

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77 (4)

APN 138-10-615-000

Location N of Gowan, W of US 95

Applicant Mr. Allen E. Stewart

Subject

Plot Plan review and Elevations review.



FILE HISTORY

FILE NO.: 2-133-77 (4)

[illegible]

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 19, 1987

Mr. Allen E. Stewart
Medallion Development, Inc.
6060 Boulder Highway
Las Vegas, Nevada 89122

RE: Z-133-77 - PLOT PLAN AND ELEVATIONS REVIEW

Dear Mr. Stewart:

Your request for a review of proposed plot plan and building elevations for a condominium project on property located on the north side of Gowan Road and the west side of the Oran K. Gragson Highway, N-U Zone (under Resolution of Intent to R-PD18), was considered by the Planning Commission on November 12, 1987.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the original Conditions of Approval for Zoning Applications Z-133-77 and Z-73-84.
2. Dedicate 30 feet of right-of-way for Dalecrest Drive as required by the Department of Public Works.
3. Construct half-street improvements on Dalecrest Drive and 81 lineal feet on Gowan Road as required by the Department of Public Works.
4. Post an amount equivalent to the cost of improvements for 455 lineal feet on Gowan Road as required by the Department of Public Works.
5. Provide a Drainage Plan and Technical Drainage Study to be submitted to and approved by the Department of Public Works prior to the submittal of a Final Map.
6. Install an emergency access gate on Dalecrest Drive for the northerly east/west drive and provide adequate fire access to each structure as required by the Department of Fire Services.

- Continued -



TO: Mr. Allen E. Stewart
RE: Z-133-77 - Plot Plan and Elevations Review

November 19, 1987
Page Two

7. Construct a six foot high block wall measured on the interior side of the wall along the east property line as required by the Department of Community Planning and Development.
8. Install 24 inch boxed minimum size evergreens at 15 feet on center along the east property line as required by the Department of Community Planning and Development.
9. Conformance to the plot plan as amended by the conditions above.
10. Conformance to the submitted building elevations.
11. 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 system shall be cause for revocation of a business license.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Kennedy/Jenks/Chilton
3233 W. Charleston Boulevard, Suite 110
Las Vegas, Nevada 89102

City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

12. PLOT PLAN AND ELEVATIONS REVIEW
Z-133-77

Applicant: MEDALLION DEVELOPMENT, INC.
Application: Review of proposed plot plan and building elevations for a condominium project.
Location: North side of Gowan Road and west side of Oran K. Gragson Highway
Zone: N-U (under Resolution of Intent to R-PD18)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of approval for zoning applications Z-133-77 and Z-73-84.
2. Dedicate 30 feet of right-of-way for Dalecrest Drive as required by the Department of Public Works.
3. Construct half-street improvements on Dalecrest Drive and 81 lineal feet on Gowan Road as required by the Department of Public Works.
4. Post an amount equivalent to the cost of improvements for 455 lineal feet on Gowan Road as required by the Department of Public Works.
5. Provide a Drainage Plan and Technical Drainage Study to be submitted to and approved by the Department of Public Works prior to the submittal of a final map.
6. Install an emergency access gate on Dalecrest Drive for the northerly east/west drive and provide adequate fire access to each structure as required by the Department of Fire Services.

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous
(Black and Johnston excused)

MR. REYNOLDS stated this request is to review the plot plan and building elevations for a 132-unit condominium subdivision. There were two plans submitted: a plot plan and elevation review plan and schematic layout for a tentative map. The tentative map layout is preferred and is the one to be used on this action. Staff recommended approval, subject to the conditions.

ALLEN STEWART, Medallion Development, 6060 Boulder Highway, appeared and represented the application. He was in agreement with staff's conditions.

This is final action.

(8:14-8:19)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

November 12, 1987

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 15

PHONE 386-6301

ITEM

COMMISSION ACTION

12. PLOT PLAN AND ELEVATIONS REVIEW
Z-133-77 (Continued)

7. Construct a six foot high block wall measured on the interior side of the wall along the east property line as required by the Department of Community Planning and Development.
8. Install 24 inch boxed minimum size evergreens at 15 feet on center along the east property line as required by the Department of Community Planning and Development.
9. Conformance to the plot plan as amended by the conditions above.
10. Conformance to the submitted building elevations.
11. Standard Conditions 2 - 8.

