

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(12)

APN 163-06-510-001

Location 9599 W CHARLESTON BLVD

Applicant PECCOLE RANCH PARTNERSHIP

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
PROPOSED APARTMENTS.



FILE HISTORY

FILE NO.: 2-139-88(12)

[illegible]

GRAND CANYON DR

R.O.I. R-PD9



BOULEVARD

C-1

C-1

DRIVE

R-PDT

APPLE

9489

PECCOLE RANCH

PROJECT DATA:

LOCATION: LOTS 8 AND 8A, PECCOLE RANCH - UNIT 2

ZONED: R-3

SITE AREA: 17.975 AC/782,970.00 FT.² NET, (19.40 AC GROSS)

BUILDABLE AREA: 14,000 FT² ALLOWS 8 UNITS + 1 UNIT FOR EACH
ADDITIONAL 1750 FT² OF SITE AREA

$782,970 - 14,000 = 768,970 / 1750 = 439 + 8 = 447$
UNITS ALLOWABLE/404 PROVIDED

BLDG TYPE	UNIT TYPE	* PER BLDG	* OF BLDGS	TOTAL
A	A1/1BR,1BA	4	3	12
	B2/2BR,2BA	8		24
B	A1/1BR,1BA	8	10	80
	B2/2BR,2BA	8		80
D	A2/1BR,1BA	16	5	80
F	B2/2BR,2BA	8	4	32
	C1/3BR,2BA	8		32
G	B1/1BR,DEN,1BA	8	<u>8</u>	<u>64</u>
			30	404

PARKING:

TOTAL 1 BEDROOM = $236 \times 1.0 = 236$

TOTAL 2 BEDROOM = $136 \times 1.25 = 170$

TOTAL 3 BEDROOM = $32 \times 1.50 = \underline{40}$

446 RESIDENT SPACES REQ. (8.5' X 16.0')

706 PROVIDED (INCLUDING 56 GARAGE)

RATIO: 706 SPACES 404 UNITS = 1.75

NOTE: MINIMUM 10' SEPARATION BETWEEN ALL BUILDINGS

TREES

Fraxinus velutina 'Rio Grande'	15 Gallon	8'	2'	3/4"
Rio Grande Ash	24" Box	10'	4'	2"
Ligustrum lucidum	15 Gallon	6'	2 1/2'	3/4"
Glossy Privet	24" Box	9'	4'	1 1/2"
Olea europaea 'Swan Hill'	24" Box	8'	5 1/2'	1 1/2"
'Swan Hill' Olive		Multi-trunk		
Pinus eldarica	15 Gallon	6'	3'	3/4"
Mondel Pine	24" Box	10'	4'	1"
Pinus halepensis	15 Gallon	6'	3'	3/4"
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Pistacia chinensis	15 Gallon	8'	2'	3/4"
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Prunus cerasifera	24" Box	9'	4'	1 1/2"
'Krauter Vesuvius' Purple Leaf Plum	15 Gallon	6'	2 1/2'	3/4"
Quercus virginiana	15 Gallon	7'	4'	1 3/4"
Heritage Live Oak	24" Box	9'	5 1/2'	2 1/4"
Washingtonia robusta	Trunk Height as noted on plan; 10 to 25'			
Mexican Fan Palm				

SHRUBS

Chamaerops humilis	5 Gallon
Med. Fan Palm	
Dietes vegeta	1 Gallon
Fortnight Lily	
Hemerocallis hybrid	1 Gallon
Daylily	
Juniperus chinensis 'Seagreen'	5 Gallon
Seagreen Juniper	
Nandina domestica 'Compacta'	5 Gallon
Compact Heavenly Bamboo	
Nerium oleander 'Petite Pink'	1 Gallon
Dwarf Oleander	
Photinia fraseri	5 Gallon
Photinia	
Pittosporum tobira	5 Gallon
'Wheeler's Dwarf' Pittosporum	
Pyracantha 'Santa Cruz'	5 Gallon
'Santa Cruz' Pyracantha	
Raphiolepis indica 'Clara'	5 Gallon
India Hawthorn	
Trachelospermum jasminoides	1 Gallon
Star Jasmine	
Vinca major	1 Gallon
Periwinkle	
Xylosma congestum 'Compacta'	5 Gallon
Compact Xylosma	
Salt and Pepper Gravel	3/4" minus, 2" deep
Dwarf Marathon Turf	Hydro-seeded

PECCOLE RANCH**PROJECT DATA:****LOCATION:** LOTS 8 AND 8A, PECCOLE RANCH - UNIT 2**ZONED:** R-3**SITE AREA:** 17.975 AC/782,970.00 FT.² NET, (19.40 AC GROSS)**BUILDABLE AREA:** 14,000 FT² ALLOWS 8 UNITS + 1 UNIT FOR EACH
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Z-139-88(12)

R.O.I. R-PD9

R.O.I. R-PD9



GRAND CANYON L

CHARLESTON

BOULEVARD

DRIVE

C-1

R.O.I.

