

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(1)

APN 163-06-710-003

Location N OF SAHARA, W OF FORT APACHE

Applicant PECCOLE 1982 TRUST

Subject

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



FILE HISTORY

[illegible]

-139-88 (1)

Post-It™ brand fax transmittal memo 7071 # of pages 1	
To Rick Williams	From WAYNE KRYGIER
Co.	Co.
Dept.	Phone 871-2700
Fax 385-7264	Fax #



R A N C H

May 5, 1992

Richard Williams
City of Las Vegas
Department of Community Planning
and Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101-2986

Legal Description: Lot 7 of Peccole Ranch, Phase I, Unit 1
Being a portion of section 6, T21S, R60E
M.D.M., City of Las Vegas

Dear Rick,

We are now finalizing our sale of the above property to Plaster Development Co., Inc. and would hereby request a letter confirming that the zoning status Z-139-88 is still valid and in effect allowing for R-PD7 development there on.

Please notify us when available to pick up such letter. Thank you in advance for your co-operation.


Yours truly,
PECCOLE RANCH PARTNERSHIP

Wayne Krygier

PECCOLE RANCH PARTNERSHIP
2300 W. Sahara Ave., Suite 870
Las Vegas, Nevada 89102
(702) 871-2700 Fax (702) 871-5846

TOTAL P.01

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(1)

Applicant: PECCOLE 1982 TRUST
Application: Proposed Single Family
Dwellings
Location: West side of Fort Apache
Road, north of Sahara
Avenue
Zone: N-U (under Resolution
of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Standard Conditions 2, 6 - 8 and 11.

PROTESTS: N/A

Babero -
APPROVED, subject to staff's
conditions.

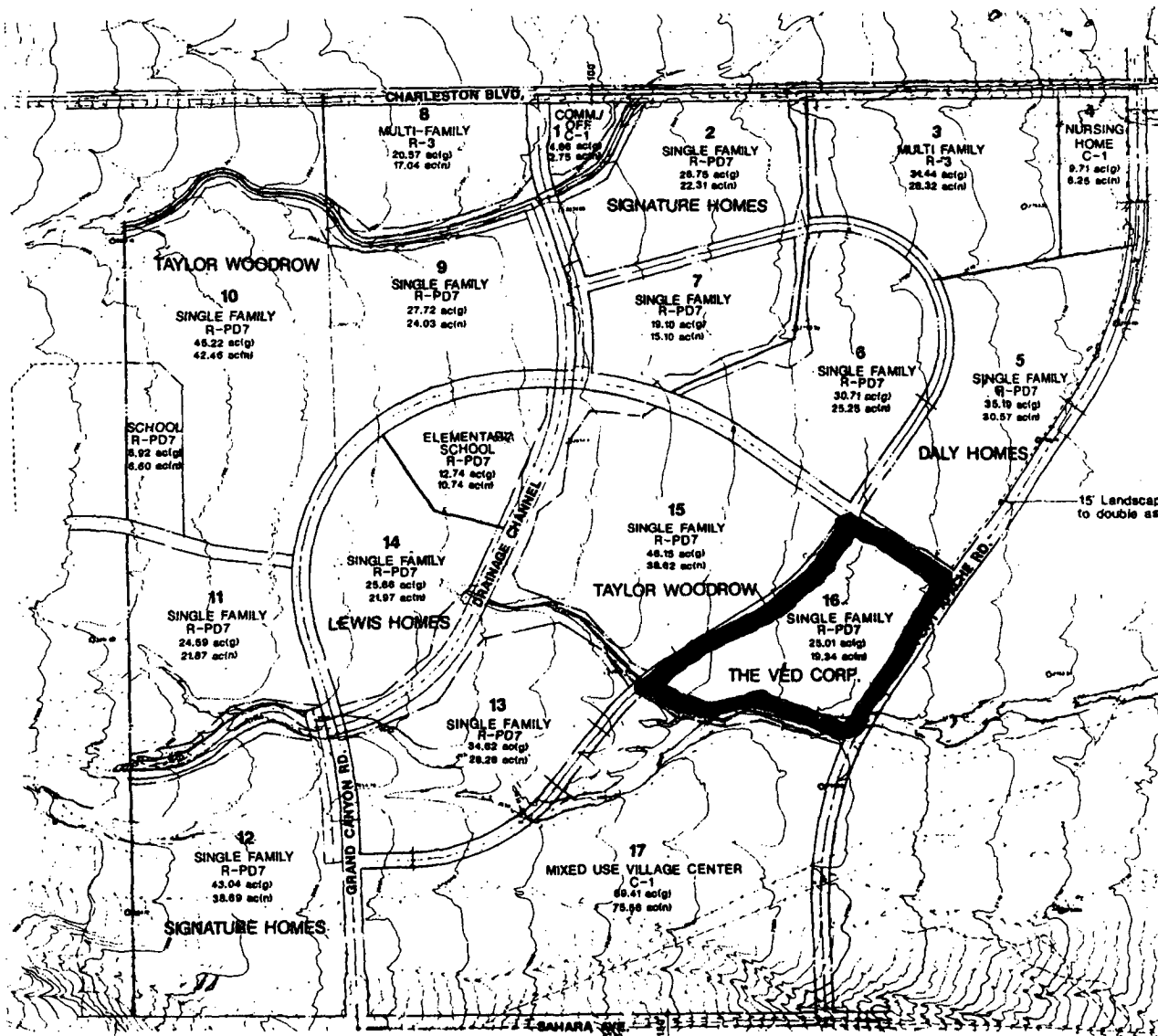
Unanimous
(Black, Dixon and Rubidoux
excused)

MR. WILLIAMS stated this is
for 148 single family dwellings
in the new Peccole Ranch
development. The residences
are one and two stories ranging
in size from 1,220 to 1,890
square feet. The residences
consist of stucco exteriors
and tile roofs. Staff recommended
approval, subject to the conditions.

GARY MOREHEAD, Secured Properties
Development Corporation,
appeared and represented the
application. He concurred
with staff's conditions.

This is final action.

(7:20-7:21)



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	4.86	2.75		
C-1	VILLAGE CENTER	89.41			
	COMMERCIAL MULTI-FAMILY		40.00		
			35.56	34.0	1209
R-PD7	SCHOOL*	19.66	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		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



2/06/90



0 300 500 800 FEET



NORTH

EXHIBIT G

Z-139-88(1)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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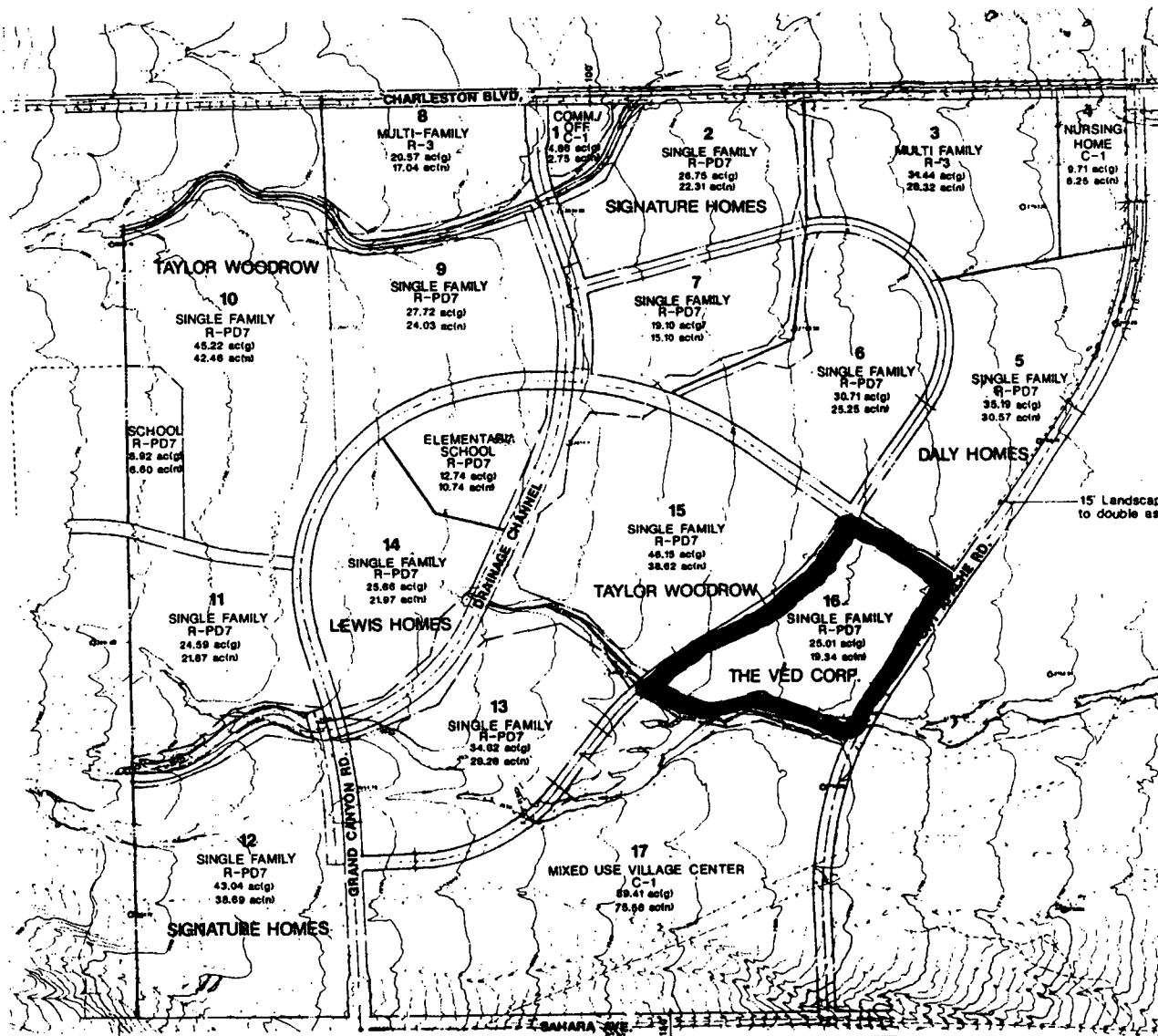
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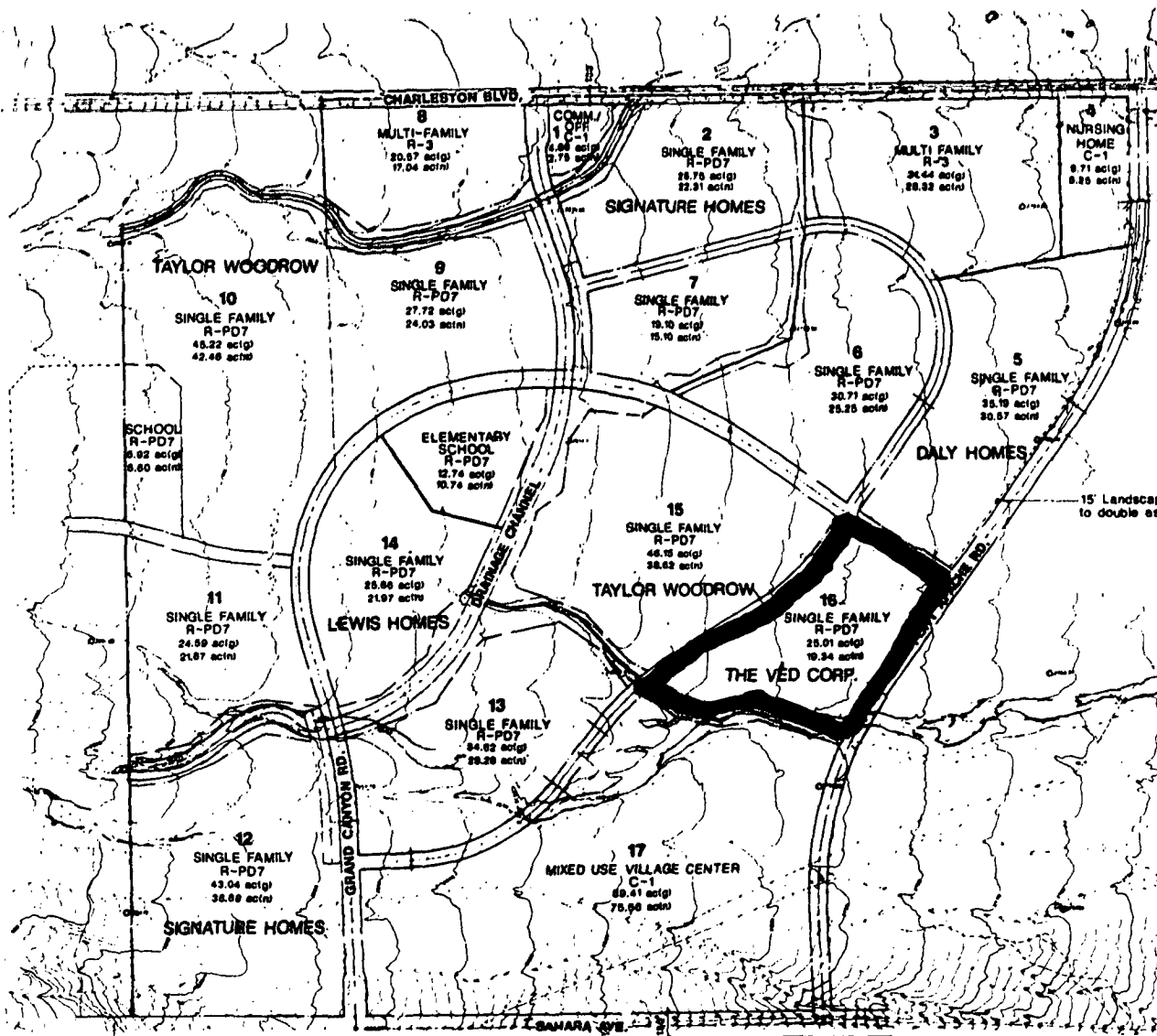
PHASE 1 - HOME BUILDERS Peccole Ranch Partnership

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



EXHIBIT G

Z-139-88(1)



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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(1)

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

May 18, 1992

Mr. Richard Plaster
Plaster Development Company
501 S. Rancho Drive, Suite E5
Las Vegas, Nv 89106

RE: Z-139-88

Dear Mr. Plaster:

We understand that you are in the process of purchasing Parcel 7 (as shown by map thereof in Book 44 of Plats, at page 72, Official Records, County Recorder, Clark County, Nevada) from Peccole Ranch Partnership and it is your desire to ascertain whether the property in question is still under Resolution of Intent to R-PD7 under zoning action Z-139-88.

Please be advised that the City of Las Vegas Department of Community Planning and Development has made a factual determination that the applicant has made continuous and substantial progress toward the fulfillment of all conditions, stipulations and limitations contained in said Resolution of Intent for Z-139-88.

Therefore, pursuant to Section 19.92.130(a) of the Las Vegas City Code, the above described zoning classification remains in full force and effect.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer". The signature is fluid and cursive, written over the typed name.

NORMAN R. STANDERFER, DIRECTOR

NRS:1m



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

May 8, 1992

Mr. Wayne Krygier
Peccole Ranch Partnership
2300 West Sahara Avenue, Suite 870
Las Vegas, Nevada 89102

Dear Mr. Krygier:

The property located on the east side of Apple Drive, between Red Hills Road and Winning Colors Drive, legally described as Lot 7 of Peccole Ranch is zoned N-U (Non-Urban), under Resolution of Intent to R-PD7 (Residential Planned Development, maximum density of 7.49 units per acre).

The City Council approved the Zoning Reclassification (Z-139-88) on February 1, 1989, and at this time the Resolution of Intent is still in effect.

If you have any further questions, feel free to contact us.

Sincerely,

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

Andy Reed
ANDY REED
PLANNING ASSISTANT

NRS:AR:rlr



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 19, 1989

Peccole 1982 Trust
c/o The Keith Companies - Nevada
4052 S. Industrial Road
Las Vegas, Nevada 89103

RE: Z-139-88(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

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, north of Sahara Avenue, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on December 14, 1989.

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

1. Conformance to the plot plan and building elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.
3. Approval of the parking and driveway plans by the Traffic Engineer.
4. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -



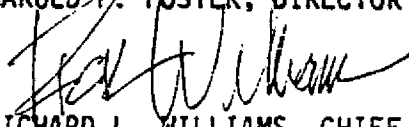
TO: Peccole 1982 Trust
RE: Z-139-88(1)

December 19, 1989
Page Two

The action by the Planning Commission is final.

Sincerely,

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



RICHARD L. WILLIAMS, CHIEF
CURRNT PLANNING DIVISION

RLW:erh

cc: Ved Corporation
22800 Savi Ranch Parkway, #202
Yorba Linda, California 92686

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(1)

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MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 4, 1989

Peccole 1982 Trust
c/o The Keith Companies
4052 South Industrial Road
Las Vegas, Nevada 89103

RE: Z-139-88(1) - 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 December 14, 1989. 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, with a long horizontal stroke at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Ved Corporation
22800 Savi Ranch Parkway #202
Yorba Linda, California 92686



INTER-OFFICE MEMORANDUM

12.18.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-139.88 (1) Plot Plan Review
Pecce 1982 TRUST ZONE; NUT to RPD.7
PARCEL NO. 440.540.001

COPIES TO:

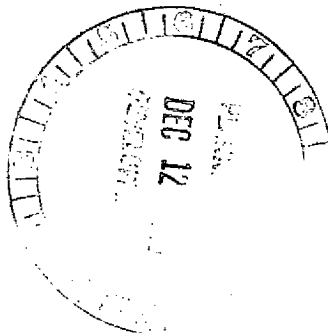
148 SINGLE FAMILY UNITS

In answer to your memorandum, Dated 11.28.89
on the above Zone Request at, Loc. W. Side of Toet Apache Rd.,
N. of W. Sahara Av.

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

1. MEETS 1988 H.B.C.
2. CHAPTER (5) R PROTECTION
3. CHAPTER (12) DIV 3, 1/3 SINGLE FAMILY HOUSING
4. PARK FEES REQUIRED
5. TORTOISE FEES REQUIRED 20.95 ACRES

JFOY



Thom

INTER-OFFICE MEMORANDUM

December 1, 1989

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

for Richard D. Goecke, Director
Department of Public Works
CK *Refer*

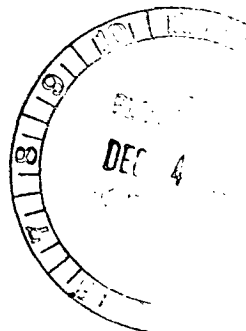
SUBJECT:

Plot Plan/Elevation Review
Z-139-88 (1)
Peccole 1982 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. No objection to the plot plan / elevations as shown.
2. Comply with the conditions of approval for the Tentative Map for the Peccole Downs Subdivison.



TOM:MAC

DATE: 12/6/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88 (1) PLOT PLAN & ELEVATION

☐ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

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

☒ 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

11/28/89

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:

PLOT PLAN & ELEVATION REVIEW

Applicant: PECCOLE 1982 TRUST

Number: Z-139-88

COPIES TO:

A request has been received on the following described property:
W SIDE OF FORT APACHE RD. N OF SAHARA AVE

Parcel No.: A PORT OF 440-540-001

Zone: N-U (RDI R-PD7)

Proposed Use: SFD'S

CITY PLANNING COMMISSION MEETING: 12/14/89

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 PECCOLE 1982 TRUST

ALSO NOTIFY
VED CORP.

REP'S NAME _____

22800 SAVI RANCH PRKWAY
202

YORBA LINDA, CA. 92686

PHONE _____

AGENT: NAME THE KEITH COMPANIES

REP'S NAME _____

ADDRESS 4052 S INDUSTRIAL RD.

LAS VEGAS, NV. 89103

PHONE 733-0350

APPLICATION TYPE:

☐ REZONING ☒ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U/RD1 R-PD7 PROPOSED -

LAND USE: EXISTING VACANT

PROPOSED SFD's

PAST ACTIONS: CASE NO. Z-139-88 ACTION APPD DATE 2/1/89

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-6-6,8 ASSESSOR'S PARCEL NO. 440-540-001 A PORT OF

GENERAL LOCATION: W SIDE OF FORT APACHE RD. N 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 11/17/89

GENERAL RECEIPT NO. 074335

CASE NO. Z-139-88

PC DATE: 12/14/89

BZA DATE: _____



THE KEITH COMPANIES - NEVADA

A Division of Keith Engineering, Inc.

Planning • Civil Engineering • Land Surveying • Developer Services

November 17, 1989

City of Las Vegas
Dept. of Planning
400 E. Stewart Ave.
Las Vegas, NV 89101

Job #: L023-50042.00

ATTN: John Herbert

RE: Peccole Downs

Dear Sir:

With regard to the above referenced development please place it on your next agenda for the proper hearing for plot plan and elevation review.

Sincerely,

The Keith Companies - Nevada

R.E. Gunderson, P.E.

RG/jc

L0231115

PC: 12/14/89
11/17/89
074335 MP



LETTER OF TRANSMITTAL

DATE 11/17/89	JOB NO. L023-50042.00
ATTENTION John Herbert	
RE:	
Peccole Downs	

COPIES	DATE	NO.	DESCRIPTION
8			Plot Plans (Tentative Map)
2			Each Floor Plan (A through D1)
2			Each Elevation (A through D1)
1			Deed
1			CHECK #1518 \$25.00

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

SIGNED


R.E. Gunderson, P.E.

**2700 E. Sunset, Ste. A-8
Las Vegas, Nevada
89120
(702) 795-3366**