89°48'53" West, 81.38 feet to the POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
11-12-93 14:55 ISJ 2
BOOK 931112 INST. 01466
FEE 8.00 RPT. 598.00
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

Z-133-77(23)
R.C. 1-13-94 Z-73-84(5)

Bonnie 12/13

138-10-601-004-94 (200) ACTIVE

ACTION DATES: TRANS

REDEEM

DEED

RECONVY

RATE: 3.0204

VALUATIONS

LND 142670 IMP

PP

EX

NET

142670

NAME — ADDRESS

ASSESSOR DESCRIPT

ACRES:

GOWAN 7 INVESTMENTS

PT SW4 NE4 SEC 10-20-60

7.7:

7381 MISSION HILLS DR

MORTGAGE INFO

LAS VEGAS NV 89133

INSL	TAXES	PENALTY	INSL-TOT	TRANSACTION-NO	PAID-DATE	ADJ	REFUND
1:	1078.20		1078.20	950-93214-0205215	08/02/93		
2:	1077.00	43.08	1120.08	027-93308-0002696	11/04/93		
3:	1077.00		1077.00				
4:	1077.00		1077.00				
INTEREST			ADV FEE	REC FEE			
TOT-TAX	4309.20	1ST HALF	2155.20	2ND HALF	2154.00		
STRIKE CD	1:	2:	3:	4:	DATE:		
PAID BY:	1: PAYPROC	2: GOWAN/7	INVES	3:	4:		
STATUS:							
TAX AMOUNT CHANGES:	BATCH NO			CHANGE CNTR			2
TAXB	138-10-601-004-						

p.c. 1-13-94
 Z-133-77(23)
 Z-73-84(5)