

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(11)

APN 163-05-110-001

Location 9225 W CHARLESTON BLVD

Applicant OASIS RESIDENTIAL, INC.

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
PROPOSED APARTMENTS.



FILE HISTORY

FILE NO.: 2-139-88 (11)

[illegible]

Z-139-88(11)

R.O.I.

R-3

R.O.I. C-1

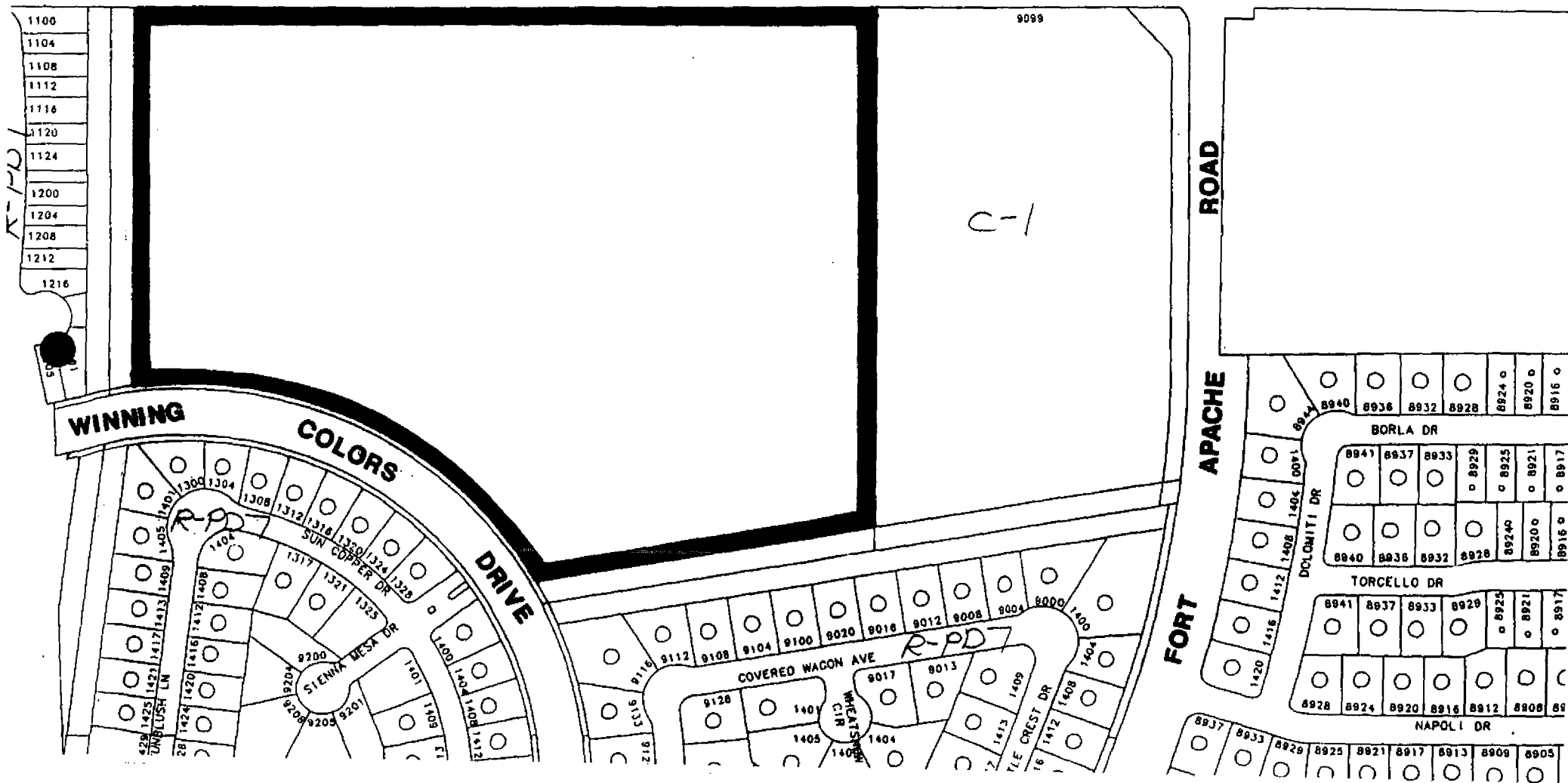


R.O.I. C-1

RAMPART BOULEVARD

CHARLESTON

BOULEVARD



- C-5. **Z-139-88(11) - Oasis Residential, Inc. - Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the south side of Charleston Boulevard, approximately 590 feet west of Fort Apache Road, R-3 Zone.**

