

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(2)

APN 163-06-799-007

Location E OF GRAND CANYON, N OF SAHARA

Applicant LEWIS HOMES OF NEVADA

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
PROPOSED SINGLE FAMILY DWELLINGS.



FILE HISTORY

[illegible]



ISLAVISTA

Lewis  Homes

PRELIMINARY BROCHURE

I S L A V I S T A
Standard Features

CONTEMPORARY EXTERIORS

- . Attractive, durable tile roof
- . White finish window frames
- . Block wall enclosed rear yard with wrought iron gate
- . Automatic sprinklers and seeding in the front yard
- . Spacious 2-car garage with roll-up door

STYLISH INTERIORS

- . Ceramic tile entry
- . Wood-burning fireplace with gas valve and key
- . Knock-down texture on walls and ceilings
- . Built-in custom plant shelves
- . Raised panel interior doors

GOURMET KITCHENS

- . Recessed spot lights with dimmer switch
- . Ceramic tile counter tops
- . Furniture-quality cabinets with finished interiors
- . Island work counter (some plans)
- . Gas range or cooktop
- . Microwave and self-cleaning ovens
- . Energy saving dishwasher
- . In-Sink-Erator disposer
- . Food storage pantry
- . Recessed water line for refrigerator ice maker

GLAMOROUS BATHS

- . 2 or 3 baths for family convenience
- . Furniture-quality cabinets
- . Cultured marble counter tops
- . Large plate glass mirrors
- . Ceramic tile surrounds in baths and showers

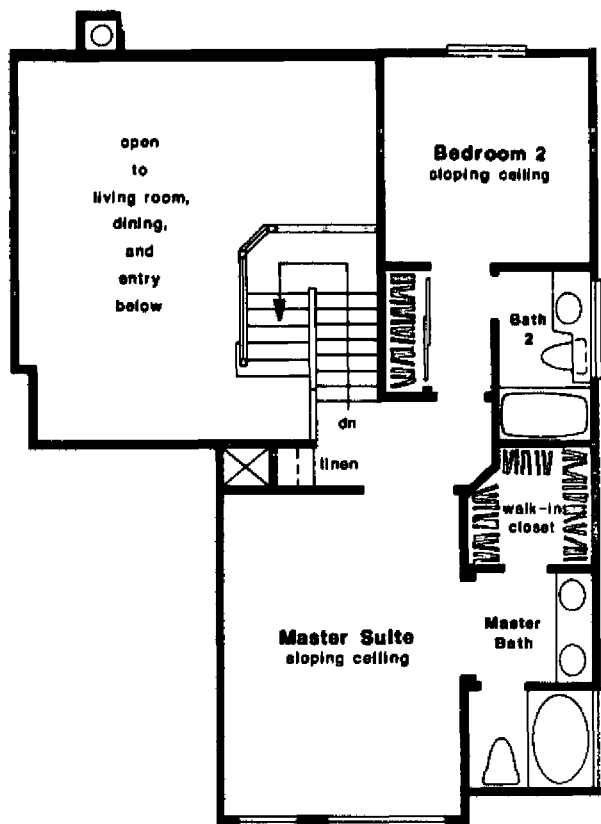
LUXURIOUS MASTER SUITES

- . Ceiling fan
- . Second wood-burning fireplace (some plans)
- . Spacious walk-in closet
- . Dressing area with twin sinks
- . Oval tub
- . Separate shower with glass enclosure (except Plan 273)

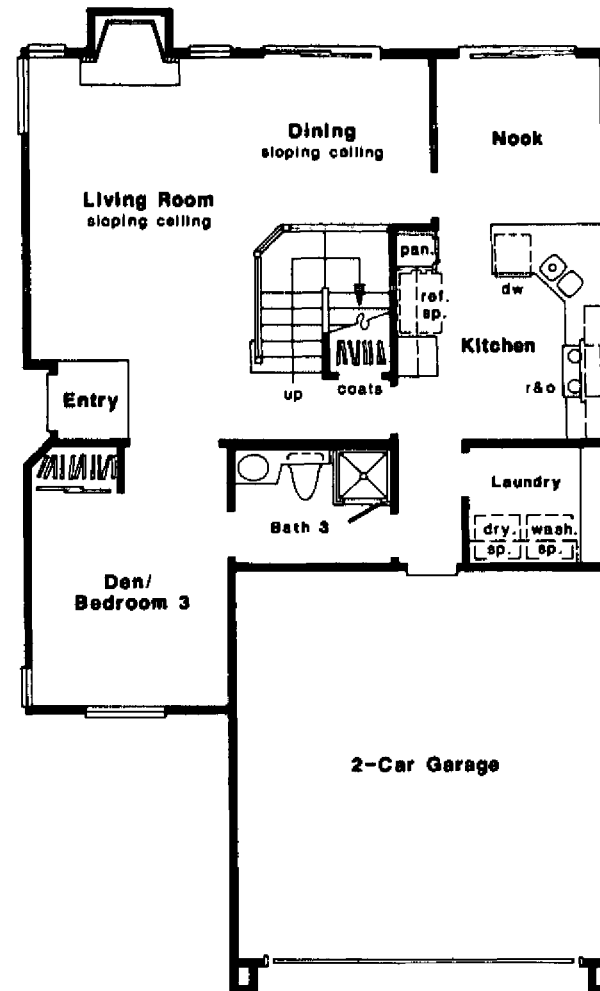
PRACTICAL TOUCHES

- . Lighted address numbers
- . Insulated front door plus dual pane windows and french doors
- . Energy-efficient heat pump for heating and cooling
- . Family-size gas water heater
- . Cabinets in laundry room
- . Gas and 220V dryer connections

Ask your sales representative about additional features to personalize your new home.



