

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(B)

APN 163-06-599-009

Location SE CORNER OF APPLE & WINNING COLORS DR

Applicant PECCOLE RANCH PARTNERSHIP

Subject

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



FILE HISTORY

FILE NO.: 2-139-88(8)

[illegible]

BOULEVARD

N

R.O.I.
R-3

R.O.I.
R-PD7

37
R.O.I.

ROAD

PRAEKNES

R.O.I.
R-3



R.O.I.
R-PD7

37
R.O.I.
38

9438 R. D. F. 37

PREAKNESS

AGENDA

City of Las Vegas

APRIL 23, 1992

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 32

ITEM

COMMISSION ACTION

26. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88(8)

Applicant: PECCOLE RANCH PARTNERSHIP
Application: Proposed Single Family Dwellings
Location: Southeast corner of Apple Drive and Winning Colors Drive
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 conform to the R-CL zoning standards.
3. Cul-de-sacs on public streets shall be designed to current City of Las Vegas public street standards as required by the Department of Public Works.
4. The emergency access gate shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Standard Conditions 6 - 11.

PROTESTS: N/A

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

MR. GENZER stated this request is for a plot plan and building elevation review of a proposed 107 lot single family development within the Peccole Ranch master planned community. A single active entrance is proposed from Winning Colors Drive in the northeast portion of the project with an emergency access located in the northwest portion of the project which also accesses Winning Colors Drive. The homes will have zero side lot lines with a minimum of 10 feet between dwellings. The building elevations depict one and two story structures with stucco exteriors and tile roofs. The bulb portion of the cul-de-sacs shown on the plot plan are sized below the minimum requirements for cul-de-sac radii and must be revised accordingly. Certain corner lots may not provide adequate width to meet current driveway standards. Staff feels the setbacks should be in accord with those required in an R-CL zoning district which is equivalent to the types of lots proposed in this development. Staff recommended approval, subject to the conditions.

NANCY MacBETH, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. She concurred with staff's conditions.

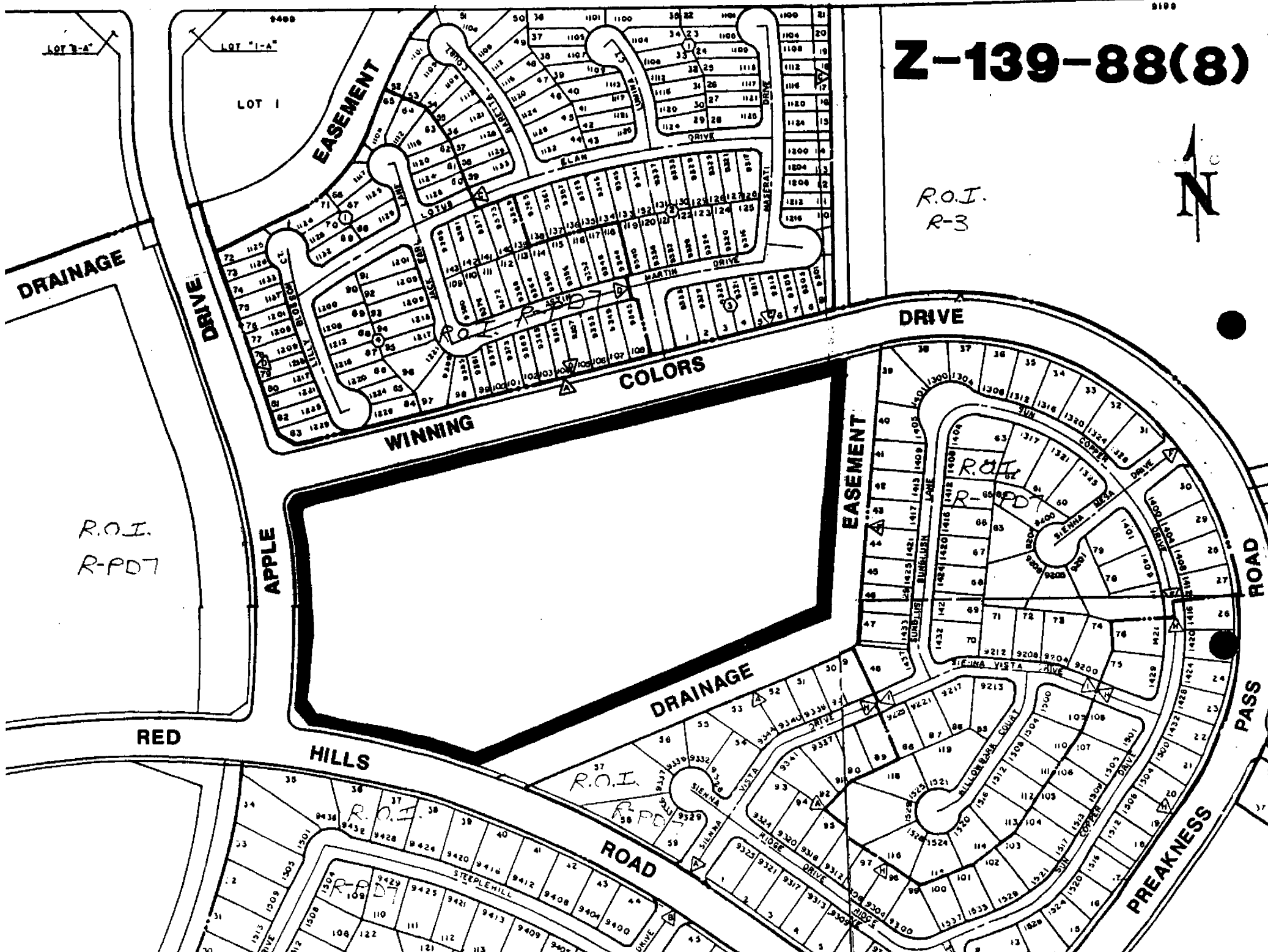
COMMISSIONER MOFFITT felt there will have to be a redesign due to so many changes requested.

