

**Planning & Development Department
Scanning Cover Sheet**

Case No **Z-0139-88(6)**

APN **163-06-899-005**

Location **NE CORNER OF GRAND CANYON & PREAKNESS PASS**

Applicant **PECCOLE RANCH PARTNERSHIP**

Subject

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



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

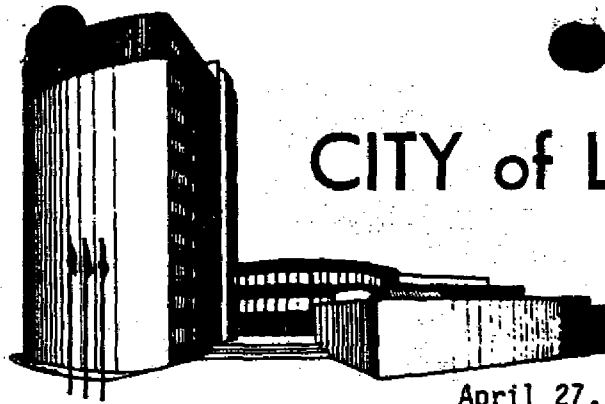
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
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14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-139-88 (6)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 27, 1990

Peccole Ranch Partnership
2300 W. Sahara Avenue, Suite 870
Las Vegas, Nevada 89102

RE: Z-139-88(6) - 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 northeast corner of Grand Canyon Drive and Preakness Pass, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on April 24, 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 minimum setbacks shall be 16 feet front yard, 15 feet rear yard, 5 feet side yards with 10 feet exterior side yards for all 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.

- Continued -



TO: Peccole Ranch Partnership
RE: Z-139-88(6) - Plot Plan and Building Elevation Review

April 27, 1990

Page Two

6. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

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



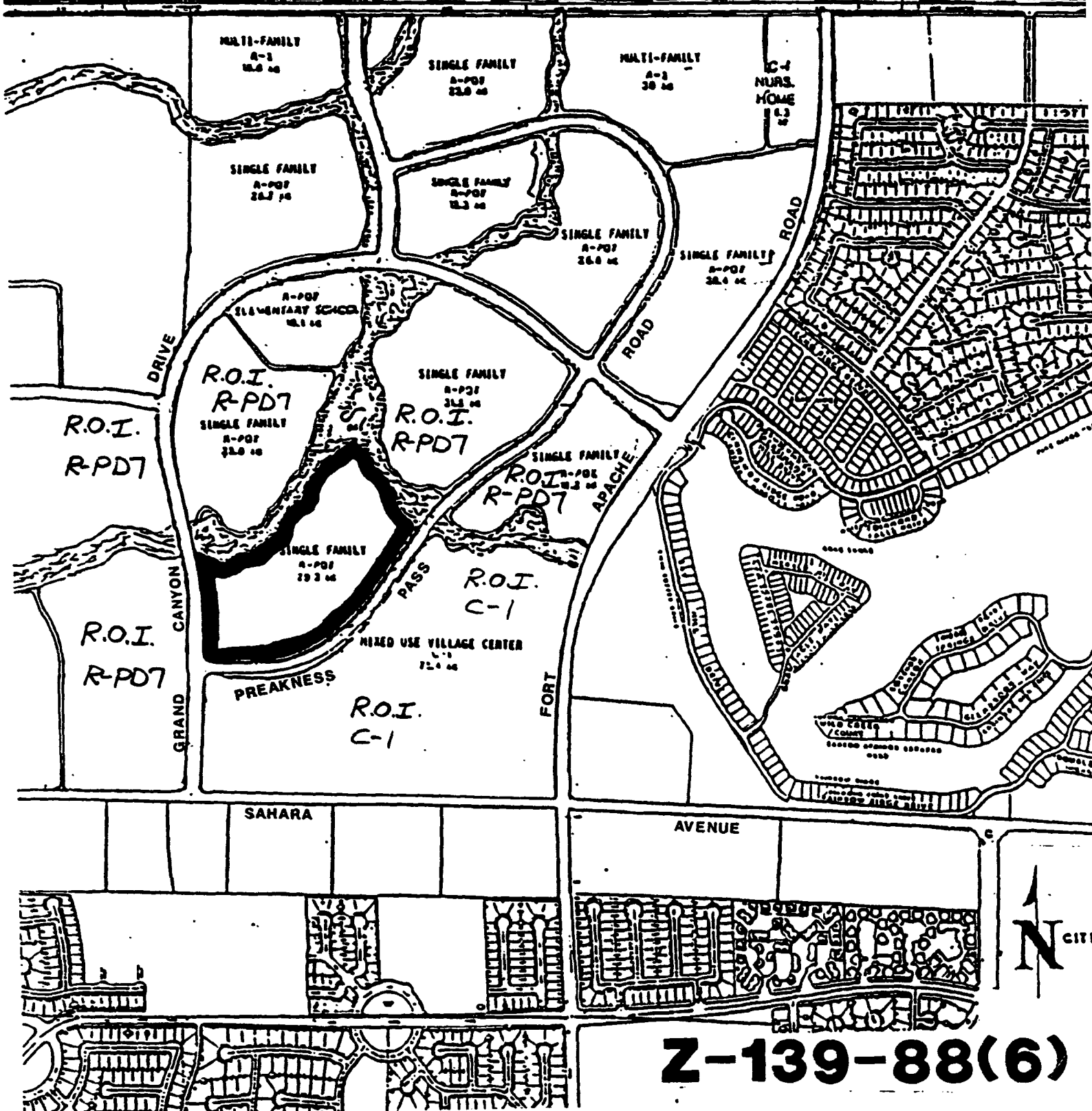
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:erh

