



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 1st Extension of Time (for SDR-76448)

Project Address (Location) Charleston & 10th (700 S 10th St)

Project Name Charleston Towers **Proposed Use** Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 **Ward #** 3

General Plan: Existing C Proposed N/C **Zoning:** Existing C-1 Proposed N/C

Additional Information _____

Property Owner Charleston Towers LLC **Contact** Mark Dix
Address 18501 Collier Ave #B-106 **City** Lake Elsinore **State** CA **Zip** 92530
E-mail mark.dix@tiltupsbysci.com **Phone** _____

Applicant Charleston Towers LLC **Contact** Mark Dix
Address 18501 Collier Ave #B-106 **City** Lake Elsinore **State** CA **Zip** 92530
E-mail mark.dix@tiltupsbysci.com **Phone** _____

Representative G.C. Garcia, Inc. **Contact** Doug Rankin
Address 1055 Whitney Ranch Dr., Suite 210 **City** Henderson **State** NV **Zip** 89014
E-mail acole@gcgarciainc.com **Phone** 702-435-9909

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Mark S. Dix

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

21-0247
04/23/2021
See Attached Notarized
Document Dated 4-14-21

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

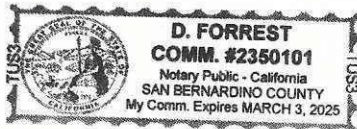
State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on
this 14 day of April, 2021, by
Date Month Year

(1) Mark S. Diaz

(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
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Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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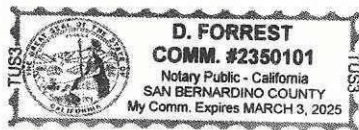
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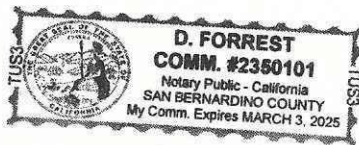
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PARKING PROVIDED

PROJECT DATA

OVERALL SITE AREA EXISTING LOT/ING.	94,702 SF
RETAIL	7,549 SF
APARTMENT	274,146 SF
STORAGE/SELF-LOADING	5,988 SF
PARKING GARAGE	132,489 SF
TOTAL BUILDING AREA	430,272 SF
FLOOR TO THE RATIO COVERAGE	4.03 58.7%
PARKING ANALYSIS	
TOTAL REQUIRED (MAX USE CHART)	
MAX USE PARKING ANALYSIS	

GENERAL LAND USE CLASSIFICATION	WEEKDAYS		
	MID 7AM	7AM-9PM	9PM-AMID
RETAIL/PERSONAL SERVICES	0	46	31
RESIDENTIAL	476	262	495
TOTAL	476	308	442