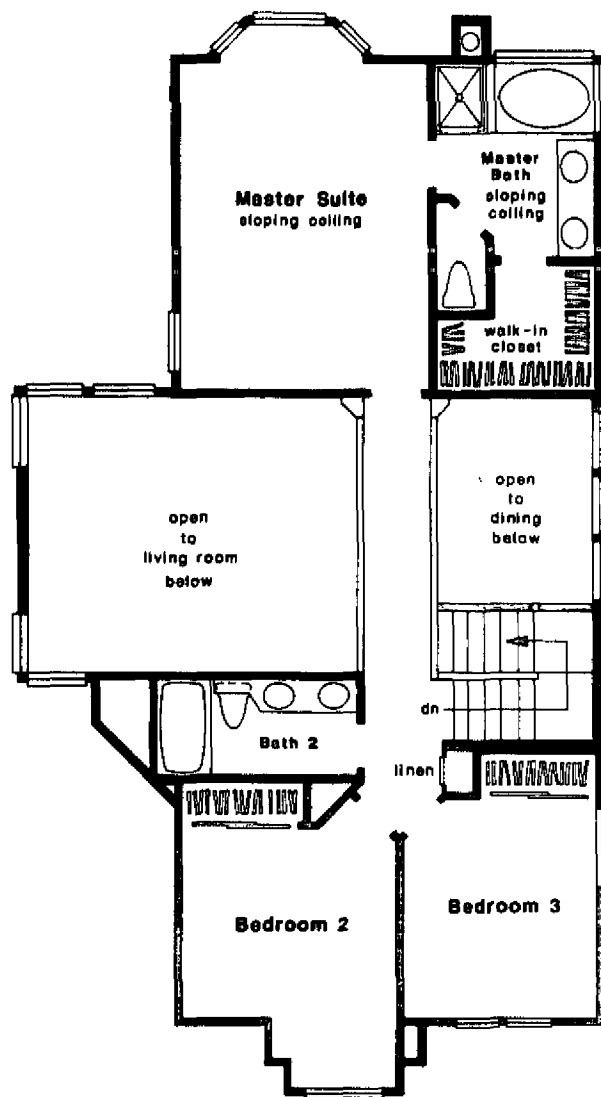
SECOND FLOOR



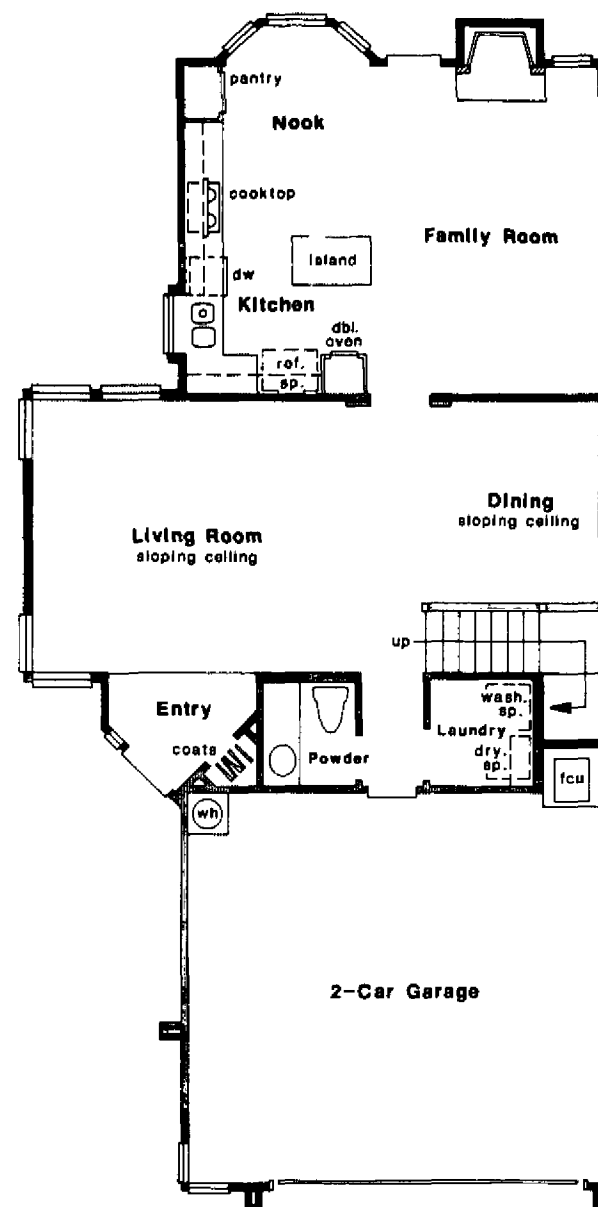
FIRST FLOOR

PLAN 6-273

Total Liveable Area: 1,510 Sq. Ft.



SECOND FLOOR



FIRST FLOOR

PLAN 6-219

Total Liveable Area: 1,838 Sq. Ft.