C-1

R-PD7

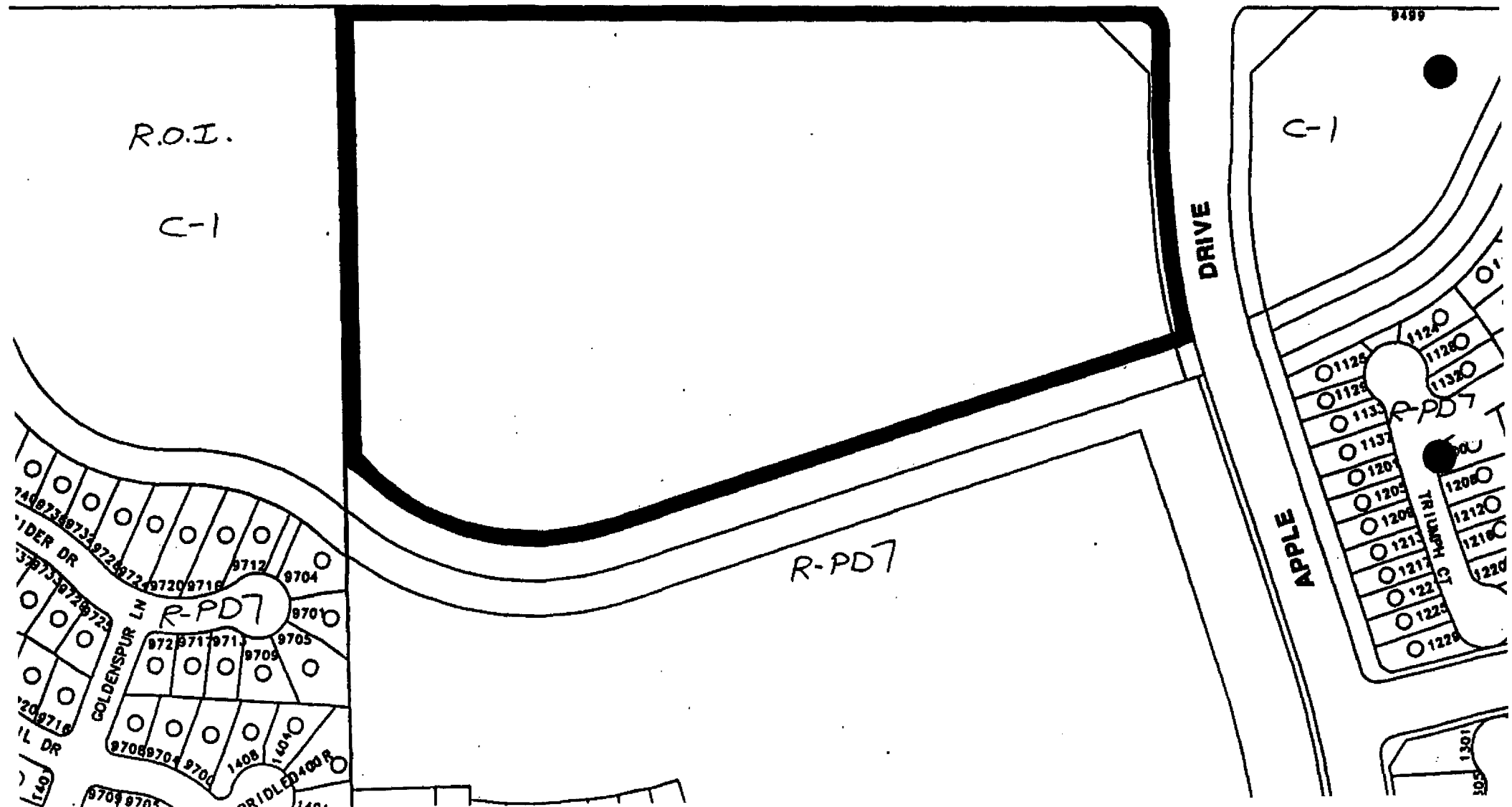
APPLE

R-PD7

TRIUMPH CT

1301
1305

8489



- C-6. Z-139-88(12) - Peccole Ranch Partnership, on behalf of Picerne Development Corp. - Request for a Plot Plan and Building Elevation Review for apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone.**

NOT A PUBLIC HEARING P.C.: FINAL ACTION

THE APPLICANT HAS REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 14, 1994 PLANNING COMMISSION MEETING.

APPLICATION REQUEST:

This request is for 404 multi family units on a 19.40 acre parcel at a residential density of 20.82 units per acre.

DETAILS OF APPLICATION REQUEST:

Site Area	19.40	Gross Acres			
Number of Units	404	Apartments			
Density	20.82				
Unit Type	A1	B1	C1	A2	B2
Square Footage	709	843	1140	738	980
Bedrooms/Baths	1/1	1/1	3/2	1/1	2/2
Number of Stories	2	2	2	2	2
Parking Required	446	Parking Spaces			
Parking Provided	706	Parking Spaces			

Access to the project is by one street connection to West Charleston Boulevard and another to Apple Drive. Interior access is via a 25 foot wide loop driveway which runs throughout the development. The plot plan shows 30 two story building containing either 8,12 or 16 apartments per building. Landscaping is indicated within the 20 foot wide setback areas around the perimeter of the site, and around each of the apartment buildings. A 6 foot high wall is indicated along the western and southern boundaries of the property. Recreational amenities include a clubhouse and recreational building, 2 outdoor pools and a spa area. A water feature is proposed near the recreation building.

The information submitted with the plot plan states that a total of 706 parking spaces will be provided, with one covered space for each unit. The plot plan shows 5 detached garage/storage structures for covered parking. The elevations depict stucco exteriors with concrete flat tile roofs.

- Continued -

GRAND CANYON L

R.O.I. R-PD9



BOULEVARD

C-1

C-1

DRIVE

R-PDT

APPLE

PD7



TR 11

12

22
225

1229

301

- C-6. Z-139-88(12) - Peccole Ranch Partnership, on behalf of Picerne Development Corp. - Request for a Plot Plan and Building Elevation Review for apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone.

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- Continued -

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

April 19, 1994

**Peccole Ranch Partnership
2216 S. Rainbow Boulevard
Las Vegas, Nevada 89102**

RE: Z-139-88(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone, was considered by the Planning Commission on April 14, 1994.

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

1. Construct a six foot high decorative wall along the western property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the western property line as required by the Department of Community Planning and Development.
3. Submit a revised plot plan indicating the detailed parking layout of the project for approval by the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site.
4. The proposed water feature shall be deleted from the project.
5. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
6. The previously submitted Peccole Ranch Master Traffic Impact Analysis *must be approved* by the Department of Public Works prior to the issuance of grading, building or off-site permits.
7. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

- Continued -



TO: Peccole Ranch Partnership
RE: Z-139-88(12)

April 19, 1994
Page Two

8. 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.
9. Conformance to all applicable original Conditions of Approval for Zoning Application Z-139-88.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
19. 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.
20. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -

TO: Peccole Ranch Partnership
RE: Z-139-88(12)

April 19, 1994
Page Three

21. 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: Picerne Development Corporation
5204 S. Procyon Avenue
Las Vegas, Nevada 89118

PLANNING COMMISSION

MEETING OF

APRIL 14, 1994

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B. ABEYANCE ITEMS: ITEMS B-2
THROUGH B-4 ARE PUBLIC
HEARINGS

B-1. Z-139-88(12) - Peccole
Ranch Partnership, on behalf
of Picerne Development Corp.

