

**Planning & Development Department
Scanning Cover Sheet**

Case No **Z-0139-88(5)**

APN **163-06-695-003**

Location **SW CORNER OF REDHILLS & PREAKNESS PASS**

Applicant **TAYLOR/WOODROW HOMES NEVADA, LTD.**

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.: Z-139-88 (5)

MAYOR RON LURIE

**COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON**

**CITY MANAGER
ASHLEY HALL**



CITY of LAS VEGAS

April 18, 1990

Taylor/Woodrow Homes Nevada, Ltd.
3900 Paradise Road, #287
Las Vegas, Nevada 89109

RE: Z-139-88(5) - 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 southwest corner of Red Hills Road and Preakness Pass, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on April 12, 1990.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-139-88.
2. The setbacks shall be a minimum of 20 feet in the front yard, 15 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
3. Conformance to the plot plan and building elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -



TO: Taylor/Woodrow Homes Nevada, Ltd. April 18, 1990
RE: Z-139-88(5) - Plot Plan & Building Elevation Review Page Two

The action by the Planning Commission is final.

Sincerely,

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



RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

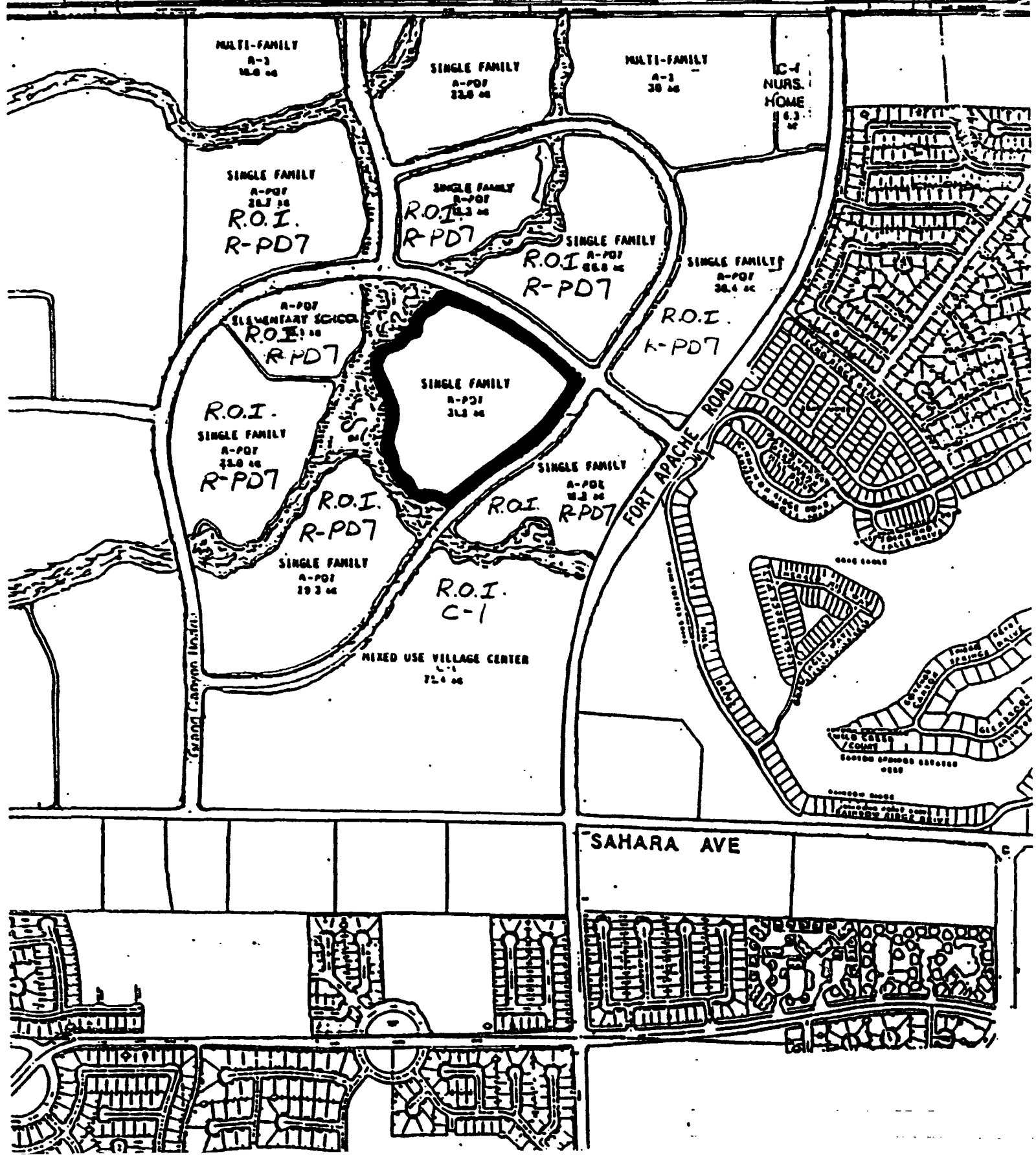