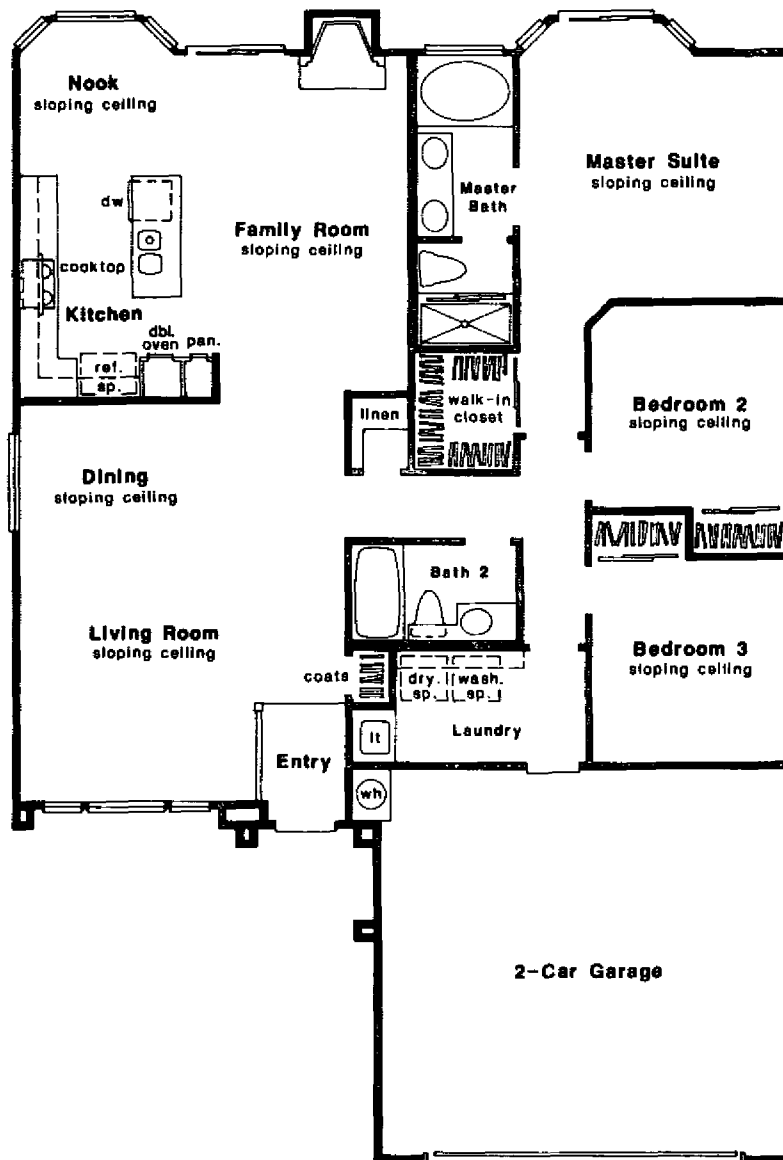
PRELIMINARY BROCHURE



6-273-A



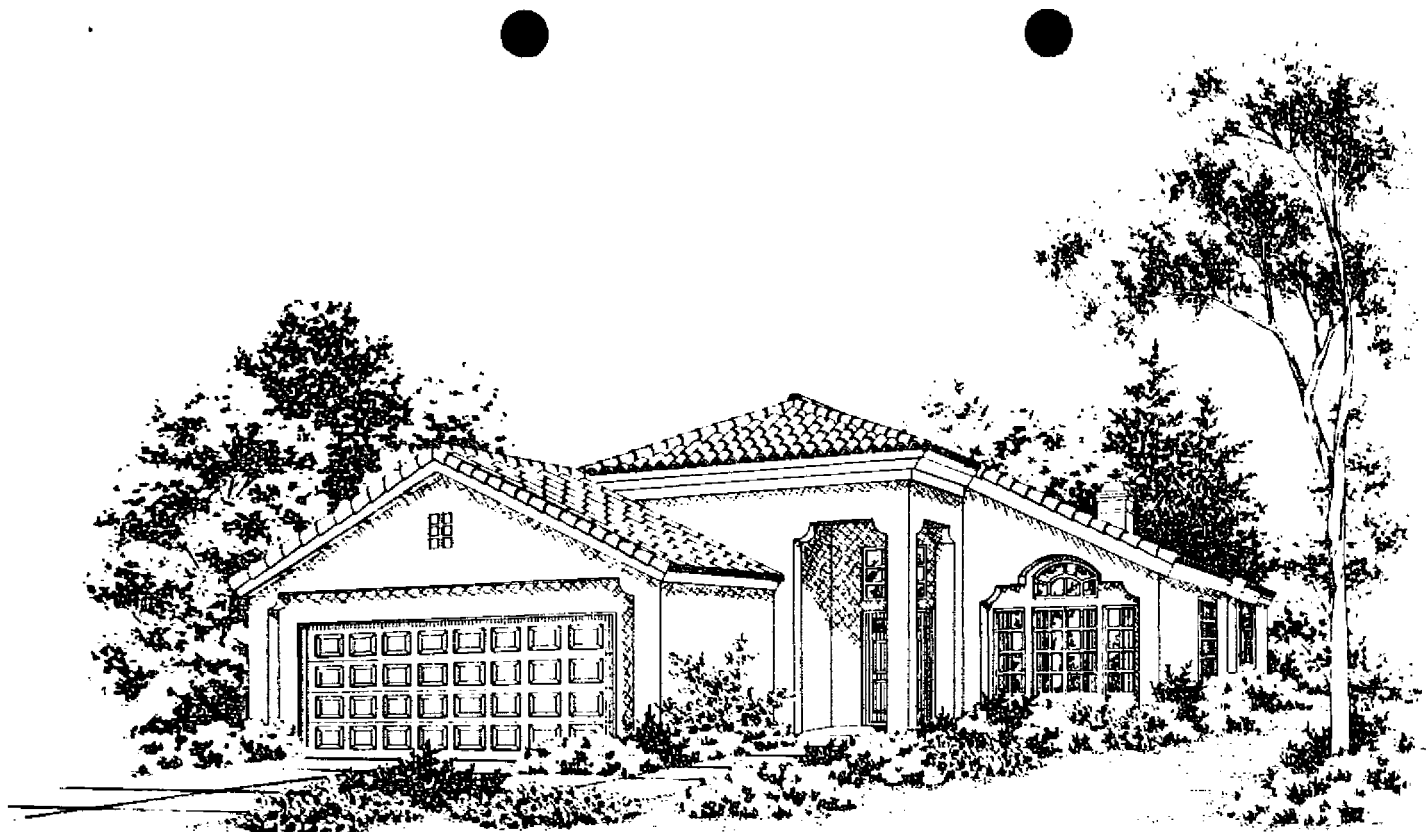
6-273-B



PLAN 6-169

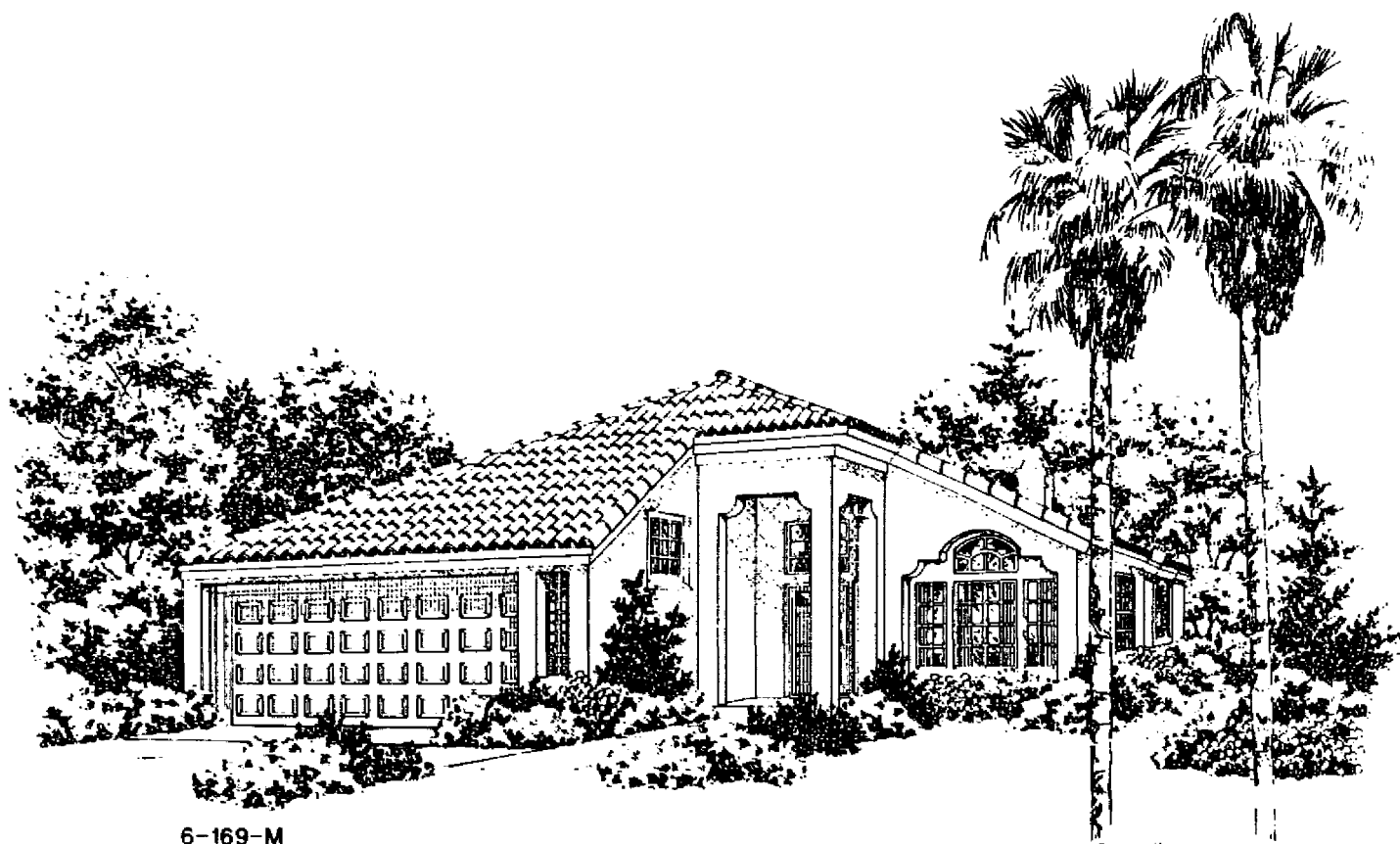
Total Liveable Area: 1,532 Sq. Ft.