NOT A PUBLIC HEARING P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for 560 multi-family units on a 27 acre parcel at a residential density of 20.74 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	27	Gross Acres		
Number of Units	560	Apartments		
Density	20.74	Units per Acre		
Building Type	Unit A	Unit B	Unit C	Unit D
Square Footage	832	832	1,120	1,120
No. Bedrooms/Baths	1/1	2/2	2/2	3/2
Parking Required	864	Parking Spaces		
Parking Provided	1,011	Parking Spaces		
Height of structures	2	Story		

The plot plan shows 70 two story apartment buildings, each containing eight units. All of the buildings maintain setbacks of 20 feet from Winning Colors Drive and a portion of the Charleston Boulevard frontage, and 10 feet from the side property lines. The minimum building separation is 10 feet. Access to the complex is provided by one gated entry to Winning Colors Drive, there is no access from Charleston Boulevard. A 20 foot wide landscape planter is shown along Winning Colors Drive, and landscaping is around the perimeter of the development and within the parking and recreational areas.

Recreational amenities include a clubhouse, exercise facility, three outdoor pool and spas, and tennis courts. Each unit is assigned a covered parking space, additional visitor and resident parking spaces are angled at 90 degrees with 24 foot wide aisle widths. Trash enclosures are placed at the end of most of the rows of parking.