Request for a Plot Plan and
Building Elevation Review for
proposed apartments on
property located on the
southwest corner of
Charleston Boulevard and
Apple Drive, R-3 Zone.

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Construct a six foot high
decorative wall along the
western property line as
required by the Department of
Community Planning and
Development.
2. Install 24 inch box drought
tolerant evergreen trees 30
feet on center along the
western property line as
required by the Department of
Community Planning and
Development.
3. Submit a revised plot plan
indicating the detailed
parking layout of the project
for approval by the
Departments of Community
Planning and Development and
Public Works prior to the
issuance of permits for the
site.
4. The proposed water feature
shall be deleted from the
project.

Reese -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan and Segerblom excused)

MR. GENZER stated this request is for 404
multi-family units on a 19.40 acre parcel at a
residential density of 20.82 units per acre.
Access to the project is by one driveway
connection to West Charleston Boulevard and
another to Apple Drive. Interior access is
via a 25 foot wide loop driveway which runs
throughout the development. The plot plan
shows 30 two-story buildings containing either
8, 12 or 16 apartments per building.
Landscaping is indicated within the 20 foot
wide setback areas around the perimeter of the
site, and around each of the apartment
buildings. A six foot high wall is indicated
along the western and southern boundaries of
the property. Recreational amenities include
a clubhouse and recreational building, two
outdoor pools and a spa area. A water feature
is proposed near the recreation building. The
information submitted with the plot plan
states that a total of 706 parking spaces will
be provided, with one covered space for each
unit. The plot plan shows five detached
garage/storage structures for covered parking.
The elevations depict stucco exteriors with
concrete flat tile roofs. Staff has a concern
regarding parking and interior traffic
circulation. A more detailed parking layout
and interior traffic circulation plan should
be approved by both the Departments of
Community Planning and Development and Public
Works prior to the issuance of permits for the
site. Another concern is the water feature.
According to the Code, it meets the definition
of manmade lakes, which are prohibited in the
City. Staff recommended approval, subject to
the conditions.

MICHAEL NYSATHER, Picerne Development
Corporation, Phoenix, Arizona, appeared and
represented the application. They are
proposing a recyclable water system for the
water feature. This would require less water
than landscaping. The water feature is a
fountain and a signature of their properties.

PLANNING COMMISSION

MEETING OF

APRIL 14, 1994

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-1. Z-139-88(12) (Continued)

5. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

6. The previously submitted Peccole Ranch Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of grading, building or off-site permits.

7. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. 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.

The water is limited to 1,000 square feet and cannot be used for swimming.

MR. GENZER reiterated that the Code prohibits this type of water feature for scenic or landscape purposes.

COMMISSIONER BROWN felt the City is moving towards water efficient landscaping. There is the option of desert landscaping or drought tolerant landscaping.

This is final action.

(7:22-7:29)

PLANNING COMMISSION

MEETING OF
APRIL 14, 1994

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-1. Z-139-88(12) (Continued)

APPROVED - See Page 36

9. Conformance to all applicable original Conditions of Approval for Zoning Application Z-139-88.

10. Conformance to the plot plan as amended by the above conditions.

11. Conformance to the building elevations.

12. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

ABEYANCE ITEM:

- B-1. Z-139-88(12) - Peccole Ranch Partnership, on behalf of Ficerne Development Corp. - Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone.**

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for 404 multi family units on a 19.40 acre parcel at a residential density of 20.82 units per acre.

BACKGROUND DATA:

2/1/89 The City Council approved R-3 (Limited Multiple Residence) District zoning for this site as part of a larger request (Z-139-88).

DETAILS OF APPLICATION REQUEST:

Site Area	19.40	Gross Acres			
Number of Units	404	Apartments			
Density	20.82				
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The information submitted with the plot plan states that a total of 706 parking spaces will be provided, with one covered space for each unit. The plot plan shows 5 detached garage/storage structures for covered parking. The elevations depict stucco exteriors with concrete flat tile roofs.

FINDINGS:

Staff has no specific objections to the request, but does have a concern regarding the parking and interior traffic circulation. The plot plan does not provide enough information on the proposed parking, and staff feels that a more detailed parking layout and interior traffic circulation plan should be approved by both the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site.

Another concern is the water feature shown near the clubhouse and pool area. According to Section 14.08.09 of the Municipal Code of the City of Las Vegas, the proposed water feature meets the definition of man-made lakes which are prohibited in the City, therefore, staff feels that the water feature should be deleted from the project.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall along the western property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the western property line as required by the Department of Community Planning and Development.
3. Submit a revised plot plan indicating the detailed parking layout of the project for approval by the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site.
4. The proposed water feature shall be deleted from the project.
5. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
6. The previously submitted Peccole Ranch Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of grading, building or off-site permits.
7. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. 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.

9. Conformance to all applicable original Conditions of Approval for Zoning Application Z-139-88.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

Z-139-88(12)

R.O.I. R-PD9

R.O.I. R-PD9



GRAND CANYON DRIVE

CHARLESTON

BOULEVARD

R.O.I.