PRELIMINARY BROCHURE



6-169-H

Artist's Conception



6-169-M

Artist's Conception

PRELIMINARY BROCHURE



Artist's Conception

6-219-H



MURGE WERTHEIMPT & Assoc

Artist's Conception

6-219-M

PRELIMINARY BROCHURE



Artist's Conception

6-219-H

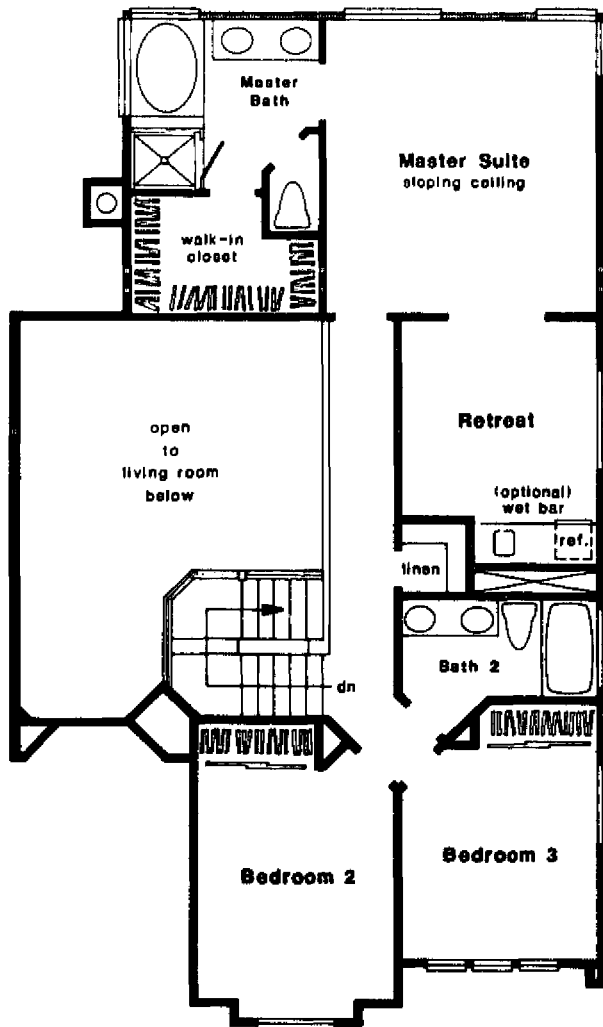


MARCEE WERTNEPHORT / Assoc

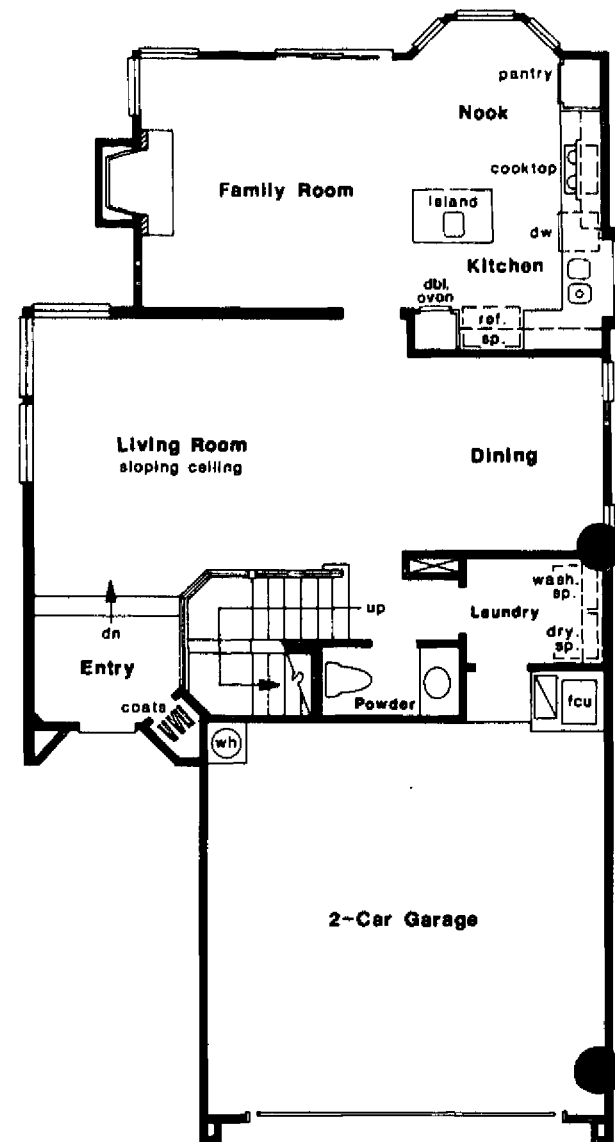
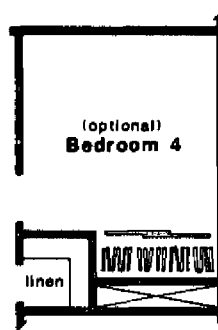
Artist's Conception

