

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(3)

APN 163-06-799-007

Location E OF GRAND CANYON, N OF SAHARA

Applicant WILLIAM PECCOLE TRUST

Subject

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



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO.: 2-139-88(3)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

January 23, 1990

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

8. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(3)

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

Dixon -
WITHDRAWN
Unanimous
(Moffitt excused)

CHAIRMAN BLACK stated this
item has been withdrawn from
the agenda.

WEST CHARLESTON BLVD

MULTI-FAMILY
R-2
14.5 ac

SINGLE FAMILY
R-PD7
23.0 ac

MULTI-FAMILY
R-1
20 ac

NURS.
HOUSE
0.3 ac

SINGLE FAMILY
R-PD7
21.7 ac

ELMENTARY SCHOOL
0.1 ac

R.O.I.
SINGLE FAMILY
R-PD7
23.3 ac

R.O.I.
SINGLE FAMILY
R-PD7
23.9 ac

R.O.I.
R-PD7

SINGLE FAMILY
R-PD7
23.0 ac

SINGLE FAMILY
R-PD7
20.4 ac

R.O.I.
SINGLE FAMILY
R-PD7
23.3 ac

SINGLE FAMILY
R-PD7
23.2 ac

R.O.I.
R-PD7

REZ USE VILLAGE CENTER
12.4 ac

R.O.I.
C-1

SAHARA AVE

CITY CORP

Z-139-88(3

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

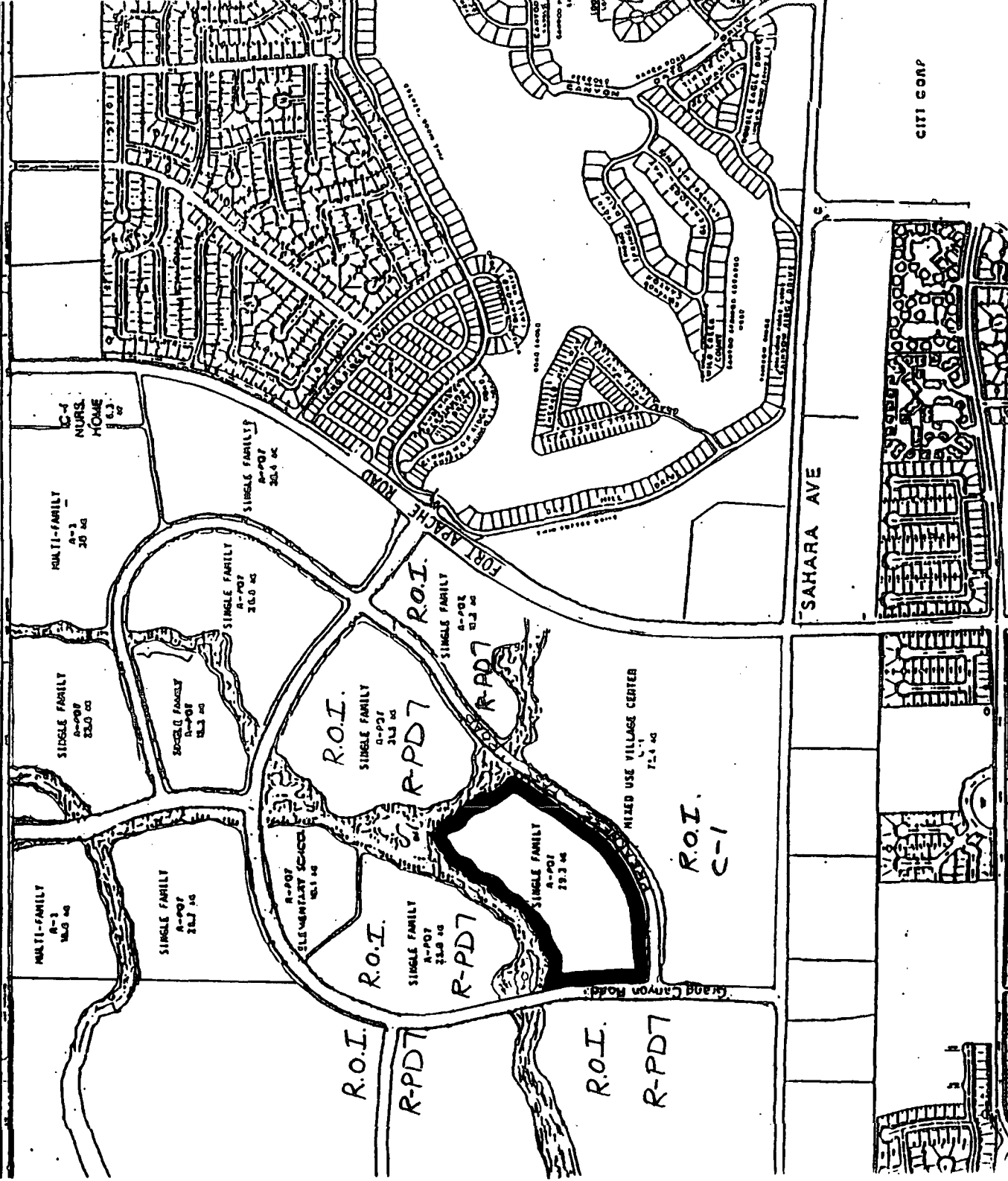
COMMISSION ACTION

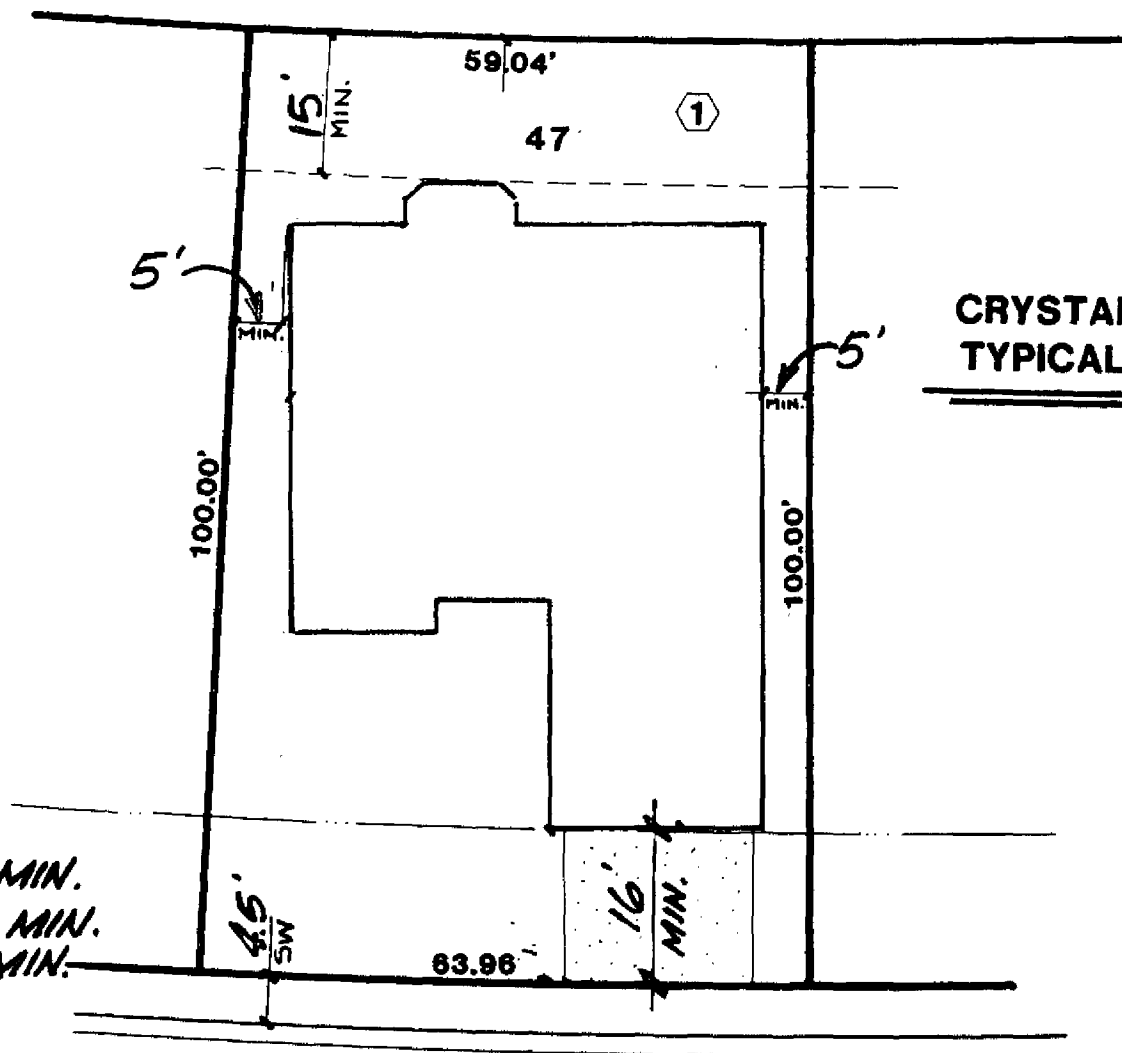
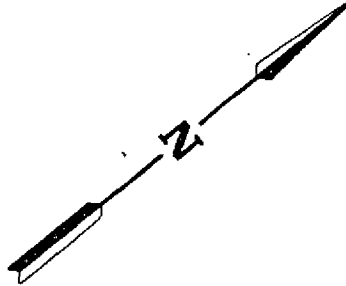
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**CRYSTAL BAY WEST
TYPICAL LOT PLOT**

FRONT SETBACK 16' MIN.
REAR SETBACK 15' MIN.
SIDE SETBACK 5' MIN.