- Continued -



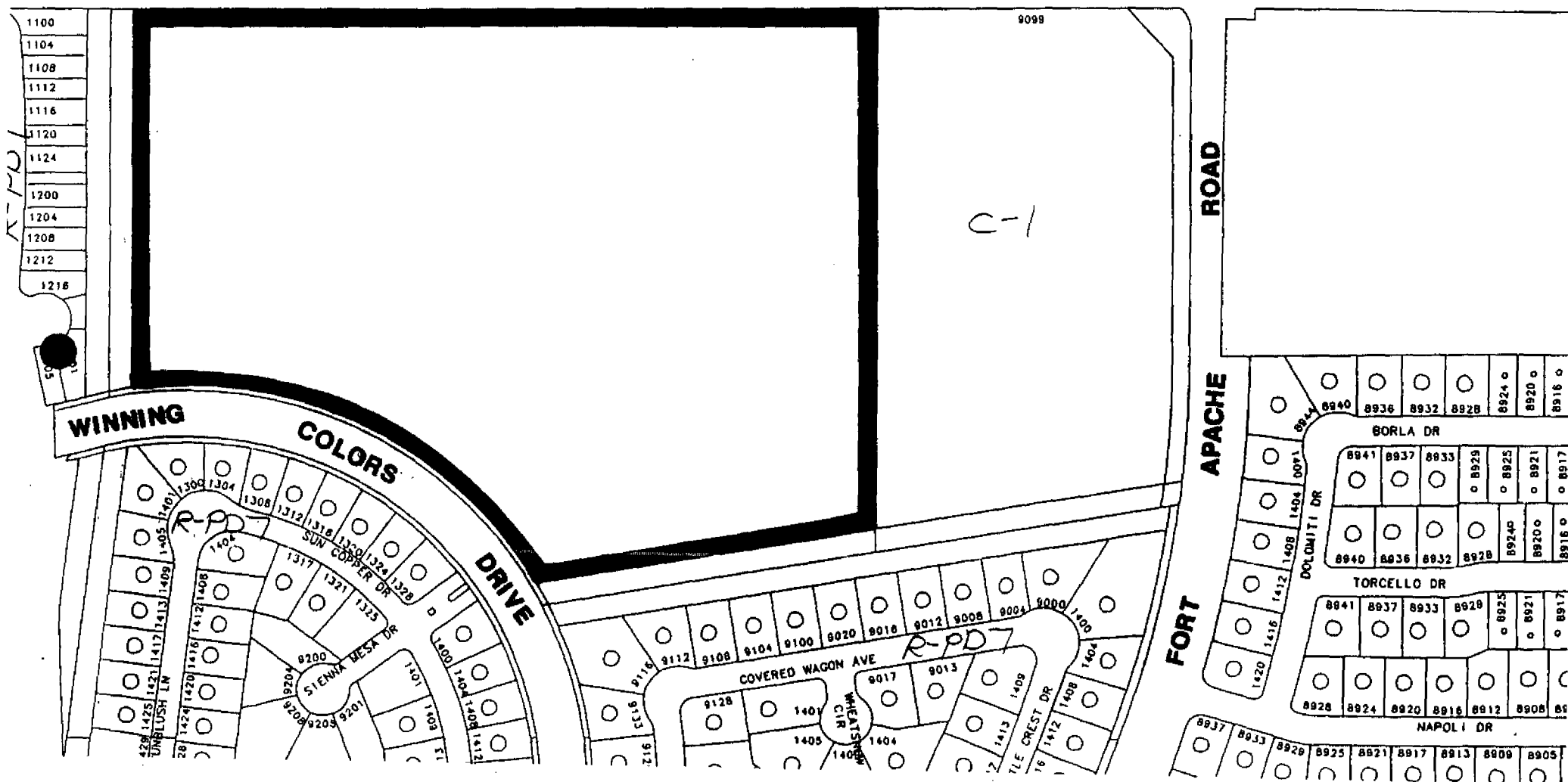
R.O.I. C-1

R-3

R.O.I. C-1

RAMPART BOULEVARD

BOULEVARD



- C-5. **Z-139-88(11) - Oasis Residential, Inc. - Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the south side of Charleston Boulevard, approximately 590 feet west of Fort Apache Road, 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

March 29, 1994

Oasis Residential, Inc.
c/o Robert V. Jones Corporation
4041 East Sunset Road
Henderson, Nevada 89014

Z-139-88(11) - 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 south side of Charleston Boulevard, approximately 590 feet west of Fort Apache Road, R-3 Zone, was considered by the Planning Commission on March 24, 1994.

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

1. Construct a six foot high block wall along the eastern property line as required by the Department of Community Planning and Development.
2. Install 24 inch box evergreen trees 40 feet on center with ground cover in the on-site landscape area along the eastern property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. A secondary emergency access drive shall be provided in accordance with the approved Traffic Impact Analysis as required by the Department of Public Works.
4. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Fort Apache Road 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. 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.
6. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.

- Continued -

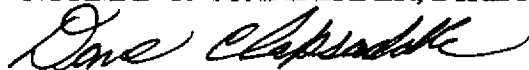


7. Conformance to all applicable original Conditions of Approval of Zoning Application Z-139-88 and all applicable subsequent reviews.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Landscaping and a permanent underground sprinkler system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

This action by the Planning Commission is final.

Sincerely,

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



DAVE CLAPSADDLE
SENIOR PLANNER

City of Las Vegas

MARCH 24, 1994

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5. Z-139-88(11) - Oasis Residential, Inc.

Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the south side of Charleston Boulevard, approximately 590 feet west of Fort Apache Road, R-3 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high block wall along the eastern property line as required by the Department of Community Planning and Development.
2. Install 24 inch box evergreen trees 40 feet on center with ground cover in the on-site landscape area along the eastern property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. A secondary emergency access drive shall be provided in accordance with the approved Traffic Impact Analysis as required by the Department of Public Works.
4. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Fort Apache Road 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

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

MR. CLAPSADDLE stated this request is for 560 multi-family units on a 27 acre parcel at a residential density of 20.74 units per acre. The plot plan shows 70 two-story apartment buildings. All of the buildings maintain setbacks of 20 feet from Winning Colors Drive and the portion of the project fronting along Charleston Boulevard, and 10 feet from the side property lines. The minimum building separation is 10 feet. Access to the complex is provided by one gated entry to Winning Colors Drive. Recreational amenities include a clubhouse, exercise facility, three outdoor pools and spas, and tennis courts. Staff has no objections to the request. The landscaping in the planter areas should consist of 24 inch box trees with ground cover. A 6 foot high block wall should be constructed along the eastern boundary to provide screening from the abutting commercial use. Staff recommended approval, subject to the conditions.