6-219-M

PRELIMINARY BROCHURE



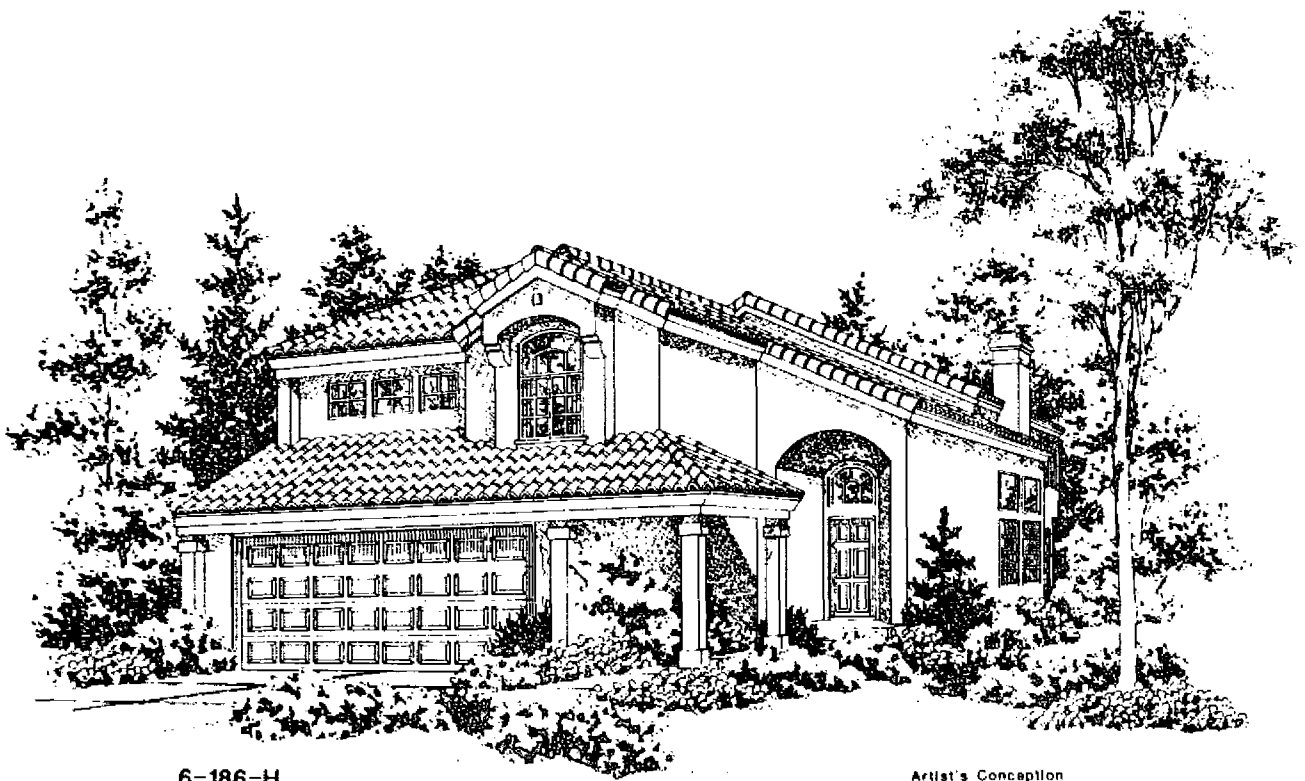
SECOND FLOOR



FIRST FLOOR

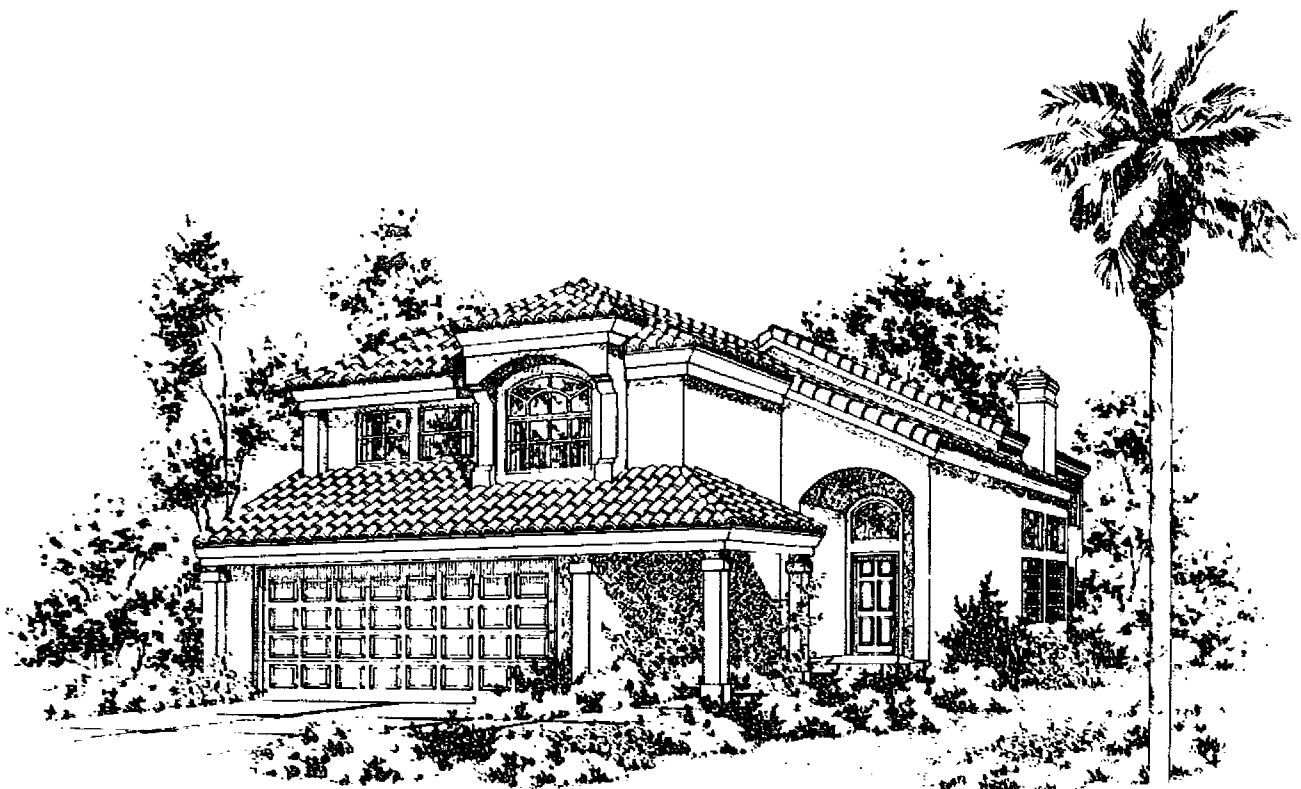
PLAN 6-186

Total Liveable Area: 1,926 Sq. Ft.



