

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(7)

APN 163-05-295-001

Location NW CORNER OF RED HILLS & PREAKNESS PASS

Applicant RICHMOND AMERICAN HOMES OF NEVADA, INC.

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 (7)

SIENNA RIDGE [#] ~~#~~ UNIT [#] 2

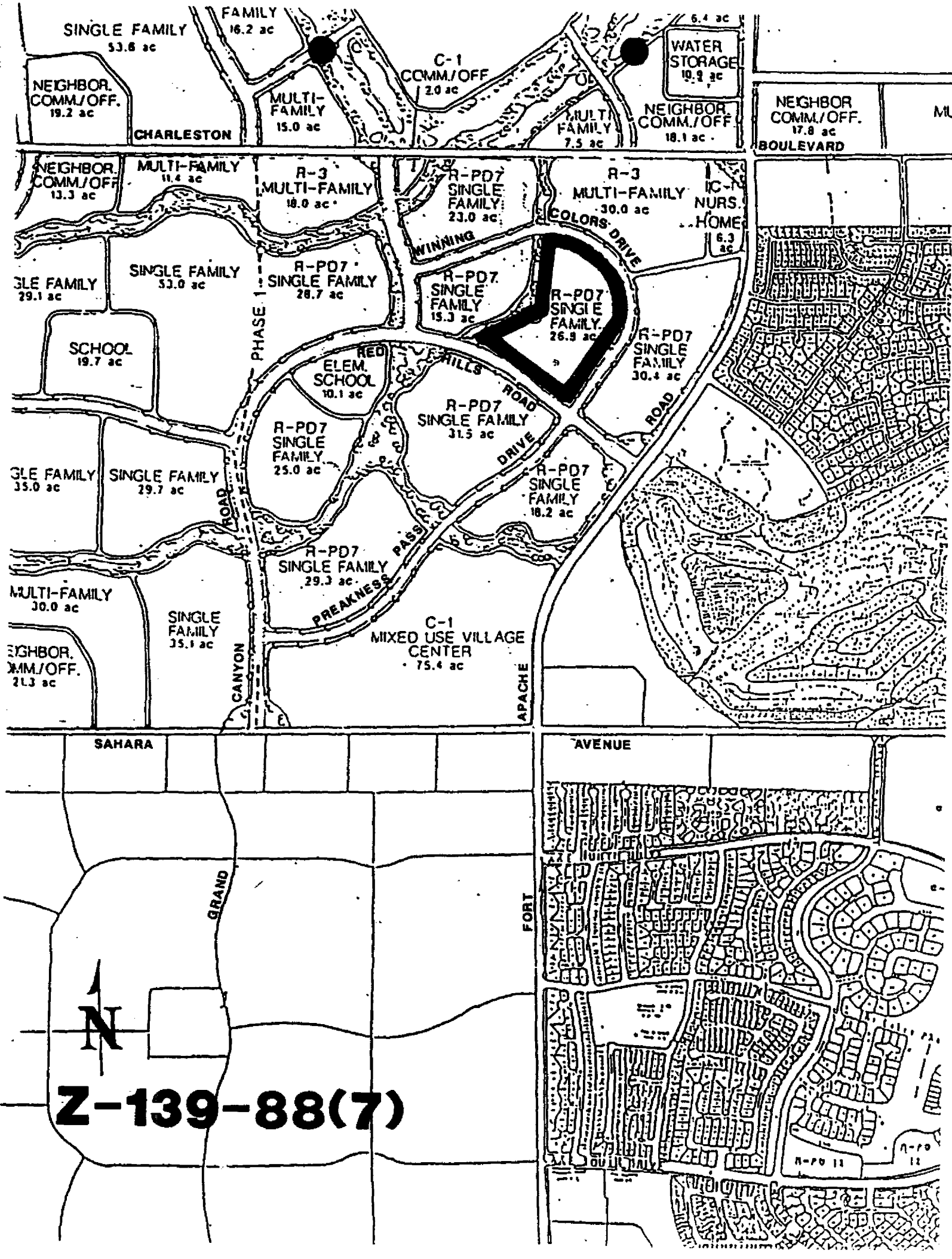
SET BACKS

FRONT - 18.00'