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-133-77

R. P. Pender
11/8/87
NOV 06 1987
PLANNING AND
DEVELOPMENT

- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within 500/~~500~~ feet of the building or existing hydrant.
- ✓ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ✓ 4. Fire flow requirements to be determined when construction plans are submitted.
- ✓ 5. Hydrants are to be installed and charged with water before construction begins.
- ✓ 6. Must meet requirements of Uniform Fire Code.
- ✓ 7. Dead end fire lanes not to exceed 150'.
- ✓ 8. Minimum turning radius of 45' 6".
9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant(s)
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

INTER-OFFICE MEMORANDUM

November 3, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

Comment Re:
Plot Plan Review
Z-133-77

COPIES TO:

Richard D. Goecke
C. E. Gilpin

RECEIVED
NOV 3 1987
PLANNING AND
DEVELOPMENT

1. Dedicate 30' of right-of-way on Dalecrest Drive.
2. On-site 6" sewers must be privately owned and maintained.
3. All off-site public street improvements for half-street construction required on Dalecrest Drive and on Gowan Road: Construct improvements on Gowan from Dalecrest to the west edge of State R-O-W; post an amount equivalent to the cost of improvements for 455 L.F. of Gowan off-site street improvements; construct improvements on Dalecrest.
4. Drainage plan and technical drainage study required to be submitted and approved prior to the submittal of the Final Map.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Octpber 29, 1987.

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z-133-77 Plot Plan Review
Medallion Dev. Inc., Zone N-U
Parcel No: 280-700-018

COPIES TO:

RECEIVED
NOV 2 1987
PLANNING AND
DEVELOPMENT

In answer to your memorandum of October 28, 1987

on the above zone request at n.w. corner Gowan Road and Oran K. Gragson

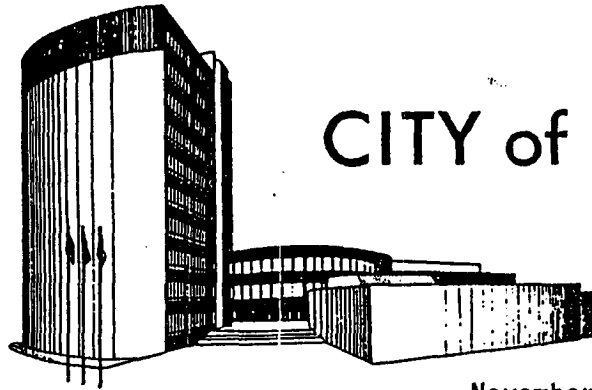
Highway

this department has no objections provided all required permits and inspections
are obtained.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 2, 1987

Mr. Allen E. Stewart
Medallion Development, Inc.
6060 Boulder Highway
Las Vegas, Nevada 89122

RE: PLOT PLAN AND ELEVATIONS REVIEW - Z-133-77

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on November 12, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Kennedy/Jenks/Chilton
3233 West Charleston Boulevard, Suite 110
Las Vegas, Nevada 89102



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

October 28, 1987

TO:

DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLOT PLAN AND ELEVATIONS REVIEW

Z-133-77

MEDALLION DEVELOPMENT, INC.

COPIES TO:

A request for a plot plan and elevations review has been received on the following described property:

Northwest corner of Gowan Road and Oran K. Gragson Highway

Parcel No.: 280-700-018

Zone: N-U (under Resolution of Intent to R-PD18)

Application: Review of proposed plot plan and building elevations for
condominium project.

CITY PLANNING COMMISSION MEETING: November 12, 1987

Your remarks regarding this application should be received prior to
November 2, 1987.

HPF:erh

Attachments

INTER-OFFICE MEMORANDUM

10/22/87

TO: PUBLIC WORKS: VED BYRGE, RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES ✓LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: Plot Plan Review ZONING RECLASSIFICATION APPLICANT: Medallion Development, Inc. Z- 133-77 FROM: N-U TO: — ROI R-PD18	COPIES TO: HOWARD NULL, ADVANCED PLANNING

This is concerning a request for reclassification on the following described property:

*The property is located at the north west corner of
Gowan Rd. and Gragson Highway.*

Parcel No.: 280-700-018

Proposed Use: condominiums

CITY PLANNING COMMISSION MEETING: November 12, 1987

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Medallion Development, Inc.
 REPRESENTATIVE'S NAME Allen E. Stewart
 ADDRESS 6060 Boulder Highway, LV, NV 89122
 PHONE 458-5820

AGENT: NAME Kennedy / Jenks / Chilton
 REPRESENTATIVE'S NAME _____
 ADDRESS 3233 W. Charleston Blvd, LV, NV 89102
 PHONE 870-7502 Ste. 110

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☒ PLOT PLAN REVIEW & ELEVATION REVIEW
☐ OTHER: _____

SE 1/4, SW 1/4, NE 1/4,
Sec. 10, T. 20S., R. 60E.