6-186-H

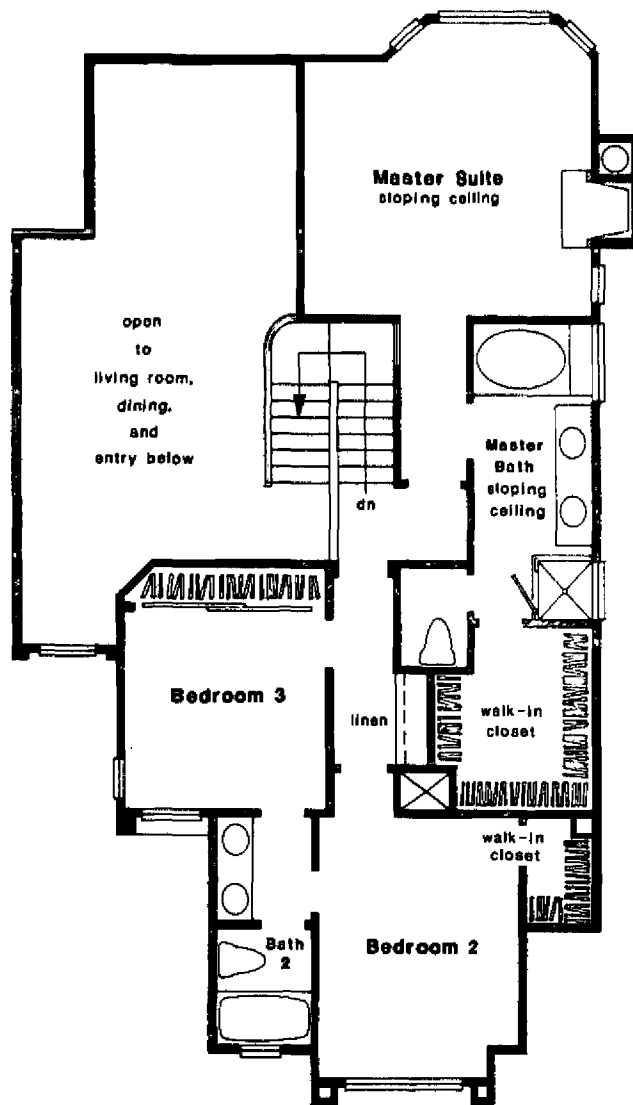
Artist's Conception



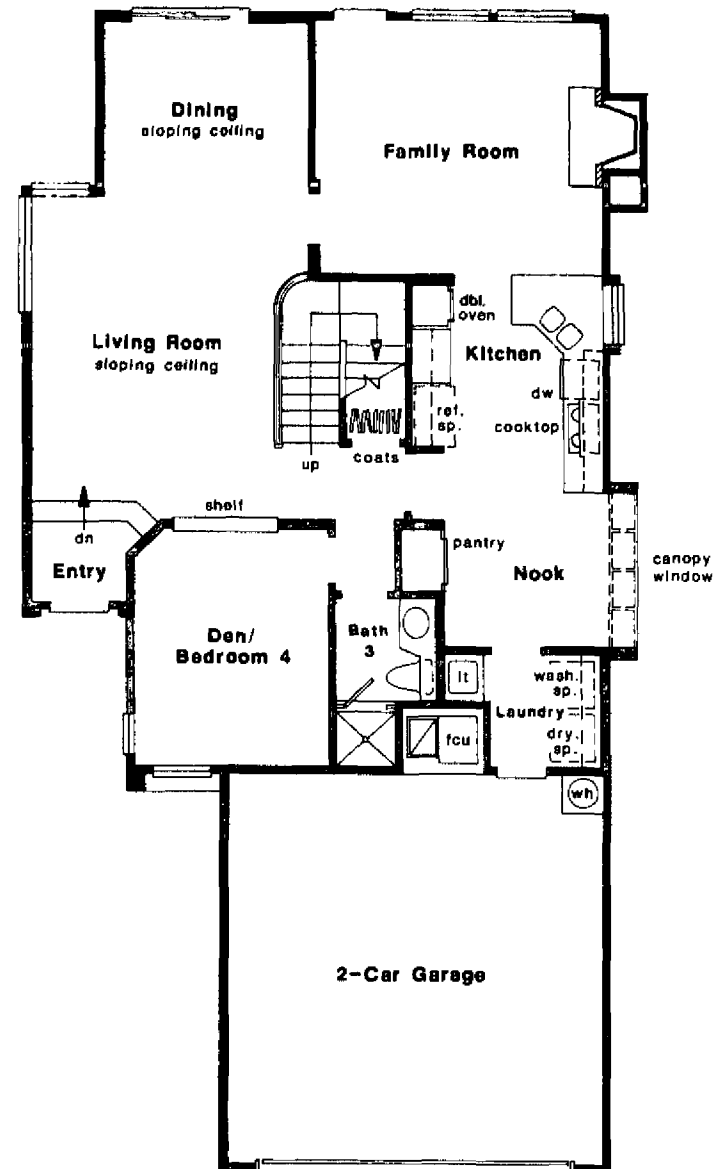
6-186-M

Artist's Conception

PRELIMINARY BROCHURE



SECOND FLOOR



FIRST FLOOR

PLAN 6-184

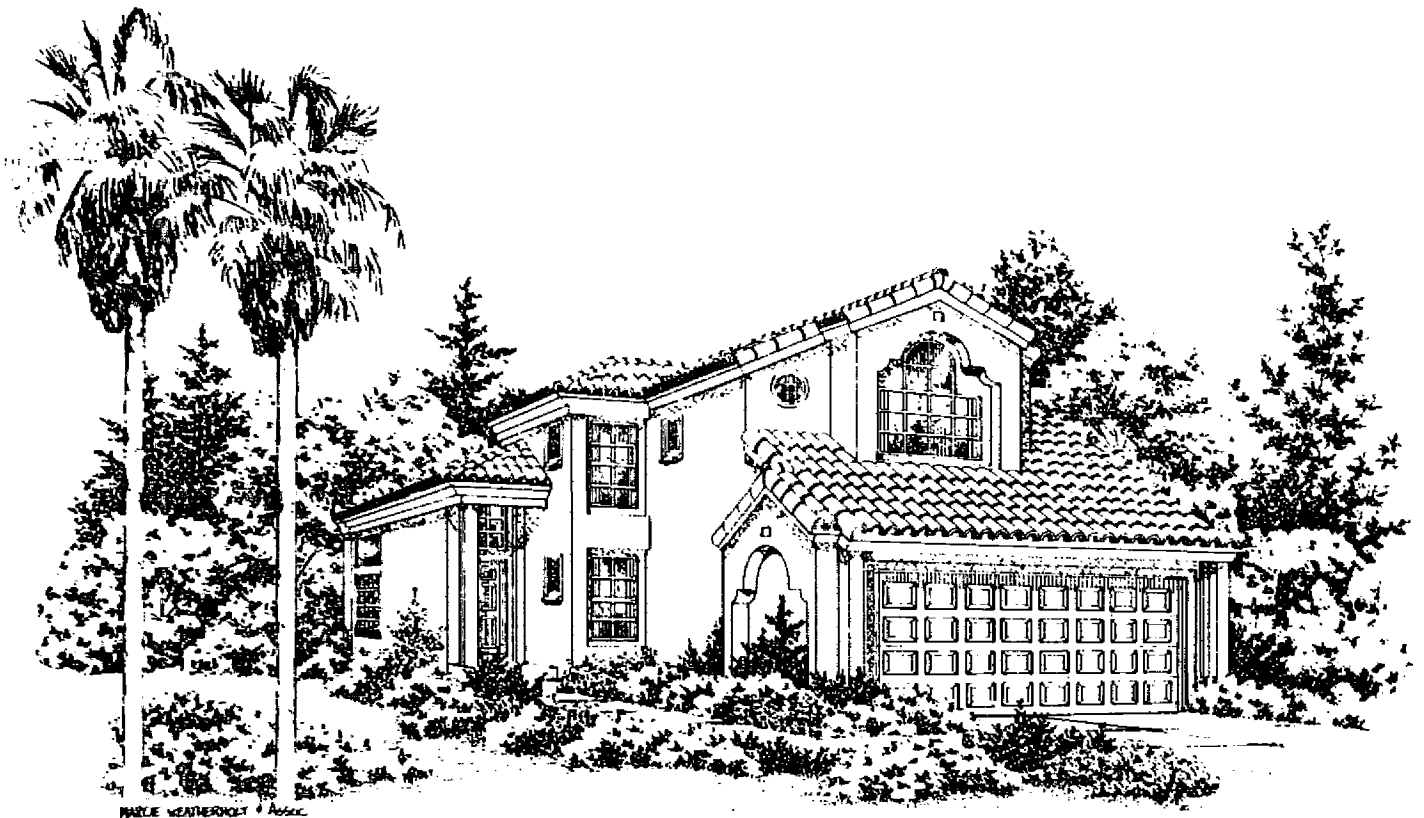
Total Liveable Area: 2,032 Sq. Ft.

PRELIMINARY BROCHURE



MARIE WEATHERS & ASSOC.
Artist's Conception

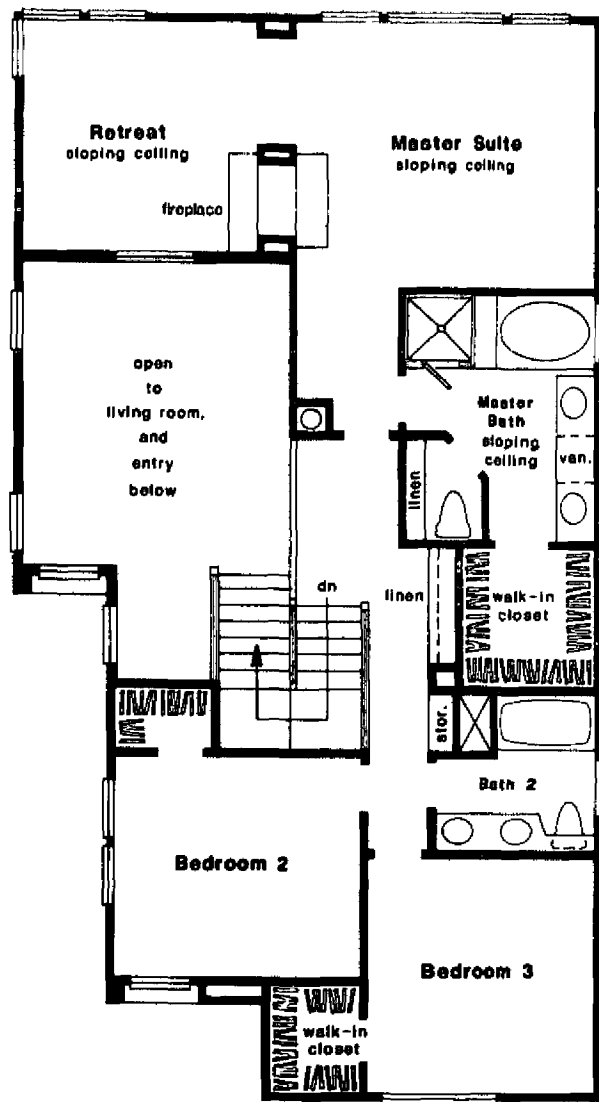
6-184-H



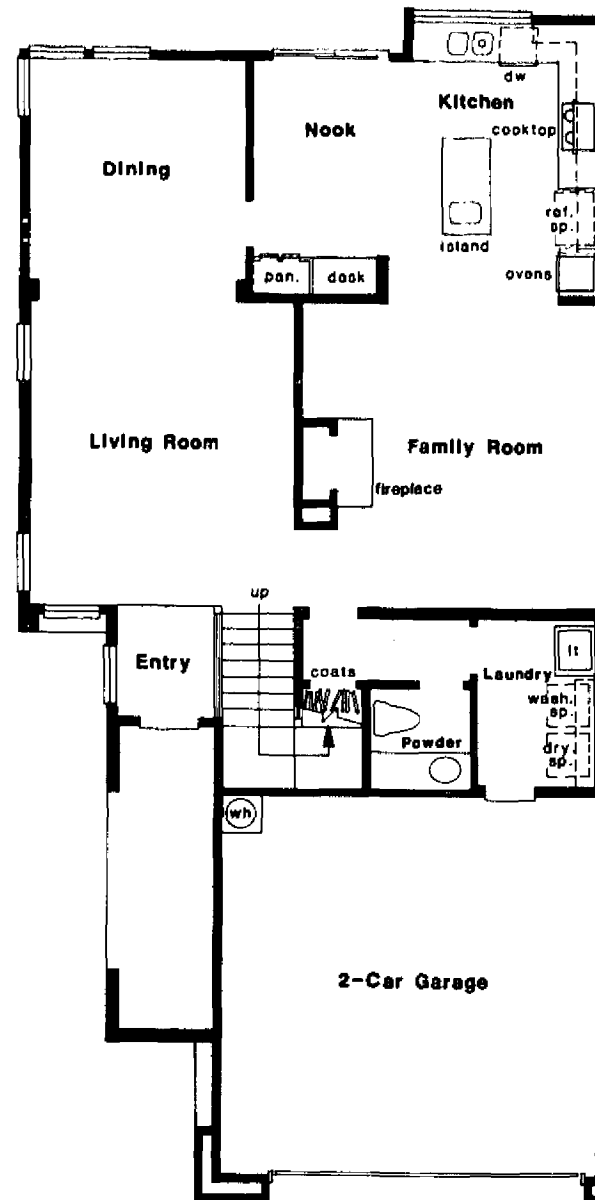
MARIE WEATHERS & ASSOC.

Artist's Conception

6-184-M



SECOND FLOOR



FIRST FLOOR

PLAN 6-275-MOD

Total Liveable Area: 2,306 Sq. Ft.

PRELIMINARY BROCHURE



6-275-MOD-H

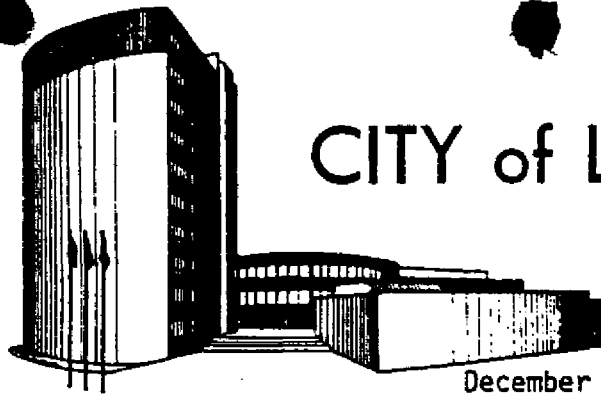


6-275-MOD-M

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

Lewis Homes of Nevada
c/o G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89102

RE: Z-139-88(2) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding proposed single family dwellings on property located on the east side of Grand Canyon Drive, north of Sahara Avenue, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on December 26, 1989.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-139-88
2. The setbacks shall be a minimum of 16 feet in the front yard, 10 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
3. Satisfaction of City Code requirements and design standards of all City departments.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(2)

Applicant: LEWIS HOMES OF NEVADA
Application: Proposed Single Family
Dwellings
Location: East side of Grand
Canyon Drive, north of
Sahara Avenue
Zone: N-U (under Resolution
of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for Zoning Application Z-139-88
2. The setbacks shall be a minimum of
16 feet in the front yard, 10 feet
in the rear yard and 5 feet on each
side (10 feet on corner lots).
3. Standard Condition 6.

PROTESTS: N/A

Black -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt excused)

MR. FOSTER stated this request
is for a review of 173 single
family lots in a subdivision.
The elevations show one and
two-story dwellings varying
in size from 1,500 to 2,300
square feet. Construction
materials consist of stucco
exteriors with tile roofs for
all of the models. Staff
recommended approval, subject
to the conditions.

ARNIE WAGLEY, G. C. Wallace
Engineering, 1555 South Rainbow
Boulevard, appeared and represented
the applicant. He concurred
with staff's conditions.

This is final action.

(7:13-7:15)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 15, 1989

Lewis Homes of Nevada
c/o G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102

RE: Z-139-88(2) - 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 December 26, 1989. 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 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME LEWIS HOMES OF NEVADA
REP'S NAME _____
ADDRESS _____
PHONE _____

AGENT: NAME G. C. WALLACE
REP'S NAME _____
ADDRESS 1555 S RAINBOW BL
LAS VEGAS, NV. 89102
PHONE 363-1200

APPLICATION TYPE:

- ☐ REZONING ☒ PLOT PLAN REVIEW & ELEVATION ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U (R01 R-PD7) PROPOSED -

LAND USE: EXISTING VACANT
PROPOSED S F D's

PAST ACTIONS: CASE NO. Z-139-88 ACTION APPD. DATE 2/1/89
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-6-9,6 ASSESSOR'S PARCEL NO. -

GENERAL LOCATION: E SIDE OF GRAND CANYON RD
N OF SAHARA AVE.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: MP/LES DATE 12/8/89

GENERAL RECEIPT NO. 074933 CASE NO. Z-139-89(8)

PC DATE: 12/26/89 BZA DATE: 2



G.C. WALLACE, INC.
Engineering/Architecture

5543.4210

December 8, 1989

City of Las Vegas
Department of Community
Planning & Development
400 East Stewart
Las Vegas, Nevada 89101

Attention: Mr. Matt Pinjuv

**RE: Polo Greens by Lewis Homes
Plot Plan Review**

Gentlemen:

On behalf of our client, Lewis Homes of Nevada, we respectfully request a Plot Plan Review to accompany the Tentative Map for Polo Greens by Lewis Homes. The Tentative Map is currently scheduled for the December 26, 1989 City Planning Commission meeting. A typical lot layout, floor plans, and elevations for this project were delivered to you on December 6, 1989. A check in the amount of \$25.00 in payment of the Plot Plan Review filing fee is enclosed herewith.