C-1

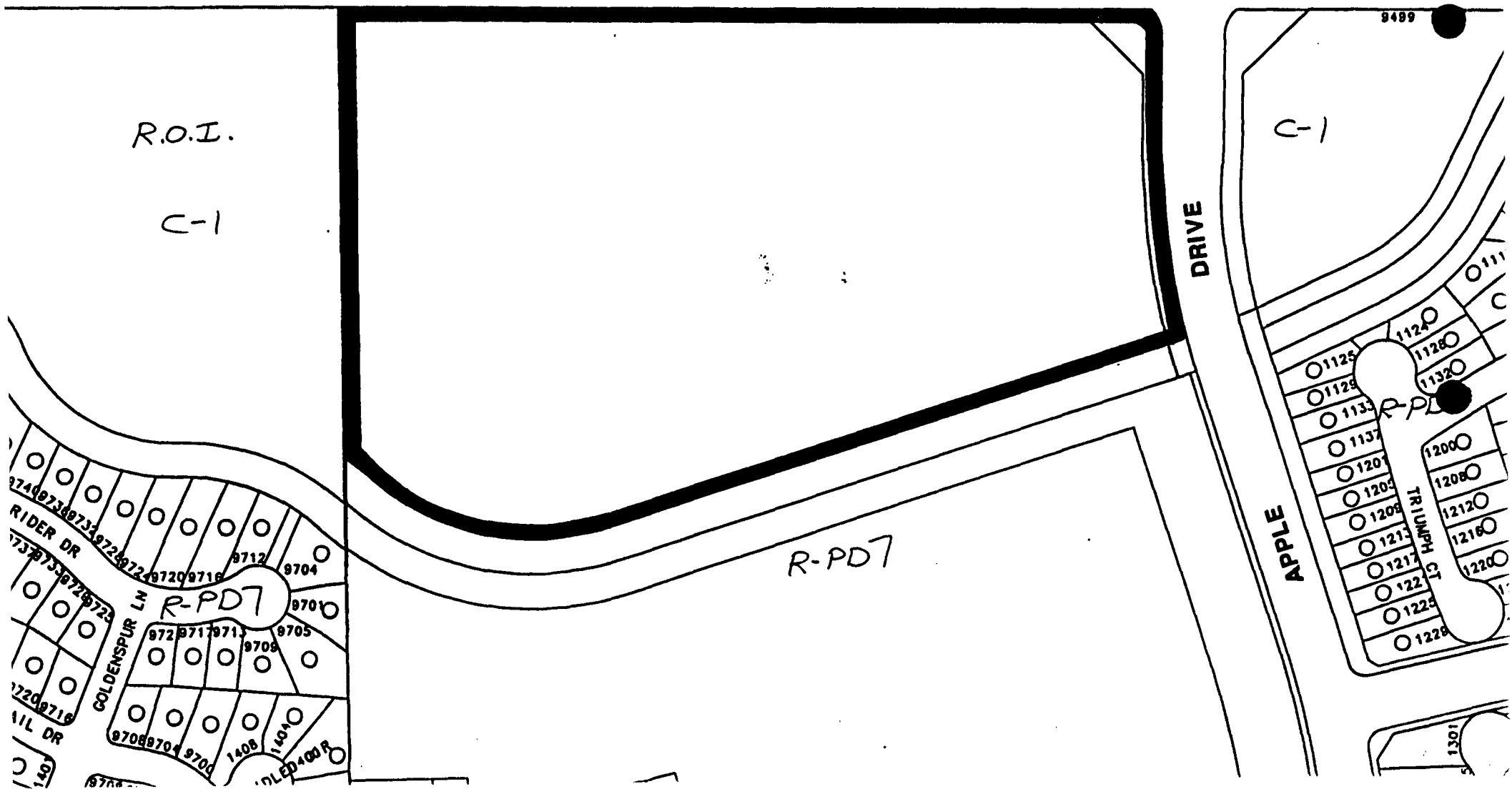
DRIVE

C-1

R-PD7

APPLE

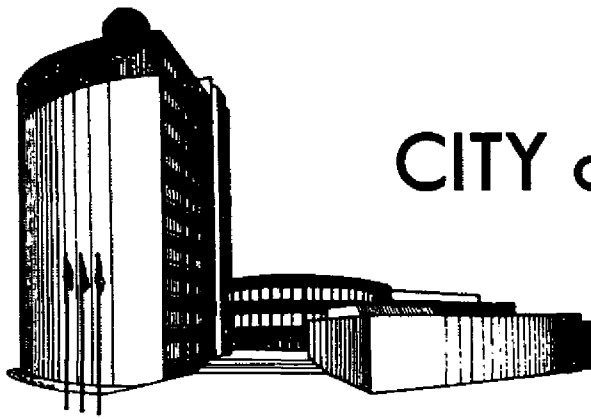
TRIUMPH CT



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

April 5, 1994

Peccole Ranch Partnership
2216 S. Rainbow Boulevard
Las Vegas, Nevada 89102

RE: Z-139-88(12) - 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 April 14, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information 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: Picerne Development Corporation
3385 S. Jones Boulevard, #202
Las Vegas, Nevada 89102





April 12, 1994

Mr. Norman R. Standerfer
Director
City of Las Vegas
400 E. Stewart Avenue

RE: Z-139-88(12)

Dear Mr. Standerfer:

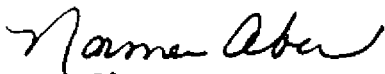
Regarding the above plot plan and building elevation review, please change your files to reflect our **NEW** mailing address as listed below. We want to be sure we are aware of all correspondence on this and the postal service has not been good about forwarding our mail to our new address.

Picerne Development Corporation
5204 S. Procyon Avenue
Las Vegas, NV 89118

Thank you in advance for your assistance.

Sincerely,

PICERNE CONSTRUCTION CORPORATION

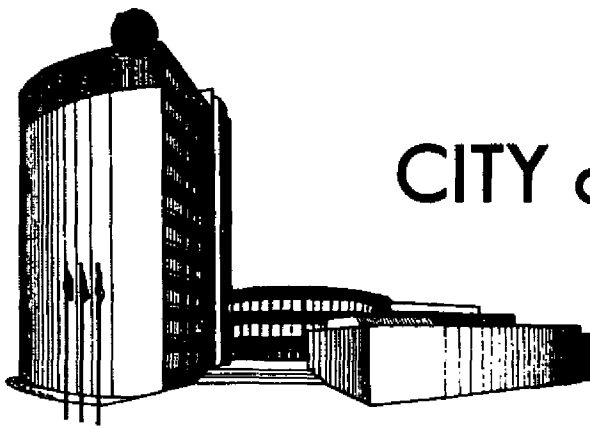

Norma Aber
Administrative Assistant

REC'D AND
DOCUMENT
APR 13 10 49 AM '94

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 29, 1994

Peccole Ranch Partnership
2216 South Rainbow Boulevard
Las Vegas, Nevada 89102

Z-139-88(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review for apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone, was considered by the Planning Commission on March 24, 1994.

The Planning Commission unanimously voted to hold this item in ABEYANCE so the applicant can meet with staff to discuss the conditions of approval.