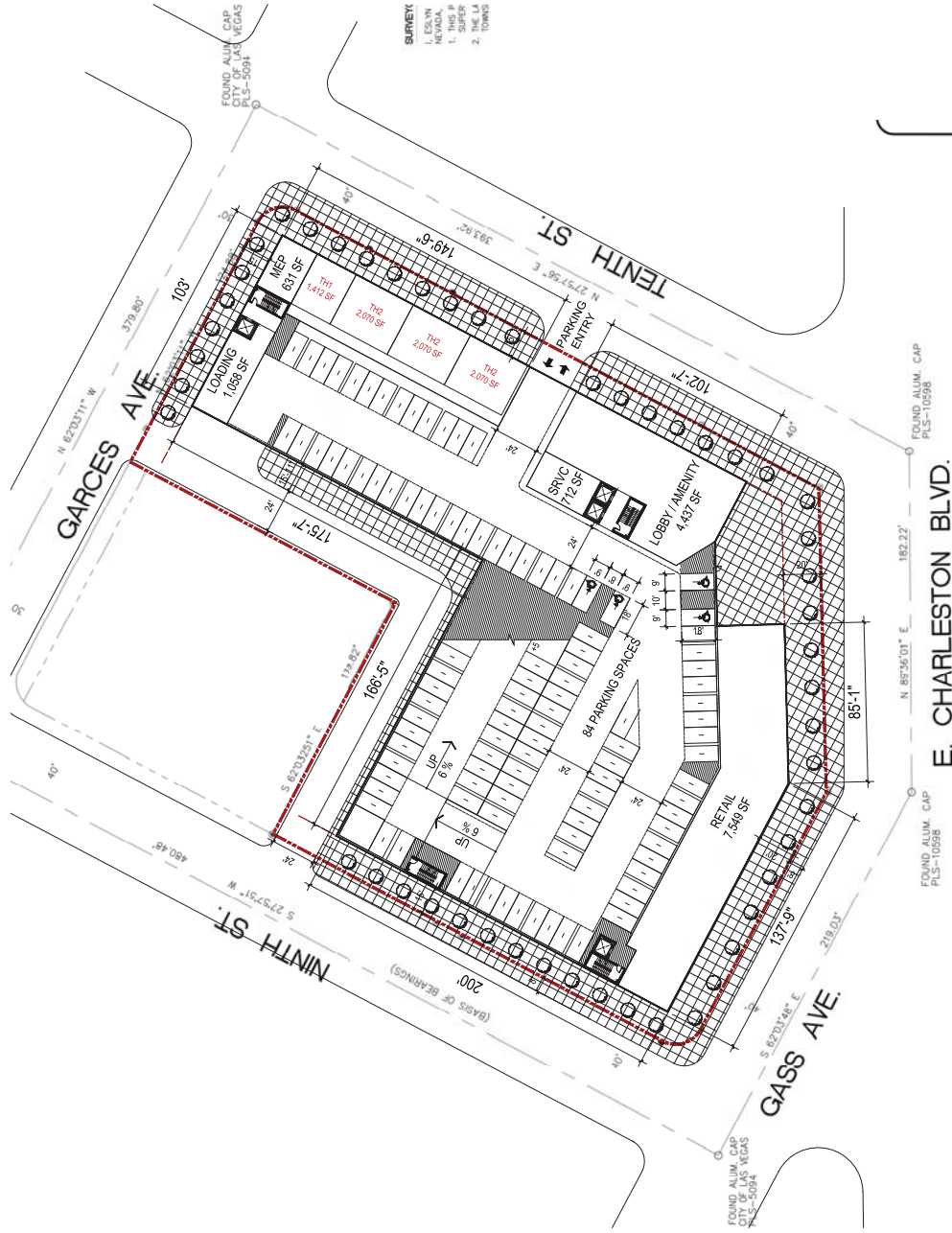
GENERAL LAND USE CLASSIFICATION	WEEKENDS		
	MID 7AM	7AM 9PM	9PM MID
RETAIL / PERSONAL SERVICES	0	46	28
RESIDENTIAL	476	310	357
TOTAL	476	356	385

UNIVERSITY OF SOUTHERN CALIFORNIA

GROUND FLOOR PARKING:	82 SPACES
MEZZANINE LEVEL PARKING:	119 SPACES
2ND FLOOR PARKING:	124 SPACES
HANDICAP PARKING:	6 SPACES

TOTAL PROVIDED:

TITLE 10 PARKING REQUIREMENTS		
PARKING REQUIRED:		
RETAIL	7,549	1 PER 1050
MULTIFAMILY		
SINGLE 1 BR	262	129 PER UNIT
2 BR	59	175 PER UNIT
3 BR		22 PER UNIT
TOTAL PARKING REQUIRED:		
		522 SPACES
		46 SPACES
		328 SPACES
		104 SPACES
		44 SPACES



SITE PLAN

[illegible]

REVISIONS	DATE	COMMENTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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 All Rights Reserved. No part of this drawing may be reproduced without the written permission of Humphreys & Partners, LLC. This drawing is the property of Humphreys & Partners, LLC and is to be used for the project only. It is not to be used for any other project without the written permission of Humphreys & Partners, LLC. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. Please consult your broker for more information. This drawing is not to be used for any other project without the written permission of Humphreys & Partners, LLC. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. Please consult your broker for more information.

19126 CHARLESTON
 LAS VEGAS, NV

These drawings are for preliminary coordination only and shall be used for informational purposes only. They are not to be used for construction.