cc: JHR Associates
3871 S. Valley View, Suite 8
Las Vegas, Nevada 89102

CHARLESTON

BOULEVARD



Z-139-88(6)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

April 24, 1990

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

22. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(6)

Applicant: COVINGTON TECHNOLOGIES
Application: Proposed Single Family
Dwellings
Location: Northeast corner of
Grand Canyon Drive and
Preakness Pass
Zone: N-U (under Resolution
of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject
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PROTESTS: N/A

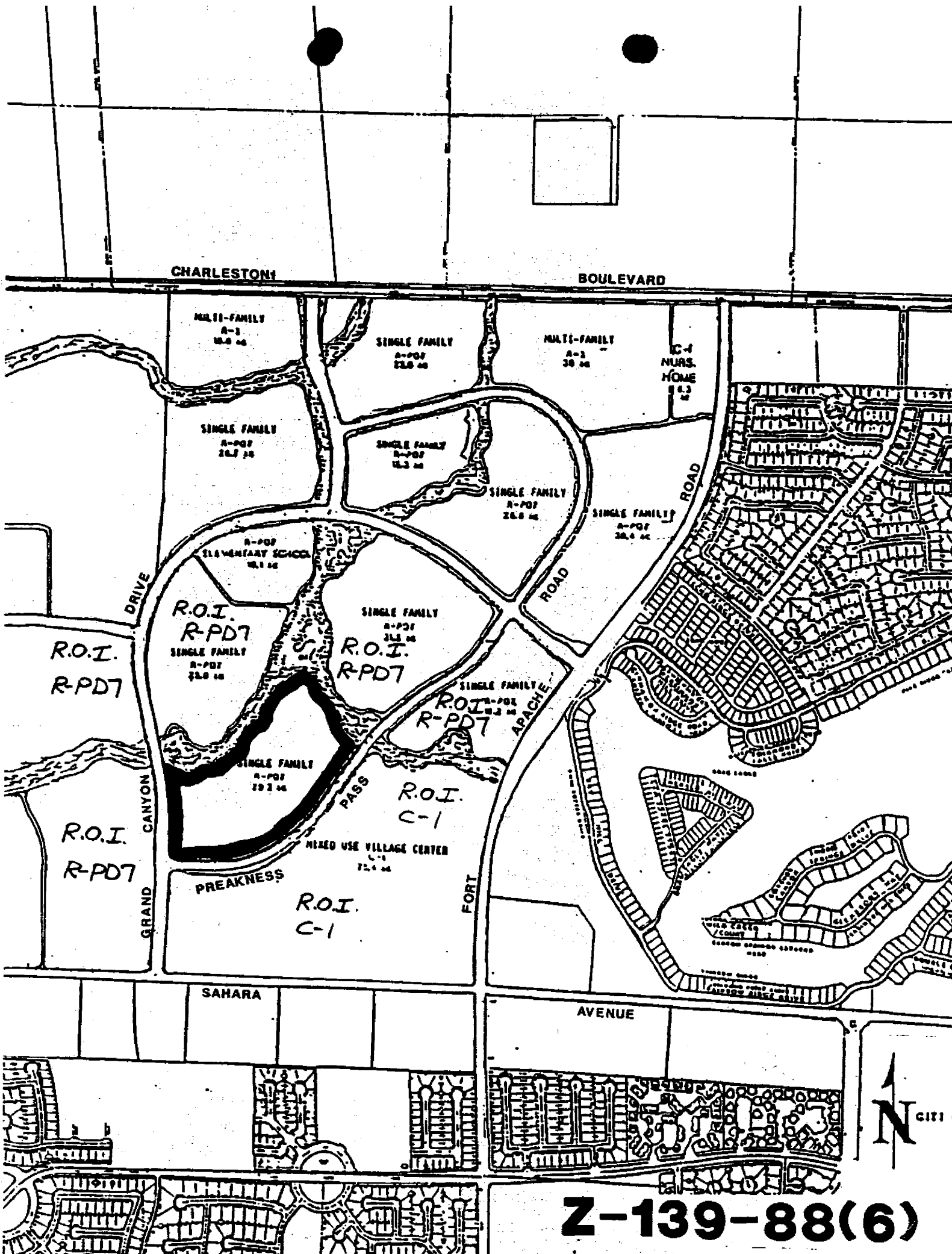
Hudgens -
APPROVED, subject to staff's
conditions.
Unanimous