SIDE - 5.00'

REAR - 15.00'

CORNER - 10.00'



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**17. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-139-88(7)**

Applicant: RICHMOND AMERICAN HOMES
OF NEVADA, INC.
Application: Proposed Single Family
Dwellings
Location: Northwest 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. The private street right-of-way be a minimum of 41 feet wide including a 4 foot sidewalk on one side.
2. Access to this subdivision shall be restricted by the installation and continued use of controlled entry gates.
3. Conformance to the R-CL standards for all accessory uses.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 6 - 8 and 11.

PROTESTS: N/A

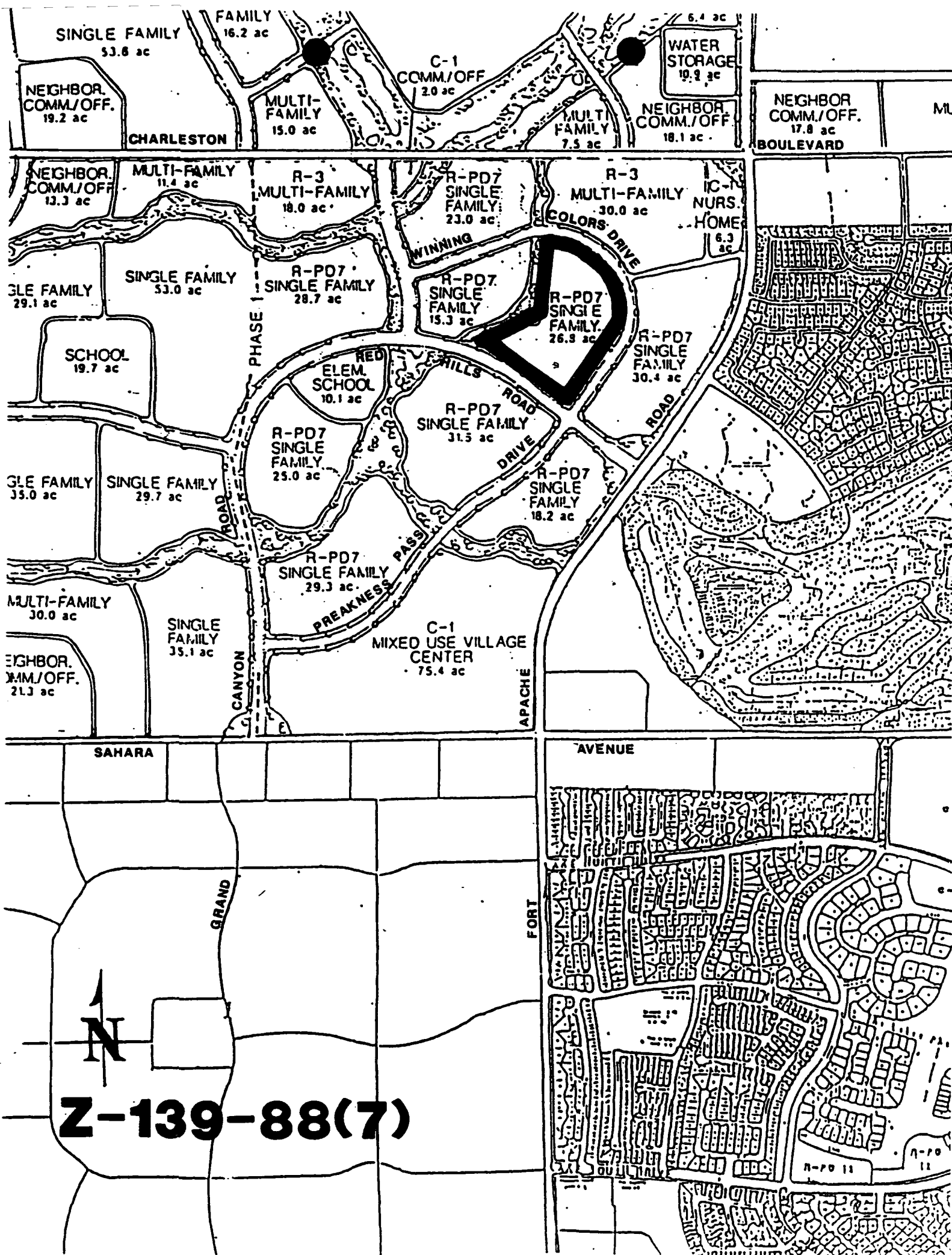
Bugbee -
APPROVED, subject to staff's
conditions.
Unanimous.
(Moffitt excused)