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
 10000 W. LAS VEGAS BLVD., SUITE 1000
 LAS VEGAS, NV 89135
 TEL: 702.735.1000
 FAX: 702.735.1001
 WWW.HUMPHREYS-PA.COM

SHEET CONTENTS
 NW - NE ELEVATIONS
 SHEET NO.

HPA 19126

21-0247
 04/22/2021

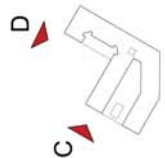
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 (24"x36" SHEET)
 0' 20' 40' 80' 120'

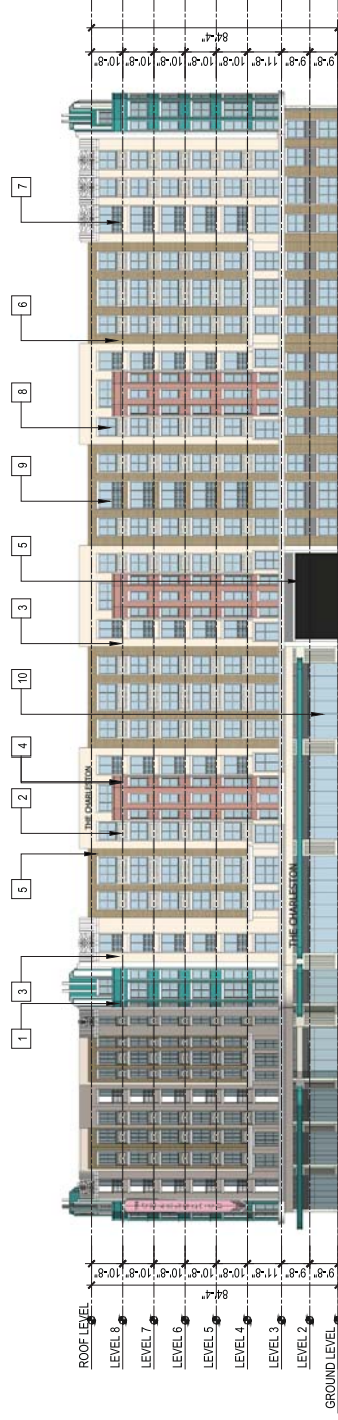
NW - NE ELEVATIONS



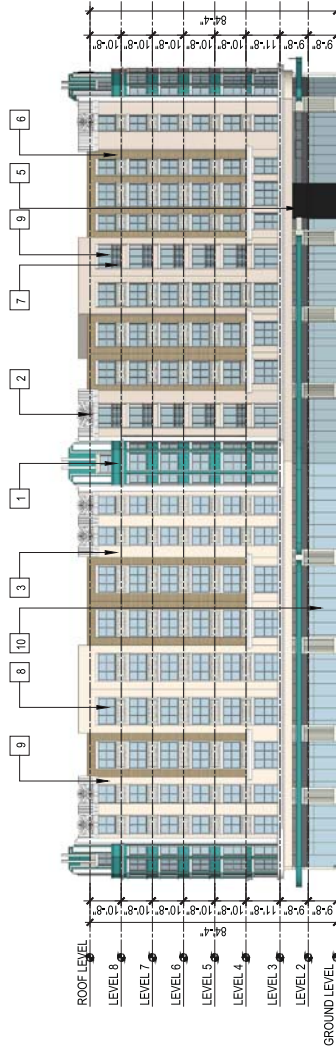
MATERIALS / COLOR KEY NOTES

1. STUCCO FINISH CYAN COLOR	
2. STUCCO FINISH WHITE COLOR	
3. STUCCO FINISH FINEST SILK COLOR	
4. STUCCO FINISH CEDARVILLE COLOR	
5. METAL PANEL DARK GRAY COLOR	
6. BRICK MOCHA COLOR	
7. METAL MESH BALCONY	
8. VINYL WINDOW	
9. VINYL DOOR SYSTEM	
10. ALUMINUM STOREFRONT WINDOW EFCO SERIES 403 DARK BRONZE / CLEAR GLASS	















