

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(10)

APN 163-06-710-003

Location 2251 S FORT APACHE ROAD

Applicant PECCOLE RANCH PARTNERSHIP

Subject

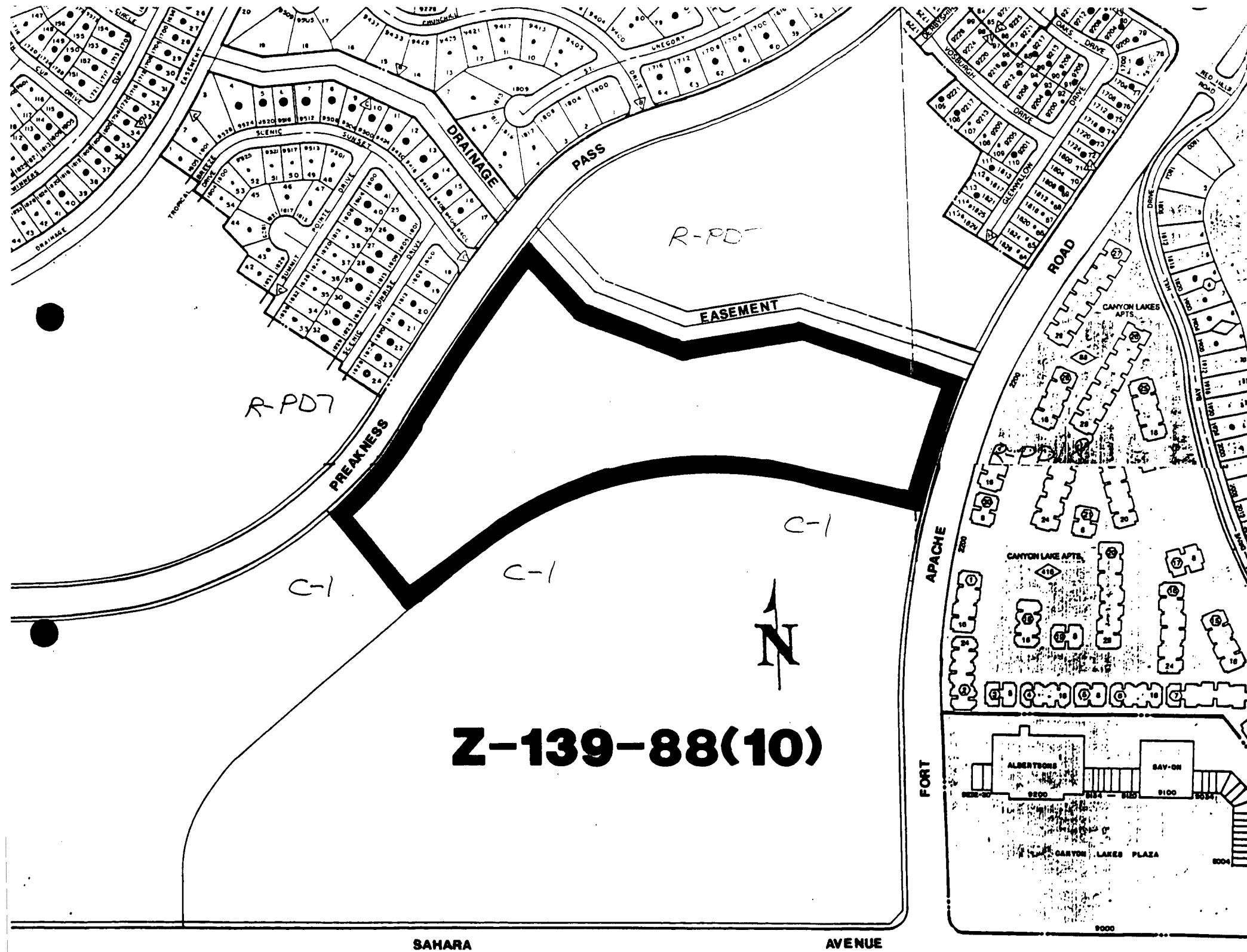
PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
PROPOSED APARTMENTS.



FILE HISTORY

FILE NO.: Z-139-88 (10)

[illegible]



AGENDA DOCUMENTATION

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENTSUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10) - Peccole Ranch PartnershipPURPOSE/BACKGROUNDAPPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a 358 unit apartment complex within the Peccole Ranch's Mixed Use Village Center Planning Area.

