

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(4)

APN 163-05-199-099

Location W OF FORT APACHE, S OF CHARLESTON

Applicant WILLIAM PECCOLE TRUST

Subject

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



FILE HISTORY

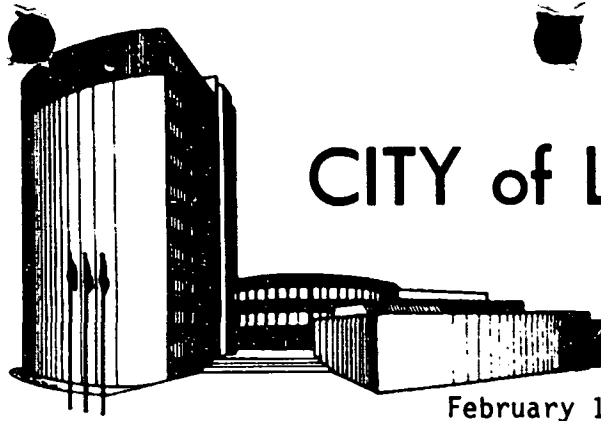
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Z-139-88(4)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 13, 1990

William Peccole Trust
c/o Engineers & Surveyors, Inc.
7018 W. Charleston Boulevard
Las Vegas, Nevada 89117

RE: Z-139-88(4) - PLOT PLAN AND BUILDING ELEVATION

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding proposed single family dwellings on property located on the west side of Fort Apache Road, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on February 8, 1990.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-139-88.
2. Redesign the intersection of Wagon Train Drive and Timbertop Drive as required by the Department of Public Works.
3. The setbacks shall be a minimum of 16 feet in the front yard, 15 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
4. Conformance to the plot plan and building elevations as amended by the above conditions.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -



TO: William Peccole Trust
RE: Z-139-88(4)

February 13, 1990
Page Two

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster".

HAROLD P. FOSTER, DIRECTOR 

HPF:erh

cc: Daly Homes
105 E. Reno, #A-11
Las Vegas, Nevada 89117

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-139-88(4)

Applicant: DALY HOMES
Application: Proposed Single Family Dwellings
Location: West side of Fort Apache Road, south of Charleston Boulevard
Zone: N-U (under Resolution of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-139-88.
2. Redesign the intersection of Wagon Train Drive and Timbertop Drive as required by the Department of Public Works.
3. The setbacks shall be a minimum of 16 feet in the front yard, 15 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
4. Conformance to the plot plan and building elevations as amended by the above conditions.
5. Standard Conditions 6, 7 and 11.

PROTESTS: N/A

Dixon -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee excused)

MR. FOSTER stated this request is for 110 single family homes. The elevations show one-story residences ranging in size from 2,210 to 2,680 square feet, consisting of stucco exteriors, fireplaces, two and three car garages and tile roofs. Staff recommended approval, subject to the conditions.

DWAYNE ATWOOD, ESI, 7018 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:14-7:16)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 26, 1990

William Peccole Trust
c/o Engineers & Surveyors Inc.
7018 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: Z-139-88(4) - 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 February 8, 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

HAROLD P. FOSTER, DIRECTOR

HPPF:erh

Enclosure

cc: Daly Homes
105 East Reno Avenue A-11
Las Vegas, Nevada 89119



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

DATE

January 31, 1990

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

Richard D Goecke, Director,
Department of Public Works

CK
RP

SUBJECT:

Plot Plan/Elevation Review
Z-139-88(A)
Peccole Trust

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 strong objection to the plot plan/elevation review request as long as the conditions of approval for the Heritage Estates Tentative Map are ultimately complied with.
2. In general, we do not believe 16' garage door setbacks are sufficient to provide vehicles, parking in the driveways, adequate room so that they do not protrude into the public sidewalk area.

INTER-OFFICE MEMORANDUM

1/31/90

TO: DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM: DEPARTMENT of BUILDING
SAFETY

SUBJECT:

2-139-88 Plot Plan Review

WM PECCOLE

ZONE: N4 to RPD-7

PARCEL NO. 440-530-001

~~440-540-001~~

COPIES TO:

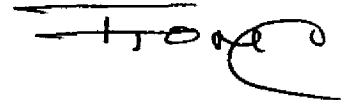
140 SINGLE FAMILY DEEL'G

FEB 1 1990

In answer to your memorandum, Dated 1/5/90
on the above Zone Request at, Loc. E. SIDE OF GRAND CANYON DR.,
NO. OF W. SAHARA AVE.

This department ~~has~~ has no objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. IT MEETS 1988 UBC
2. CHAPTER 5R PROTECTION
3. CHAPTER 12 DIV. 3, P/3, SINGLE FAMILY HOUSING
4. PARK FEES REQ'D.
5. TORTOISE FEES REQ'D.



Thom

INTER-OFFICE MEMORANDUM

1/31/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

z- 139-88(4) Plot Plan Review
DM Piccolet's ZONE: Utl RPD-7
PARCEL NO. 2

COPIES TO:

110 UNITS
SINGLE FAMILY DWEL'G

In answer to your memorandum, Dated 1/17/90
on the above Zone Request at, Loc. W. SIDE FORT APACHE RD,
S. of W. CHARLESTON BL.