MR. WILLIAMS stated this is
a parcel in the Peccole Ranch
development. At the time the
zoning was approved, one of
the conditions was to have
the plot plan and elevations
reviewed by the Planning Commission.
The lot sizes are 51' x 100'.
The elevations show one and
two story homes with stucco
and tile roofs. Staff recommended
approval, subject to the conditions.

REESE GERALD, JHR Associates,
appeared and represented the
applicant. He concurred with
staff's conditions.

This is final action.

(8:10-8:11)



Z-139-88(6)

AGENDA

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City of Las Vegas

April 24, 1990

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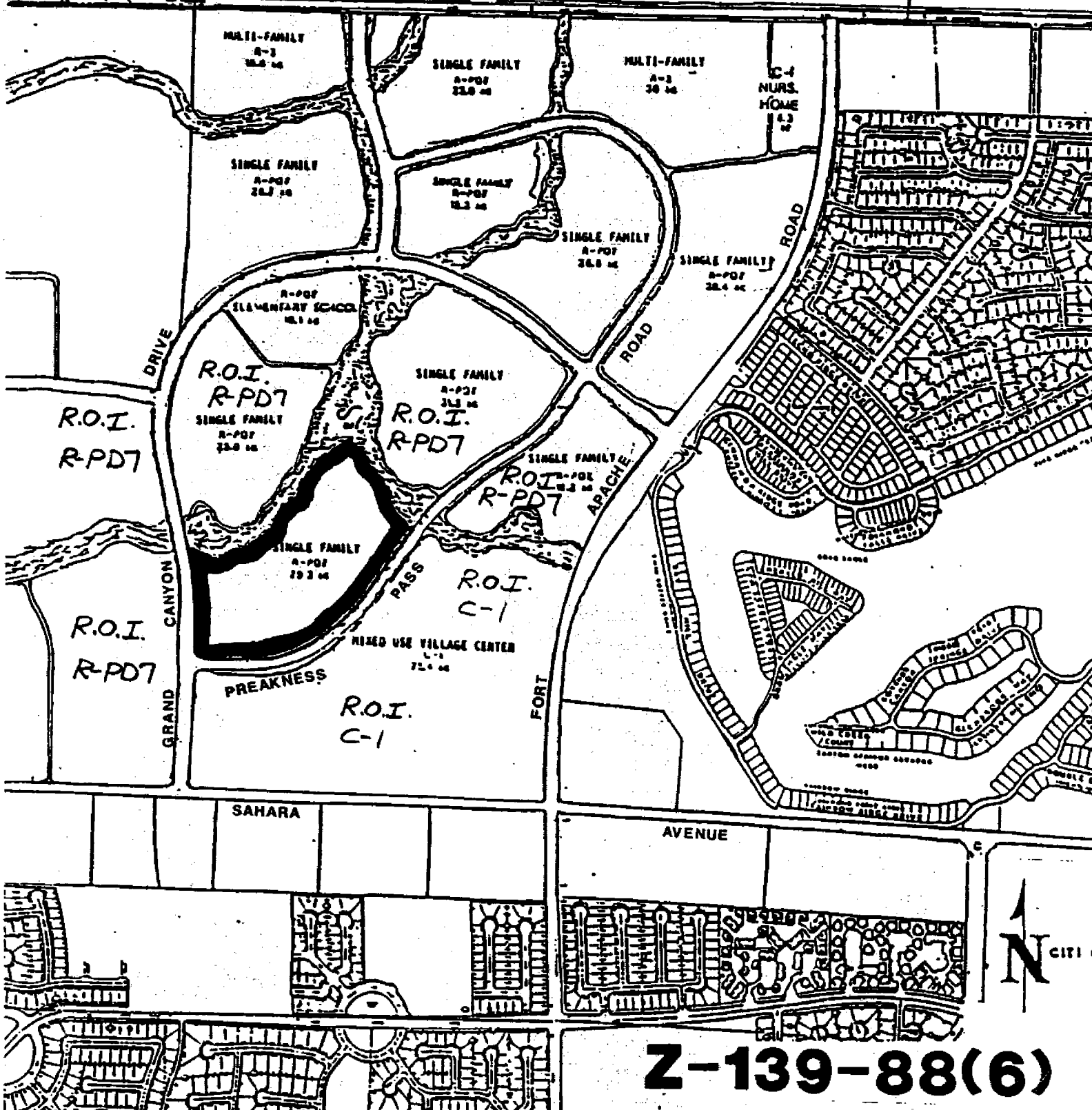
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Z-139-88(6)