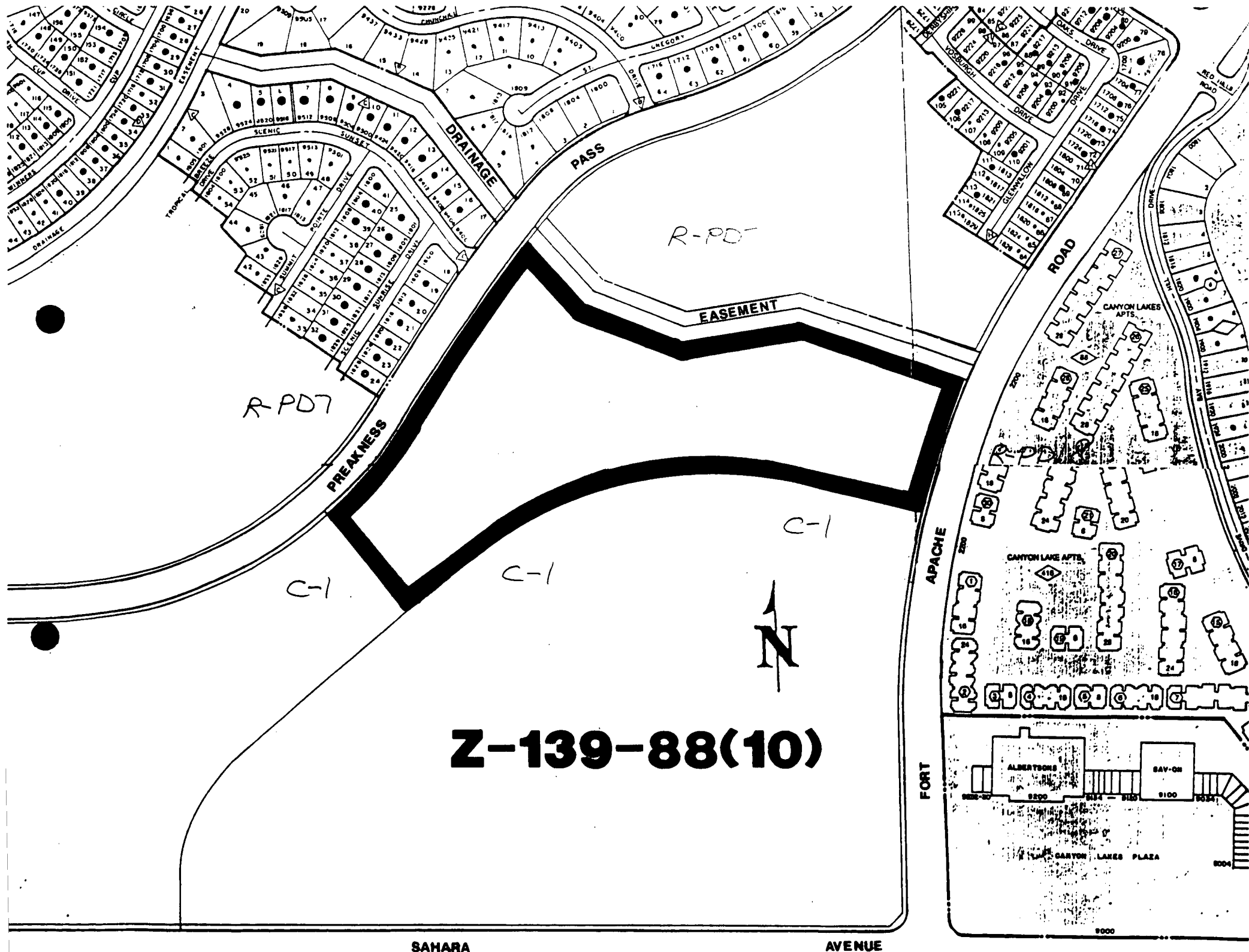
BACKGROUND DATA:

2/15/83 The City Council approved a reclassification to C-1 (Limited Commercial) which on this property as part of a larger request (Z-139-88). The Planning Commission recommended approval.

DETAILS OF APPLICATION REQUEST:

Site Area	17.28 Acres	
No. of Units	358	
Density SFUE/AC. Gross	21	SFUE/AC
Unit Type	Stacked Flats	
Building Height	41	Feet
Building Coverage	NA	
Parking Facilities	Proposed	Required
Garage	120	NA
Carport	238	NA
Open	240	419
Total Parking	598	
Unit Size	700, 834, 990, 1,020, 1,110, 1,322,	
No. Bedroom/Baths	1/1, 1/1, 2/2, 2/2, 2/2 3/2	

The plot plan indicates 358 stacked flat units within 27 two and three-story residential buildings and located on an irregular shaped 17.28 acres parcel. The residential buildings contain 12 to 24 dwelling units each. The residential buildings are oriented in an oblique arrangement to conform to the irregular shaped parcel. Vehicular access is provided via a two-way divided driveway from the main entrance on Fort Apache Road. The main entrance driveway leads to two separate private driveways entrances with security control gates to the complex. The private driveways loop around the perimeter of the complex leading to detached garages, carports and open parking spaces. An emergency vehicle access gate is provided from Preakness Pass.



MEETING OF
DECEMBER 15, 1993

Date: _____

AGENDA DOCUMENTATION

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENTSUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10) - Peccole Ranch PartnershipPURPOSE/BACKGROUNDAPPLICATION REQUEST:

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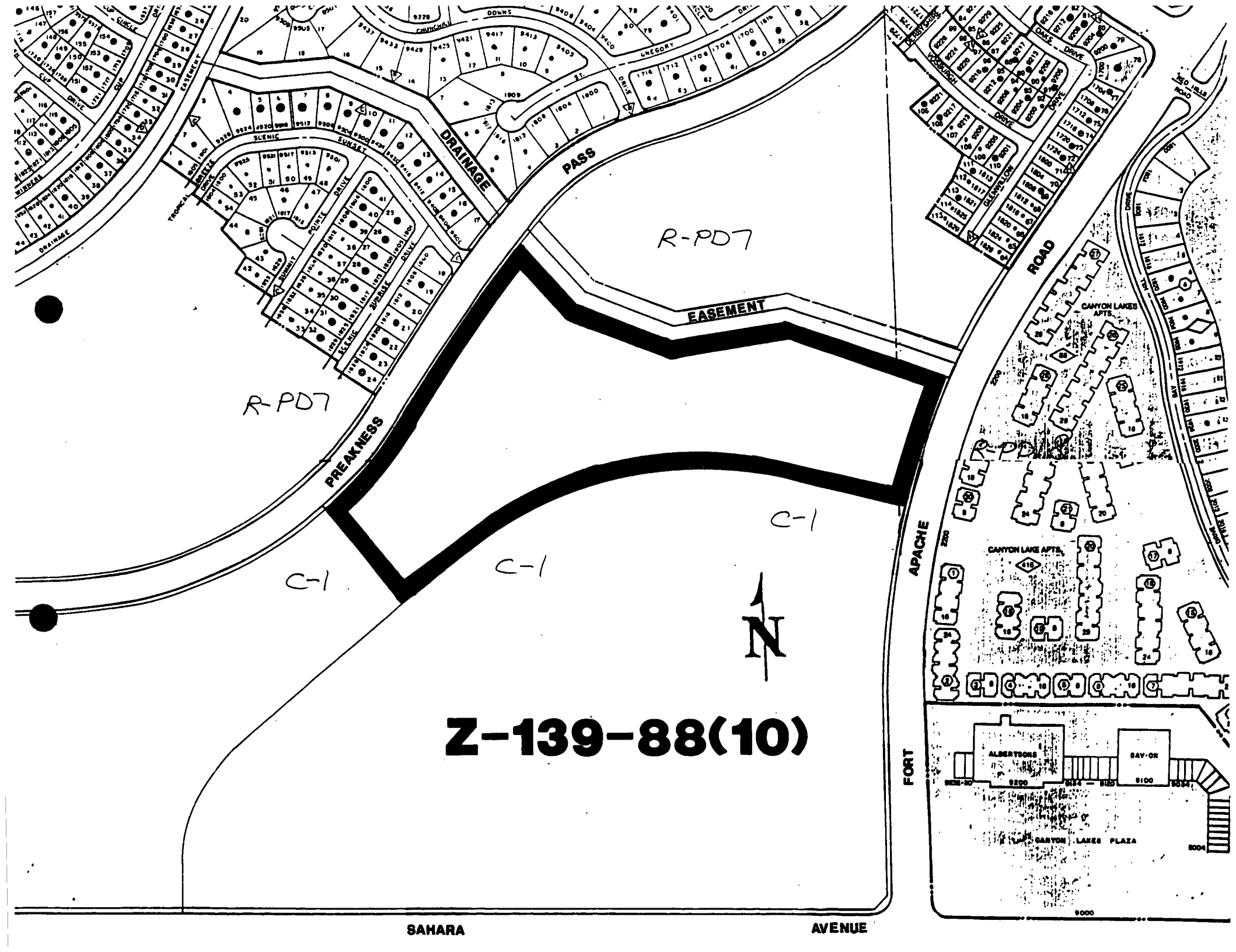
BACKGROUND DATA:

2/15/83 The City Council approved a reclassification to C-1 (Limited Commercial) which on this property as part of a larger request (Z-139-88). The Planning Commission recommended approval.

DETAILS OF APPLICATION REQUEST:

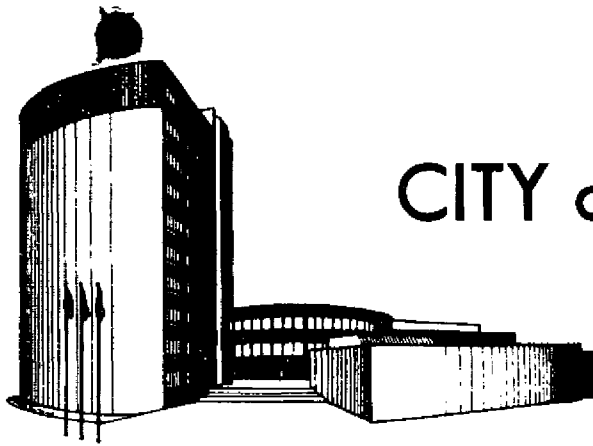
Site Area	17.28 Acres	
No. of Units	358	
Density SFUE/AC. Gross	21	SFUE/AC
Unit Type	Stacked Flats	
Building Height	41	Feet
Building Coverage	NA	
Parking Facilities	Proposed	Required
Garage	120	NA
Carport	238	NA
Open	240	419
Total Parking	598	
Unit Size	700, 834, 990, 1,020, 1,110, 1,322,	
No. Bedroom/Baths	1/1, 1/1, 2/2, 2/2, 2/2 3/2	

The plot plan indicates 358 stacked flat units within 27 two and three-story residential buildings and located on an irregular shaped 17.28 acres parcel. The residential buildings contain 12 to 24 dwelling units each. The residential buildings are oriented in an oblique arrangement to conform to the irregular shaped parcel. Vehicular access is provided via a two-way divided driveway from the main entrance on Fort Apache Road. The main entrance driveway leads to two separate private driveways entrances with security control gates to the complex. The private driveways loop around the perimeter of the complex leading to detached garages, carports and open parking spaces. An emergency vehicle access gate is provided from Preakness Pass.



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

January 4, 1994

Peccole Ranch Partnership
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-139-88(10) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

The City Council at a regular meeting held December 15, 1993 APPROVED the request for a Plot Plan and Building Elevation Review of a proposed apartment project on property located north of Sahara Avenue, between Preakness Pass and Fort Apache Road, N-U Zone (under Resolution of Intent to C-1), subject to:

1. Construct a six foot high decorative masonry wall behind the landscape planters along the Fort Apache road and Preakness Pass street frontages and a masonry wall along all other property lines as required by the Department of Community Planning and Development.
2. Relocate the trash enclosures shown on the submitted plot plan from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces located in the center of the parking lot as required by the Department of Community Planning and Development.
3. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site as required by the Department of Public Works.
4. The main access drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
5. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.



Peccole Ranch Partnership

January 4, 1994

RE: Z-139-88(10) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Page 2.

6. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way 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. Site development to also comply with all applicable conditions of approval for zoning application Z-139-88 and all subsequent related actions as required by the Department of Public Works.
9. Conformance with the plot plan as amended by the above conditions.
10. Conformance with 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 (excluding single family development).
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.

Peccole Ranch Partnership

January 4, 1994

RE: Z-139-88(10) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Page 3

19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
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.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Windsor Residential Properties, Inc.
4144 N. Central Expressway, Suite 1200
Dallas, TX 75204

Mr. David Weir
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, NV 89102-5148

CITY COUNCIL

MEETING OF

DECEMBER 15, 1993

City of Las Vegas

AGENDA & MINUTES

Page 67

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

PLOT PLAN AND BUILDING ELEVATION REVIEW

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Z-139-88(10) - Peccole Ranch
Partnership

Request for a Plot Plan and Building Elevation Review of a proposed apartment project on property located north of Sahara Avenue, between Preakness Pass and Fort Apache Road, N-U Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL

Ward 2 (Adamsen)

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

1. Construct a six foot high decorative masonry wall behind the landscape planters along the Fort Apache road and Preakness Pass street frontages and a masonry wall along all other property lines as required by the Department of Community Planning and Development.
2. Relocate the trash enclosures shown on the submitted plot plan from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces located in the center of the parking lot as required by the Department of Community Planning and Development.

ADAMSEN - APPROVED subject to conditions -
UNANIMOUS with Higginson excused

Clerk to notify and Planning to proceed

DAVID WARE, VTN Nevada, 2727 South Rainbow Boulevard, appeared representing the applicant and concurred with the conditions.

COUNCILMAN ADAMSEN confirmed with MR. WARE that the density was in compliance and that neighbors will be provided maps reflecting the zoning change pursuant to State law. MR. WARE indicated the density is less than the maximum permitted.

There was no further discussion.

(3:53 - 3:55)

CITY COUNCIL

MEETING OF

DECEMBER 15, 1993

City of Las Vegas

AGENDA & MINUTES

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

item
Number

DISCUSSION/ACTION ITEMS
COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

APPROVED - See Page 67

PLOT PLAN AND BUILDING ELEVATION
REVIEW

Z-139-88(10) - Peccole Ranch
Partnership (continued)

3. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site as required by the Department of Public Works.
4. The main access drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
5. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
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CITY COUNCIL

MEETING OF

DECEMBER 15, 1993

City of Las Vegas

AGENDA & MINUTES

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

**Item
Number**

DISCUSSION/ACTION ITEMS

**COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)**

APPROVED - See Page 67

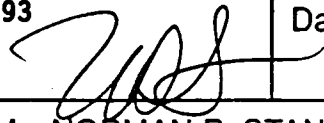
**PLOT PLAN AND BUILDING ELEVATION
REVIEW**

**Z-139-88(10) - Peccole Ranch
Partnership (continued)**

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. Site development to also comply with all applicable conditions of approval for zoning application Z-139-88 and all subsequent related actions as required by the Department of Public Works.
9. Conformance with the plot plan as amended by the above conditions.
10. Conformance with the building elevations.
11. Standard conditions 3-12.

MEETING OF
DECEMBER 15, 1993

Date: _____

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

AGENDA DOCUMENTATION

TO: The City Council

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10) - Peccole Ranch PartnershipPURPOSE/BACKGROUNDAPPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a 358 unit apartment complex within the Peccole Ranch's Mixed Use Village Center Planning Area.

BACKGROUND DATA:

2/15/83 The City Council approved a reclassification to C-1 (Limited Commercial) which on this property as part of a larger request (Z-139-88). The Planning Commission recommended approval.

DETAILS OF APPLICATION REQUEST:

Site Area	17.28 Acres	
No. of Units	358	
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The plot plan indicates 358 stacked flat units within 27 two and three-story residential buildings and located on an irregular shaped 17.28 acres parcel. The residential buildings contain 12 to 24 dwelling units each. The residential buildings are oriented in an oblique arrangement to conform to the irregular shaped parcel. Vehicular access is provided via a two-way divided driveway from the main entrance on Fort Apache Road. The main entrance driveway leads to two separate private driveways entrances with security control gates to the complex. The private driveways loop around the perimeter of the complex leading to detached garages, carports and open parking spaces. An emergency vehicle access gate is provided from Preakness Pass.

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

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

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10) - Peccole Ranch Partnership (continued)

PURPOSE/BACKGROUND

The residential floor plans indicate six unit models. The building elevation plans indicate tile roofs and stucco exteriors on all buildings. The Common recreation and landscaping plans indicates two swimming pools, sundeck, two recreation buildings (not shown on the submitted plot plan). In addition, a 15 foot landscaping planter is provided along Fort Apache Road. A three foot wide landscape planter is proposed along Preakness Pass Road.

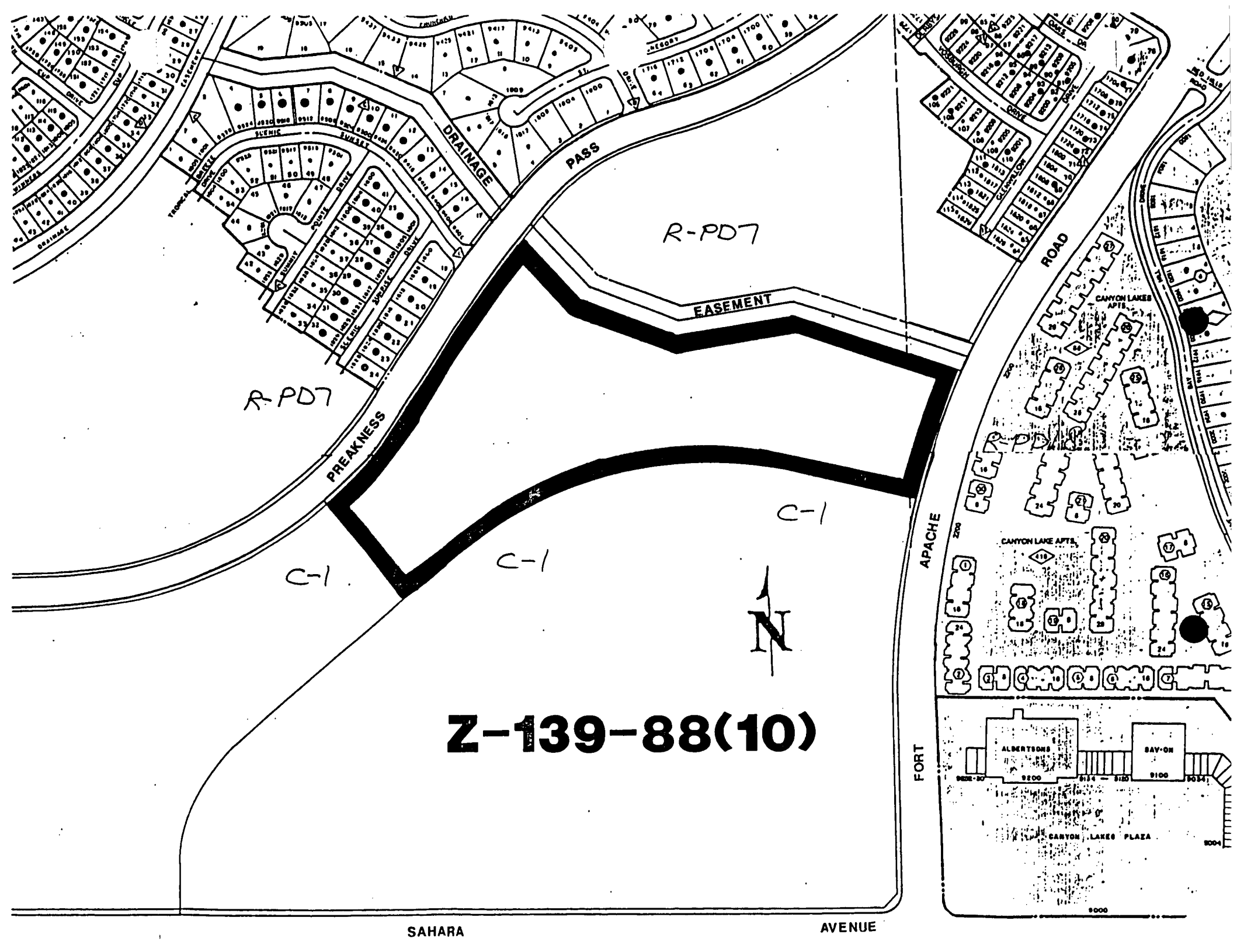
FINDINGS:

The City Council approved C-1 zoning for the Mixed Use Village Center designation which allows multi-family residential uses. Staff recommends that the trash enclosures shown on the plot plan be relocated from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces in the center of the parking lot.

Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP



R-PD7

R-PD7

EASEMENT

PREAKNESS

C-1

C-1

C-1



Z-139-88(10)

SAHARA

AVENUE

FORT

APACHE

ROAD

CANYON LAKE APTS

CANYON LAKE APTS

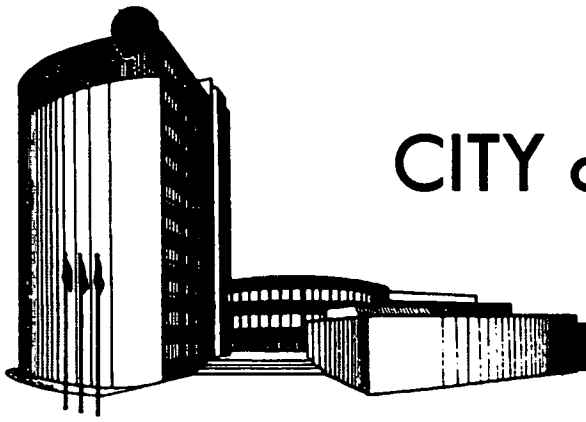
CANYON LAKES PLAZA

ALBERTSONS

SAV-ON

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

November 23, 1993

Peccole Ranch Partnership
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10)

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding proposed apartments on property located north of Sahara Avenue, between Preakness Pass and Fort Apache Road, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on November 18, 1993.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Construct a six foot high decorative masonry wall behind the landscape planters along the Fort Apache Road and Preakness Pass street frontages and a masonry wall along all other property lines as required by the Department of Community Planning and Development.
2. Relocate the trash enclosures shown on the submitted plot plan from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces located in the center of the parking lot as required by the Department of Community Planning and Development.
3. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site as required by the Department of Public Works.
4. The main access drive shall be designed and constructed in accordance with Standard Drawing #222A as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
5. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
6. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way 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.

- continued -

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



TO: Peccole Ranch Partnership
RE: Z-139-88(10)

November 23, 1993
Page Two

8. Site development to also comply with all applicable conditions of approval for zoning application Z-139-88 and all subsequent related actions as required by the Department of Public Works.
9. Conformance with the plot plan as amended by the above conditions.
10. Conformance with 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.
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.

- Continued -

TO: Peccole Ranch Partnership
RE: Z-139-88(10)

November 23, 1993
Page Three

This item will be considered by the City Council on December 15, 1993, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

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



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Windsor Residential Properties, Inc.
4144 N. Central Expressway, Suite 1200
Dallas, Texas 75204

VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89102-5148

City of Las Vegas

NOVEMBER 18, 1993

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7. PLOT PLAN AND BUILDING
ELEVATION REVIEW -
Z-139-88(10)

Applicant: PECCOLE RANCH
PARTNERSHIP
Application: P r o p o s e d
Apartments
Location: North of Sahara
Avenue, between
Preakness Pass
and Fort Apache
Road
Zone: N-U (under
Resolution of
Intent to C-1)

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Construct a six foot high decorative masonry wall behind the landscape planters along the Fort Apache Road and Preakness Pass street frontages and a masonry wall along all other property lines as required by the Department of Community Planning and Development.
2. Relocate the trash enclosures shown on the submitted plot plan from the corners of the parking lots (across from the residential buildings) to the end of the row of parking spaces located in the center of the parking lot as required by the Department of Community Planning and Development.
3. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site as required by the Department of Public

Jordan -
APPROVED, subject to staff's conditions.
Unanimous
(Pippin excused)

MR. GENZER stated this request is for a Plot Plan and Building Elevation Review for a 358 unit apartment complex within the Peccole Ranch Mixed Use Village Center Area. The plot plan indicates 358 stacked flat units within 27 two and three-story residential buildings, located on an irregular shaped 17.28 acre parcel. The residential buildings contain 12 to 24 dwelling units each and are oriented in an oblique arrangement to conform to the irregular shaped parcel. Vehicular access is provided via a two-way divided driveway from the main entrance on Fort Apache Road. The main entrance driveway leads to two separate private driveway entrances with security control gates to the complex. The private driveways loop around the perimeter of the complex leading to detached garages, carports and open parking spaces. An emergency vehicle access gate is provided from Preakness Pass along the westerly side of the property. The residential floor plans indicate six model units. The building elevation plan indicates tile roofs and stucco exteriors, on all buildings. The common recreation and landscaping plans indicate two swimming pools, a sundeck and two recreation buildings. In addition, a 15 foot wide landscaping planter is provided along Fort Apache Road. A three foot wide landscape planter is proposed along Preakness Pass. The City Council approved C-1 zoning for the Mixed Use Village Center designation which allows multi-family residential uses. Staff recommends that the trash enclosures shown on the plot plan be relocated from the corners of the parking lots to the end of the row of parking spaces in the center of the parking lot. Staff recommended approval, subject to the conditions.

DAVID WEIR, VTN Nevada, appeared and

PLANNING COMMISSION
MEETING OF

City of Las Vegas

NOVEMBER 18, 1993

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7. Z-139-88(10) (CONTINUED)

Works.

4. The main access drive shall be designed and constructed in accordance with Standard Drawing #222A as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
5. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
6. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way 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. Site development to also comply with all applicable conditions of approval for zoning application Z-139-88 and all subsequent related actions as required by the Department of Public Works.

represented the applicant. He concurred with staff's conditions.

TERRY HARPER, Developer, and JOE CROOK, Architect, appeared and represented the application.

To be heard by the City Council on 12/15/93.
(7:39-7:43)

PLANNING COMMISSION
MEETING OF

City of Las Vegas

NOVEMBER 18, 1993

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7. Z-139-88(10) (CONTINUED)

APPROVED - See Page 48

9. Conformance with the plot plan as amended by the above conditions.

10. Conformance with the building elevations.

11. Standard conditions 3 - 12.

PROTESTS: N/A

11/18/93 Planning Commission

C-7.	PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88(10) NOT A PUBLIC HEARING C.C.: 12/15/93	Applicant: Application: Location: Zone: Parcel No.:	PECCOLE RANCH PARTNERSHIP Proposed Apartments North of Sahara Avenue, between Preakness Pass and Fort Apache Road N-U (under Resolution of Intent to C-1) 16306-710-003
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APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a 358 unit apartment complex within the Peccole Ranch Mixed Use Village Center Area.

BACKGROUND DATA:

2/15/83 The City Council approved a reclassification to C-1 (Limited Commercial) on this property as part of a larger request (Z-139-88). The Planning Commission recommended approval.

DETAILS OF APPLICATION REQUEST:

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The residential floor plans indicate six model units. The building elevation plans indicate tile roofs and stucco exteriors on all buildings. The Common recreation and landscaping plans indicate two swimming pools, a sundeck and two recreation buildings (not shown on the submitted plot plan). In addition, a 15 foot landscaping planter is provided along Fort Apache Road. A three foot wide landscape planter is proposed along Preakness Pass Road.

FINDINGS:

The City Council approved C-1 zoning for the Mixed Use Village Center designation which allows multi-family residential uses. Staff recommends that the trash enclosures shown on the plot plan be relocated from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces in the center of the parking lot.

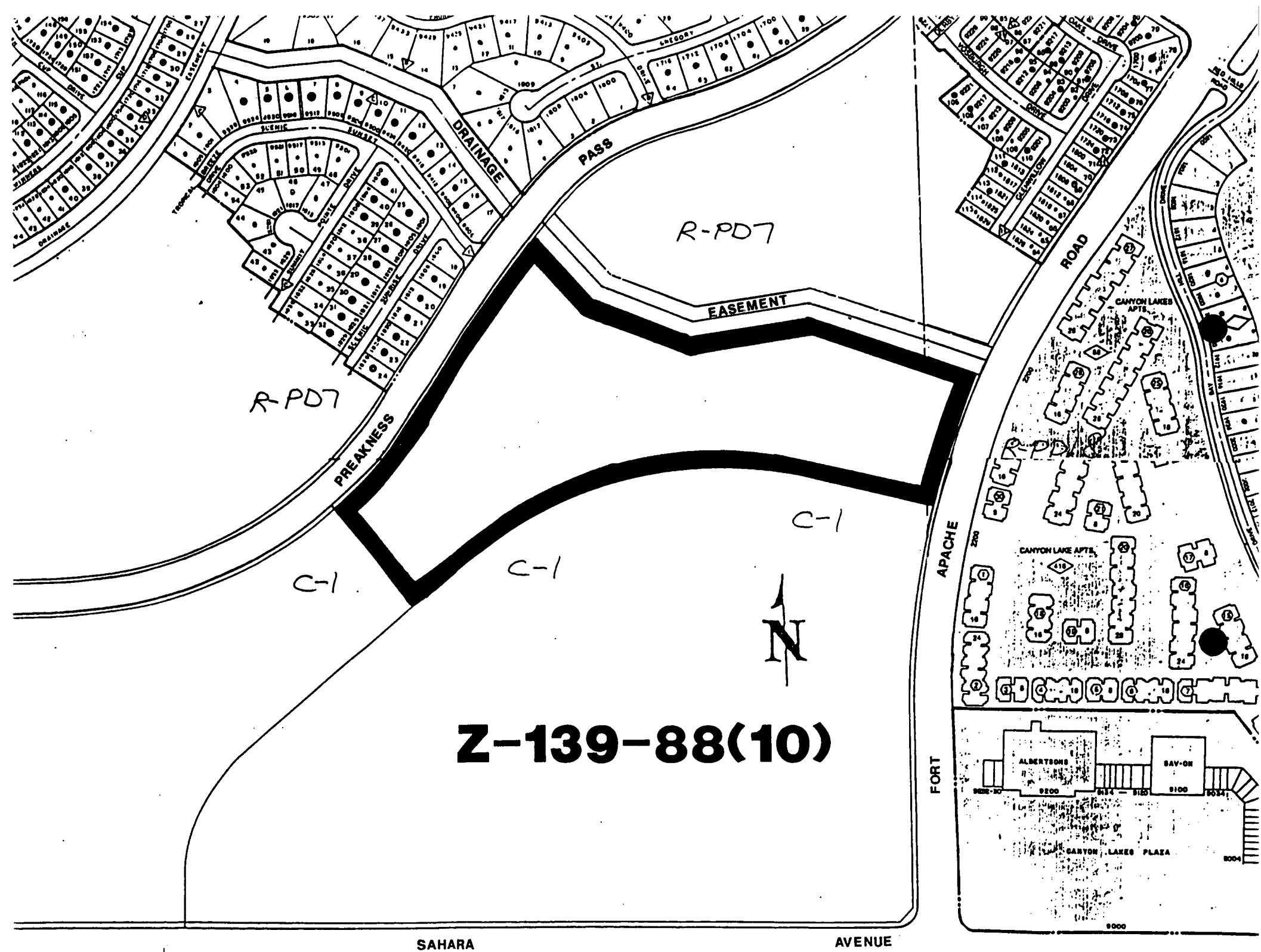
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1. Construct a six foot high decorative masonry wall behind the landscape planters along the Fort Apache Road and Preakness Pass street frontages and a masonry wall along all other property lines as required by the Department of Community Planning and Development.
2. Relocate the trash enclosures shown on the submitted plot plan from the corners of the parking lots (across from the residential buildings) to the end of the row parking spaces located in the center of the parking lot as required by the Department of Community Planning and Development.
3. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site as required by the Department of Public Works.
4. The main access drive shall be designed and constructed in accordance with Standard Drawing #222A as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
5. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
6. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way 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 vehicular access points as required by the Department of Fire Services.

C-7. Z-139-88(10) - Continued - Page Three

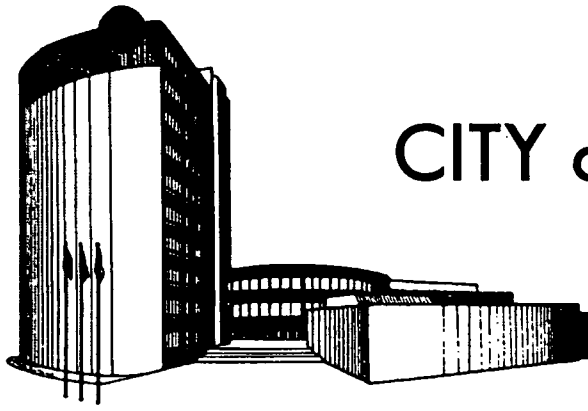
8. Site development to also comply with all applicable conditions of approval for zoning application Z-139-88 and all subsequent related actions as required by the Department of Public Works.
9. Conformance with the plot plan as amended by the above conditions.
10. Conformance with the building elevations.
11. Standard conditions 3-12.

PROTESTS: N/A



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

November 8, 1993

Peccole Ranch Partnership
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88(10)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 18, 1993. 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: Windsor Residential Properties, Inc.
4144 N. Central Expressway, Suite 1200
Dallas, Texas 75204

VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89102-5148



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

DATE

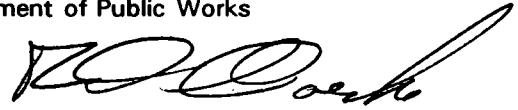
November 9, 1993

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(10)
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. Construct all incomplete half-street improvements on Preakness Pass and on Fort Apache Road, if any, adjacent to this site 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. The main access drive shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Secondary exit drives shall be designed in a manner acceptable to the Traffic Engineer.
4. Construct sidewalk on at least one side of the main access drive to provide a pedestrian corridor between the public sidewalks adjacent to this site and first access drive intersection interior to this site as required by the Department of Public Works.
5. Provide public sewer easements for all public sewers, if any, not located within public street rights-of-way as required by the Department of Public Works.
6. Site development to also comply with all applicable conditions of approval for Z-139-88 and all subsequent related actions as required by the Department of Public Works.

