

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77 (9)

APN 138-10-702-001

Location SEC of Gowan & Dalecrest

Applicant Charleston Heights Development Co.

Subject

Plot Plan review and Building Elevation
review.



1 2 3 4 5 6

FILE HISTORY

FILE NO.: 2-133-77 (9)

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

- | | |
|---|-------|
| 1. <u>73 Signatures (Petition handed in at 10/8/92 Meeting)</u> | |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
| 12. _____ | _____ |
| 13. _____ | _____ |
| 14. _____ | _____ |
| 15. _____ | _____ |
| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO.: Z-133-77

CLACK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 16 SEP 92
Page 1 of 1

Requested by:

Organization _____ Name _____

Department _____ xt. _____

I. D. Code 2-133-77 Date to B: _____

Remarks _____

~~scribble~~ LABELS
Ø TYPED
2/4

Information Needed:

1. Labels ☐ No. of Sets 1 Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☐

3. Selection by Tax District (List Tax Districts Needed):

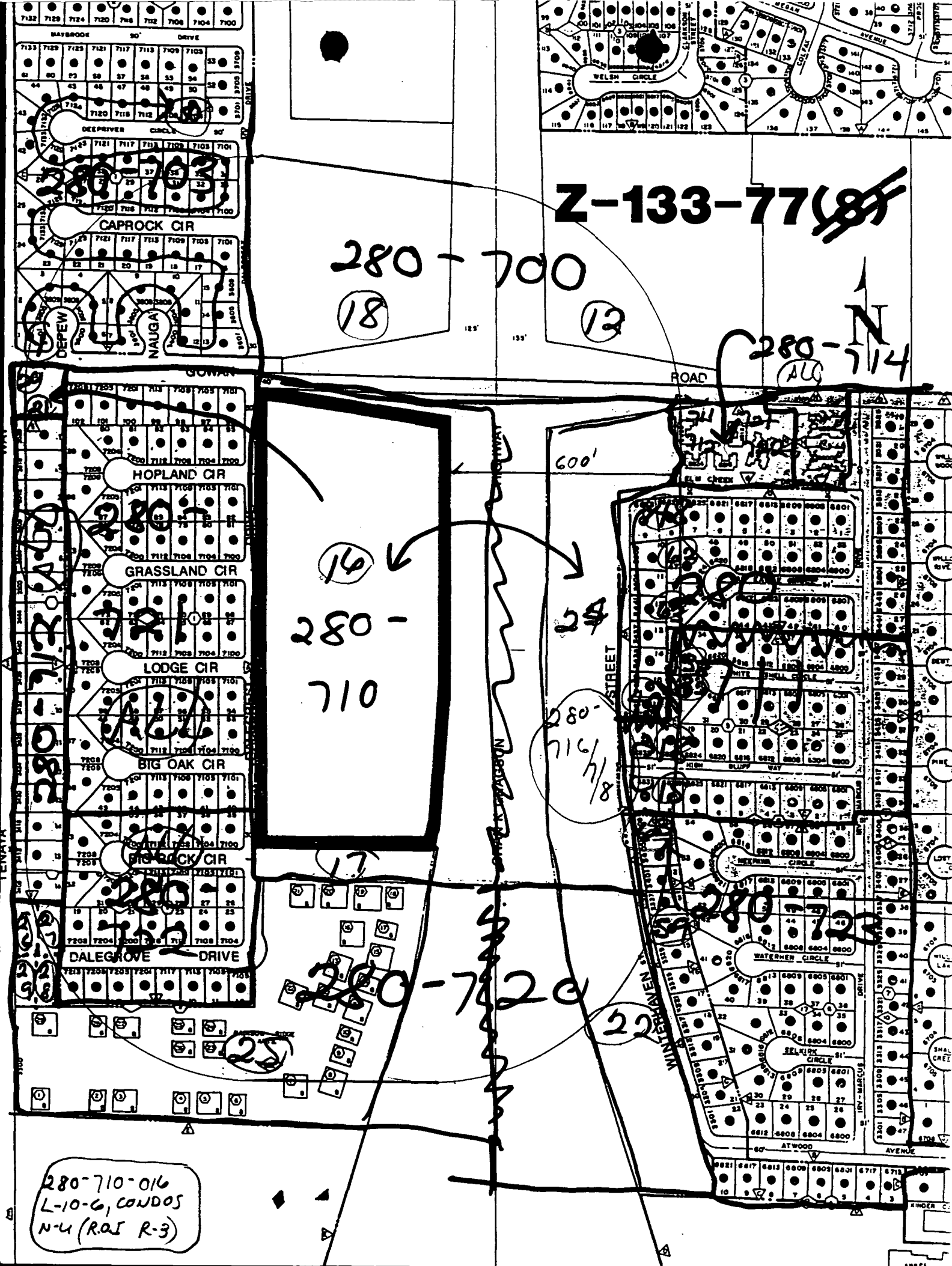
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
280	70	3	001	280	71	2		280	71	4	722	280	72	3	059
		050			72	1				71	1	015			063
	70	0	012		72	2				018			71	6	
		018			72	0	022			1040			71	7	
	71	0	016			025				1048			71	8	
		017				029				062					
		020			71	4	711			063					
		021				712				032					
		025				721				033					

Assessor Approval _____ Billing No. _____

AR

280-710-016
L-10-6, CONDOS
N-4 (R.O.S R-3)



FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8, 1992

If a proposed condominium project on property located on the southeast corner of Gowan Road and Dalecrest Drive is approved for construction, the entrance(s) to the project must be on Gowan Road, not Dalecrest Drive, to prevent a large volume of traffic and hazardous conditions in the residential neighborhood south of Gowan Road and west of Dalecrest Drive.

DALEGROVE

#	Name (Print & Sign)	Date
7105	Jhyandian Jackie Lysandran	10/7/92
7109	GARY FOX	10/7/92
	Kathleen Fox	10/7/92
7113	MEL WILEY	10/7/92
7117	Betty L. Cowell	
	BETTY L. COWELL	
7201	RONALD A. ANDERSON	6 OCT 92
	RONALD A. ANDERSON	6 OCT 92
7205	CHERYL DELGIORNO	10/6/92
	Donald J. DelGiorno	
7209	MICHAEL E. JUHA	10/6/92
	MICHAEL E. JUHA	
7213	NICHOLAS	10-7-92
	NICHOLAS	
7208	ELEANOR VINTI	10-6-92
	ELEANOR VINTI	
7204	ANDREW LYSANDRAN	10/7/92
	ANDREW LYSANDRAN	
7200	Marsi Clark	10-6-92
	Marsi Clark	
7116	Tom Dillon	10-6-92
	Tom Dillon	
7112	Arva Dailey	10-6-92
	Arva Dailey	
7108	Paul DeLong	10/5/92
	Paul DeLong	
7104	Unoccupied	

FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8,
1992

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BIG ROCK CIRCLE

#	Name (Print & Sign)	Date
7101	John Robson	10/6/92
7105		
7108	Brenda Glazier	Brenda Glazier 10/6/92
7109X		
7113	NOT HOME	
7201	SCOTT HAMM	10/6/92
	Marian Hamm	10/6/92
7205	Barbara Roper	10/6/92
7209	X	
7208	VACANT	
7204	W. J. Heintzberger	10/6/92
7200	John M. Beard	10/6/92
7112	MOVING	
7108		
7104	NOT HOME	
7100	Steve G. Jr.	10/6/92

FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8, 1992

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BIG OAK CIRCLE

#	Name (Print & Sign)	Date
7101	Christopher Kulczyk	10/5/92
7105	Laurie Kulczyk	10/5/92
7109	Chad Lyons	10/5/92
7113	Randy Lyons	
	Linda Cecchio, Martin Ungim	
7201	Maia G. Jamies	
7205	Steve Pascal	Steve Pascal
7209	JAMES H. MURDOCK	James H. Murdock
	SANDRA J MURDOCK	Sandra J. Murdock
7208	Rhonda Angelo	Rhonda Angelo
	JIM ANGELO	Jim Angelo
7204		
7200	BITA G Bicc	
	DON RICCI	Don Ricci
7112	Michael T. Petty	Michael T. Petty
	Linda L. Petty	Linda L. Petty
7108	John Filippelli	John Filippelli
	Susan Deem	Susan Deem
7104	Michelle Gensler	Michelle Gensler
	PAUL GENSLETZ	Paul Gensletz 10/4/92
7100	MIKE TORSIELLO	Mike Torsello 10-5-92
	NANCY TORSIELLO	Nancy Torsello 10-5-92

FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8, 1992

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LODGE CIRCLE

#	Name (Print & Sign)	Date
7101	Martha A. Ratcliff Martha A. Ratcliff	10-6-92
	Rory J. Ratcliff	10-6-92
7105	Barbie L. Beal Barbie L. Beal	10-6-92
	James A. Beal James A. Beal	10-6-92
7109	DAWN S. WORKMAN Dawn S. Workman	10-6-92
	RICHARD E. WORKMAN	
7113	DONALD R. HUGHES Donald R. Hughes	10-6-92
	NINA D. HUGHES Nina D. Hughes	10-6-92
7201	DALE F. WIEBER Dale F. Wieber	10-6-92
	SOPHIA A. SCH	10-6-92
7205	BIDGE S. SCRUTCHENS	10-6-92
	John H. Scrutchens	10-6-92
7209	Richard P. Wilson + Irene Wilson Dan R. Moody	10-6-92 10-7-92
	Jan Moody	10-1-92
7208	LENN CALDEResi	10-7-92
	MAXY P. CALDEResi	10-7-92
7204	Richard P. Wilson + Irene Wilson	10-6-92
7200	Kathy Atkinson + Michael J. Atkinson	10-6-92
7112	Louise J. Suf + Lois Sonenky	10-7-92
7108		
7104	WALTER G. KIEFFER Walter G. Kieffer	10/7/92
	CHARLOTTE KIEFFER Charlotte Kieffer	10/7/92
7100	Jesus O. Mateo Jesus O. Mateo	10-6-92
	VICKI L. Mateo Vicki L. Mateo	10-6-92

FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8,
1992

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GRASSLAND CIRCLE

#	Name (Print & Sign)	Date
7101	Nancy Schein <i>Nancy Schein</i>	10/5/92
	Aaron Schein <i>Aaron Schein</i>	10-5-92
7105	Susan Davis <i>Susan Davis</i>	10-5-92
7109	MICHAEL GOULD <i>Michael Gould</i>	10-8-92
7113	HAZEL PINEIRO - LUIS PINEIRO	10-5-92
7201	Jessi Burt - JACK Burt	
7205		
7209		
7208	Louis Gasparel + MARIA GASPARRE	10/5/92
7204	James W. Mulcahy Jr. <i>James W. Mulcahy Jr.</i>	10-5-92
7200	GILBERT O. JAVIER <i>Gilbert O. Javier</i>	10-5-92
7112	Ali Stammjeich	
7108	Edward F. Reich <i>Edward F. Reich</i>	10/5/92
7104	Robert L. Conarato Blakely <i>Robert L. Blakely</i>	10/5/92
7100	Sherry Pifiore <i>Sherry Pifiore</i>	10/5/92

GAS-7818

FOR PLANNING COMMISSION MEETING TO BE HELD ON OCTOBER 8, 1992

If a proposed condominium project on property located on the southeast corner of Gowan Road and Dalecrest Drive is approved for construction, the entrance(s) to the project must be on Gowan Road, not Dalecrest Drive, to prevent a large volume of traffic and hazardous conditions in the residential neighborhood south of Gowan Road and west of Dalecrest Drive.

HOPLAND CIRCLE

#	Name (Print & Sign)	Date
7101	Karen L. Brinkley <i>Karen L. Brinkley</i>	10-5-92
	MICHAEL BRINKLEY <i>Michael Brinkley</i>	10/5/92
7105	DANIEL LEAVITT <i>Daniel Leavitt</i>	10/5/92
7109	LEON A. STITT <i>Leon A. Stitt</i>	10/5/92
7113	Leon Boyd <i>Leon Boyd</i>	10/5/92
	Deborah L. Bethers Ratelle	
7201	Deborah L. Bethers Ratelle	11/5/92
7205	Doug & Patsy Smith <i>Doug & Patsy Smith</i>	10/5/92
7209	ANITA WEST <i>Anita West</i>	10-5-92
	RANDY WEST <i>Randy West</i>	10-5-92
7208	BARBARA BROWN	10-5-92
7204	Julie Turner <i>Julie Turner</i>	10-5-92
	Mark Turner <i>Mark Turner</i>	10-5-92
7200	DIANNE HILL <i>Dianne Hill</i>	10-5-92
	Jedwig <i>Jedwig</i>	10-5-92
7112	MORTIM <i>Mortim</i>	10-5-92
7108	RAY FILASI <i>Ray Filasi</i>	10-5-92
	ELAINA FILASI <i>Elaina Filasi</i>	10-5-92
7104	ARNOLD COOPER <i>Arnold Cooper</i>	10-5-92
	SHERI COOPER <i>Sheri Cooper</i>	
7100	AL ALBARRAN <i>Al Albarran</i>	10/5/92

NOTICE OF PUBLIC HEARING

PLOT PLAN & BUILDING ELEVATION REVIEW

Z-133-77

MEETING: PLANNING COMMISSION
DATE: OCTOBER 8, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

REQUEST BY CHARLESTON HEIGHTS DEVELOPMENT CO., ON BEHALF OF THE ROBERT V. JONES CORP., FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A PROPOSED CONDOMINIUM PROJECT ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GOWAN ROAD AND DALECREST DRIVE, ZONING DISTRICT N-U (NON-URBAN UNDER RESOLUTION OF INTENT TO R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