This item is scheduled to be heard again at the April 14, 1994 Planning Commission meeting which will be held at 7:00 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
NORMAN R. STANDERFER, DIRECTOR

DAVE CLAPSADDLE
SENIOR PLANNER

NRS:DC:rlr

cc Picerne Development Corporation
3385 South Jones Boulevard, #202
Las Vegas, Nevada 89102



PLANNING COMMISSION

MEETING OF

City of Las Vegas

MARCH 24, 1994

AGENDA & MINUTES

Page 49

ITEM

COUNCIL CHAMBERS - 400 EAST STEWART AVENUE

ACTION

C-6. Z-139-88(12) - Peccole Ranch Partnership, on behalf of Picerne Development Corp.

Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall along the western property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the western property line as required by the Department of Community Planning and Development.
3. Submit a revised plot plan indicating the detailed parking layout of the project for approval by the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site.
4. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or off-site permits as required by the Department

Reese -
ABEYANCE UNTIL THE 4/14/94 PLANNING COMMISSION MEETING.

Unanimous
(Brown and Segerblom excused)

CHAIRMAN SOLOMON stated the applicant has requested this item be held in abeyance until the 4/14/94 Planning Commission meeting.

To be heard by the Planning Commission on 4/14/94.

(7:12)

PLANNING COMMISSION

MEETING OF

City of Las Vegas

MARCH 24, 1994

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. Z-139-88(12) (Continued)

ABEYANCE - See Page 49

of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

5. The previously submitted Peccole Ranch Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of grading, building or off-site permits.
6. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
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. Conformance to all applicable original Conditions of Approval for Zoning Application Z-139-88.
9. Conformance to the plot plan as amended by the above conditions.

PLANNING COMMISSION
MEETING OF

City of Las Vegas

MARCH 24, 1994

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. Z-139-88(12) (Continued)

10. Conformance to the building elevations.

11. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

ABEYANCE - See Page 49

- C-6. Z-139-88(12) - Peccole Ranch Partnership, on behalf of Picerne Development Corp. - Request for a Plot Plan and Building Elevation Review for apartments on property located on the southwest corner of Charleston Boulevard and Apple Drive, R-3 Zone.**

NOT A PUBLIC HEARING P.C.: FINAL ACTION

THE APPLICANT HAS REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 14, 1994 PLANNING COMMISSION MEETING.

APPLICATION REQUEST:

This request is for 404 multi family units on a 19.40 acre parcel at a residential density of 20.82 units per acre.

DETAILS OF APPLICATION REQUEST:

Site Area	19.40	Gross Acres			
Number of Units	404	Apartments			
Density	20.82				
Unit Type	A1	B1	C1	A2	B2
Square Footage	709	843	1140	738	980
Bedrooms/Baths	1/1	1/1	3/2	1/1	2/2
Number of Stories	2	2	2	2	2
Parking Required	446		Parking Spaces		
Parking Provided	706		Parking Spaces		

Access to the project is by one street connection to West Charleston Boulevard and another to Apple Drive. Interior access is via a 25 foot wide loop driveway which runs throughout the development. The plot plan shows 30 two story building containing either 8,12 or 16 apartments per building. Landscaping is indicated within the 20 foot wide setback areas around the perimeter of the site, and around each of the apartment buildings. A 6 foot high wall is indicated along the western and southern boundaries of the property. Recreational amenities include a clubhouse and recreational building, 2 outdoor pools and a spa area. A water feature is proposed near the recreation building.

The information submitted with the plot plan states that a total of 706 parking spaces will be provided, with one covered space for each unit. The plot plan shows 5 detached garage/storage structures for covered parking. The elevations depict stucco exteriors with concrete flat tile roofs.

- Continued -

FINDINGS:

Staff has no specific objections to the request, but does have a concern regarding the parking and interior traffic circulation. The plot plan does not provide enough information on the proposed parking, and staff feels that a more detailed parking layout and interior traffic circulation plan should be approved by both the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site. Another concern is the water feature shown in the clubhouse and pool area. These fountain type water features are not permitted by the Municipal Code, and should be deleted from the design.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall along the western property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the western property line as required by the Department of Community Planning and Development.
3. Submit a revised plot plan indicating the detailed parking layout of the project for approval by the Departments of Community Planning and Development and Public Works prior to the issuance of permits for the site.
4. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
5. The previously submitted Peccole Ranch Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of grading, building or off-site permits.
6. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
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. Conformance to all applicable original Conditions of Approval for Zoning Application Z-139-88.
9. Conformance to the plot plan as amended by the above conditions.
10. Conformance to the building elevations.
11. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

Z-139-88(12)

R.O.I. R-PD9

R.O.I. R-PD9



GRAND CANYON I

CHARLESTON

BOULEVARD

DRIVE

C-1

R.O.I.