MR. WILLIAMS stated this is a review under the original zoning action. The request is for 119 single family lots. The elevations depict one and two-story residences with stucco exteriors and tile roofs. The dwellings vary in size from 1,300 to 2,000 square feet. There will be private streets and they are requesting they be narrower than public streets because this will be a restricted access subdivision. Staff recommended approval, subject to the conditions.

DAVID GOLDSTEIN, Richmond American Homes of Nevada, Inc., appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:44-7:47)



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

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PROTESTS: N/A

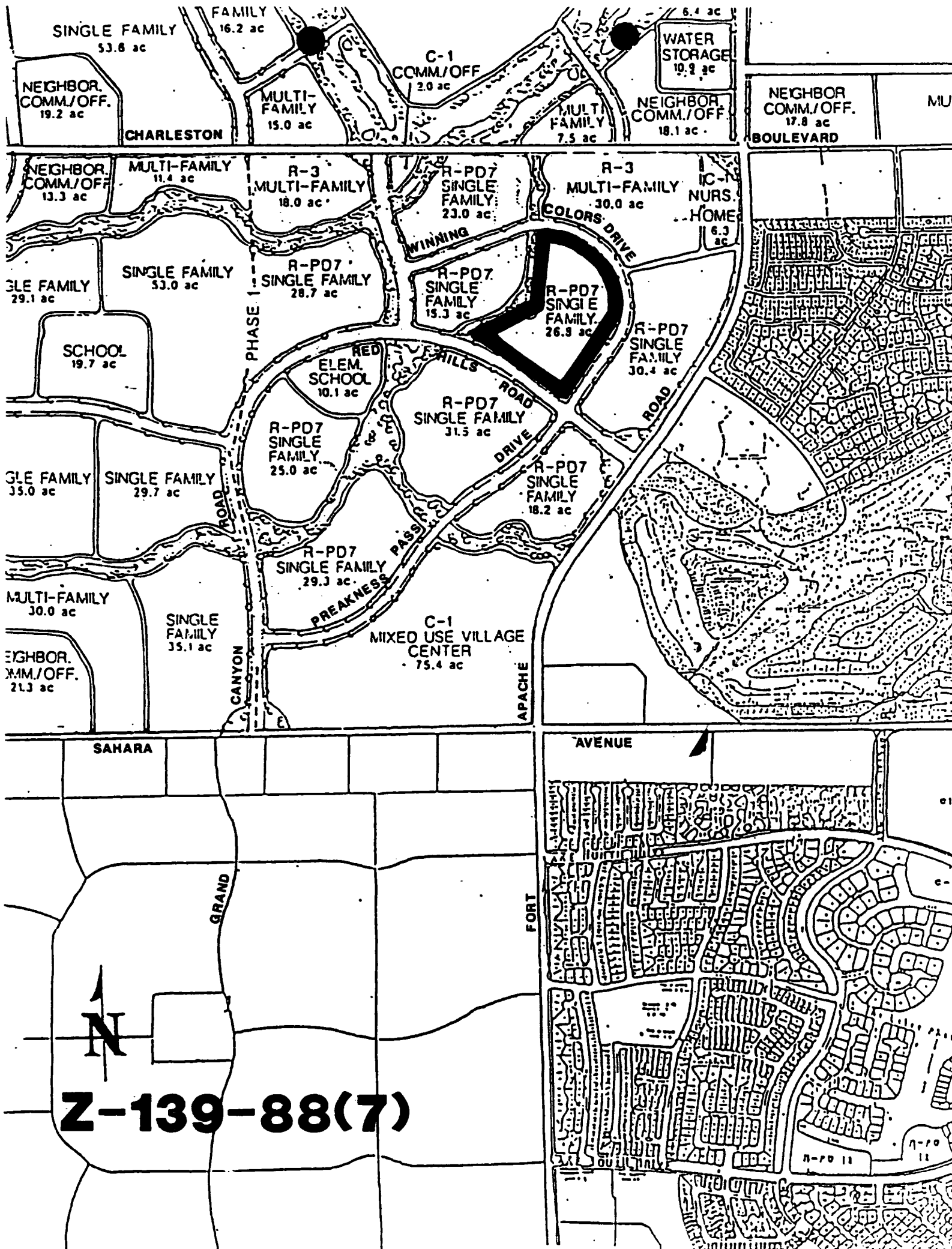
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Unanimous
(Moffitt excused)