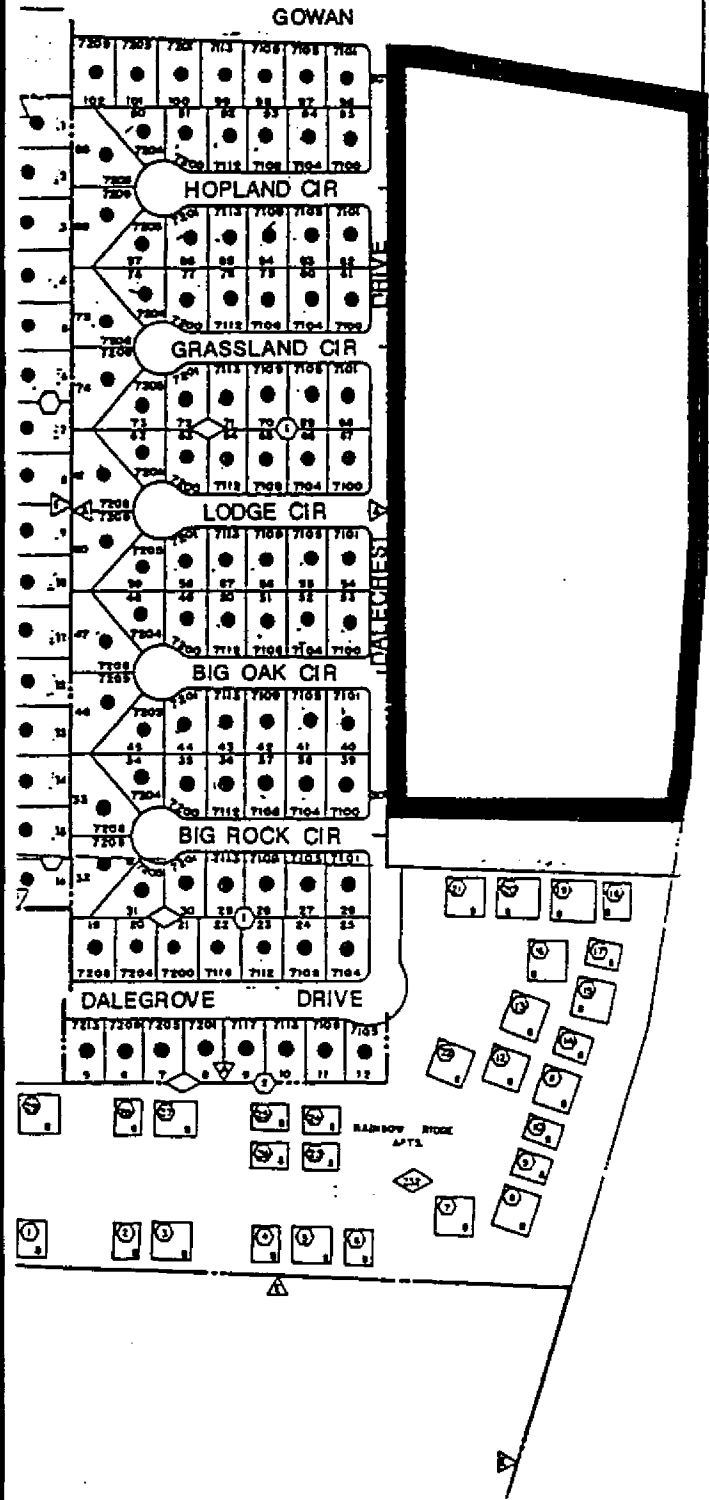
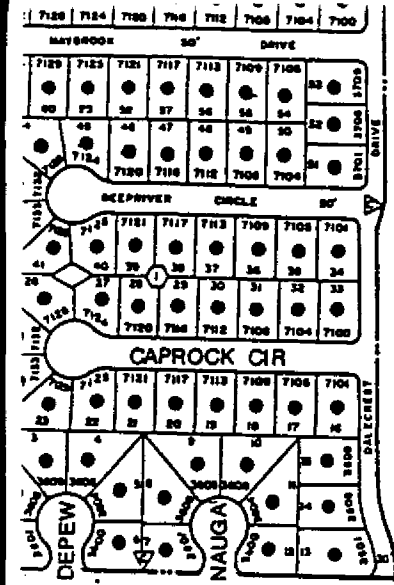
Any and all interested persons may appear before the City Council either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 E. Stewart Ave., Las Vegas, NV 89101



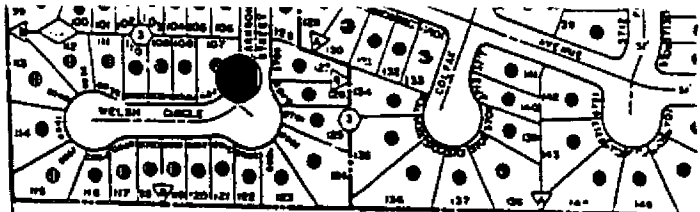
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R. STANDERFER, DIRECTOR

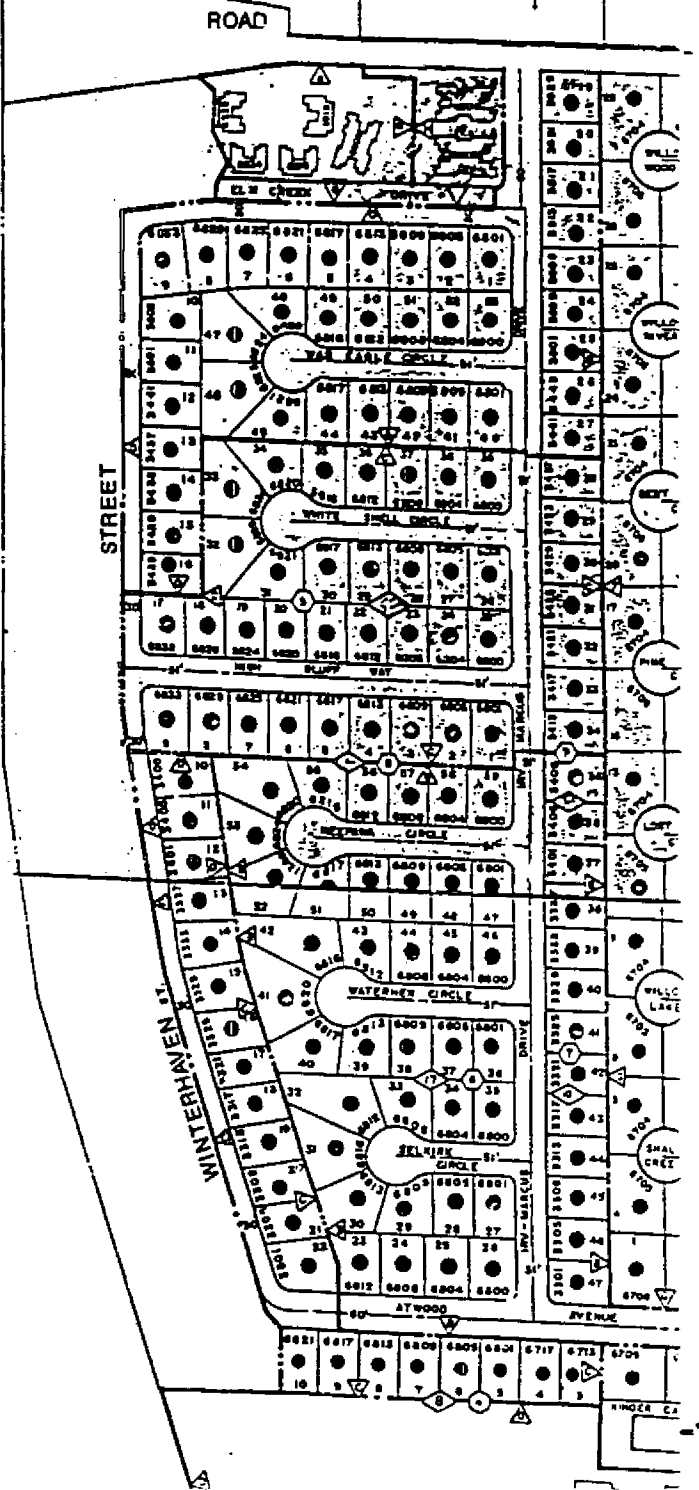
SEE LOCATION MAP ON REVERSE SIDE



HIGHWAY
ORAN K GRAGSON



Z-133-77



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

October 14, 1992

Charleston Heights Development Co.
50 South Jones Boulevard
Las Vegas, Nevada 89107

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

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding a proposed condominium project on property located on the southeast corner of Gowan Road and Dalecrest Drive, N-U Zone (under Resolution of Intent to R-3), was considered by the Planning Commission on October 8, 1992.

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

1. The location of the active ingress/egress driveway shall be on Gowan Road with an emergency access to Dalecrest Drive allowed if required by the Department of Fire Services.
2. Install 24 inch box drought tolerant evergreen trees 50 feet on center in the six foot wide planter along the east property line adjacent to the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the 10 foot wide landscape planters outside the walls along Dalecrest Drive and Gowan Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
5. Construct half-street improvements on Dalecrest Drive adjacent to this site and on Gowan Road from the centerline of Dalecrest Drive eastward 530 lineal feet as required by the Department of Public Works.
6. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

- Continued -



TO: Charleston Heights Development Co.
RE: Z-133-77

October 14, 1992
Page Two

7. 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.
8. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
9. Conformance to the plot plan as amended by the above conditions.
10. Conformance to the 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 systems 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 or 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. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -

TO: Charleston Heights Development Co.
RE: Z-133-77

October 14, 1992
Page Three

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.

The action by the Planning Commission is final.

Sincerely,

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



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Robert V. Jones Corp.
4041 East Sunset Road
Henderson, Nevada 89014

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

D. PUBLIC HEARING ITEMS:

D-1. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-133-77

Applicant: CHARLESTON HEIGHTS
DEVELOPMENT CO., ON
BEHALF OF THE ROBERT V.
JONES CORPORATION

Application: Proposed Condominium
Project

Location: Southeast corner of Gowan
Road and Dalecrest Drive

Zone: N-U (under Resolution of
Intent to R-3)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Install 24 inch box drought tolerant evergreen trees 50 feet on center in the six foot wide planter along the east property line adjacent to the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the 10 foot wide landscape planters outside the walls along Dalecrest Drive and Gowan Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
4. Construct half-street improvements on Dalecrest Drive adjacent to this site and on Gowan Road from the centerline of Dalecrest Drive eastward 530 lineal feet as required by the Department of Public Works.
5. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. 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.
7. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
8. Conformance to the plot plan as amended

Segerblom -
APPROVED, subject to staff's conditions and access limited to Gowan Road, crash gate as required by Fire Services on Dalecrest Drive and residents to be notified if this application comes back before the Planning Commission.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request is for 35 two story condominium buildings containing 280 units at a density of 18.88 units per acre. The elevations depict stucco exteriors and tile roofs. Access is via two island divided driveways from Dalecrest Drive. On-site amenities consist of three swimming pools, ramadas, a cabana and a recreation building. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. This parcel is one of the remaining parcels of a 160 acre master plan that was zoned in the early 1980's. This is for condominiums. On the east boundary this property backs up to the freeway right-of-way fence. On the north boundary a certain portion of that area is restricted from access to Gowan Road because it's State property that was purchased for the slope on their underpass. The entrances are on Dalecrest Drive. He suggested moving one of the entrances to the north if they can get permission from the State so half the residents would come off Gowan Road. He would like to have two entrances.

MARTHA RATCLIFF, 7101 Lodge Circle, appeared in protest. She objected to the entrances on Dalecrest Drive; they must be on Gowan Road. There are a lot of children in the neighborhood which is considered a safe area. This will increase crime in the area. She submitted a petition with 116 signatures in opposition.

ROBERT BLAKELY, 7104 Grassland Circle, appeared in protest. Dalecrest and Dalegrove would be impacted significantly by this development. It would be preferable the entrance be on Gowan Road.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

D-1. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-133-77 (CONTINUED)

by the above conditions.

9. Conformance to the building elevations.
10. Standard Conditions 3 - 12.

NOTICES MAILED: 214

PROTESTS: 6 (Speakers - 10-8-92 Meeting)
73 (Petition - 10-8-92 Meeting)

VICE CHAIRMAN REESE said on the north portion of this parcel is where the underpass is located and where the State has its property.

CHAIRMAN SOLOMON asked the applicant if he has approached the State about having an entrance off Gowan Road.

BARRY BECKER said he has not approached the State. This project will be phased from the south to the north. There is a grade separation between this parcels elevations and Gowan Road. He would be willing to meet with the protestants prior to the City Council meeting. Each phase has to have its own access as it closes out.

ROBERT BLAKELY felt the City will have to put in additional lighting because there is no lighting in the area. The applicant needs to get property from the State so he will have access from Gowan Road.

JEAN BOYD, 7113 Hopland Circle, appeared in protest. She objected to cars driving through her neighborhood. They would be willing to assist the applicant in getting permission to have an access on Gowan Road. They do not object to condominiums.

JOHN McNELLIS, Department of Public Works, pointed out on a map where a driveway could be located without approval from the State, which will be close to Dalegrove and Gowan. The City would assist the applicant in obtaining access from the State. If there was one entrance, a traffic study would have to be done.

MR. GENZER felt Fire Services will require a secondary crash gate for their entry.

DAVID MOODY, 7209 Lodge Circle, appeared in protest. He did not object to the condominiums, but where they propose the entrances. There will not be a problem of flood water on Gowan Road because of the detention basin. There are a large number of apartments to the south and they only have one entrance with a crash gate for Fire Services. If the applicant had the entrance off Gowan Road and not on Dalecrest Drive, there

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

D-1. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-133-77 (CONTINUED)

would be a potential for eight more units.

MICHAEL BRINKLEY, 7101 Hopland Circle, appeared in protest. He objected to an access onto Dalecrest Road.

BARRY BECKER said Dalecrest Road is not part of this application. There is no access on the east side because of a flood wall. A secondary access needs to be on Dalecrest Road. He does not think there would be more cars on Dalegrove if there were two accesses or just one in the development.

MICHAEL BRINKLEY said the original agreement for this development was no access onto Dalecrest. It would all be through the existing project.

MIKE TORSIELLO, 7100 Big Oak Circle, appeared in protest. He was concerned about the traffic.

BARRY BECKER said the dynamics of traffic regulation have changed, so some situations are no longer acceptable. Also, the dynamics of the property have changed. He will apply for the Gowan Road entrance from the State. When the State does freeway overpasses and freeway right-of-ways they have certain regulations that they have to follow through Federal regulations, etc., and typically restrict accesses to property.

VICE CHAIRMAN REESE said he would like to see a definite exit/entrance. He thought this item should be held in abeyance so that could be determined.

BARRY BECKER said they will not start construction until they have a definite exit/entrance. If he cannot get the access on Gowan Road from the State, then there will be an access on Dalecrest Drive.

This is final action.

(8:20-9:20)
RECESS

10/8/92 Planning Commission

**D-1. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-133-77**

PUBLIC HEARING

P.C.: FINAL ACTION

Applicant:

Application:

Location:

Zone:

Parcel No.:

**CHARLESTON HEIGHTS
DEVELOPMENT CO., ON BEHALF OF
THE ROBERT V. JONES CORPORATION
Proposed Condominium Project
Southeast corner of Gowan Road and
Dalecrest Drive
N-U (under Resolution of Intent to R-3)
280-710-016**

APPLICATION REQUEST:

This request is for 35 two story condominium buildings containing 280 units at a density of 18.88 du/ac gross. The elevations depict stucco exteriors and tile roofs.

BACKGROUND DATA:

12/21/77 The City Council approved R-3 (Limited Multiple Residence) zoning for the property as part of a larger request (Z-133-77).

DETAILS OF APPLICATION REQUEST:

Site Area	14.83 Acres Gross
Number of Units	280
Gross Density	18.88 du/ac
Parking Required	560 Spaces
Parking Provided	572 Spaces (280 Covered)
Height of Buildings	2 Stories

FINDINGS:

There is an existing chain link fence on the east property line adjacent to the freeway. The submitted plan indicates landscaping along all four property lines with a six foot high masonry and wrought iron wall setback ten feet along Dalecrest Drive and Gowan Road for the location of the perimeter landscaping. The proposed access is via two island divided driveways from Dalecrest Drive. The on-site amenities consist of three swimming pools, ramadas, a cabana and a recreation building. Staff would recommend installing evergreen trees 50 feet on center along the freeway and trees and ground cover in the 10 foot wide areas outside the walls along the two boundary street frontages to match other existing landscaping in the surrounding area.