CASPIAN COVE DRIVE



AMERICAN WEST DEVELOPMENT

Z-139-88 (3) PC 1/23/90

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 12, 1990

William Peccole Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89102

RE: Z-139-88(3) - 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 January 23, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: ESI
7018 West Charleston Boulevard
Las Vegas, Nevada 89117

American West Development Inc.
2700 East Sunset Road, Suite #5
Las Vegas, Nevada 89117





January 17, 1990

City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

Attn: Mr. Bob Genzer

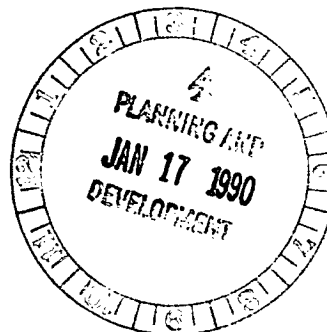
Dear Mr. Genzer:

Engineers & Surveyors, Inc. on behalf of American West Development does hereby request the Tentative Map and Architectural Review for Crystal Bay West be removed by the City of Las Vegas from any further processing as the job has been permanently cancelled.

If you have any questions or if I can be of further assistance, please call me at 363-6415.

Sincerely,

Mark A. Herdt, Office Manager



2-139-88 (3)

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

January 10, 1990

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

for Richard D Goecke, Director
Department of Public Works
CK TSPear

SUBJECT:

Plot Plan Review
Z-139-88
William Peccole
(Crystal Bay West)

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Survey (FM, PM, & A's only)

1. We have no objection to the plot plan as presented.
2. Site development to comply with the conditions of approval for the Crystal Bay West Subdivision.

CITY OF LAS VEGAS

Date JAN 5 1990

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: <u>PLOT PLAN REVIEW</u> Applicant: <u>WILLIAM PECCOL</u> Number: <u>Z - 139-88</u>	COPIES TO:

A request has been received on the following described property:

EAST SIDE OF GRAND CANYON RD. ; NORTH
OF SAHARA AVE.

Parcel No.: A PR. 440-530-001 + PR 440-540-001

Zone: N-U (ROI R-PD7)

Proposed Use: SFD

CITY PLANNING COMMISSION MEETING: _____

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

ALSO NOTIFY:
AMERICAN WEST DEVELOPMENT, INC.
2700 E. SUNSET RD SUITE #15
LAS VEGAS, NEV. 89119

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME WILLIAM PECCOLE TRUST
REP'S NAME _____
ADDRESS 2760 TIoga PINES CIR.
LAS VEGAS, NEV. 89102
PHONE _____

AGENT: NAME ESI
REP'S NAME _____
ADDRESS 7018 W. CHARLESTON BL
LAS VEGAS NV. 89117
PHONE 363-6915

APPLICATION TYPE:

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

ZONING: EXISTING N-L(R01 R-PD7) PROPOSED _____

LAND USE: EXISTING VACANT

PROPOSED SFD'S (CRYSTAL BAY WEST)

PAST ACTIONS: CASE NO. Z-139-88 ACTION APPD. DATE 2/15/89

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-6-B ASSESSOR'S PARCEL NO. RD. 440-530-001
POB. 440-540-001

GENERAL LOCATION: EAST SIDE OF GRAND CANYON RD. ;
NORTH OF SAHARA AVE.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: MP DATE 1/3/90

GENERAL RECEIPT NO. 076291

CASE NO. Z-139-88(3)

PC DATE: 1/23/90

BZA DATE: _____



January 3, 1990

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Attn: Mr. Bob Genzer

Re: Plot & Elevations Plan Review

Dear Mr. Genzer:

This letter is a request for a Plot and Elevations Plan Review for Crystal Bay West, Zoned RPD-7. The setbacks requested are as follows: Sixteen - foot front, Fifteen - foot rear, Ten - foot side setback (minimum 5' setback on each side).

If you have any questions or if I may be of further assistance, please call me at 363-6415.

Thank you,


Mark A. Herdt, Office Manager

PC: 1/23/90
1 1
07629.1 MP
1/3/90



LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS DATE: 1-03-90
400 E. STEWART AVE. PROJECT: CRYSTAL BAY WEST
LAS VEGAS, NV 89101
ATTN: BOB GENZER W.O.#. 010-7010

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL ☒ BY MESSENGER

<u>NO. COPIES</u>	<u>DESCRIPTION</u>	<u>SHEET NO.</u>
<u>7</u>	<u>SITE PLANS</u>	
<u>2</u>	<u>FLOOR PLANS</u>	
<u>2</u>	<u>ELEVATIONS</u>	
<u>1</u>	<u>LETTER</u>	
<u>1</u>	<u>TYPICAL LOT</u>	
<u>1</u>	<u>CHECK FOR FEES (#63610)</u>	

REMARKS: _____

THIS MATERIAL IS SENT FOR ☒ CHECKING ☒ APPROVAL ☒ FILES

OTHER _____ USE _____

PLEASE SIGN COPIES AND RETURN TO OUR OFFICE. BY: MARK HERDT / tb

ABOVE MATERIAL RECEIVED BY: _____ DATE _____