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ELEVATION A

NOTICE OF PUBLIC HEARING

DRAFT

VARIANCE REQUEST

MEETING: BOARD OF ZONING ADJUSTMENT
DATE: DECEMBER 22, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

APPLICANT: ROBERT MILLER

CASE NO.: V-176-92

REQUEST: To allow a proposed patio cover 6 feet 10 inches from the rear property line where 15 feet is the minimum setback required

PROPERTY LOCATION: 1405 Sunblush Lane

ZONING: R-PD7

LEGAL DESCRIPTION: Lot Forty (40) in Block ^{W0}~~Tow~~ (2) of Sienna Ridge Unit No. 2.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

BZA.Var

	(Initial)	(Date)
R. Williams	_____	_____
J. Schlegel	_____	_____
L. Comeau	_____	_____
J. Stewart	JBS	11-25-92
R. Allison	RA	11/24/92

PLEASE RETURN THIS FILE TO GRETA

BY: 11-30

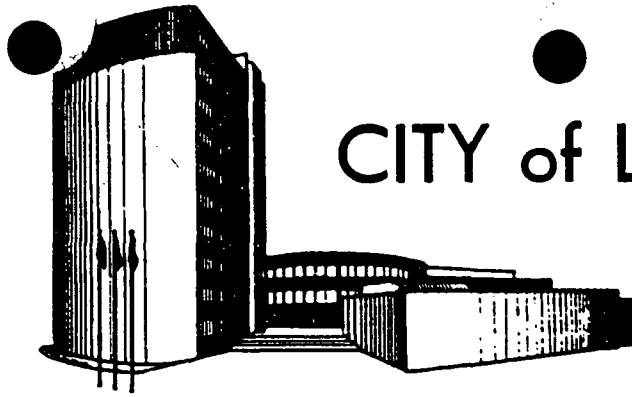
DRAFT

DRAFT

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 25, 1990

Mr. David L. Goldstein
Richmond American Homes of Nevada, Inc.
2700 E. Chandler, Suite B-1
Las Vegas, Nevada 89120

RE: Z-139-88(7) - PLOT PLAN AND BUILDING ELEVATION REVIEW

SIENNA RIDGE UNIT #2

Dear Mr. Goldstein:

Your request for a Plot Plan and Building Elevation Review regarding proposed single family dwellings on property located on the northwest corner of Red Hills Road and Preakness Pass, N-U Zone (under Resolution of Intent to R-P07), was considered by the Planning Commission on May 22, 1990.

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

1. The private street right-of-way be a minimum of 41 feet wide including a four foot sidewalk on one side.
2. Access to this subdivision shall be restricted by the installation and continued use of controlled entry gates.
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5. Conformance to the building elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.

- Continued -



TO: Richmond American Homes of Nevada, Inc.
RE: Z-139-88(7) - Plot Plan & Building Elevation Review

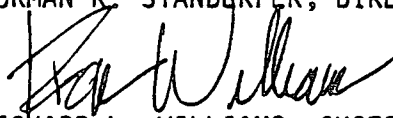
May 25, 1990
Page Two

8. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
9. 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: Omni-Means, Ltd.
3170 W. Sahara Avenue, Suite D-23
Las Vegas, Nevada 89102

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
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- Continued -



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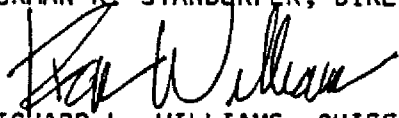
May 25, 1990
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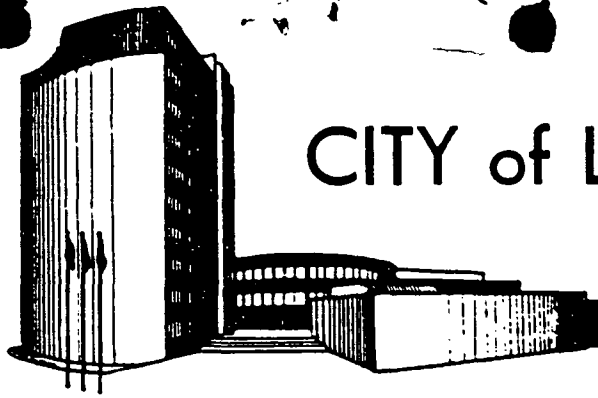
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cc: Omni-Means, Ltd.
3170 W. Sahara Avenue, Suite D-23
Las Vegas, Nevada 89102

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May 25, 1990
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CURRENT PLANNING DIVISION

RLW:erh

cc: Omni-Means, Ltd.
3170 W. Sahara Avenue, Suite D-23
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

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ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 11, 1990

Richmond American Homes of Nevada, Inc.
2700 E Chandler, Suite B-1
Las Vegas, Nevada 89120

RE: Z-139-88(7) - PLOT PLAN REVIEW

Dear Applicant:

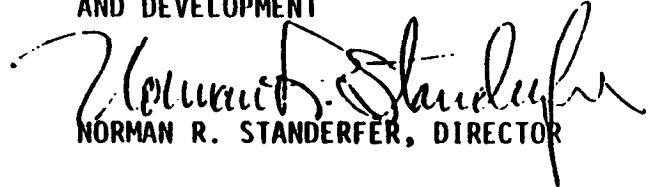
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on May 22, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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: Omni-Means, Ltd
3170 West Sahara Avenue, Suite D-23
Las Vegas, Nevada 89102



INTER-OFFICE MEMORANDUM

5/14/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-139-88(7) PLOT PLAN REVIEW
RICHMOND DR. HOMES ZONE; U/L to RPD-7
PARCEL NO. 7

COPIES TO:

119 SINGLE FAMILY HOME

In answer to your memorandum, Dated 5/2/90

on the above Zone Request at, Loc. N. Side of Red Hills Rd., W.
Side of Winning Colors Dr. (Pecore Ranch Lot 6)
FLAT

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 R PROTECTION
3. CHAPTER 12 DIV 3 1/3, SINGLE FAMILY HOUSING
4. PARK TREES REQ'D
5. YORDBSE TREES REQ'D

Thom



RICHMOND
AMERICAN

A Subsidiary of MDC Holdings, Inc.
A New York Stock Exchange Company

2700 E. Chandler, Ste. B-1
Las Vegas, Nevada 89120
(702) 795-7950

May 15, 1990

Mr. Bob Genzer
City of Las Vegas
400 Stewart
Las Vegas, NV 89101

RE: PECCOLE RANCH SITE 6

Dear Mr. Genzer,

Please be advised that we would like to revise our submission for the above noted project within the Peccole Ranch property to incorporate a private street concept with a secured entry theme.

We would anticipate that the community would have at this time a Entraguard Cardkey system to create a security type entry.