C-1

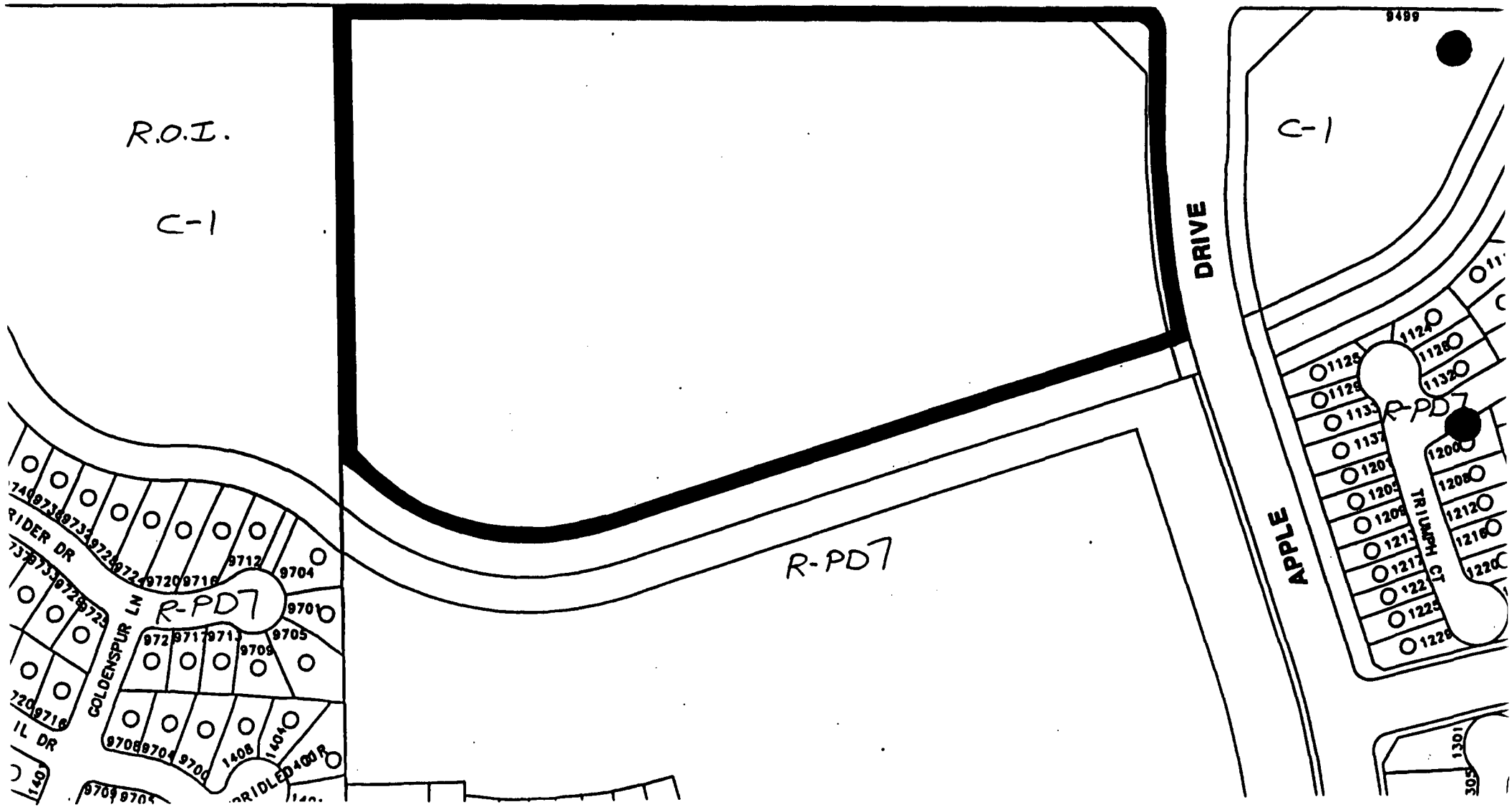
R-PD7

APPLE

8489

TRIUMPH CT

1301
305





March 24, 1994

City of Las Vegas
Department of Community Planning
and Development
400 E. Stewart Avenue
Las Vegas, NV 89101

Attention: Dave Clapsaddle

RE: 2-139-88(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Dave:

(April 14)
As per our conversation of earlier this morning, I would like to request a two (2) week continuance on the above referenced Plot Plan and Building Elevation Review. There are certain items in staff recommendations that I am not in a position to agree with today. I feel that there will be no problem resolving these issues within this two week period.

I will call you on Monday, March 28, 1994 to arrange a meeting at a mutually convenient time and place to review our concerns regarding this submittal.

Thank you for your cooperation in this matter. In the meantime, should you need to reach me, please call me at 736-7004 or 592-6900.

Sincerely,

PICERNE CONSTRUCTION CORPORATION


Aaron M. Schein
Senior Vice President

AMS:na

cc: Wayne Krygier, Peccole Ranch Partnership



5204 S. Procyon Avenue • Las Vegas, Nevada 89118 • (702)

Aaron M. Schein
Senior Vice President

5204 S. Procyon Ave. • Las Vegas, Nevada 89118
(702) 736-7004 Fax (702) 736-1850

5314 N. 12th St., St. #100 • Phoenix, Arizona 85014
(602) 279-9044 Fax (602) 248-8445



FACSIMILE TRANSMISSION

Cover Page

DATE 3/24

Please deliver the following 2 pages (including cover page)
to:

NAME: Dore Craggsdelle
COMPANY NAME: Dept of Community
FAX #: Planning + Dev.

This transmission is being sent by:

NAME: Aaron Schein
COMPANY NAME: Picerne Development Corporation
FAX #: (702) 736-1850

MESSAGE: _____

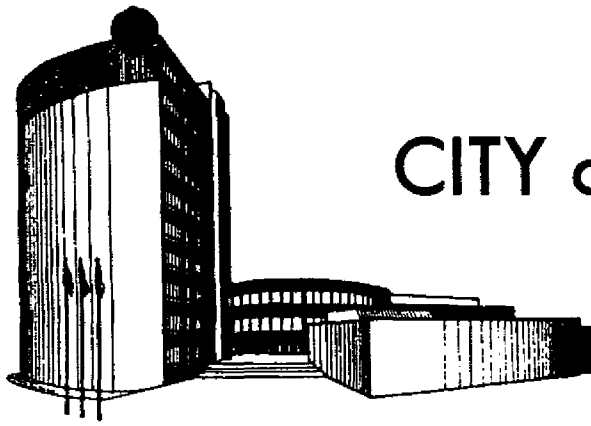
If you do not receive all pages, please notify sender at (702)
736-7004.

5204 S. Procyon Avenue * Las Vegas, Nevada * 89118

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 14, 1994

Peccole Ranch Partnership
2216 South Rainbow Boulevard
Las Vegas, Nevada 89102

RE: Z-139-88(12) - 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 March 24, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information 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:rlr

Enclosure

cc Picerne Development Corporation
3385 South Jones Boulevard, #202
Las Vegas, Nevada 89102



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

DATE

March 22, 1994

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-139-88(12)
Peccole Ranch Partnership

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. 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.
2. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Apple Drive prior to the issuance of building or offsite permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
3. The previously submitted Peccole Ranch Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of grading, building or offsite permits.
4. All active access drives connecting this site to a public street shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Site development to also comply with all applicable conditions of approval for Z-139-88 as required by the Department of Public Works.