RECEIVED
11 43 AM '93
PLANNING AND
DEVELOPMENT

MEMO

DATE 11-8-93

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88(10) Percole Ranch Plot Plan

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

6. ADDITIONAL CONDITIONS/COMMENTS: _____

Rich Lazenby

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED
Nov 10 8 25 AM '93
COMMUNITY PLANNING AND DEVELOPMENT

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: OCTOBER 28, 1993
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: PECCOLE RANCH PARTNERSHIP FILE NUMBER: Z-139-88(10)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH OF SAHARA AVENUE, BETWEEN PREAKNESS PASS AND FORT APACHE ROAD

PARCEL NO.: 16306-710-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

NOV 03 1993

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

**PLANNING AND
DEVELOPMENT**

NOV 5 12 16 PM '93

RECEIVED



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:
K.D. Weir
Charley R. Johnson, PE.
James L. MacFarlane, P.L.S., PE.
Gene D. Krametbauer, P.L.S.
Dennis E. Fritz, PE.
Gregory G. Radig, P.L.S., PE.

October 21, 1993
W.O. 4587

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

RE: Z-139-88(10), TALAVERA POINTE PLOT PLAN AND AESTHETIC REVIEW

Our client, Windsor Residential Companies, has requested that the following additional information be included in the file and made part of the review process for the referenced application.

- * All trash enclosures will be roofed in a style and with materials similar to those proposed for the carport structures.
- * A minimum of three (3) keyed pedestrian access gates will be provided for resident access to the existing linear park system located along the northerly property line of the site, between Preakness Pass and Fort Apache Road.

As always, should you have any questions or require additional information, please do not hesitate to call.

Yours Truly,
VTN NEVADA

Cappy Hayes

Cappy Hayes,
Land Development
Coordinator

cc: Terry Harper, Windsor Residential Companies
Joe Crook, Archon Corporation
Charles Holbrook, Meridian Contractors

RECEIVED
OCT 25 3 43 PM '93
PLANNING AND
DEVELOPMENT

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: OCTOBER 28, 1993
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: PECCOLE RANCH PARTNERSHIP FILE NUMBER: Z-139-88(10)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH OF SAHARA AVENUE, BETWEEN PREAKNESS PASS AND FORT APACHE ROAD

PARCEL NO.: 16306-710-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: OCTOBER 28, 1993
TO:	DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - GEORGE FERRIS 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(10)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH OF SAHARA AVENUE, BETWEEN PREAKNESS PASS AND FORT APACHE ROAD

PARCEL NO.: 16306-710-003

ZONE: N-U (UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: APARTMENTS

PLEASE RETURN TO JOHN McNELLIS BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

10/19/93

16:39:47:81

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

CASE Z 139 88 - 10 BZA-CC-PCOMM (BCP) P MEETING DATE 11/18/93

ITEM # ACCEPTED 10/19/93 PUBLIC HEARING BY DJ

EXISTING ZONES N-U ROI-> C-1

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

A P P L I C A N T

WINDSOR RESIDENTIAL PROPERTIES

INC., 4144 N. CENTRAL EXPWY, SUITE

1200, DALLAS, TX 75204

PARCEL# 16306 710 003 MORE? N

PECCOLE RANCH PARTNERSHIP

2760 TIoga PINES CIR

LAS VEGAS NV 89117

PECCOLE RANCH

P R O P O S E D U S E

358 APARTMENT UNITS

PLAT BOOK 44 PAGE 72

LOT 18-3

ADD CHANGE DELETE PRINT ZACT3 ZACT2 BACK

10/19/93

16:41:30:29

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

CASE Z 139 88 - 10 BZA-CC-PCOMM (BCP) P MEETING DATE 11/18/93

ITEM # ACCEPTED 10/19/93 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

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

NORTH OF SAHARA AVE, BETWEEN PREAKNESS PASS AND FORT APACHE
ROAD

200 SCALE MAP# Q-6-6,8 SIZE 17.28 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS:

VTN

UPDATE

PRINT

ZACT3

ZACT1

BACK

10/19/93

16:43:16:94

P A R C E L F I L E

PARCEL	163 06 710 003 THROUGH	PECCOLE RANCH PARTNERSHIP
LAST UPDATE	10/12/93	2760 TIOGA PINES CIR
ZIP		LAS VEGAS NV 89117
GEOGRAPHIC PT	NE4 SW4 06 21 60	PECCOLE RANCH
DOCUMENT #	90010900955-1-F	PLAT BOOK 44 PAGE 72
1/09/90		LOT 18-3
200 SCALE MAP NO	Q-6-6,8	
WARD	0	

SETBACKS: FRONT REAR SIDE 00 CORNER

ZONING

ROI ZONING FILE EXPIRATION

ROI ZONING

ZONING FILE

USE PERMIT FL

VARIANCE FILE

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

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 Windsor Residential Properties, Inc.
(Owner of Record) Address 4144 N. Central Expwy., Suite 1200, Dallas, TX 75204
Phone No. (214)828-4500

AGENT: Name VTN Nevada
Address 2727 S. Rainbow Blvd., Las Vegas, NV 89102-5148
Phone No. (702)873-7550

Assessor's Parcel Number: 163-06-710-003
File No: Z-139-88 Zoning District: R3

LAND USE: Existing Vacant
Proposed Apartments

October 19, 1993
Date of Submittal

Peccole Ranch Partnership

Signature of Owner of Record
BY: WAYNE KRYCIER, LARRY A. MILLER
Partner

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) _____

PAST ACTIONS:	Case No.	Action	Date
	<u>Z-139-88</u>	<u>Approved</u>	<u>2/1/89</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. _____ Flood Zone "A" _____ Yes _____ No _____

In Downtown Redevelopment Area? _____ Yes _____ No _____

Special Notice Required? _____ Yes _____ No _____

If YES _____

Checked By: Chris F... Date: 10-19-93

General Receipt No. _____ Case No. Z-139-88 (10)

P/C Date: 11-18-93 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");
- 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.**

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.**