RLW:erh

cc: Southwest Engineering
5426 W. Vegas Drive
Las Vegas, Nevada 89108

Z-139-88(5)



WEST CHARLESTON BLVD



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**16. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(5)**

Applicant: TAYLOR/WOODROW HOMES
NEVADA, LTD.
Application: Proposed Single Family
Dwellings
Location: Southwest corner of Red
Hills Road and Preakness
Pass
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. The setbacks shall be a minimum of
20 feet in the front yard, 15 feet
in the rear yard and 5 feet on each
side (10 feet on corner lots).
3. Standard Conditions 2, 6, 7 and 11.

PROTESTS: N/A

Babero -
APPROVED, subject to staff's
conditions.

Unanimous
(Bugbee and Moffitt excused)

MR. WILLIAMS stated this request
is for a review of 152 single
family lots in the Peccole
Ranch development, Phase 1.
The elevations show one and
two-story residences with stucco
exteriors and tile roofs.
The dwellings will vary in
size from around 2,000 to 3,000
square feet. The minimum lot
size is 70' x 100' deep. Staff
recommended approval, subject
to the conditions.

SCOTT SMITH, Taylor/Woodrow
Homes Nevada, Ltd., 3900 Paradise
Road, appeared and represented
the application. He concurred
with staff's conditions.

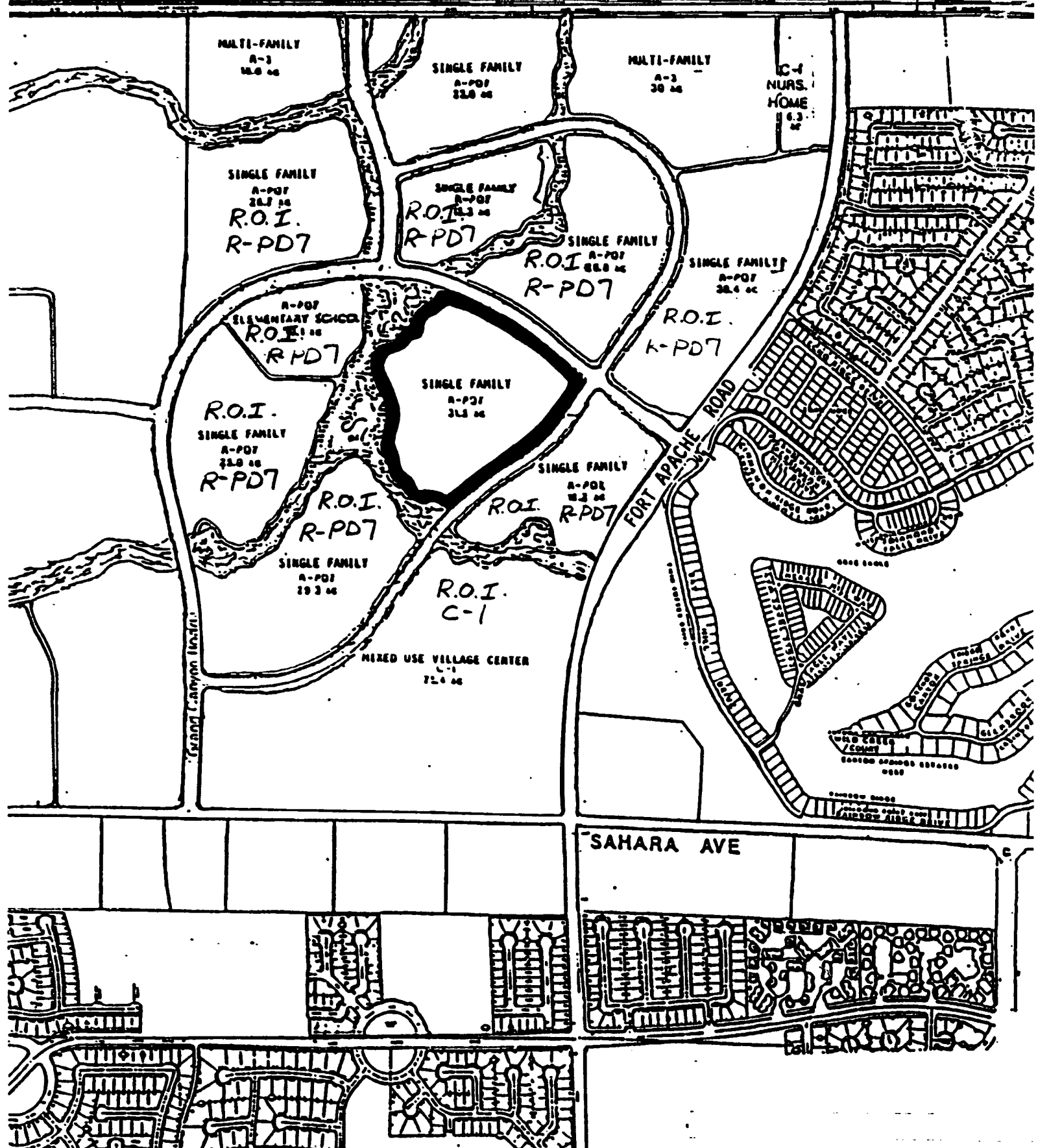
This is final action.