PLANNING AND
DEVELOPMENT

MAR 23 8 18 AM '94

RECEIVED

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

RECEIVED

MAR 15 8 04 AM '94

PLANNING AND
DEVELOPMENT

**FROM: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT**

DATE
March 8, 1994

TO:

BUILDING & SAFETY - GEORGE GARDNER
FIRE SERVICES - RICK LAZENBY
DOWNTOWN REDEVELOPMENT - BRAD PERCELL

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: PECCOLE RANCH PARTNERSHIP

FILE NUMBER: Z-139-88(12)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHWEST CORNER OF CHARLESTON BLVD. AND APPLE DR.

PARCEL NO.: 163-06-510-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: MARCH 15, 1994

CITY PLANNING COMMISSION MEETING: MARCH 24, 1994

ATTACHMENT: PLOT PLAN

DEPARTMENT OF
BUILDING & SAFETY
BY

MAR 14 1994

☒ NO COMMENT
☐ CONDITIONS AS NOTED

MEMO

DATE 3/10/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-139-88 (12) PECCOLUS RANCH PARTNERSHIP

1. NO OBJECTIONS.
2. SUBJECT TO CONDITIONS LISTED.
3. X MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. X STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.

6. ADDITIONAL CONDITIONS/COMMENTS: _____

RECEIVED	Mar 11 2 07 PM '94	COMMUNITY PLANNING AND DEVELOPMENT



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE March 8, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER ✓ FIRE SERVICES - RICK LAZENBY ✓ DOWNTOWN REDEVELOPMENT - BRAD PERCELL	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT: PECCOLE RANCH PARTNERSHIP
FILE NUMBER: Z-139-88(12)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHWEST CORNER OF CHARLESTON BLVD. AND APPLE DR.

PARCEL NO.: 163-06-510-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: MARCH 15, 1994

CITY PLANNING COMMISSION MEETING: MARCH 24, 1994

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE March 8, 1994																
TO: <table><tr><td>DEVELOPMENT COORDINATION -</td><td>JOHN McNELLIS ✓</td></tr><tr><td>ELECTRICAL SERVICES -</td><td>MIKE GOODMAN ✓</td></tr><tr><td>FLOOD CONTROL -</td><td>TOM CHIATOVICH ✓</td></tr><tr><td>LAND DEVELOPMENT -</td><td>CHUCK TURK ✓</td></tr><tr><td>RIGHT-OF-WAY -</td><td>ED BYRGE ✓</td></tr><tr><td>SANITARY SEWERS -</td><td>MARK OWENS ✓</td></tr><tr><td>SURVEY -</td><td>RITA LUMOS ✓</td></tr><tr><td>TRAFFIC ENGINEERING -</td><td>GLENN GRAYSON ✓</td></tr></table>		DEVELOPMENT COORDINATION -	JOHN McNELLIS ✓	ELECTRICAL SERVICES -	MIKE GOODMAN ✓	FLOOD CONTROL -	TOM CHIATOVICH ✓	LAND DEVELOPMENT -	CHUCK TURK ✓	RIGHT-OF-WAY -	ED BYRGE ✓	SANITARY SEWERS -	MARK OWENS ✓	SURVEY -	RITA LUMOS ✓	TRAFFIC ENGINEERING -	GLENN GRAYSON ✓
DEVELOPMENT COORDINATION -	JOHN McNELLIS ✓																
ELECTRICAL SERVICES -	MIKE GOODMAN ✓																
FLOOD CONTROL -	TOM CHIATOVICH ✓																
LAND DEVELOPMENT -	CHUCK TURK ✓																
RIGHT-OF-WAY -	ED BYRGE ✓																
SANITARY SEWERS -	MARK OWENS ✓																
SURVEY -	RITA LUMOS ✓																
TRAFFIC ENGINEERING -	GLENN GRAYSON ✓																

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: PECCOLE RANCH PARTNERSHIP

FILE NUMBER: Z-139-88(12)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHWEST CORNER OF CHARLESTON BLVD. AND APPLE DR.

PARCEL NO.: 163-06-510-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN TO JOHN McNELLIS BY: MARCH 15, 1994

CITY PLANNING COMMISSION MEETING: MARCH 24, 1994

ATTACHMENT: PLOT PLAN

02/23/94

14:14:50:44

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 139 88 - 12 RZA-CC-PC-SUM (RCP'S) P MEETING DATE 03/24/94

ITEM # ACCEPTED 02/22/94 PUBLIC HEARING BY AR

EXISTING ZONES R-3 ROI->

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN AND BUILDING ELEVATION REVIEW OF PROPOSED APARTMENTS.

A P P L I C A N T

PECCOLE RANCH PARTNERSHIP

2216 S. RAINBOW BLVD.

LAS VEGAS NV 89102

871-2700

PARCEL# 16306 510 001 MORE? N

PECCOLE RANCH PARTNERSHIP

~~2760 TIoga PINES CIR~~ *MR*

LAS VEGAS NV 89117

PECCOLE RANCH-UNIT 2

P R O P O S E D U S E

PLAT BOOK 45 PAGE 83

APARTMENTS

LOT 8

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

02/23/94

14:14:35:07

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 139 88 - 12 BZA-CC-PCOMM (BCP) P MEETING DATE 03/24/94

ITEM # ACCEPTED 02/22/94 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

PLOT PLAN AND BUILDING ELEVATION REVIEW OF PROPOSED APARTMENTS.

P R O P E R T Y L O C A T I O N

THE SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND APPLE DRIVE

200 SCALE MAP# Q-6-2 SIZE 17.97 ACRES #LOTS 0

MAP NAME

CC: FICERNE DEVELOPMENT CORP. SUBD:

3395 S. JONES BLVD. #202

LAS VEGAS NV 89102

736-7004

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

02/23/94

14:15:00:37

P A R C E L F I L E

9599 W CHARLESTON BL PECCOLE RANCH PARTNERSHIP
PARCEL 163 06 510 001 THROUGH 2760 TIoga PINES CIR
LAST UPDATE 01/12/94 ZIP 89117 LAS VEGAS NV 89117
GEOGRAPHIC PT NW4 NE4 06 21 60 PECCOLE RANCH-UNIT 2
DOCUMENT # 90082300702-1-F 8/23/90 PLAT BOOK 45 PAGE 83
200 SCALE MAP NO LOT 8
WARD 2

SETRACKS: FRONT REAR SIDE 00 CORNER

ZONING

ROI ZONING FILE EXPIRATION

ROI ZONING

ZONING FILE

USE PERMIT FL

VARIANCE FILE

LAND USE CODE 7-10-0-0-0 CAPACITY 0 CONST YEAR 93 SIZE: 0.00 ACRES

MINOR IMPROVEMENTS MINOR IMPROVEMENTS

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name PECCOLE RANCH PARTNERSHIP
(Owner of Address 2216 S. RAINBOW BLVD. , LAS VEGAS , NV. 89102
Record) Phone No. (702) 871-2700

AGENT: Name PICERNE DEVELOPMENT CORPORATION
Address 5314 N. 12th ST. #100 , PHOENIX, AZ. 85014
Phone No. (602) 279-9044

Assessor's Parcel Number: 163-06-510-001
File No: BOOK 44, PAGE 72 Zoning District: R-3

LAND USE: Existing VACANT
Proposed 404 UNIT APARTMENT DEVELOPMENT

2-22-94

Date of Submittal

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



Aaron M. Schein
Senior Vice President

MOBILE 592-6900

3395 South Jones Blvd., Suite 202, Las Vegas, Nevada 89102
736-7004 (702) 364-5003 FAX (702) 364-5003
5314 North 12th Street, Suite 100, Phoenix, Arizona 85014
(602) 279-9044 FAX (602) 248-8445

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS:

Case No. Z-139-88

Action _____ Date _____

Case No. _____

Action _____ Date _____

Case No. _____

Action _____ Date _____

Case No. _____

Action _____ Date _____

Case No. _____

Action _____ Date _____

Case No. _____

Action _____ Date _____

District Map No. Q-6-2 Flood Zone "A" _____ Yes _____ No

In Downtown Redevelopment Area? _____ Yes _____ No

Special Notice Required? _____ Yes _____ No

If YES _____

Checked By: [Signature] Date: 2/22/94

General Receipt No. 213086 Case No. Z-139-88(12)

P/C Date: 3/24/94 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14"); and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

PECCOLE RANCH**PROJECT DATA:**

LOCATION: LOTS 8 AND 8A, PECCOLE RANCH - UNIT 2

ZONED: R-3

SITE AREA: 17.975 AC/782,970.00 FT.² NET, (19.40 AC GROSS)BUILDABLE AREA: 14,000 FT² ALLOWS 8 UNITS + 1 UNIT FOR EACH
ADDITIONAL 1750 FT² OF SITE AREA $782,970 - 14,000 = 768,970 / 1750 = 439 + 8 = 447$
UNITS ALLOWABLE/404 PROVIDED

BLDG TYPE	UNIT TYPE	* PER BLDG	* OF BLDGS	TOTAL
A	A1/1BR,1BA	4	3	12
	B2/2BR,2BA	8		24
B	A1/1BR,1BA	8	10	80
	B2/2BR,2BA	8		80
D	A2/1BR,1BA	16	5	80
F	B2/2BR,2BA	8	4	32
	C1/3BR,2BA	8		32
G	B1/1BR,DEN,1BA	8	$\frac{8}{30}$	$\frac{64}{404}$

PARKING:

TOTAL 1 BEDROOM = 236 X 1.0 = 236

TOTAL 2 BEDROOM = 136 X 1.25 = 170

TOTAL 3 BEDROOM = 32 X 1.50 = 40

446 RESIDENT SPACES REQ. (8.5' X 16.0')

706 PROVIDED (INCLUDING 56 GARAGE)

RATIO: 706 SPACES 404 UNITS = 1.75

NOTE: MINIMUM 10" SEPARATION BETWEEN ALL BUILDINGS

2-129-88(12)
3/24/94 PC

TREES

Fraxinus velutina 'Rio Grande'	15 Gallon	8'	2'	3/4"
Rio Grande Ash	24" Box	10'	4'	2"
Ligustrum lucidum	15 Gallon	6'	2 1/2'	3/4"
Glossy Privet	24" Box	9'	4'	1 1/2"
Olea europaea 'Swan Hill'	24" Box	8'	5 1/2'	1 1/2"
'Swan Hill' Olive		Multi-trunk		
Pinus eldarica	15 Gallon	6'	3'	3/4"
Mondel Pine	24" Box	10'	4'	1"
Pinus halepensis	15 Gallon	6'	3'	3/4"
Aleppo Pine	24" Box	9'	4'	2"
Pistacia chinensis	15 Gallon	8'	2'	3/4"
Chinese Pistache	24" Box	9'	4'	1 1/2"
Prunus cerasifera	24" Box	9'	4'	1 1/2"
'Krauter Vesuvius' Purple Leaf Plum	15 Gallon	6'	2 1/2'	3/4"
Quercus virginiana	15 Gallon	7'	4'	1 3/4"
Heritage Live Oak	24" Box	9'	5 1/2'	2 1/4"
Washingtonia robusta	Trunk Height as noted on plan; 10 to 25'			
Mexican Fan Palm				

SHRUBS

Chamaerops humilis	5 Gallon
Med. Fan Palm	
Dietes vegeta	1 Gallon
Fortnight Lily	
Hemerocallis hybrid	1 Gallon
Daylily	
Juniperus chinensis 'Seagreen'	5 Gallon
Seagreen Juniper	
Nandina domestica 'Compacta'	5 Gallon
Compact Heavenly Bamboo	
Nerium oleander 'Petite Pink'	1 Gallon
Dwarf Oleander	
Photinia fraseri	5 Gallon
Photinia	

Pittosporum tobira
'Wheeler's Dwarf' Pittosporum 5 Gallon

Pyracantha 'Santa Cruz'
'Santa Cruz' Pyracantha 5 Gallon

Raphiolepis indica 'Clara'
India Hawthorn 5 Gallon

Trachelospermum jasminoides
Star Jasmine 1 Gallon

Vinca major
Periwinkle 1 Gallon

Xylosma congestum 'Compacta'
Compact Xylosma 5 Gallon

Salt and Pepper Gravel 3/4" minus, 2" deep

Dwarf Marathon Turf Hydro-seeded