TOM MOSS, 4041 East Sunset Road, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(8:13-8:16)

PLANNING COMMISSION
MEETING OF

City of Las Vegas

MARCH 24, 1994

AGENDA & MINUTES

Page 48

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

C-5. Z-139-88(11) (Continued)

APPROVED - See Page 47

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. 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.
6. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
7. Conformance to all applicable original Conditions of Approval of Zoning Application Z-139-88 and all applicable subsequent reviews.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

- C-5. Z-139-88(11) - Oasis Residential, Inc. - Request for a Plot Plan and Building Elevation Review for proposed apartments on property located on the south side of Charleston Boulevard, approximately 590 feet west of Fort Apache Road, R-3 Zone.**

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FINDINGS:

Staff has no objections to the request. The landscaping in the planter areas shown on the plan should consist of 24 inch box trees with ground cover. All landscaped areas within the parking areas should be a minimum of five feet in width. A 6 foot high block wall should be constructed along the eastern boundary to provide screening from the abutting commercial use.

Contributions toward a traffic signal at the intersection of Ft. Apache Road and Charleston Boulevard, a secondary emergency access and conformance to the Department of Public Works standards for driveways should also be required of the applicant.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high block wall along the eastern property line as required by the Department of Community Planning and Development.
2. Install 24 inch box evergreen trees 40 feet on center with ground cover in the on-site landscape area along the eastern property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
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4. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Fort Apache Road 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.
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6. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.
7. Conformance to all applicable original Conditions of Approval of Zoning Application Z-139-88 and all applicable subsequent reviews.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Conditions Nos. 3 - 12.

PROTESTS: N/A

Z-139-88(11)

R.O.I.

R-3

R.O.I.

C-1

R.O.I.