- Continued -

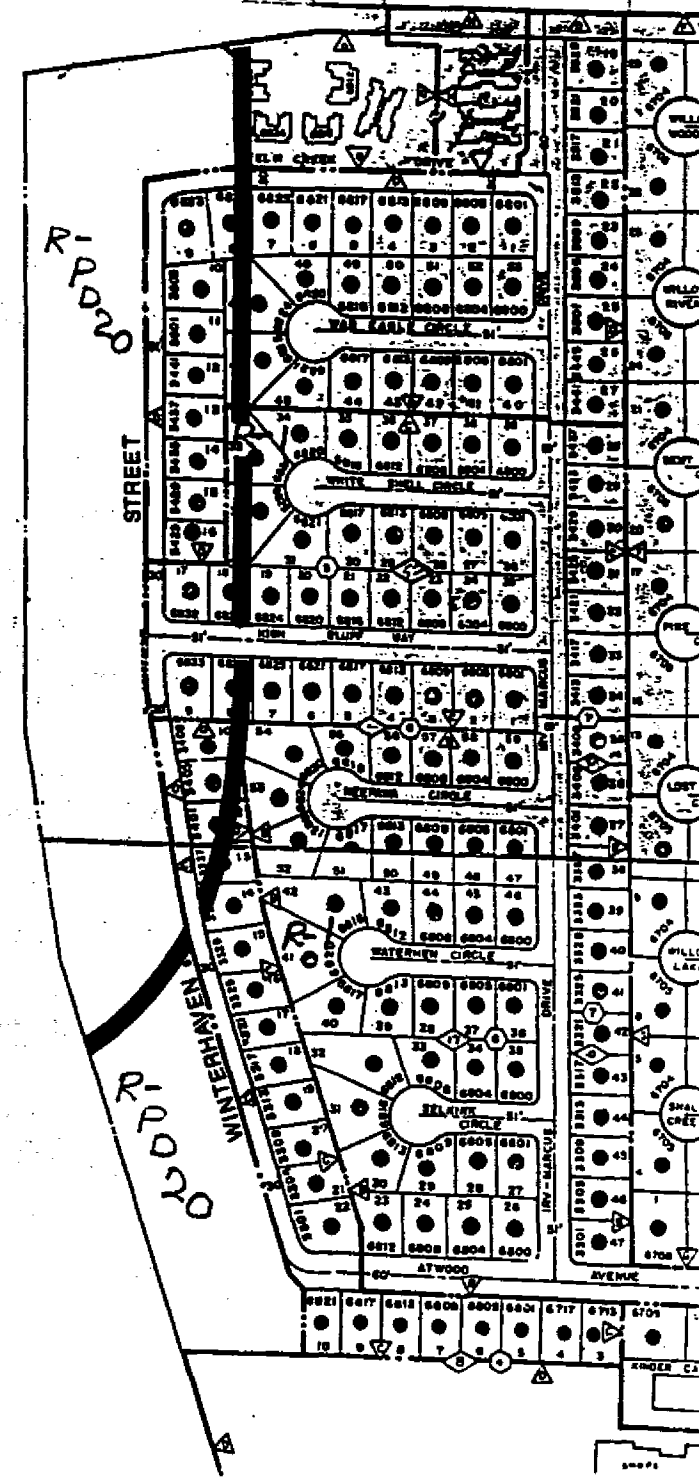
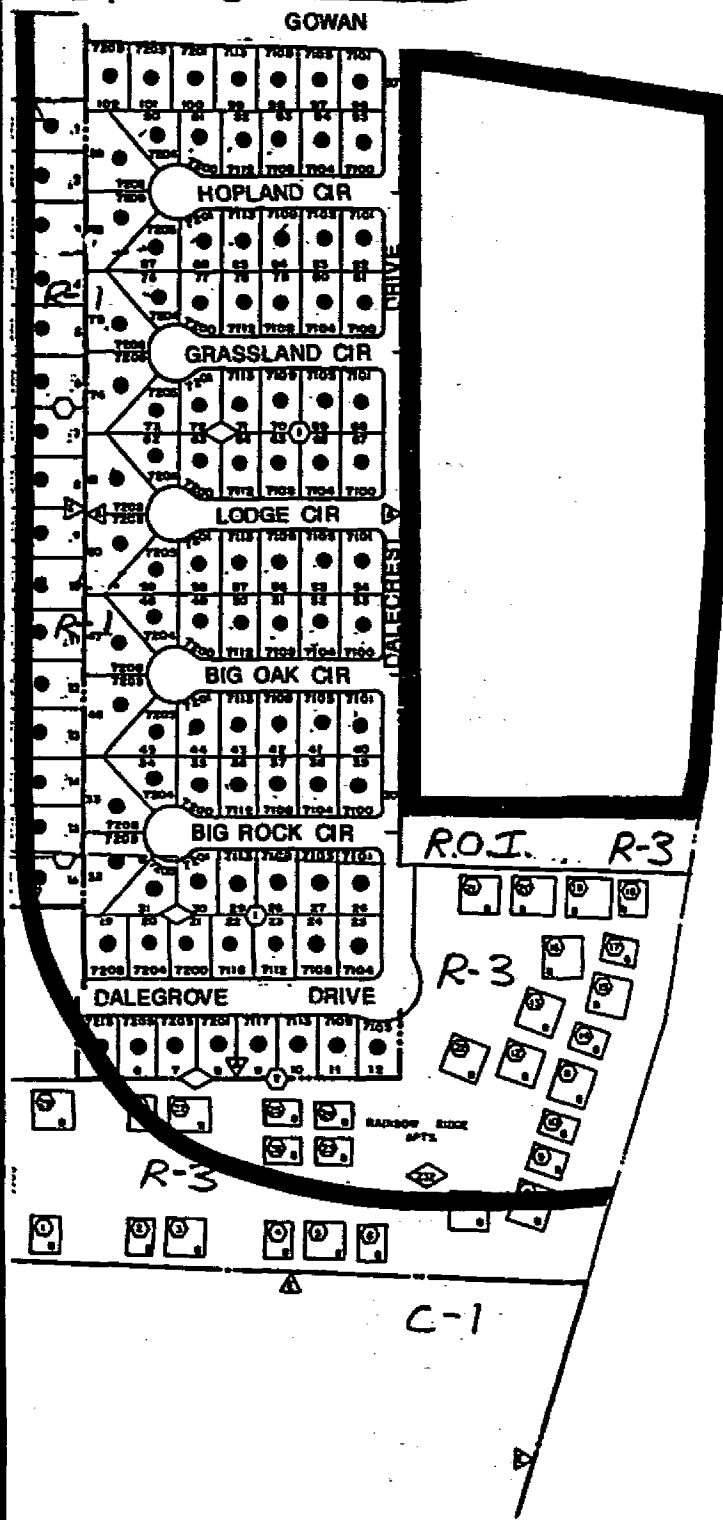
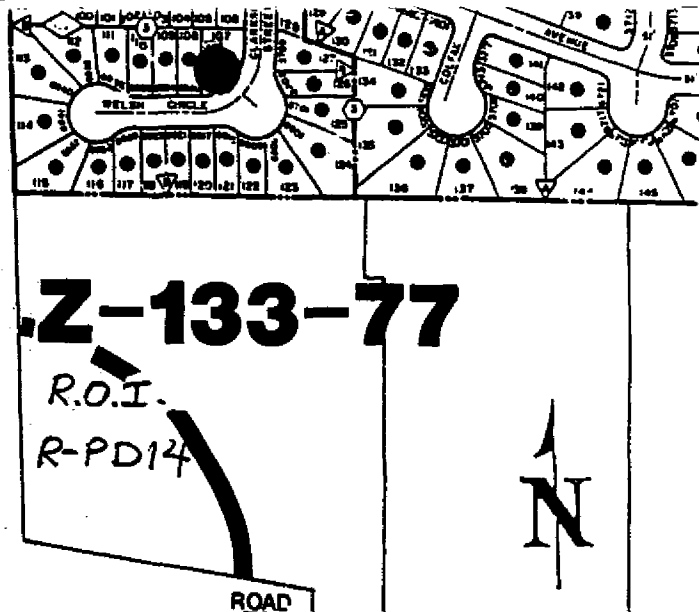
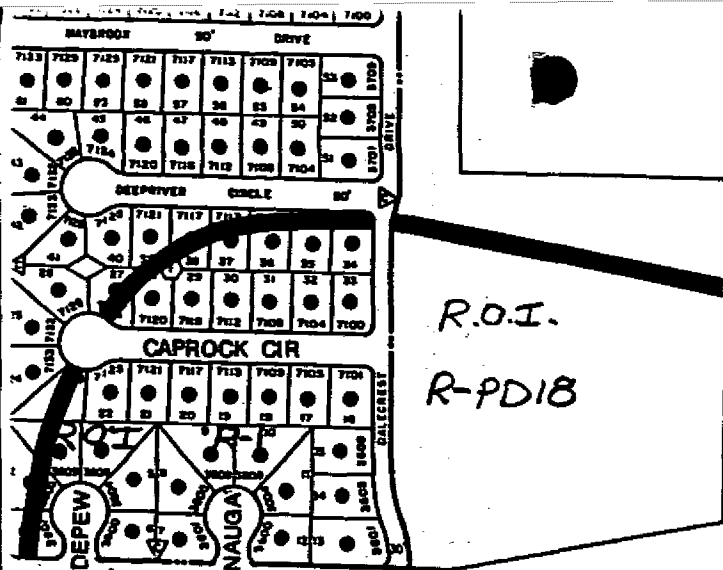
D-1. Z-133-77 - Continued

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box drought tolerant evergreen trees 50 feet on center in the six foot wide planter along the east property line adjacent to the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the 10 foot wide landscape planters outside the walls along Dalecrest Drive and Gowan Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. A Homeowners Association shall be established to maintain the perimeter walls, landscaping and common areas.
4. Construct half-street improvements on Dalecrest Drive adjacent to this site and on Gowan Road from the centerline of Dalecrest Drive eastward 530 lineal feet as required by the Department of Public Works.
5. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. 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.
7. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Conditions 3 - 12.

NOTICES MAILED: 214

PROTESTS: 0



HIGHWAY

ORAN K GRAGSON

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

DATE

October 2, 1992

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(8)
Charleston Heights Development Corp.

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)

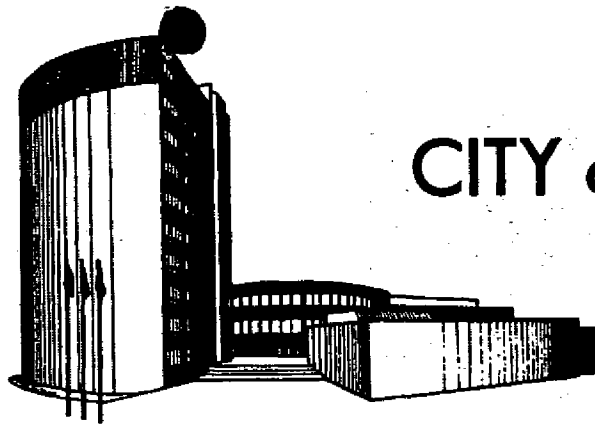
1. Construct half-street improvements on Dalecrest Drive adjacent to this site and on Gowan Road from the centerline of Dalecrest Drive eastward 530 lineal feet as required by the Department of Public Works.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
3. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

RECEIVED
OCT 6 8 38 AM '92
**PLANNING AND
DEVELOPMENT**

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

September 28, 1992

Charleston Heights Development Co., on
behalf of the Robert V. Jones Corporation
50 South Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-133-77 - 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 October 8, 1992. 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:erh

Enclosure

cc Robert V. Jones Corp.
4041 East Sunset Road
Henderson, Nevada 89014



MEMO

DATE

9/18/92

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-133-77 (8)

☐ NO OBJECTIONS

☐ SUBJECT TO CONDITIONS LISTED

☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE 3545 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS:

PLANNING AND
DEVELOPMENT

SEP 21 10 38 AM '92

RECEIVED

R. Pepler
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

9/9/92

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
 ELECTRICAL SERVICES - GEORGE FERRIS
 FIRE SERVICES - CHIEF JUDD
 PUBLIC WORKS - ED BYRGE
 LAND DEVELOPMENT - CHUCK TURK
 DOWNTOWN REDEV. - BRAD PURCELL

FROM:

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

SUBJECT:

PLOT PLAN REVIEW

Applicant: **CHARLESTON HEIGHTS
 DEVELOPMENT CORP.**

Number: **Z-133-77(8)**

COPIES TO:

A request has been received on the following described property:

**THE SOUTHEAST CORNER OF GOWAN ROAD
 AND DALECREST DRIVE**

Parcel No.: **280-710-016**

Zone: **N-U(ROI R-3)**

Proposed Use: **CONDOMINIUMS**

PLANNING AND
 DEVELOPMENT

SEP 9 2 08 PM '92

RECEIVED

CITY PLANNING COMMISSION MEETING: **OCTOBER 8 1992**

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

**DEPARTMENT OF
 BUILDING & SAFETY
 BY MIKE TRAASDAHL**

Attachment: (Plot Plan)

SEP 9 1992

☒ NO COMMENT
☐ CONDITIONS AS NOTED

NOTICE OF PUBLIC HEARING

PLOT PLAN & BUILDING ELEVATION REVIEW

Z-133-77

MEETING: PLANNING COMMISSION
DATE: OCTOBER 8, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

REQUEST BY CHARLESTON HEIGHTS DEVELOPMENT CO., ON BEHALF OF THE ROBERT V. JONES CORP., FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A PROPOSED CONDOMINIUM PROJECT ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GOWAN ROAD AND DALECREST DRIVE, ZONING DISTRICT N-U (NON-URBAN UNDER RESOLUTION OF INTENT TO R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