This department (~~has~~ or has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. IT MEETS 1988 UBC
2. CHAPTER (5) PL PROTECTION
3. CHAPTER (12) DIV 3, 2/3 SINGLE FAMILY HOUSING
4. PARK FEES REQ'D
5. TORTOISE FEES REQ'D

THOM

Thom

DATE:

1/25/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88 (4) PLOT PLAN & ELEVATION

 NO OBJECTIONS

 X SUBJECT TO CONDITIONS
LISTED

 DENIAL

 X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE
#3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN
SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: RECOMMEND - TWO ONE
ADDITIONAL MEANS OF FIRE ACCESS

THEY HAVE 2 ACCESSES



FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

DATE: 1/25/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88(4) PLOT PLAN REVIEW

 NO OBJECTIONS X SUBJECT TO CONDITIONS LISTED DENIAL

X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

Date

1/17/90

TO: ~~BUILDING AND SAFETY~~ - TOM COOLEY
~~ELECTRICAL SERVICES~~ - GEORGE FERRIS
~~FIRE SERVICES~~ - RICK LAZENBY
~~PUBLIC WORKS~~ - ED BYRGE
~~LAND DEVELOPMENT~~ - CHUCK TURK
~~DOWNTOWN REDEV.~~ - GRAD PERCELL

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLOT PLAN & ELEVATION REVIEWApplicant: WILLIAM PEGGOLD TRUSTNumber: Z-139-88(4)

COPIES TO:

A request has been received on the following described property:

W. SIDE OF FORT APACHE RD. S OF CHARLESTON BL.

Parcel No.: -

Zone: N-L (R01 R-P07)Proposed Use: SFO'SCITY PLANNING COMMISSION MEETING: 2/8/90

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME WILLIAM PECCOLE TRUST

ALSO NOTIFY:

DALY HOMES

REP'S NAME _____

105 E. RENO #A-11 ADDRESS _____

LAS VEGAS NV. 89119

795-4084

PHONE _____

AGENT: NAME E.S. I.

REP'S NAME _____

ADDRESS 7018 W. CHARLESTON

LAS VEGAS, NV. 89117

PHONE 363-6415

APPLICATION TYPE:

☐ REZONING ☒ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U(R01 R-P07) PROPOSED -

LAND USE: EXISTING VACANT

PROPOSED SF D's (HERITAGE ESTATES)

PAST ACTIONS: CASE NO. Z-139-88 ACTION APPD. DATE 1/15/89

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-5-1,3 ASSESSOR'S PARCEL NO. -

GENERAL LOCATION: W. SIDE OF FORT APACHE RD. S.

OF CHARLESTON BL.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: PW/MP DATE 1/16/90

GENERAL RECEIPT NO. 076339 CASE NO. Z-139-88(4)

PC DATE: 2/8/90 BZA DATE: _____



January 16, 1990

City of Las Vegas
Department of Public Works
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Attn: Bob Genzer

Re: Plot & Elevations Review

Dear Mr. Genzer:

This letter is a request for a Plot and Elevations Plan Review for Heritage Estates, 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.

Sincerely,

Mark A. Herdt, Office Manager



LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS DATE: 1-15-90
400 E. STEWART AVE. PROJECT: HERITAGE ESTATES
LAS VEGAS, NV 89101
ATTN: BOB GENZER W.O.#. 606-7020

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL ☒ BY MESSENGER

<u>NO. COPIES</u>	<u>DESCRIPTION</u>	<u>SHEET NO.</u>
<u>1</u>	<u>LETTER OF REQUEST FOR SETBACKS</u>	<u> </u>
<u>2</u>	<u>PLOT AND ELEVATIONS FLOOR PLANS</u>	<u> </u>
<u>1</u>	<u>TYPICAL PLOT PLAN</u>	<u> </u>
<u>1</u>	<u>CHECK FOR FEES (# 63676)</u>	<u> </u>

REMARKS: _____

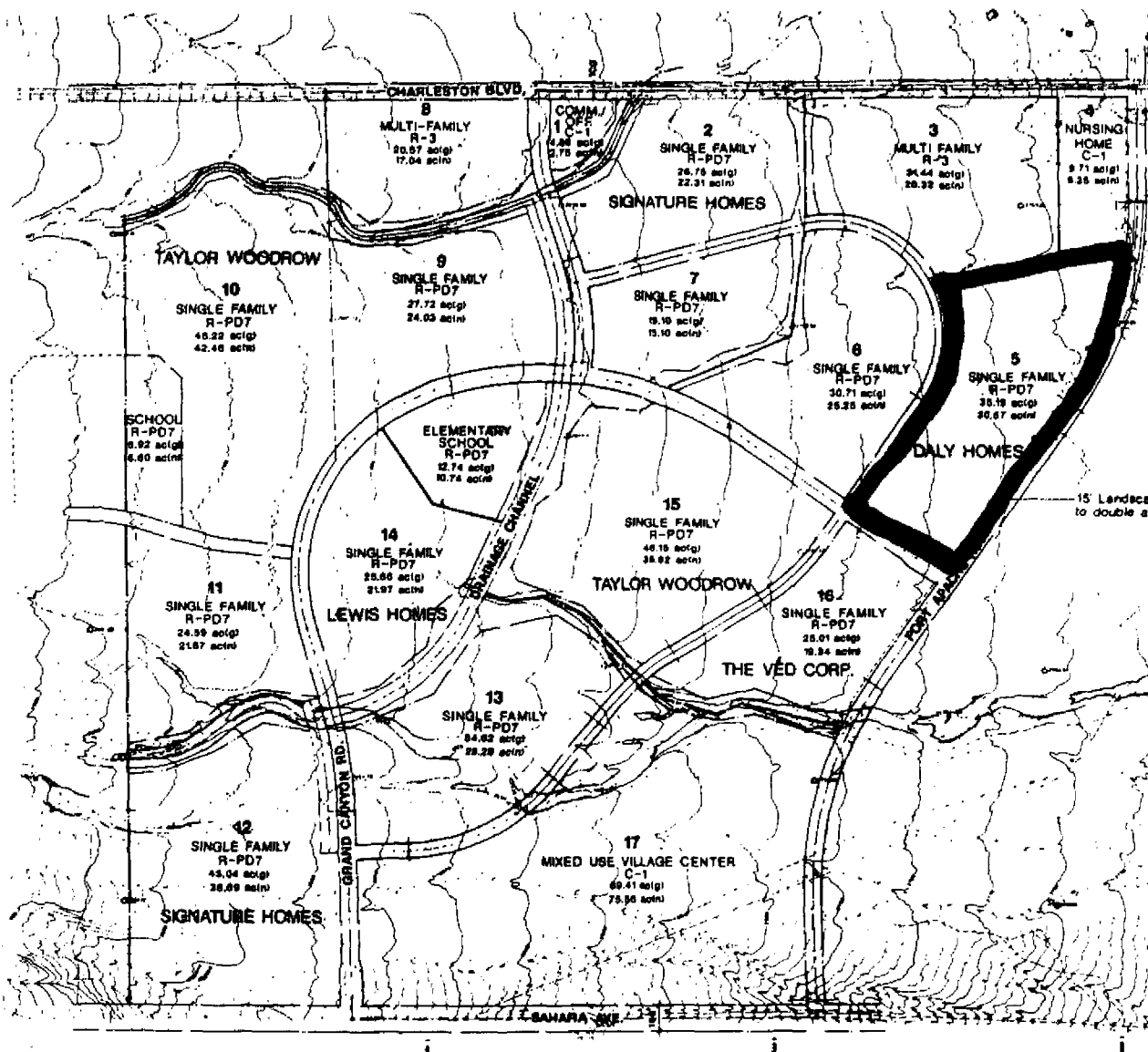
THIS MATERIAL IS SENT FOR ☒ CHECKING ☒ APPROVAL ☒ FILES

OTHER _____ USE _____

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

ABOVE MATERIAL RECEIVED BY: _____ DATE _____

25.00
076339



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY DU/AC	UNITS
R-PD7	SINGLE FAMILY	383.76	328.49	7.0	2299
R-3	MULTI-FAMILY	52.01	45.36	24.0	1088
C-1	NURSING HOME	9.71	8.25		
C-1	COMMERCIAL/OFFICE	4.88	2.75		
C-1	VILLAGE CENTER	89.41			
	COMMERCIAL MULTI-FAMILY		40.00	34.0	1209
R-PD7	SCHOOL	18.66	17.34		
R-PD7	DRAINAGE CHANNEL	13.78	13.66		
	STREET R.O.W.		53.97		
R-PD7	OPEN SPACE		27.81		
	TOTAL	573.19	573.19		4598

NOTE:
GROSS ACREAGE (g) REPRESENTS PARCELS, R.O.W., AND OPEN SPACE
NET ACREAGE (n) REPRESENTS PARCEL ONLY

PHASE 1 - HOME BUILDERS Peccole Ranch Partnership

A. Wayne Smith & Associates
1515 East Missouri Suite 100
Phoenix, Arizona 85014 (602) 234-3474

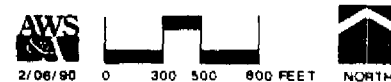


EXHIBIT G

Z-139-88(4)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88(4)

Applicant: DALY HOMES
Application: Proposed Single Family Dwellings
Location: West side of Fort Apache Road, south of Charleston Boulevard
Zone: N-U (under Resolution of Intent to R-PD7)

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PROTESTS: N/A

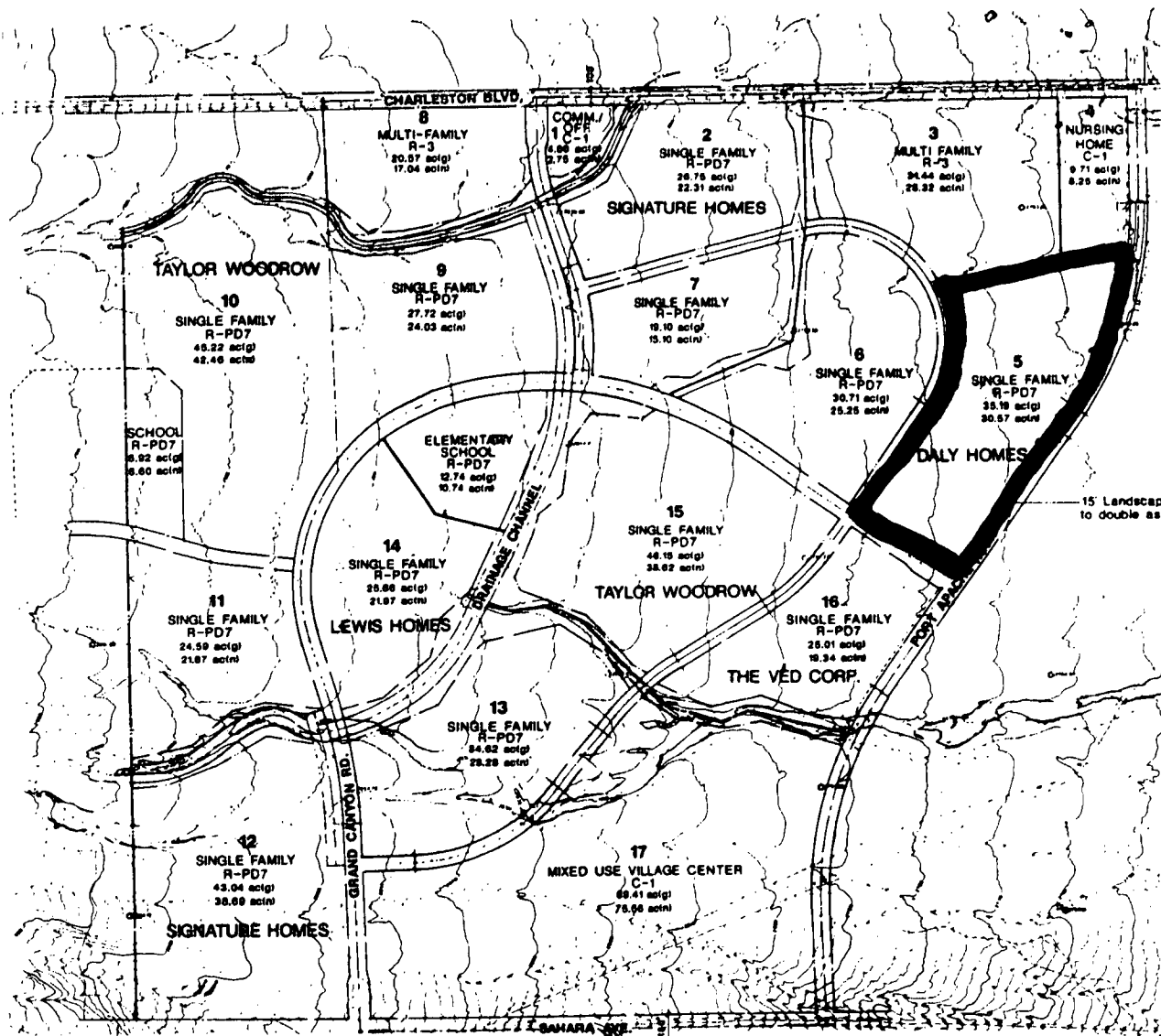
Dixon -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee excused)

MR. FOSTER stated this request is for 110 single family homes. The elevations show one-story residences ranging in size from 2,210 to 2,680 square feet, consisting of stucco exteriors, fireplaces, two and three car garages and tile roofs. Staff recommended approval, subject to the conditions.

DWAYNE ATWOOD, ESI, 7018 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:14-7:16)



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NOTE:
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PHASE 1 - HOME BUILDERS Peccole Ranch Partnership

A. Wayne Smith & Associates
1515 East Missouri Suite 100
Phoenix, Arizona 85014 (602) 234-3474



2/06/90



0 300 500 800 FEET



NORTH

EXHIBIT G

Z-139-88(4)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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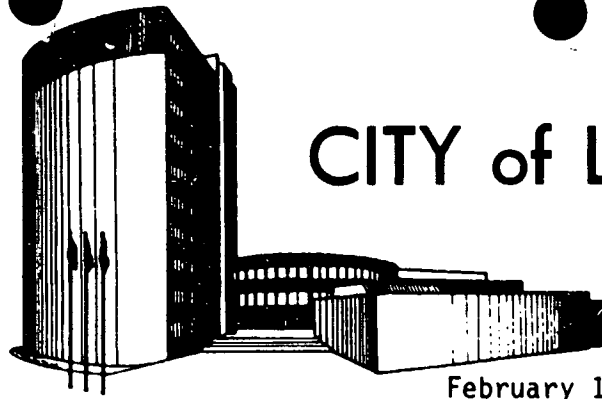
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TO: William Peccole Trust
RE: Z-139-88(4)

February 13, 1990
Page Two

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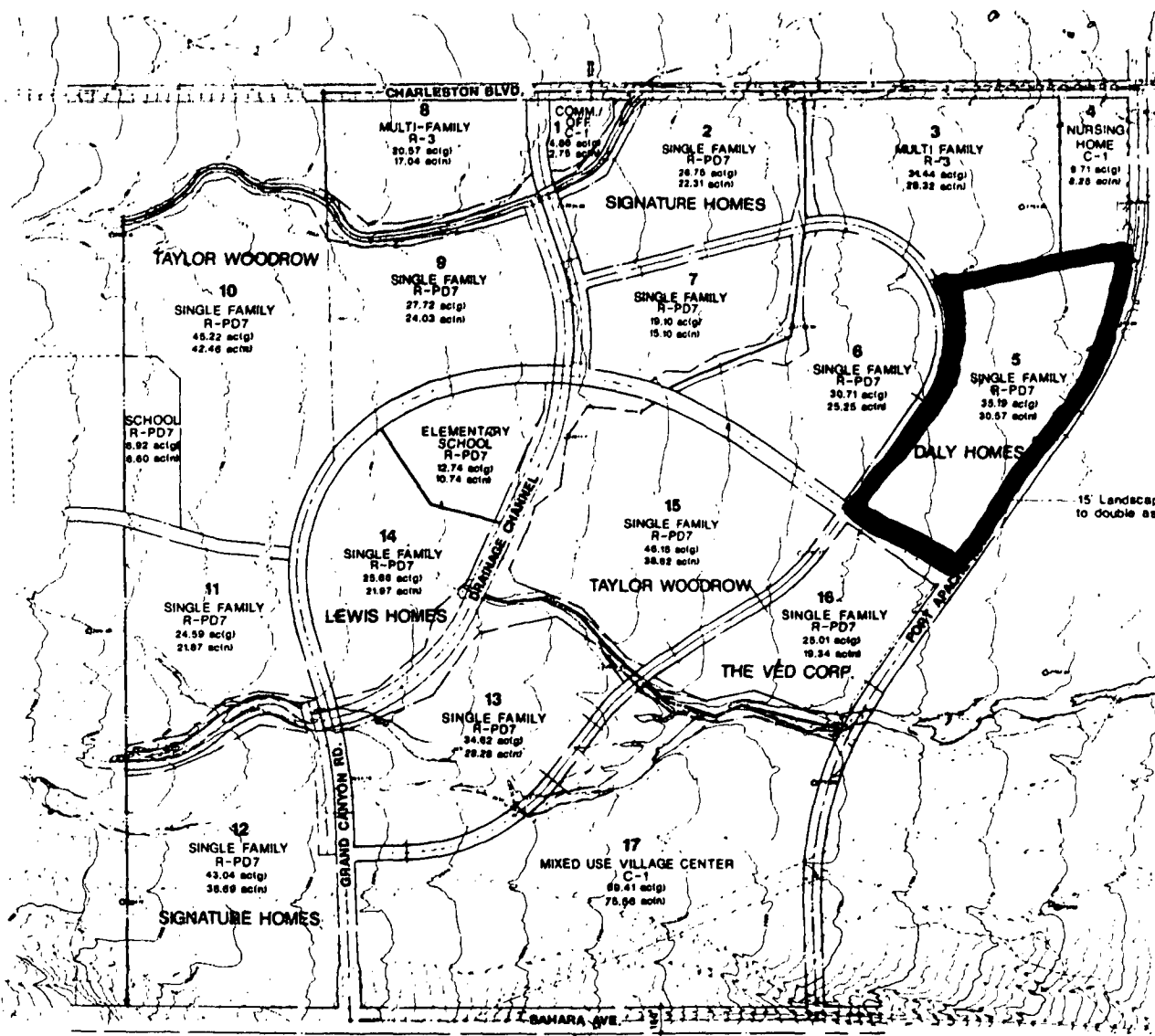
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR 

HPF:erh

cc: Daly Homes
105 E. Reno, #A-11
Las Vegas, Nevada 89117



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R-PD7	OPEN SPACE		27.81		
	TOTAL	573.19	573.19		4596

NOTE:
GROSS ACREAGE (g) REPRESENTS PARCELS, R.O.W., AND OPEN SPACE
NET ACREAGE (n) REPRESENTS PARCEL ONLY

15' Landscape Setback along Fort Apache Road to double as a Drainage Easement up to Charleston Blvd.

PHASE 1 - HOME BUILDERS Peccole Ranch Partnership

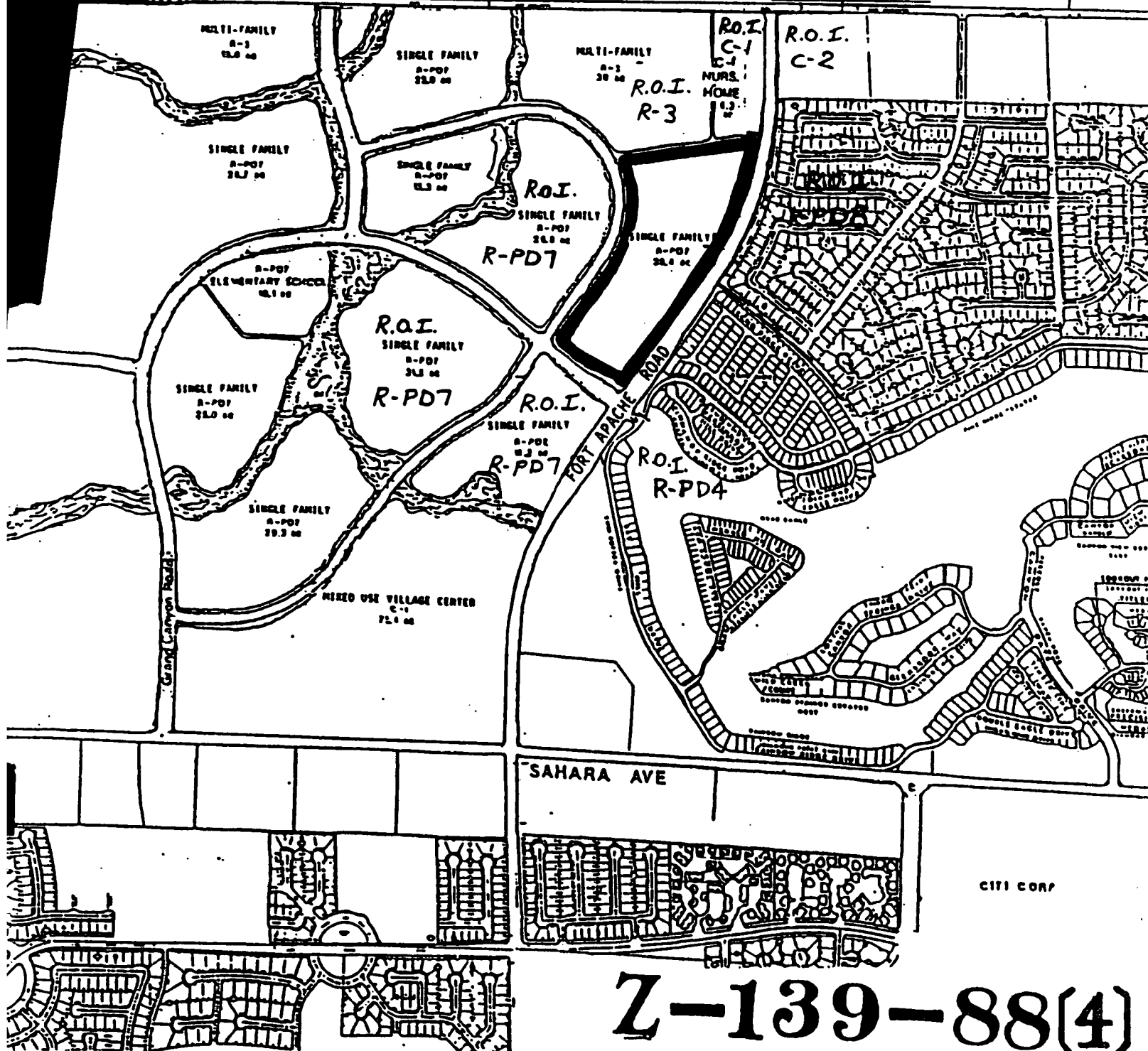
A. Wayne Smith & Associates
1515 East Missouri Suite 100
Phoenix, Arizona 85014 (602) 234-3474



EXHIBIT G

Z-139-88(4)

WEST CHARLESTON BLVD



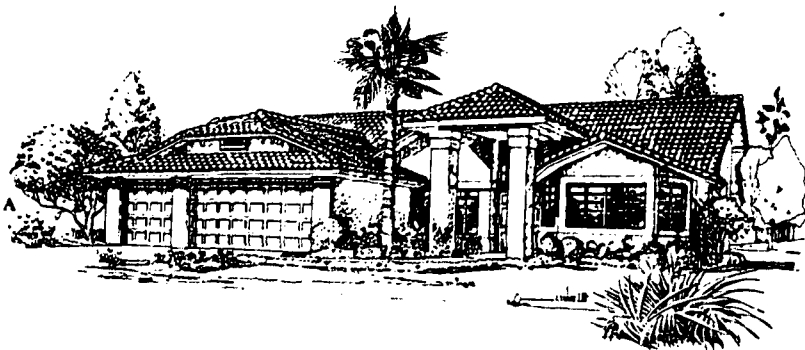
Z-139-88(4)

DALY HOMES

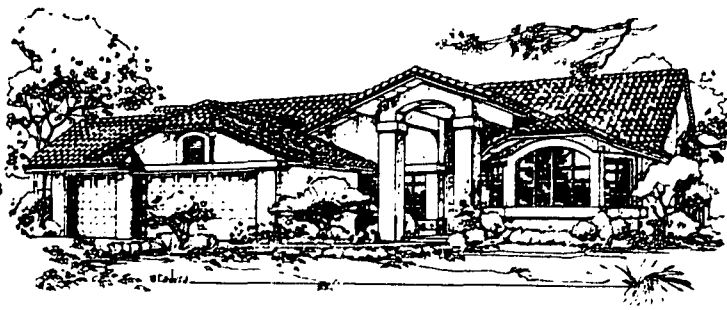
PLAN 1

2210 SF

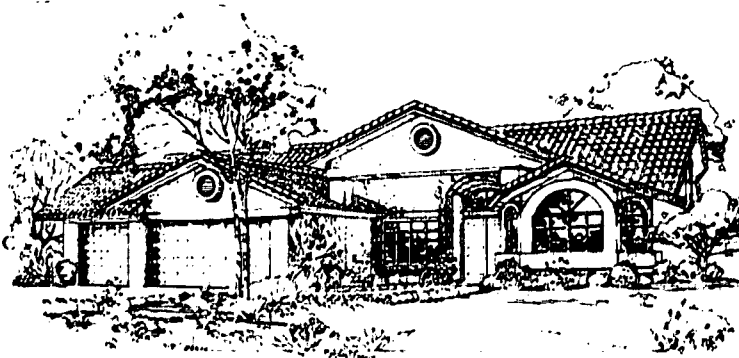
Elevation A



Elevation B

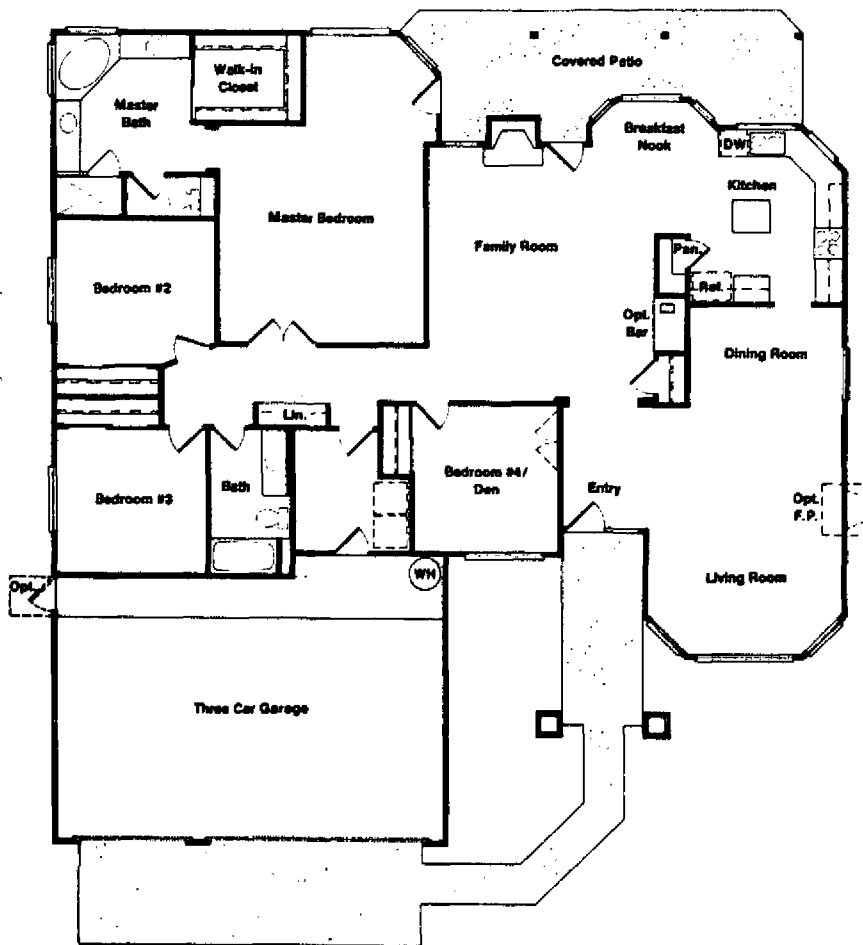


Elevation C



PLAN 1

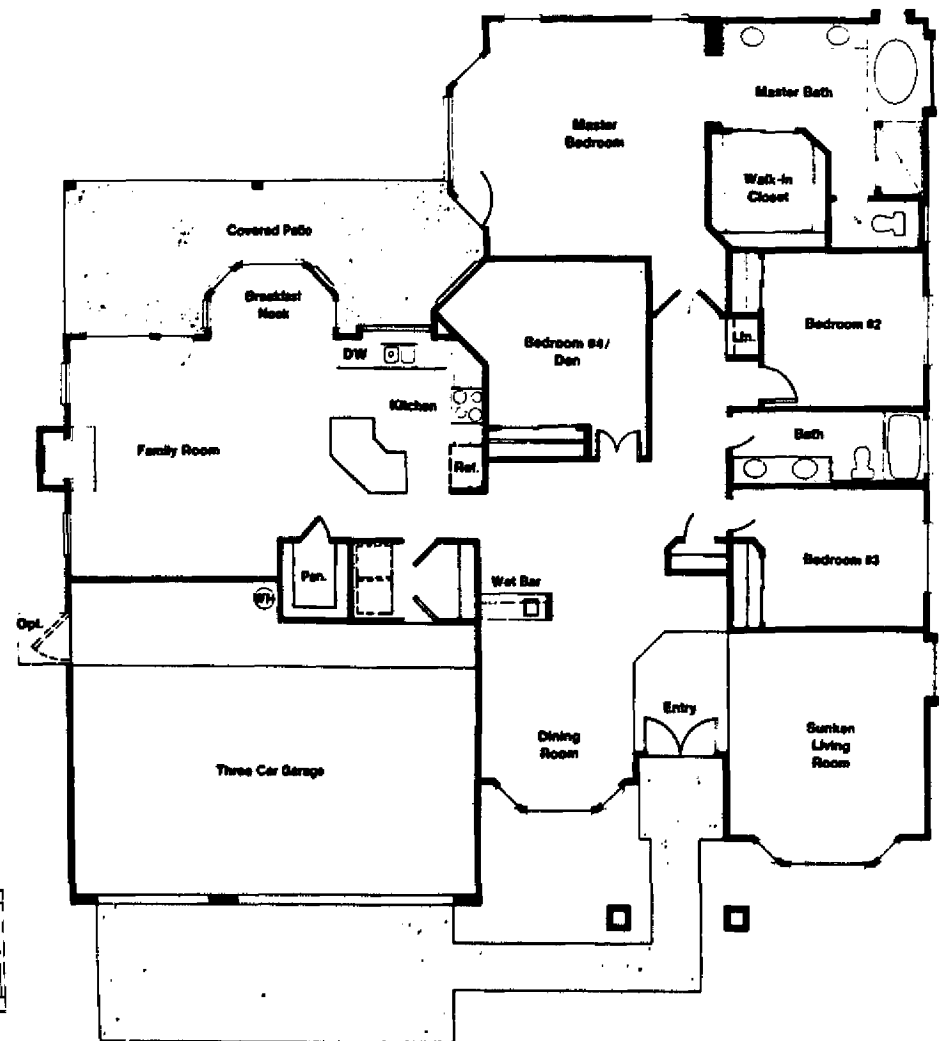
2210 SF



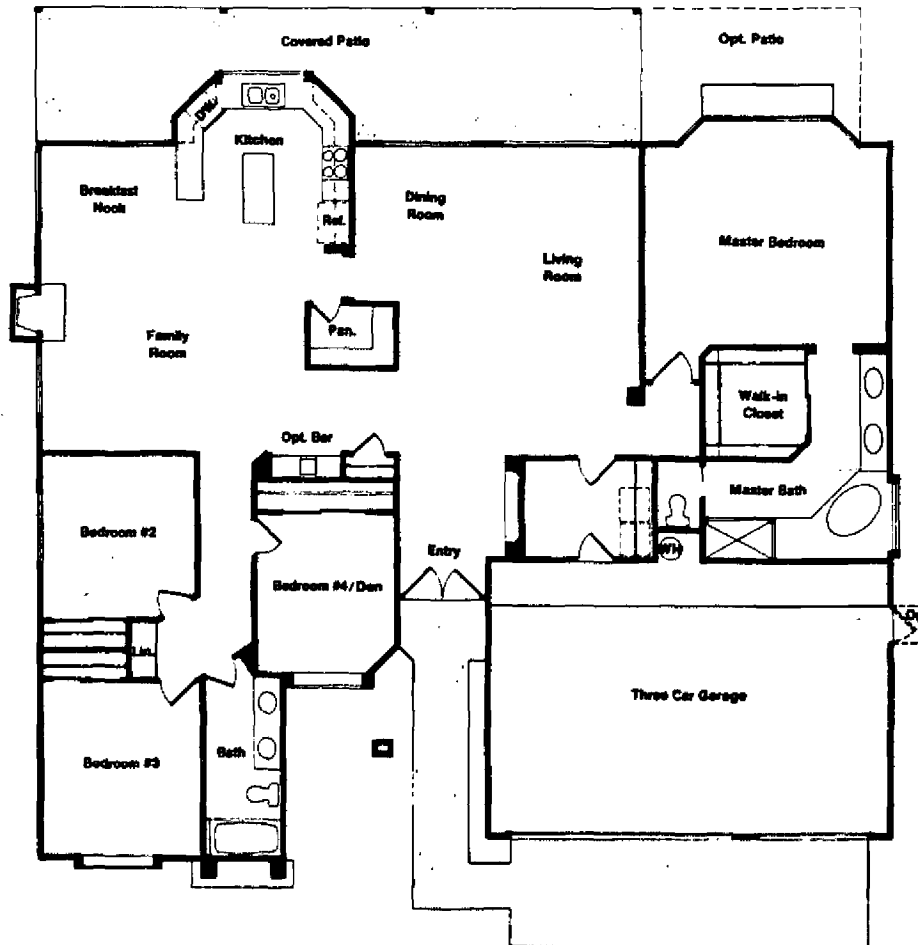
PLAN 3 2500 SF

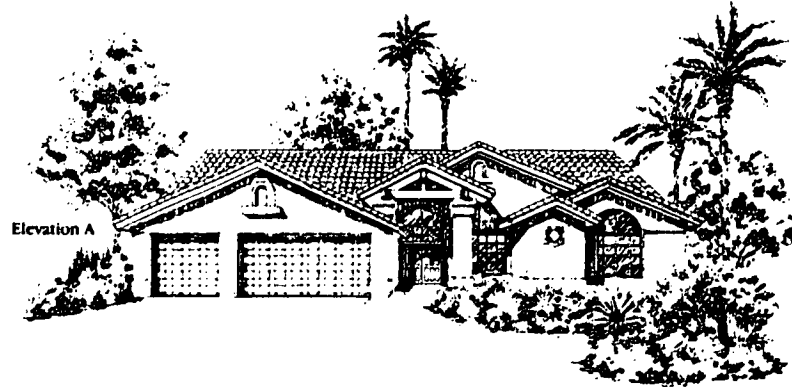


PLAN 3 2500 SF

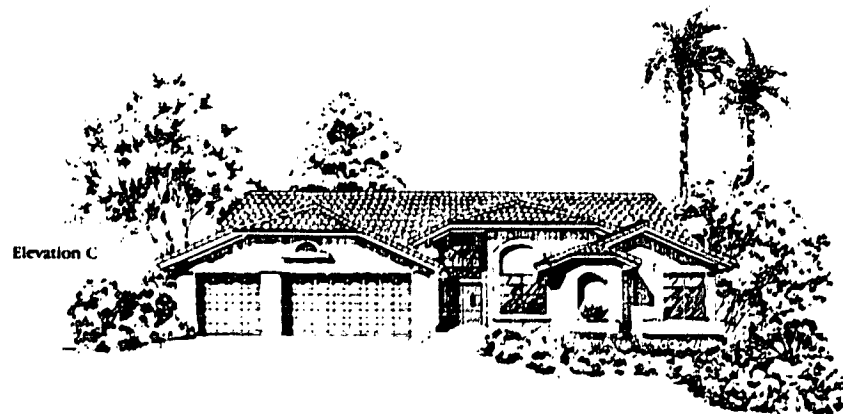


PLAN 2 2444 SF



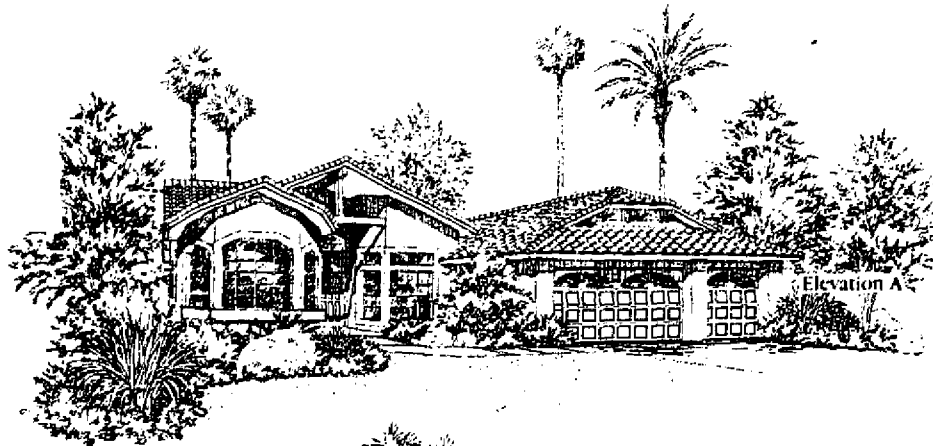


PLAN 2 2444 SF



PLAN 4

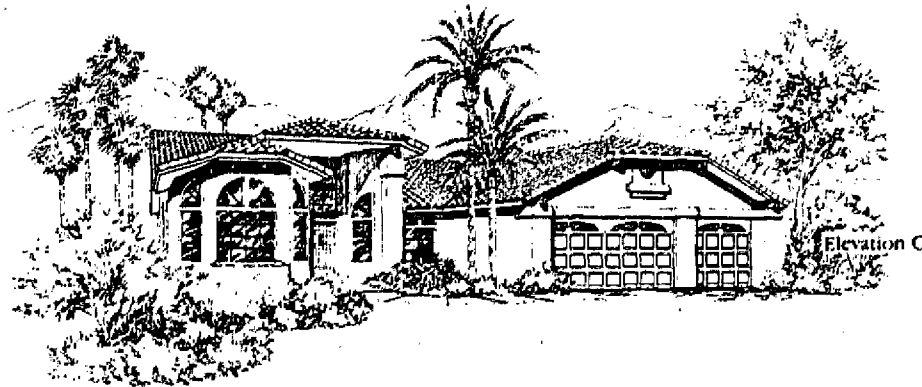
2680 SF



Elevation A



Elevation B



Elevation C

PLAN 4

2680 SF