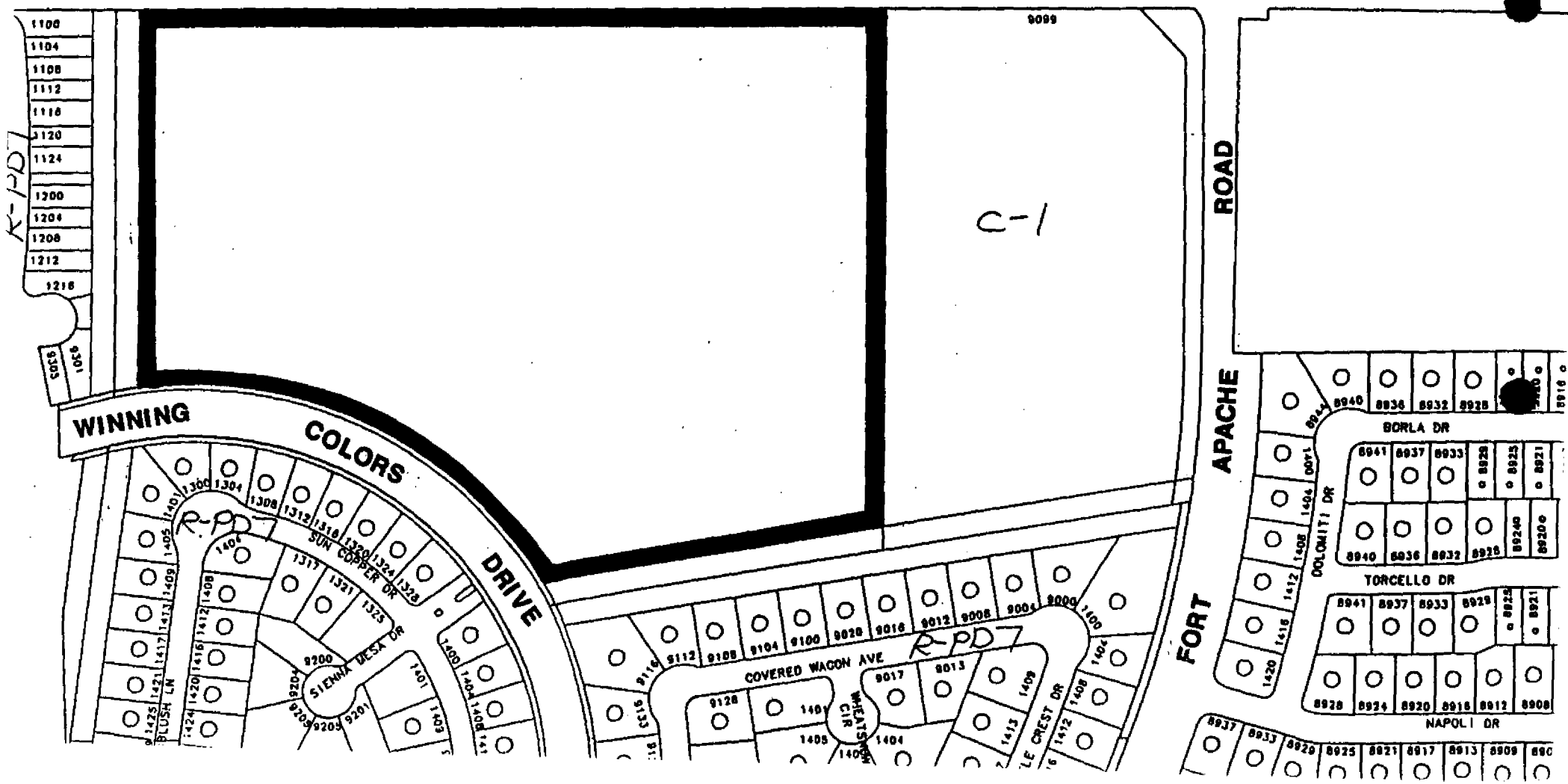
C-1



RAMPART BOULEVARD

CHARLESTON

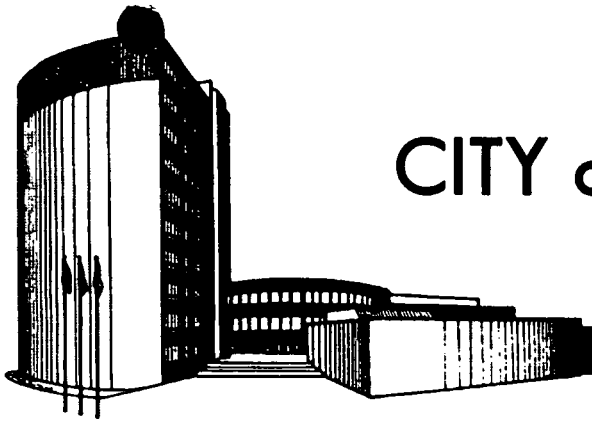
BOULEVARD



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
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FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 14, 1994

Oasis Residential, Inc.
c/o Robert V. Jones Corporation
4041 East Sunset Road
Henderson, Nevada 89014

RE: Z-139-88(11) - 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



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

DATE

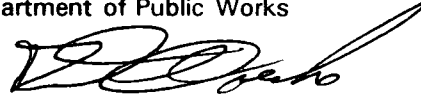
March 22, 1994

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(11)
Oasis Residential
(Peccole Ranch)

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 \$10,000 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Fort Apache Road 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. A secondary emergency access drive shall be provided in accordance with the approved Traffic Impact Analysis as required by the Department of Public Works.
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 03 AM '94
PLANNING AND
DEVELOPMENT

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE March 9, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY DOWNTOWN REDEVELOPMENT - BRAD PERCELL	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT: OASIS RESIDENTIAL
FILE NUMBER: Z-139-88(11)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTH SIDE OF CHARLESTON BLVD., APPROX. 590 FEET WEST OF FORT APACHE RD.