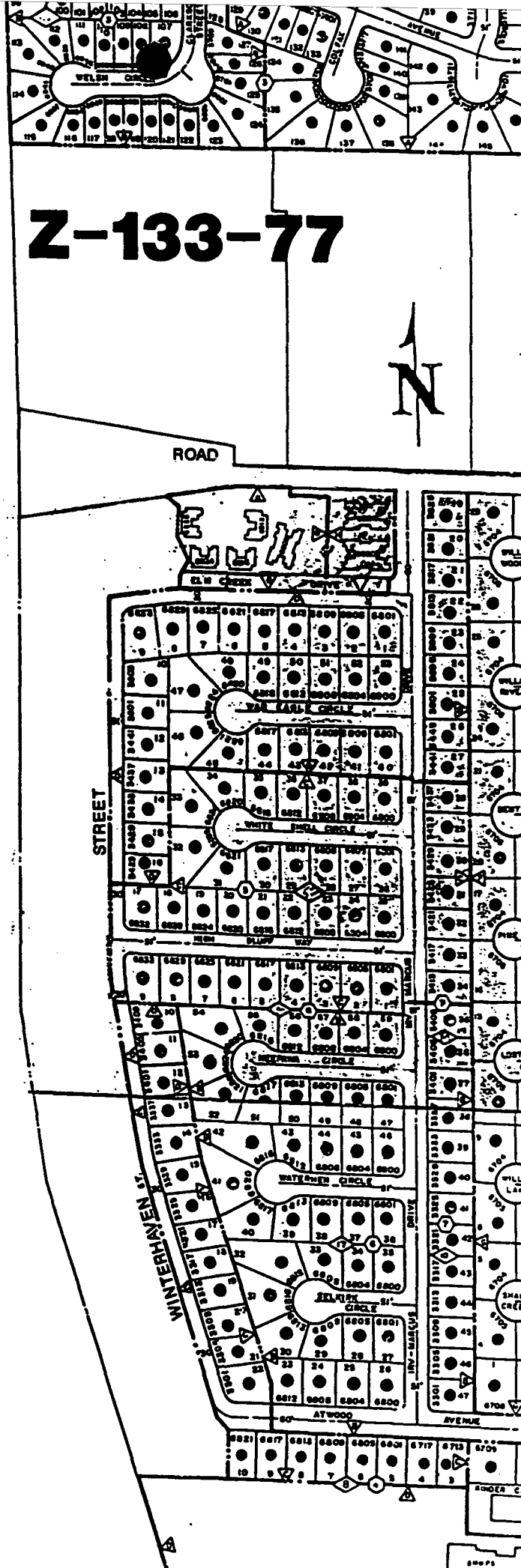
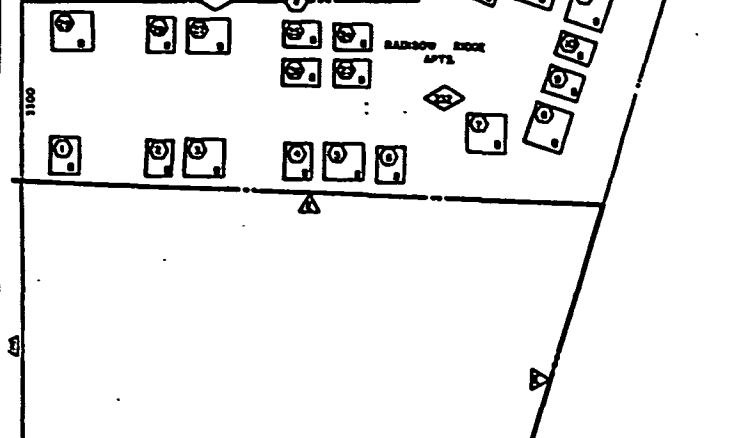
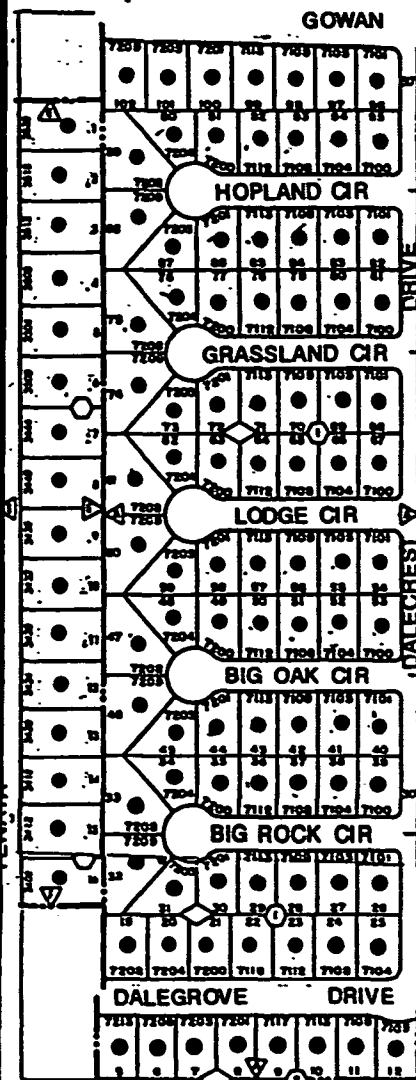
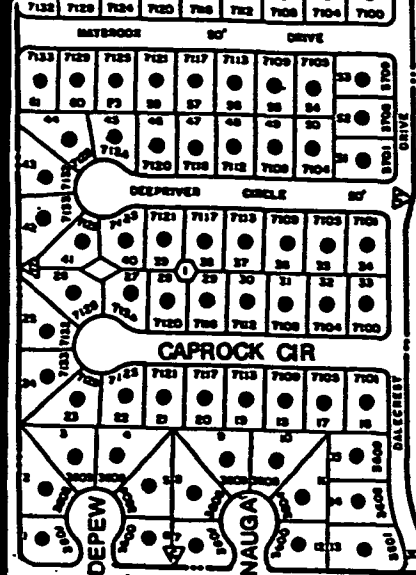
Any and all interested persons may appear before the City Council either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 E. Stewart Ave., Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



HIGHWAY

ORAN K GRAGSON



AND BUILDING ELEVATION

PLOT PLAN REVIEW

Z-133-77

MEETING: PLANNING COMMISSION
DATE: OCTOBER 8, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

ON BEHALF OF THE
ROBERT V. JONES CORP.

Bufile. File. REQUEST BY CHARLESTON HEIGHTS DEVELOPMENT CO. ^{PROPOSED} FOR A PLOT PLAN ^{PROJECT} REVIEW FOR CONDOMINIUMS / ON PROPERTY ~~GENERALLY~~ LOCATED ON THE SOUTHEAST CORNER OF GOWAN ROAD AND DALECREST DRIVE, ZONING DISTRICT N-~~U~~NON-URBAN / - UNDER RESOLUTION / OF INTENT TO R-3). *4*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE
NORTHWEST QUARTER (NE^{1/4}) OF THE SOUTHEAST QUARTER (SE^{1/4}) OF
SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Council either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 E. Stewart Ave., Las Vegas, NV 89101



**DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT**

PLANNING AND DEVELOPMENT



NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & Date

GENZER: C 9/22

WILLIAMS:

SCHLEGEL: JLS 9-22

PH Notice;pm,forms 2;lb/7-20-92

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 9-23-92
MAIL NOTICE ON: 9-28-92

9/9/92

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV - BRAD PURCELL

FROM:

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

SUBJECT:

PLOT PLAN REVIEW

Applicant: CHARLESTON HEIGHTS
DEVELOPMENT CORP.

Number: Z-133-77(8)

COPIES TO:

A request has been received on the following described property:

**THE SOUTHEAST CORNER OF GOWAN ROAD
AND DALECREST DRIVE**

Parcel No.: **280-710-016**

Zone: **N-U(ROI R-3)**

Proposed Use: **CONDOMINIUMS**

CITY PLANNING COMMISSION MEETING: **OCTOBER 8 1992**

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

Attachment: (Plot Plan)



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

APPLICANT: NAME CHARLESTON HEIGHTS DEVELOPMENT CO., A PARTNERSHIP
(OWNER OF ADDRESS 50 SOUTH JONES, LAS VEGAS, NEV. 89107
RECORD) PHONE NO. 870-0212

AGENT: NAME ROBERT V. JONES, CORP.
ADDRESS 4041 E. SUNSET RD. HENDERSON
PHONE NO. (702) 435-9553 NV. 89014

ASSESSOR'S PARCEL NUMBER: 280-710-016
FILE NO: Z-133-77 ZONING DISTRICT: N-U (ROI R-3)
LAND USE: EXISTING VACANT
PROPOSED CONDOMINIUMS

SEPT. 8, 1992
DATE OF SUBMITTAL

[Signature]
SIGNATURE OF OWNER OF RECORD

NOTE: UNLESS THE APPLICANT IS THE CURRENT OWNER OF RECORD, A LETTER FROM THE CURRENT OWNER IS REQUIRED, GIVING AUTHORIZATION FOR THIS APPLICATION. THE LETTER SHOULD ALSO INCLUDE A STATEMENT AGREEING TO CONFORM TO ANY CONDITIONS OF APPROVAL IMPOSED AT THE TIME OF ANY HEARINGS.