If you require further information, please advise. Thank you.

Very truly yours,

G. C. WALLACE, INC.

Diana Bossard

ibt

cc: Ms. Jody Ellison, Lewis Homes of Nevada
Mr. Arne Wagley, G. C. Wallace, Inc.

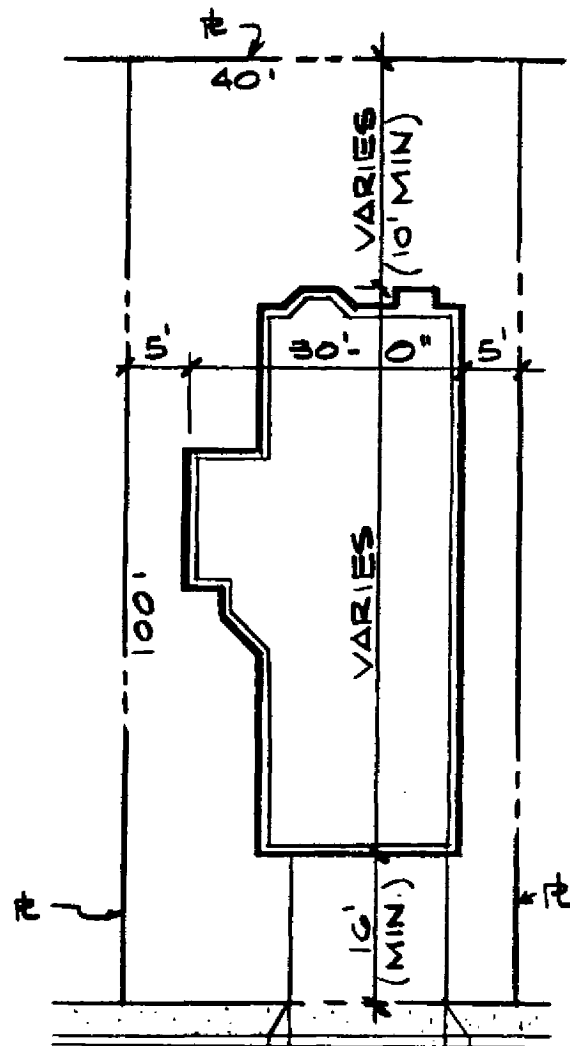
G.C. WALLACE, P.E.
MICHAEL RADOJEVICH
KAY L. ADAMS, L.S.
GARY J. SPINKELINK

TERRILL B. ADAMS
CALVIN L. BLACK, P.E.
DAN STUART DAVIS, A.I.A.
JAMES A. DUDDLESTEN, P.E.
DAVID HUCKLE, P.E.
JACK H. MITCHELL, P.E.
CRAIG A. PRIMAS, P.E.
MICHAEL D. ROSS, P.E.
RONALD R. THOMAS

L. STEVEN ANDERSON, P.E.
MICHAEL J. CSIZMADIA, P.E.
HOWARD L. HARRIS, P.E.
MARC A. LEMOINE
ARNE H. WAGLEY

12/8/89
74433
GR
PC: 12/26/89

G.C. WALLACE, INC.



**TYPICAL LOT LAYOUT FOR
POLO GREENS BY LEWIS HOMES**

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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3. Standard Condition 6.

PROTESTS: N/A

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conditions.

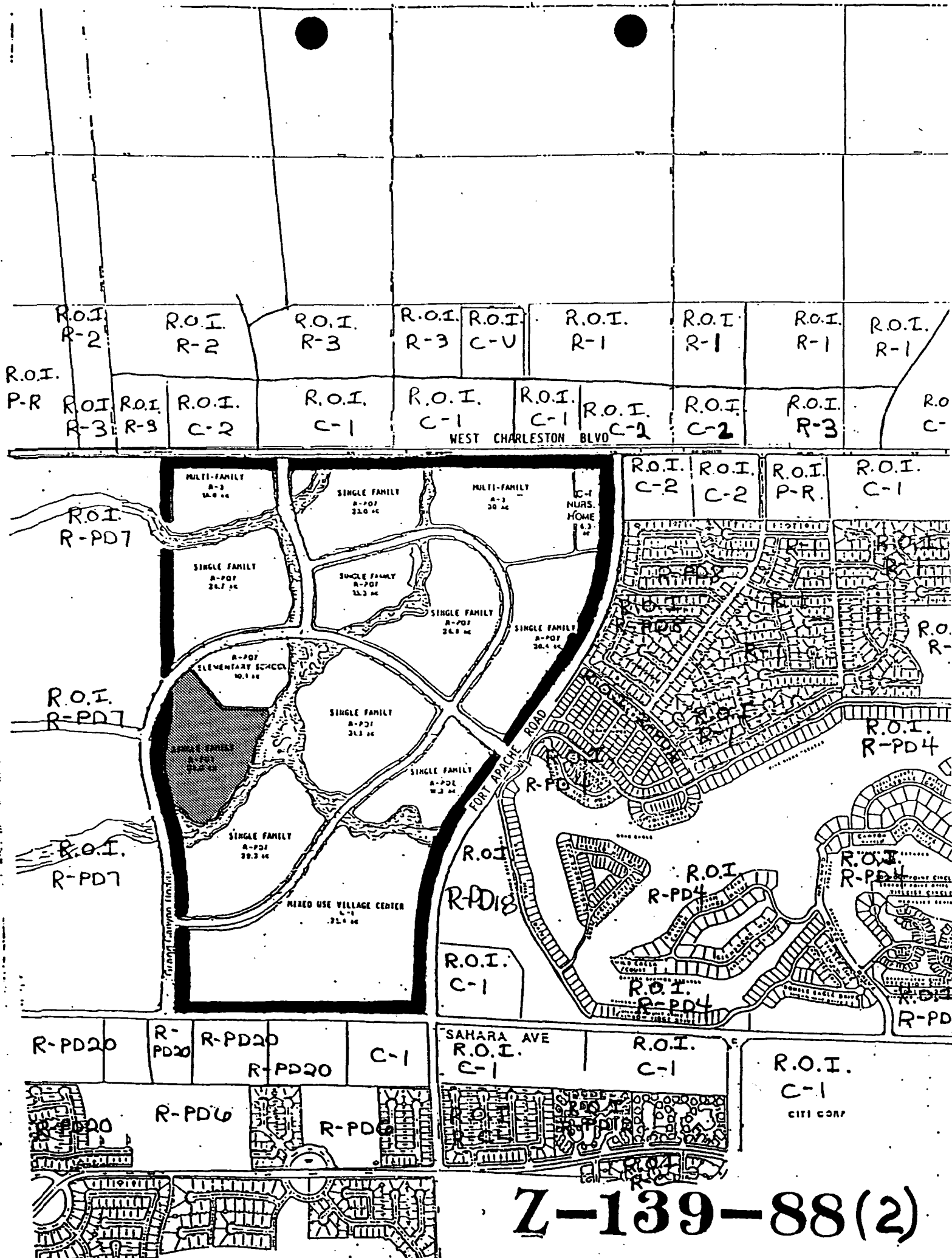
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(7:13-7:15)



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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