PARCEL NO.: 163-05-110-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: MARCH 16, 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 3/14/94

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88 (11) OASIS RESIDENTIAL

1. NO OBJECTIONS.
2. X 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: GATED ACCESS MUST
COMPLY WITH CITY OF LAS VEGAS ACCESS GATE
REQUIREMENTS

RECEIVED
MAR 14 3 04 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 9, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER ✓ FIRE SERVICES - RICK LAZENBY ✓ DOWNTOWN REDEVELOPMENT - BRAD PERCELL	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT: OASIS RESIDENTIAL
FILE NUMBER: Z-139-88(11)

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RD.**

PARCEL NO.: 163-05-110-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN BY: MARCH 16, 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 9, 1994																
TO: <table style="width: 100%; border: none;"><tr><td style="width: 45%;">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 -
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APPLICANT: OASIS RESIDENTIAL

FILE NUMBER: Z-139-88 (11)

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**SOUTH SIDE OF CHARLESTON BLVD., APPROX. 590 FEET WEST OF FORT APACHE
RD.**

PARCEL NO.: 163-05-110-001

ZONE: R-3

PROPOSED USE: APARTMENTS

PLEASE RETURN TO JOHN McNELLIS BY: MARCH 16, 1994

CITY PLANNING COMMISSION MEETING: MARCH 24, 1994

ATTACHMENT: PLOT PLAN

02/22/94

14:15:56:03

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

CASE Z 139 88 - 11 KZA-CC-PC-SUM (BCPS) P MEETING DATE 03/24/94

ITEM # ACCEPTED 02/18/94 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

PARCEL# 16305 110 001 MORE? N

OASIS RESIDENTIAL

PECCOLE RANCH PARTNERSHIP

4041 E. SUNSET RD.

2760 TIoga PINES CIR

HENDERSON NV 89014

LAS VEGAS NV 89117

435-9800

PECCOLE RANCH-UNIT 2

P R O P O S E D U S E

PLAT BOOK 45 PAGE 83

APARTMENTS

LOT 3

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

02/22/94

14:15:42:81

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

CASE Z 139 88 - 11 BZA-CC-PCOMM (BCP) P MEETING DATE 03/24/94

ITEM # ACCEPTED 02/18/94 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 SOUTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 590
FEET WEST OF FORT APACHE ROAD.

200 SCALE MAP# Q-5-1 SIZE 27.00 ACRES #LOTS 560

MAP NAME

CC: ROBERT V. JONES CORP. SUBD:

4041 E. SUNSET RD.

HENDERSON NV 89014

435-9553

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

02/22/94

14:16:06:01

P A R C E L F I L E

9199 W CHARLESTON BL PECCOLE RANCH PARTNERSHIP
PARCEL 163 05 110 001 THROUGH 2760 TIOGA PINES CIR
LAST UPDATE 01/12/94 ZIP 89117 LAS VEGAS NV 89117
GEOGRAPHIC PT NW4 NW4 05 21 60 PECCOLE RANCH+UNIT 2
DOCUMENT # 90002300702-1-F 8/23/90 PLAT BOOK 45 PAGE 83
200 SCALE MAP NO Q-S-1 LOT 3
WARD 2

SETRBACKS: FRONT REAR SIDE 00 CORNER

ZONING R-3

2/22/94

ROI ZONING FILE

EXPIRATION

ROI ZONING

ZONING FILE

Z-139-88

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 Oasis Residential Inc.

(Owner of Record)

Address 4041 E. Sunset Rd., Henderson, NV 89014

Phone No. (702) 435-9800

AGENT:

Name c/o Robert V. Jones, Corp.

Address 4041 E. Sunset Rd., Henderson, NV 89014

Phone No. (702) 435-9593

Assessor's Parcel Number: 163-05-110-001

File No: Z-139-88 (11)

Zoning District: R-3 (PUD)

LAND USE: Existing Vacant

Proposed Apartment Complex

2/18/94

Date of Submittal

Robert V. Jones
Signature of Owner of Record

NOTE:

Unless the applicant is the current owner of record, a letter from the current owner is required giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

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. D-5-1

Flood Zone "A" _____

Yes _____

No _____

In Downtown Redevelopment Area? _____

Yes _____

No X

Special Notice Required? _____

Yes _____

No X

If YES _____

Checked By: A. Reel

Date: 2/18/94

General Receipt No. 213071

Case No. Z-139-88 (11)

P/C Date: 03/24/94

7:00 PM

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.