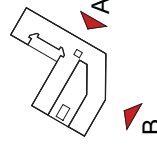
SOUTH EAST ELEVATION - A



SOUTH WEST ELEVATION - B

MATERIALS / COLOR KEY NOTES

- | | | |
|-----|--|---|
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CYAN COLOR |  |
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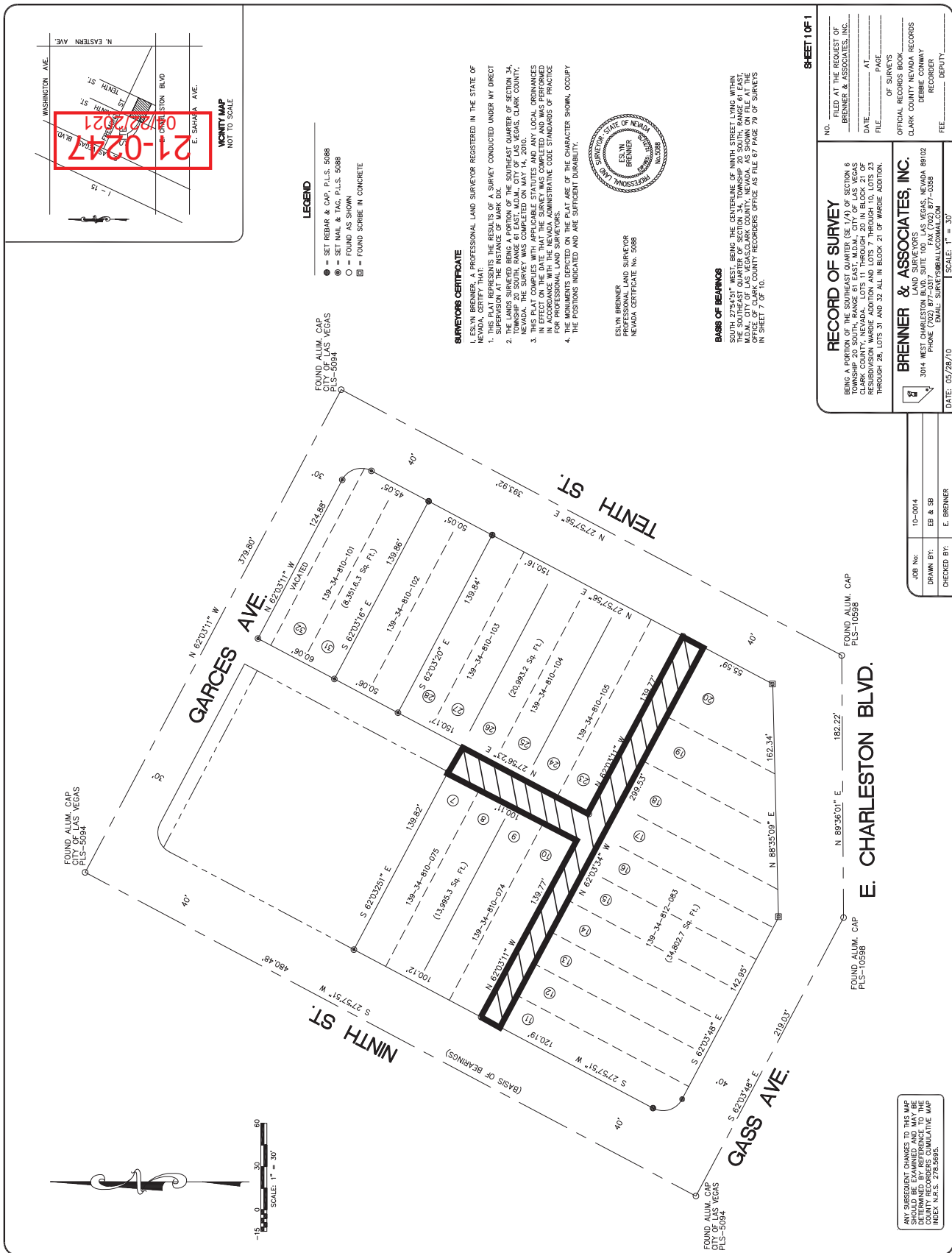
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SCALE: 1" = 20' - 0"



SE - SW ELEVATIONS





ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX N.R.S. 278.5695.