(7:29-7:31)

Z-139-88(5)

N

WEST CHARLESTON BLVD



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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This is final action.

(7:29-7:31)

N

MULTI-FAMILY
A-3
15.0 ac
 SINGLE FAMILY
A-PD7
22.0 ac
 MULTI-FAMILY
A-3
30 ac
 C-1
NURS.
HOME
0.3 ac
 SINGLE FAMILY
A-PD7
24.2 ac
 R.O.I.
R-PD7
 SINGLE FAMILY
A-PD7
24.3 ac
 R.O.I.
R-PD7
 SINGLE FAMILY
A-PD7
26.0 ac
 R.O.I.
R-PD7
 SINGLE FAMILY
A-PD7
28.4 ac
 R.O.I.
R-PD7
 A-PD7
ELEMENTARY SCHOOL
R.O.I.
R-PD7
 R.O.I.
SINGLE FAMILY
A-PD7
24.0 ac
 R-PD7
 R.O.I.
R-PD7
 SINGLE FAMILY
A-PD7
29.3 ac
 SINGLE FAMILY
A-PD7
24.3 ac
 R.O.I.
R-PD7
 R.O.I.
C-1
 MIXED USE VILLAGE CENTER
72.4 ac
 FORT APACHE ROAD
 SAHARA AVE
 C

MAYOR RON LURIE

**COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON**

**CITY MANAGER
ASHLEY HALL**



CITY of LAS VEGAS

April 18, 1990

**Taylor/Woodrow Homes Nevada, Ltd.
3900 Paradise Road, #287
Las Vegas, Nevada 89109**

RE: Z-139-88(5) - 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 southwest corner of Red Hills Road and Preakness Pass, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on April 12, 1990.

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- 3. Conformance to the plot plan and building elevations.**
- 4. Satisfaction of City Code requirements and design standards of all City departments.**
- 5. Approval of the parking and driveway plans by the Traffic Engineer.**
- 6. Provision of fire hydrants and water flow as required by the Department of Fire Services.**

- Continued -



TO: Taylor/Woodrow Homes Nevada, Ltd.
RE: Z-139-88(5) - Plot Plan & Building Elevation Review

April 18, 1990
Page Two

The action by the Planning Commission is final.

Sincerely,

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



**RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION**

RLW:erh

**cc: Southwest Engineering
5426 W. Vegas Drive
Las Vegas, Nevada 89108**

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

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REVIEW - Z-139-88(5)**

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NEVADA, LTD.
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SCOTT SMITH, Taylor/Woodrow
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Road, appeared and represented
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This is final action.