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.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PECCOLE RANCH PARTNERSHIP, a Nevada general partnership,

in consideration of \$ _____ the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to OASIS RESIDENTIAL, INC., a Nevada corporation,

all that real property situate in the City of Las Vegas County of Clark State of Nevada, bounded and described as follows:

~~Lot 3 of Peccole Ranch Phase I (which is defined as a "Parcel in the Master Declaration") as shown by map thereof on file in Book 44 of Plats, page 72 in the Office of the County Recorder, Clark County, Nevada.~~

LOT THREE (3) OF PECCOLE RANCH UNIT 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 45 OF PLATS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

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

Witness our hands this _____ day of _____ 19____

PECCOLE RANCH PARTNERSHIP: SEE EXHIBIT "A", ATTACHED HERETO AND

INCORPORATED HEREIN, FOR GRANTOR'S SIGNATURES.

STATE OF NEVADA }
COUNTY OF _____ } ss.

On _____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

See Exhibit "A" attached hereto.

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

WITNESS my hand and official seal.

Notary Public in and for Said County and State

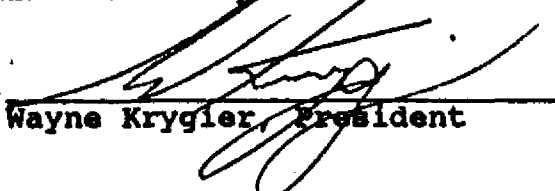
ESCROW NO. {
ORDER NO. {
RECORDER'S INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Oasis Residential, Inc.
c/o Herbert Waldman, Esq., 4041 E. Sunset Rd.
Henderson, NV 89014

SPACE BELOW FOR RECORDER'S USE ONLY

Peccole Ranch Partnership/
Peccole Ranch Community Association
Grant, Bargain, Sale Deed of Lot 3

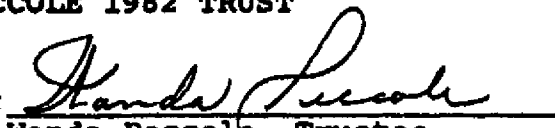
PECCOLE RANCH PARTNERSHIP, a Nevada Partnership

TRIPLE FIVE DEVELOPMENT GROUP CENTRAL, LTD.,
a Minnesota Corporation

BY: 

Wayne Krygier, President

PECCOLE 1982 TRUST

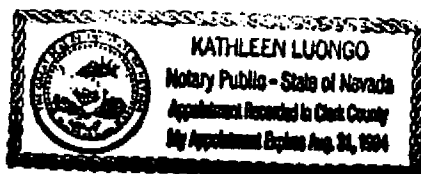
BY: 

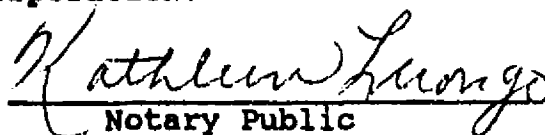
Wanda Peccole, Trustee

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on March 4th,
1994, by WAYNE KRYGIER as President of TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD., a Minnesota Corporation.



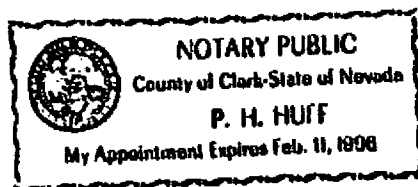

Notary Public

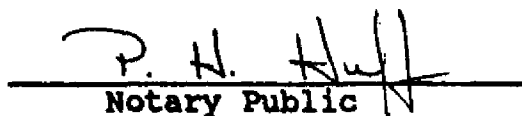
My Commission expires: 8-31-94

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on March 7th,
1994, by WANDA PECCOLE, Trustee of the Peccole 1982 Trust.




Notary Public

My Commission expires: 2/11/98

EXHIBIT "A"

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE COMPANY

03-14-94 09:56 NE1 3
BOOK: 940314 INST: 00667

FEE: 9.00 RPTT: 5,270.20

DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL