

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77 (5)

APN 138-10-615-000

Location NEC of Gowan & Dalecrest

Applicant Mr. Allen E. Stewart

Subject

Review of Condition.



1 2 3 4 5 6

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 31, 1987

Mr. Allen E. Stewart
Medallion Development, Inc.
6060 Boulder Highway, Suite 1
Las Vegas, Nevada 89122

RE: Z-133-77 - REVIEW OF CONDITION

Dear Mr. Stewart:

Your request to waive the required bond for off-site improvements 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 December 22, 1987.

The Planning Commission voted to hold this item in ABEYANCE until you request it be placed back on the agenda.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. William J. Coleman, P.E.
Kennedy/Jenks/Chilton
3233 W. Charleston Blvd., Suite 110
Las Vegas, Nevada 89102



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6301

ITEM

COMMISSION ACTION

5. REVIEW OF CONDITION
Z-133-77

Applicant: MEDALLION DEVELOPMENT,
INC.

Application: Request to waive
required bond
for off-site
improvements.

Location: Northeast corner
of Gowan Road
and Dalecrest
Drive

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

Babero -
ABEYANCE until the applicant
requests this item be placed
back on the agenda.
Unanimous
(Black and Kennedy excused)

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-133-77

R. Peoples

RECEIVED

DEC 23 1987

PLANNING AND
DEVELOPMENT

- 1 1. No objections
2. Fire hydrants to be installed within 500/600 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:

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 17, 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: COMMENTS RE:

Review of Condition
PPR of Z-133-77
Medallion Development, Inc.

COPIES TO:

Richard D. Goecke
C. E. Gilpin

DEC 17 1987
PLANNING AND
DEVELOPMENT

The Department of Public Works has recently established a general policy to be used to determine the extent of required off-site public-street improvements when a development abutts and/or fronts State Highway rights-of-way.

In general, the policy will be that no off-site improvements will be required upon any streets/roads that abutt NDOT rights-of-way, except where access to the development is needed from or across such NDOT rights-of-way. Each development and its needs will still be reviewed on a case-by-case basis.

In the review of conditions for the Plot Plan Review of Z-133-77 we believe that Condition #4 should be eliminated as a requirement of this development.

As per Condition #3 we will still require half-street improvements on Dalecrest and will still require approximately 81 LF of half-street improvements on Gowan.

The Gowan improvements will require the typical transition paving between the improved street section and the existing ribbon asphalt street. The Gowan/Dalecrest intersection may require a special design to route stormwaters to the existing box culverts under the Gragson Highway.

Comply with the remaining Conditions of Approval for the Plot Plan Review of Z-133-77.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Dec 14th 87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

RECEIVED

DEC 14 1987

SUBJECT:

*Z 133-77 Review of Condition
Medallion Dev, Inc. Zone: N11
Parcel No: 280-700-010*

COPIES TO:

PLANNING AND
DEVELOPMENT

In answer to your memorandum of

Dec 7th 87

on the above zone request at *N.W. Corner of Gowan Rd. &*

Oran K. Grogson 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

December 11, 1987

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

RE: Z-133-77 - REVIEW OF CONDITION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on December 22, 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: Mr. William J. Coleman, P.E.
Kennedy/Jenks/Chilton
3233 W. Charleston Blvd., Suite 110
Las Vegas, Nevada 89102



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 7, 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:

REVIEW OF CONDITION - Z-133-77
MEDALLION DEVELOPMENT, INC.

COPIES TO:

A request for a Review of Condition has been received on the following described property:

Northwest corner of Gowan Road and Oran K. Gragson Highway

Parcel No.: 280-700-018

Proposed Use: Request to waive required bond regarding off-site improvements.

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

CITY PLANNING COMMISSION MEETING: December 22, 1987

Your remarks regarding this application should be received prior to
December 15, 1987

HPF: erh

Attachments

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 SUITE 110 LV NV 89102
 PHONE 702/870-7502

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☒ OTHER: REVIEW OF CONDITION #4

ZONING: EXISTING NU ROI. R-PD18 PROPOSED ✓
 LAND USE: EXISTING VACANT
 PROPOSED CONDOMINIUMS

PAST ACTIONS:

CASE NO. 2-133-77 ACTION Appd DATE 12/21/77
 CASE NO. 2-73-84 ACTION Appd DATE 12/5/84
 CASE NO. _____ ACTION _____ DATE _____

(FILES AT
PC 11/24/87
MEETING)

DISTRICT MAP NO. L-16-4 ASSESSOR'S PARCEL NO. 280-700-018

FLOOD ZONE "A": YES _____ NO ✓

GENERAL LOCATION: N.W. CORNER OF TOWAN RD &
ORAN K GRAGSON HIGHWAY

SPECIAL NOTICE REQUIRED: YES _____ NO ✓

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO ✓

CHECKED BY: Scott DATE 11/24/87

GENERAL RECEIPT NO. 25313 CASE NO. 2-133-77

Kennedy/Jenks/Chilton

Consulting Engineers

3233 West Charleston Boulevard, Suite 110
Las Vegas, Nevada 89102
702-870-7502

RECEIVED

NOV 20 1987

PLANNING AND
DEVELOPMENT

18 November 1987

City Of Las Vegas
Planning Commission
400 Stewart Ave
Las Vegas, Nevada 89101

Subject: Medallion Development
K/J/C #879044.00

Gentlemen:

We request that Condition No. 4 of Z-133-77 requiring bonding for equivalent amount to the cost of improvements for 455 lineal feet on Gowan Road be waived.

Please find attached \$25.00 for the fees required for this waiver to be heard before the City Commissioners.

Very truly yours,

Kennedy/Jenks/Chilton


William J. Coleman, P.E.
Manager of Civil Services

GR 25313
2502
P/C 12/22/87
11/24/87

FILE HISTORY

FILE NO.: 2-133-77 (5)

[illegible]