USE ATTACHED CHECK SHEET FOR
SUBMITTAL REQUIREMENTS

*** FOR DEPARTMENT USE ONLY ***

LEGAL, (IF A PUBLIC HEARING ITEM) A PORTION OF NW 1/4 OF
THE SE 1/4 OF SEC 10 T20S R06E M. D. M.

PAST ACTIONS: CASE NO. Z-133-77 ACTION APP. D DATE 12/21/77
CASE NO. / ACTION / DATE /
CASE NO. / ACTION / DATE /

DISTRICT MAP NO. L-10-6 FLOOD ZONE 'A' / YES X NO
IN DOWNTOWN REDEVELOPMENT AREA? / YES X NO
SPECIAL NOTICE REQUIRED? / YES X NO
IF YES /

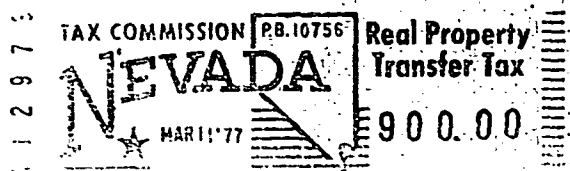
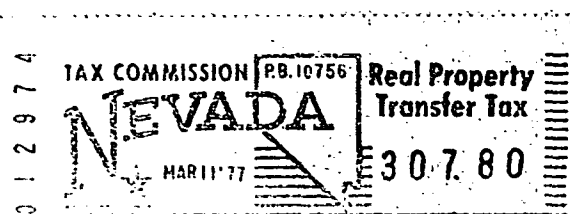
CHECKED BY: A. R. [Signature] DATE: 9/9/92
GENERAL RECEIPT NO. 159906 CASE NO. Z-133-77(8)
P/C DATE: 10/8/92 BZA DATE /

PUBLIC HEARING

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLAYTON C. TITUS AND WILMA FERN TITUS, husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHARLESTON HEIGHTS DEVELOPMENT CO., A PARTNERSHIPall that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS SPECIFIC REFERENCE FOR
LEGAL DESCRIPTION. . .

SUBJECT TO: 1. Taxes for the fiscal year 1976-77
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness OUR hand this 19th day of October 19 76.
Clayton C. Titus Wilma Fern Titus
 CLAYTON C. TITUS WILMA FERN TITUS

STATE OF NEVADA } ss.
 County of CLARK

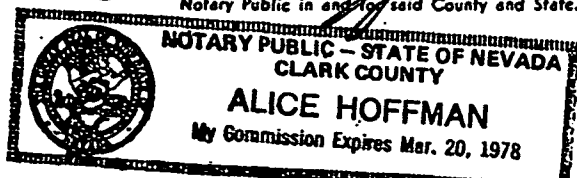
On this 23rd day of February, 19 77

personally appeared before me, a Notary Public in and for said

County and State, Clayton C. Titus andWilma Fern Titus

known to me to be the person S described in and who executed
 the foregoing instrument, who acknowledged to me that he
 executed the same freely and voluntarily and for the uses and
 purposes therein mentioned.

Alice Hoffman
 Notary Public in and for said County and State.

ESCROW NO. 63785-AH

WHEN RECORDED MAIL TO: Charleston Heights Development Co.,
6115 Clarice Street, Las Vegas, Nevada 89107

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 10;
 THENCE North 00°06'14" West, along the East line thereof, 30.00 feet;
 THENCE departing said East line North 89°52'00" West, along a line parallel with and 30.00 feet Northerly from the South line of said Section 10, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;
 THENCE continuing North 89°52'00" West, 648.95 feet, to a point on the Easterly right of way line of the proposed U. S. 95 Expressway-Vegas;
 THENCE proceeding along said Easterly highway right of way line the following described courses; North 00°08'00" East, 20.00 feet;
 THENCE North 68°00'59" West, 135.44 feet;
 THENCE North 17°15'07" West, 1113.49 feet;
 THENCE North 08°30'03" West, 454.67 feet;
 THENCE North 00°16'54" West, 979.97 feet;
 THENCE North 81°40'47" East, 469.27 feet;
 THENCE North 00°11'07" East, 40.00 feet to the point of intersection of said Easterly highway right of way line with the North line of the Southeast Quarter (SE 1/4) of said Section 10;
 THENCE continuing along the aforesaid Easterly highway right of way line, North 00°11'07" East, 40.00 feet;
 THENCE North 80°36'01" West, 472.03 feet;
 THENCE North 01°42'50" West, 560.42 feet to the point of intersection of said Easterly highway right of way line with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 10;
 THENCE departing said Easterly highway right of way line South 89°47'40" East, along the aforesaid North line, 1188.66 feet to a point;
 THENCE South 00°05'43" East, parallel with and 40.00 feet West from the East line of the Northeast Quarter (NE 1/4) of said Section 10, a distance of 675.29 feet;
 THENCE South 00°06'14" East, parallel with and 40.00 feet West from the East line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2670.86 feet to the TRUE POINT OF BEGINNING.

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 10;
THENCE North 00°06'14" West, along the East line thereof, 30.00 feet;
THENCE departing said East line, North 89°52'00" West, along a line parallel with and 30.00 feet North from the South line of said Section 10, a distance of 1988.95 feet to the TRUE POINT OF BEGINNING; said TRUE POINT OF BEGINNING also being a point on the Westerly highway right of way line of the proposed U. S. 95 Expressway-Vegas;
THENCE proceeding along said Westerly highway right of way line the following described courses; North 00°08'00" East, 20.00 feet;
THENCE North 67°06'26" East, 135.00 feet;
THENCE North 17°07'16" East, 1053.21 feet;
THENCE North 09°26'45" East, 355.11 feet;
THENCE North 04°28'55" East, 301.04 feet;
THENCE North 00°16'54" West, 829.97 feet;
THENCE North 80°48'04" West, 456.54 feet;
THENCE North 00°11'07" East, 40.00 feet to the point of intersection of said Westerly highway right of way line with the North line of the Southeast Quarter (SE 1/4) of said Section 10;
THENCE continuing along the aforesaid Westerly highway right of way line, North 00°11'07" East, 40.00 feet;
THENCE North 80°53'39" East 455.04 feet;
THENCE North 00°54'43" East, 562.36 feet to the point of intersection of the said Westerly highway right of way line with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 10;
THENCE departing the said Westerly highway right of way line, North 89°47'40" West, along the said North line, 553.95 feet;
THENCE North 00°21'06" West, 338.01 feet, to a point on the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 10;
THENCE North 89°47'03" West, along said North line, 643.11 feet;
THENCE South 00°28'04" East, along a line parallel with and 40.00 feet East from the West line of the Northeast Quarter (NE 1/4) of said Section 10; a distance of 1014.38 feet;
THENCE South 00°27'33" East, along a line parallel with and 40.00 feet East from the West line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2673.35 feet;
THENCE South 89°52'00" East, along a line, parallel with and 30.00 feet North from the South line of the Southeast Quarter (SE 1/4) of Section 10, a distance of 649.42 feet to the TRUE POINT OF BEGINNING.

INST. NO. 675689
OFFICIAL RECORD BOOK NO. 716
RECORDED AT REQUEST OF

LAWYERS TITLE OF LAS VEGAS, INC.

MAR 11 4 14 PM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 5.00 DEPUTY *me*

500