ZONING: EXISTING N-U ROZ R-PD18 PROPOSED _____
 LAND USE: EXISTING VACANT
 PROPOSED condominiums

PAST ACTIONS:

CASE NO. Z-133-77 ACTION App'd. DATE 12/21/77
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. Z-73-84 ACTION App'd. DATE 12/5/84

DISTRICT MAP NO. L-10-4 ASSESSOR'S PARCEL NO. 280-700-018
 FLOOD ZONE "A": YES _____ NO ✓

GENERAL LOCATION: N.W. cor. of GOWAN Rd. & GRAYSON
Highway

SPECIAL NOTICE REQUIRED: YES _____ NO ✓

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO ✓

CHECKED BY: R.P. DATE 10/22/87

GENERAL RECEIPT NO. 25191 CASE NO. Z-133-77

Medallion Development, Inc.

October 20, 1987

City of Las Vegas
400 E Stewart
Las Vegas Nevada

Re: Zoning - #7384

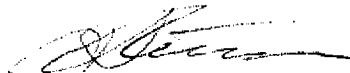
Dear Sir:

This letter will serve as a formal request from Medallion Development Inc to have your department review the elevation and plot map of Bristlecone Village.

Elevation plans and map are attached.

Sincerely,

MEDALLION DEVELOPMENT INC



Allen E. Stewart, C.E.O., Nevada

P/C 11/12/87
GR 25191
2500

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 16, 1987

Mr. Barry Becker
Ernest A. Becker Enterprises
50 S. Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-133-77

Dear Mr. Becker:

In response to your request, we have researched our files concerning your property located on the west side of the Oran K. Gragson Highway between Gowan Road and Cheyenne Avenue. Our records indicate that this property was reclassified in 1977 to an R-3 zoning district. The R-3 zone permits one dwelling unit for each 1,750 sq. ft. (net) of land area which is 24.89 units per acre (net).

If any additional information is needed, please contact us.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:lm



1 Z-100-64 FROM R-4 TO C-2
(137)
2 LEGALLY DESCRIBED AS:
3 LOTS 3 AND 4 OF BLOCK 18 OF THE SOUTH ADDITION.

4 Z-100-64 FROM R-4 TO C-2
(138)
5 LEGALLY DESCRIBED AS:
6 LOTS 13, 14, 15 AND 16, BLOCK 22, CLARK'S LAS VEGAS
TOWNSITE.

7 Z-1-66 FROM R-E TO C-1
8 (11)
9 LEGALLY DESCRIBED AS:
10 That portion of Lot 1 of Ellis Estates more particularly
described as follows:
11 Commencing at the Northwest corner of Lot 1, Ellis
12 Estates THE TRUE POINT OF BEGINNING, thence South
13 89°57' East 120.14 feet, thence South 00°23' West
14 144.86 feet thence North 89°57' West 126.38 feet,
thence North 02°51' East 144.99' to THE TRUE POINT
OF BEGINNING.

15 Z-55-72 FROM R-1 TO C-1
(10)
16 LEGALLY DESCRIBED AS:
17 ALL OF SAHARA WEST SUBDIVISION.

18 Z-62-75 FROM R-1 TO C-1
19 LEGALLY DESCRIBED AS:
20 ALL OF WASHINGTON PARK 1, COMMERCIAL CONDOMINIUMS

21 Z-133-77 FROM N-U TO R-1
22 LEGALLY DESCRIBED AS:
23 All of Charleston Heights Tract 57-A.

24 Z-47-78 FROM R-E to R-1
25 LEGALLY DESCRIBED AS:
26 All of Mira Monte Estates North Unit 4.

27 Z-67-78 FROM R-E to R-PD2
and
28 Z-53-81 LEGALLY DESCRIBED AS:
Shadow Acres, Unit No. 3.

29 Z-90-80 FROM C-C, C-1, AND C-M TO C-1
30 LEGALLY DESCRIBED AS:
31 The east 600' of the south 480' of the Southeast
32 Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
of Section 3, Township 21 South, Range 61 East.

1 Bill No. Z-86-1

2 Ordinance No. 934.248

3 AN ORDINANCE TO AMEND THE LAND USE PLAN MAP ADOPTED BY THE CITY
4 OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNIC-
5 IPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY
6 CHANGING THE ZONING DESIGNATION OF SAID MAP; TO PROVIDE FOR
7 OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL
8 ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

6 Sponsored by:
7 Councilman Ron Lurie

Summary: Amends the Land Use
Plan Map of the City of Las Vegas
by changing various zone designations.

9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
10 ORDAIN AS FOLLOWS:

11 SECTION 1: The Land Use Plan Map adopted by Title 19,
12 Chapter 2, Section 40, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
14 follows:

15 ZC-265-78 FROM R-E TO C-2

16 LEGALLY DESCRIBED AS:

17 THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST
18 QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
19 OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP
20 21 SOUTH, RANGE 60 EAST M.D.B.&M.

21 ZC-90-81 FROM N-U TO R-PD14

22 LEGALLY DESCRIBED AS ALL OF GLENVIEW MEADOWS UNITS
23 1, 2, AND 3, AND ALL OF SWEETWATER CANYON I.

24 Z-108-63 FROM R-1 TO C-1

25 LEGALLY DESCRIBED AS:

26 That portion of Lot 2 as shown by a map on file in the
27 County Recorder's Office in File 17 of Parcel Maps,
28 Page 26, situated in the Southeast Quarter (SE 1/4)
29 of Section 5, T. 21 S., R. 61 E., M.D.M., City of
30 Las Vegas, Clark County, Nevada, and further described
31 as follows:

32 COMMENCING at the Southwest Corner (SW Cor.) of said
Southeast Quarter (SE 1/4); thence S. 89°40'45" E.,
along the South line thereof; 1260.62 feet; thence N.
00°19'15" E., 535.00 feet; thence N. 89°40'45" W.,
499.62 feet to the TRUE POINT OF BEGINNING; thence
continuing N. 89°40'45" W., 289.00 feet; thence N.
00°19'15" E., 5.40 feet to a point of tangency with
a curve concave Westerly having a radius of 29.00
feet; thence Northerly along said curve through a central
angle of 30°15'00" an arc distance of 15.31 feet to
a point of tangency; thence N. 29°55'45" W., 29.06

1 SECTION 2: If any section, subsection, subdivision,
2 paragraph, sentence, clause or phrase in this ordinance or any
3 part thereof is for any reason held to be unconstitutional
4 or invalid or ineffective by any court of competent jurisdiction,
5 such decision shall not affect the validity or effectiveness of
6 the remaining portions of this ordinance or any part thereof.
7 The City Council of the City of Las Vegas, Nevada, hereby declares
8 that it would have passed each section, subsection, subdivision,
9 paragraph, sentence, clause or phrase thereof irrespective of
10 the fact that any one or more sections, subsections, subdivisions,
11 paragraphs, sentences, clauses or phrases be declared unconstitu-
12 tional, invalid or ineffective.

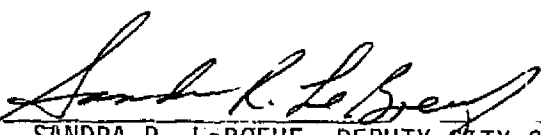
13 SECTION 3: All ordinances or parts of ordinances,
14 sections, subsections, phrases, sentences, clauses or paragraphs
15 contained in the Municipal Code of the City of Las Vegas, Nevada,
16 1983 Edition, in conflict herewith are hereby repealed.

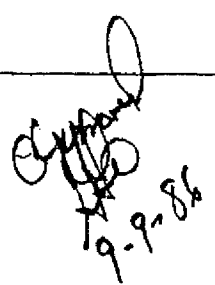
17 PASSED, ADOPTED and APPROVED this 3rd day of September,
18 1986.

19 APPROVED:

20
21 By 
22 RON LURIE, MAYOR PRO TEM

23 ATTEST:

24
25 
26 SANDRA R. LeBOEUF, DEPUTY CITY CLERK


9-9-86

1 The above and foregoing ordinance was first proposed
2 and read by title to the City Council on the 6th day of
3 August, 1986, and referred to the following committee
4 composed of Councilmen Lurie and
5 Levy for recommendation; thereafter
6 the said committee reported favorably on said ordinance on the
7 3rd day of September, 1986, which was a regular meeting
8 of said City Council; that at said regular meeting, the
9 proposed ordinance was read by title to the City Council as
10 amended and adopted by the following vote:

11 VOTING "AYE" Councilmen: Bunker, Levy, Lurie and Nolen

12 VOTING "NAY" Councilmen: NONE

13 ABSENT: EXCUSED: Mayor Briare

14
15 APPROVED:

16
17 By 
18 RON LURIE, MAYOR PRO TEM

19 ATTEST:

20 
21 SANDRA R. LeBOEUF, DEPUTY CITY CLERK