(7:29-7:31)

MAYOR RON LURIE

**COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON**

**CITY MANAGER
ASHLEY HALL**



CITY of LAS VEGAS

April 2, 1990

Taylor/Woodrow Homes Nevada, Ltd.
3900 Paradise Road #287
Las Vegas, Nevada 89109

RE: Z-139-88(5) - 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 April 12, 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 your 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, written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Southwest Engineering
5426 West Vegas Drive
Las Vegas, Nevada 89108



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

DATE

April 6, 1990

TO:

Harold P. Foster, Director
Department of Community Planning

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Plot Plan Review
Z-139-88(5) [former PPR Z-40-89(3)]
Taylor Woodrow Homes

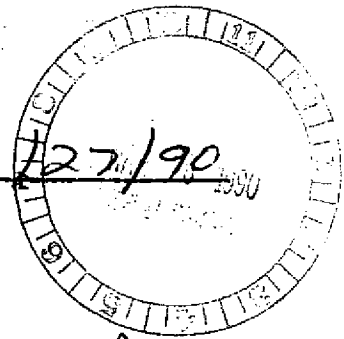
COPIES TO:

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

1. We have no comment on the plot plan submittal.
2. Site development to comply with the conditions of approval for the Peccole Ranch Lot #10 Subdivision.

DATE: _____

3/27/90



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-40-89(3) / 2-139-88(5)

____ NO OBJECTIONS

K SUBJECT TO CONDITIONS
LISTED

____ DENIAL

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

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

ADDITIONAL CONDITIONS: _____

EPR

FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

3/25/90

DEPARTMENT OF COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
SAFETY

SUBJECT:

2-40.89(3) PLOT PLAN REVIEW

COPIES TO:

Taylor/Woodrow/Hus ZONE: RPD-7
PARCEL NO. . . ?

1525 ED LOTS

In answer to your memorandum, Dated 3/20/90
on the above Zone Request at, Loc. PECCOLE RANCH LOT #6

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

1. IT MEETS 1988 UBC REQUIREMENTS
2. PARK FEES REQ'D
3. TORTOISE FEES REQ'D
4. A CHANGE FROM (LOT) TO POD OR UNIT
WOULD BE PREFERRED, HOWEVER, IT WILL
MESS UP SOMETHING LATER

Thom

Thom

INTER-OFFICE MEMORANDUM

3/25/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

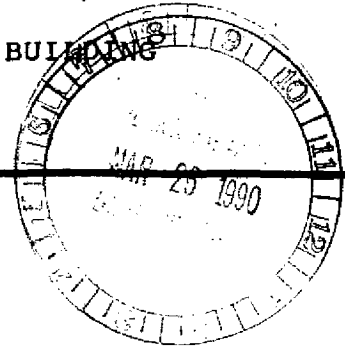
DEPARTMENT of BUILDING
SAFETY

SUBJECT:

2-40-89(3)/Z139-88(5) PLOT PLAN REVIEW
TAYLOR WOODROW HOMES ZONE;
PARCEL NO.

COPIES TO:

REVISED



In answer to your memorandum, Dated 3-22-90
on the above Zone Request at, Loc. _____

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

NO FURTHER COMMENTS

THOMAS

Thom

INTER-OFFICE MEMORANDUM

3 - 22 - 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.~~ - ~~BRAD PERCELL~~

FROM:

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

SUBJECT:

Plot Plan Review

Applicant: Taylor Woodrow flower

Number: Z-46-89(3) / Z-139-88(5)

COPIES TO:

A request has been received on the following described property:

SW corner of Red Hills Road +
Peabody Pass

Parcel No.:

Zone:

Proposed Use:

Please note this Actor has been
Renumbered under Z-139-88(5)
and will go to 4/12/90 meeting
instead of 4/24/90 meeting.

CITY PLANNING COMMISSION MEETING:

4/12/90

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

HPF:erh

Attachment: (Plot Plan)

INTER-OFFICE MEMORANDUM

3-20-90

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

FROM:

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

SUBJECT:

Plot Plan Review.

Applicant: Taylor/Woodrow Homes New

Number: E-40-89 (3)

COPIES TO:

A request has been received on the following described property:

Peacock Ranch Lot 16

Parcel No.: _____

Zone: R-PD 7

Proposed Use: S, F, D, S

CITY PLANNING COMMISSION MEETING: _____

4/24/90

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

HPF:erh

Attachment: (Plot Plan)



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

APPLICANT: NAME Taylor/Woodrow Homes Nevada LTD
(OWNER OF ADDRESS 3900 PARADISE #278 LV NV
RECORD) PHONE NO. 794-4412 287

AGENT: NAME Southwest Engineering
ADDRESS 5426 W. VEGAS DRIVE LV, NV 89108
PHONE NO. 648-9700

ASSESSOR'S PARCEL NUMBER: _____

FILE NO: _____ ZONING DISTRICT: RPD-7LAND USE: EXISTING RESIDENTIALPROPOSED RESIDENTIAL

3-19-90
DATE OF SUBMITTAL

Taylor Woodrow Homes Nevada LTD.
Scott A. Smith - Area Manager
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) Port of E 1/2 of Sec 6 T 21S R 60E.
not PH Item. an Port of W 1/2 of Sec 5 T 21S R 60E.

PAST ACTIONS: CASE NO. Z-40-89 ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-6-B-7 FLOOD ZONE 'A' _____ YES ☒ NOIN DOWNTOWN REDEVELOPMENT AREA? _____ YES ☒ NOSPECIAL NOTICE REQUIRED? _____ YES ☒ NO

IF YES _____

CHECKED BY: Paul DATE: 3/20/90GENERAL RECEIPT NO. 084-616 CASE NO. Z-139-88 (5)P/C DATE: 4/24/90 BZA DATE _____
12



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Zoning ☐ Plot Plan/Evaluation/Aesthetic Review
☐ Variances/Special Use Permits

ITEMS
COMPLETED

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. **An appointment for submittal of this information is highly recommended.**



I. **Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor plans** shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:



A. **Date of preparation** and all dates of revision.



B. **North arrow and scale** (the scale chosen should utilize the full size of the sheet).



C. **Name, address and phone number of owner, developer and person who prepared the map.**



D. **Statement of the present use and the proposed use of the property.**



E. **A precise legal description of the property involved in this application and the number and street name.**



F. **A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches.**



G. **Property boundaries:**

- (1) Define property boundaries with heavy broken line.
(2) Indicate distance to nearest cross street(s).
(3) Identify and label adjoining land uses.



H. **Total net and gross acreage** (or square footage, if less than two (2) acres.)



I. **Building Footprints:**

- (1) Show location and outline to scale of each proposed building or structure above ground.
(2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.



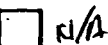
J. **Parking:** All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.



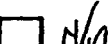
K. **Easements:** The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. **Existing Structures:**

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
(2) Show location and size of any existing or proposed fences, walls, etc.



M. **Size and location of all existing and proposed on-premises signage.**



—OVER—

N. Architectural Information:

- (1) For new structures, elevations are required for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.
- (2) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) Typical floor plans for each floor.

O. Landscape Layout:

- (1) Indicate areas to be landscaped, fully dimensioned

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.
- D. Drawing Submittals:
 - (1) Plot Plan: Folded to 8 1/2" x 14" (7 copies),
Rolled (1 copy).
 - (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
 - (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses,
commercial uses, and all other projects as required by
the Dept. of Community Planning and Development.

***** FOR DEPARTMENT USE ONLY *****

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE ☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note Incomplete Items): _____

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____ (date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

MAYOR RON LURIE

COUNCILMEN
BOB NOLAN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 24, 1989

Mr. William Peccole
2760 Tioga Pines Circle
Las Vegas, Nevada 89102

RE: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING

Dear Mr. Peccole:

The City Council at a regular meeting held February 15, 1989 APPROVED the request for reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, From: N-U (Non-Urban)(under Resolution of Intent to R-PD4, P-R, C-1 and C-V), To: R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence), C-1 (Limited Commercial), Proposed Use: Single Family Residential, Multi-Family Residential, Commercial and Mixed Use Commercial which consists of Retail/Service Commercial, Office and Multi-Family (Multi-Story) Residential, subject to:

1. Resolution of Intent with a twelve month time limit.
2. A maximum of 3,150 dwelling units be allowed.
3. Approval of plot plans and building elevations (architectural renderings) by the Planning Commission and the City Council for each parcel prior to development, except the parcels involving single family development be exempted from City Council review.
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, a 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.



Mr. William Peco

Re: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT

PLAN - PUBLIC HEARING

February 24, 1989

Page 2.

5. Construct street improvements on all streets as required by the Department of Public Works.
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
10. The existing Resolution of Intent on the property is expunged upon approval of this application.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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