The offsite improvements for the subdivision will be built to City construction standards, with the following exceptions:

- A. Street widths-proposed to be 36 feet back of curb to back of curb. Street row to be thirty-six (36) feet.
- B. Thirty (30) inch roll curb throughout.
- C. Country community effect throughout-no sidewalk.
- D. Individual lot street standard, either electric or gas.
- E. Easements to LVVWD/Clark County sanitation as required for supply and maintenance for water and sewage disposal systems.
- F. The site would have two (2) points of ingress/egress for convenience and for fire protection. Both points of entrance to have a "superkey" box for municipal entrance.
- G. Both entrances will have a pedestrian gate.
- H. All utility boxes back of curb to be collared.



Z-139-88(7)

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

May 14, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

SUBJECT:

Plot Plan Review
Z-139-88(7)
Richmond American 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. We note the 18' frontyard setback.
2. Site development to comply with the conditions of approval for the Peccole Ranch Lot 6 subdivision.

DATE: 5/9/90

FROM: FIRE PREVENTION DIVISION

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88 (7) Plot Plan Review

 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

ORIGINAL - COMMUNITY PLANNING AND DEVELOPMENT

YELLOW - F.P.B.

INTER-OFFICE MEMORANDUM

Date

5/2/90

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:

PLOT PLAN REVIEWApplicant: RICHMOND AMERICAN HOMESNumber: E-139-88(7)

COPIES TO:

A request has been received on the following described property:

N SIDE OF RED HILLS ROAD, W SIDE
OF WINNING COLORS DRIVE
(PECCOLE RANCH LOT 6)

Parcel No.: —

Zone: N-U (R01 R-PD7)Proposed Use: SFD'S

CITY PLANNING COMMISSION MEETING:

5/22/90

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 RICHMOND AMERICAN HOMES OF NEVADA, INC.

OWNER OF ADDRESS 2700 East Chandler Suite B-1, Las Vegas, NV 89120

RECORD) PHONE NO. (702) 795-7950

AGENT: NAME OMNI-MEANS., LTD. ENGINEERS & PLANNERS

ADDRESS 3170 W. Sahara Ave. Suite D-23, Las Vegas, NV 89102

PHONE NO. (702)365-6664

ASSESSOR'S PARCEL NUMBER: _____

FILE NO: Z-139-88

ZONING DISTRICT: N-U (R01 R-PD7)

LAND USE: EXISTING VACANT

PROPOSED < FD'S

5-1-90

DATE OF SUBMITTAL

Richmond American Homes of Nevada INC
By Jonathan S. Rumbak Pres
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. Q-5-3 Q-6-4 FLOOD ZONE 'A' _____ YES Y NO

IN DOWNTOWN REDEVELOPMENT AREA? _____ YES ☒ NO

SPECIAL NOTICE REQUIRED? _____ YES ☒ NO

IF YES

CHECKED BY: MP PER B.L. DATE: 5/1/90

GENERAL RECEIPT NO. 086606 CASE NO. Z-139-88(7)

P/C DATE: 5/22/90

BZA DATE



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 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

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



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ENGINEERS · PLANNERS

3170 West Sahara Avenue
Suite D-11
Las Vegas, Nevada 89102
(702) 365-OMNI / FAX (702) 365-6407

SACRAMENTO • RENO • WALNUT CREEK • STOCKTON

LETTER OF TRANSMITTAL

DATE 5-1-90

JOB NO.

ATTENTION Bob Genzer

RE: Plot plan/elevation review

Peccole Ranch - Lot #6

To Department of Community Planning & Development
301 Stewart
Las Vegas, NV 89101

GENTLEMEN:

WE ARE SENDING YOU

- ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:
☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ SAMPLES ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

COPIES	DATE	NO.	DESCRIPTION
8 of 2			Plot Plans / Tentative Maps
2 of 5			Arch. Elevations
2			Floor Plans
1			Check #1395 amount \$25.00

THESE ARE TRANSMITTED as checked below:

- ☐ 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 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

SIGNED