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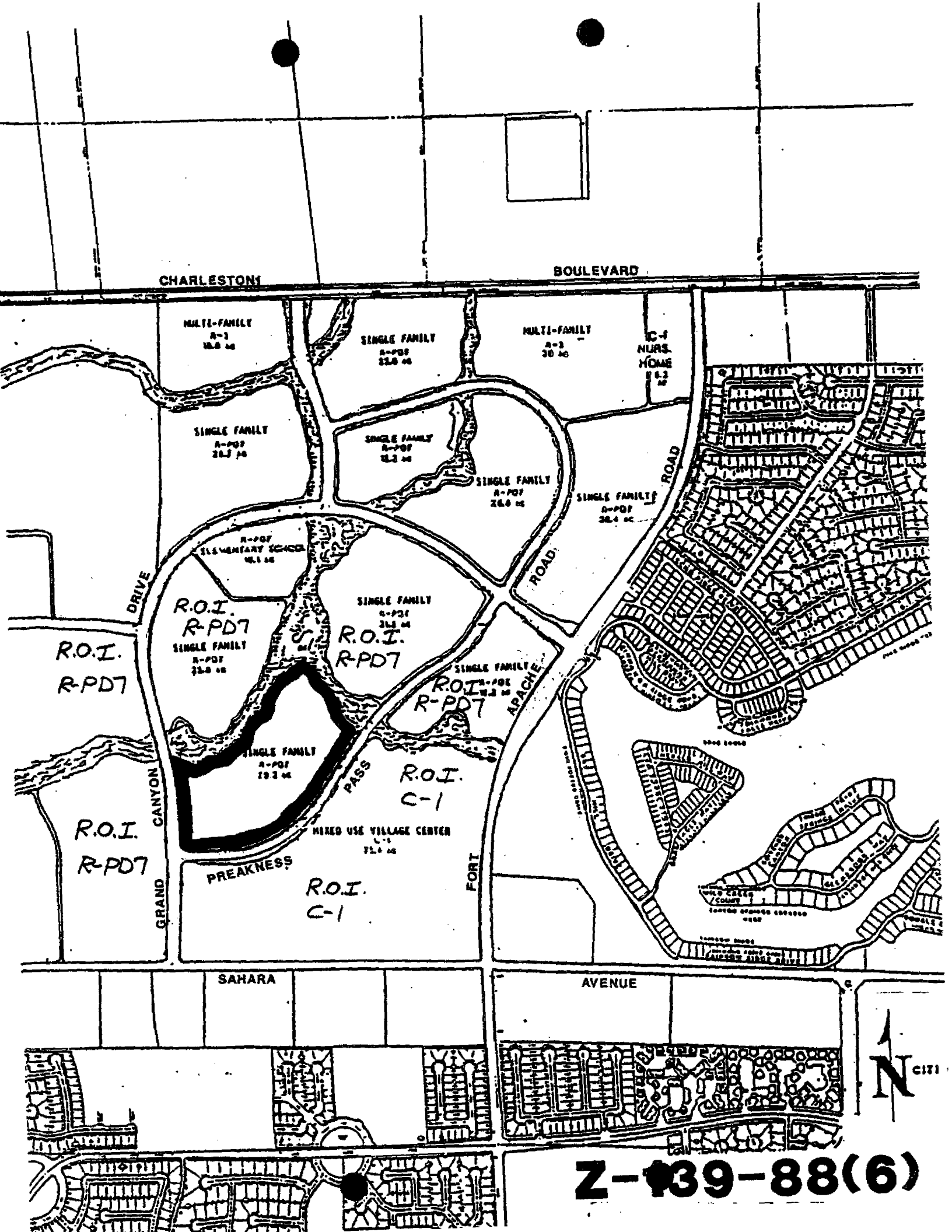
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CHARLESTON

BOULEVARD

MULTI-FAMILY
R-1
10.2 ac

SINGLE FAMILY
R-PD7
22.0 ac

MULTI-FAMILY
R-2
30 ac

C-1
NURS.
HOME
18.2 ac

SINGLE FAMILY
R-PD7
20.2 ac

SINGLE FAMILY
R-PD7
12.2 ac

SINGLE FAMILY
R-PD7
26.6 ac

SINGLE FAMILY
R-PD7
30.4 ac

R-PD7
ELEMENTARY SCHOOL
10.1 ac

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

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

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

R.O.I.
R-PD7

R.O.I.
R-PD7

SINGLE FAMILY
R-PD7
19.2 ac

R.O.I.
C-1

MIXED USE VILLAGE CENTER
72.4 ac

PREAKNESS

R.O.I.
C-1

SAHARA

AVENUE



Z-139-88(6)

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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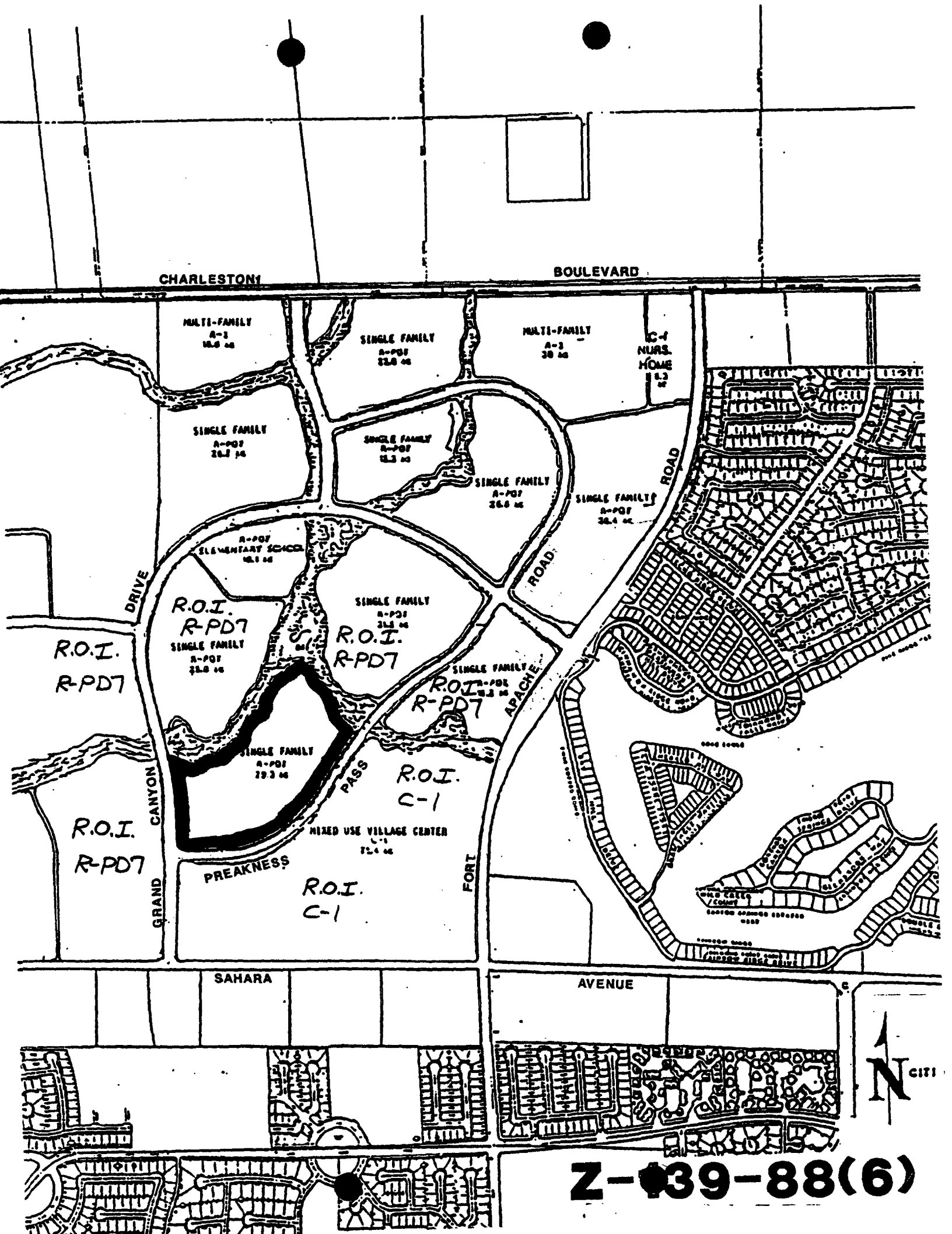
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MULTI-FAMILY
A-2
16.6 ac

SINGLE FAMILY
A-PD7
22.8 ac

MULTI-FAMILY
A-2
30 ac

C-1
NURS.
HOME
1.2 ac

SINGLE FAMILY
A-PD7
26.2 ac

SINGLE FAMILY
A-PD7
18.3 ac

SINGLE FAMILY
A-PD7
26.6 ac

SINGLE FAMILY
A-PD7
26.4 ac

A-PD7
ELEMENTARY SCHOOL
16.1 ac

R.O.I.
R-PD7
SINGLE FAMILY
A-PD7
25.6 ac

SINGLE FAMILY
A-PD7
25.2 ac
R.O.I.
R-PD7

SINGLE FAMILY
A-PD7
25.2 ac
R.O.I.
R-PD7

R.O.I.
C-1

MIXED USE VILLAGE CENTER
12.4 ac

R.O.I.
C-1

SAHARA

AVENUE



Z-39-88(6)

BOULEVARD

LC-4
NURS.
HOME
8 6 3
8 2 4

SINGLE FAMILY
B-PDF
32.4 AC

ALL FAMILY
-R-POE
-M-1-2

R.O.I.
R-PD7

SINGLE FAMILY
4-POL
29.2 cu

R.O.I.
C-1

R.O.I.
R-PD7

R.O.I.
C-1

AVENUE

Z-139-88(6)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
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CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 27, 1990

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- Continued -



TO: Peccole Ranch Partnership
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April 27, 1990

Page Two

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Sincerely,

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


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:erh

cc: JHR Associates
3871 S. Valley View, Suite 8
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**22. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(6)**

Applicant: COVINGTON TECHNOLOGIES
Application: Proposed Single Family Dwellings
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This is final action.

(8:10-8:11)

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ARNIE ADAMSEN
SCOTT HIGGINSON**

**CITY MANAGER
ASHLEY HALL**



CITY of LAS VEGAS

April 13, 1990

**Peccole Ranch Partnership
2300 West Sahara Avenue, Suite 870
Las Vegas, Nevada 89102**

RE: Z-139-88(6) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

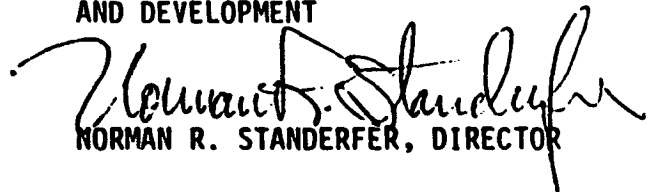
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on April 24, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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**


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

**cc: JHR Associates
3871 South Valley View, Suite 8
Las Vegas, Nevada 89103**



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

DATE

April 19, 1990

TO:

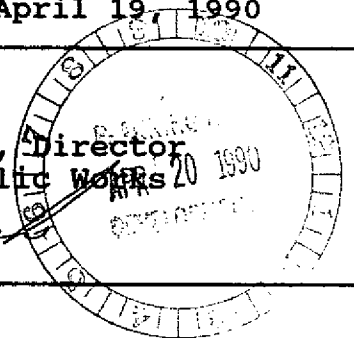
Norman R. Standerfer, Director
Department of Community Planning
& Development

FROM:

Richard D. Goecke, Director
Department of Public Works

RDG

[Signature]



SUBJECT:

Plot Plan & Elevation Review
Z-139-88(6)
Peccole Ranch Partnership

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. If improper landscaping and/or fencing is installed on lots 129, 130, 155 or 159 possible sight visibility restrictions could result.
2. Site development to comply with the conditions of approval for the The Summit Subdivision.

INTER-OFFICE MEMORANDUM

4/13/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

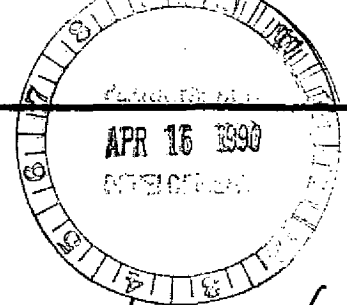
Z-139-88(6) PLOT PLAN REVIEW

PECCOLE RANCH PART, ZONE: N4 to RPD-7

PARCEL NO. ?

COPIES TO:

176 SINGLE FAMILY LOTS



In answer to your memorandum, Dated

4/2/90

on the above Zone Request at, Loc. N. E. CORNER OF GRAND
CANYON RD & PEAKLESS PASS RD

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 5 PL PROTECTION
3. CHAPTER 12 DIV 3 1/3 SINGLE FAMILY HOUSING
4. PARK FEES REC'D
5. TORTOISE FEES REC'D

THOM

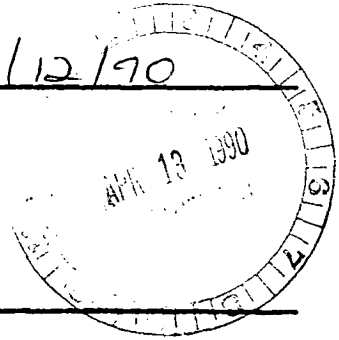
Thom

DATE: 4/12/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88 (6)



 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: _____

RB
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

4/2/90

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: <u>PLAT PLAN & ELEVATION REVIEW</u> Applicant: <u>PECCOLE RANCH PARTNERSHIP</u> Number: <u>E-139-BB(6)</u>	COPIES TO:

A request has been received on the following described property:

N E CORNER OF GRAND CANYON RD. &
PREAKNESS PASS RD.

Parcel No.: — ^{POR. OF} 440-550-048, ^{POR.} 440-530-001, 440-560-014 [?]
Zone: N-U(RD1 R-P07)
Proposed Use: SFD 15

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 Peccole Ranch Partnership
(OWNER OF ADDRESS 2300 W. Sahara, Suite 870
RECORD) PHONE NO. 871-2700

AGENT: NAME JHR Associates
ADDRESS 3871 S. Valley View, Suite 8
PHONE NO. 876-2341

ASSESSOR'S PARCEL NUMBER: 440550048, 440530001, 440560014.FILE NO: Z-139-88 ZONING DISTRICT: RPD - 7LAND USE: EXISTING VACANTPROPOSED 176 Single-Family lots.3 / 30 / 90

DATE OF SUBMITTAL

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 APPD. DATE 2/15/89
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. _____ FLOOD ZONE 'A' _____ YES ☒ NOIN DOWNTOWN REDEVELOPMENT AREA? _____ YES ☒ NOSPECIAL NOTICE REQUIRED? _____ YES ☒ NO

IF YES _____

CHECKED BY: REN/MATT DATE: 3/30/90GENERAL RECEIPT NO. 084714 CASE NO. Z-139-88(6)P/C DATE: 4/29/90 BZA DATE _____



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Rezoning
- ☐ 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),
Rollo (1 copy).
- (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rollo (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 INABEYANCE.

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 NOLEN
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 Pecco.

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

February 24, 1989

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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