Z-139-88(8)



R.O.I.
R-3

R.O.I.
R-PD7



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 32

ITEM

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Z-139-88(8)**

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PROTESTS: N/A

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Unanimous
(Segeberblom, excused)

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MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

December 21, 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 9 (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


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
PLANNING ASSISTANT

NRS:AR:rlr



City of Las Vegas "FAX"

(702) 388-7268
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

PAGE 1 of 2

Date: May 8, 1992

Time: 10:25 A.M.

To: JoAnn (873-9966)

From: Elida Rae

Special Instructions: Z-139-88

Any Questions, please call: (702) 229-6301

TRANSMISSION REPORT

THIS DOCUMENT (REDUCED SAMPLE ABOVE)
WAS SENT

**** COUNT ****
2

*** SEND ***

NO	REMOTE STATION I. D.	START TIME	DURATION	#PAGES	COMMENT
1	MCDONALD, CARANO-LV	5- 8-92 10:25AM	1'11"	2	

TOTAL 0:01'11" 2

XEROX TELECOPIER 7020

Post-It™ brand fax transmittal memo 7071		# of pages • 1
To Rick Williams	From WAYNE KRYGIER	
Co.	Co.	
Dept.	Phone 871-2700	
Fax # 385-7268	Fax #	



R A N C H

May 5, 1992

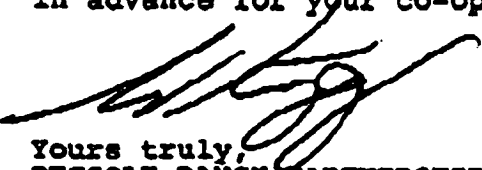
Richard Williams
City of Las Vegas
Department of Community Planning
and Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101-2986

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

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.**

**CITY MANAGER
WILLIAM J. NOONAN**



CITY of LAS VEGAS

April 28, 1992

**Peccole Ranch Partnership
2300 W. Sahara Avenue, #870
Las Vegas, Nevada 89106**

RE: Z-139-88(8) - 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 southeast corner of Apple Drive and Winning Colors Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on April 23, 1992.

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 conform to the R-CL zoning standards.
3. Cul-de-sacs on public streets shall be designed to current City of Las Vegas public street standards as required by the Department of Public Works.
4. The emergency access gate shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

- Continued -



TO: Peccole Ranch Partnership
RE: Z-139-88(8)

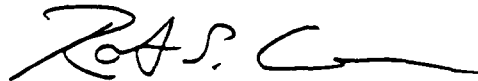
April 28, 1992
Page Two

10. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
12. 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



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89102-5148

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 32

ITEM

COMMISSION ACTION

26. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88(8)

Applicant: PECCOLE RANCH PARTNERSHIP
 Application: Proposed Single Family Dwellings
 Location: Southeast corner of Apple Drive and Winning Colors Drive
 Zone: N-U (under Resolution of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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7. Standard Conditions 6 - 11.

PROTESTS: N/A

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

MR. GENZER stated this request is for a plot plan and building elevation review of a proposed 107 lot single family development within the Peccole Ranch master planned community. A single active entrance is proposed from Winning Colors Drive in the northeast portion of the project with an emergency access located in the northwest portion of the project which also accesses Winning Colors Drive. The homes will have zero side lot lines with a minimum of 10 feet between dwellings. The building elevations depict one and two story structures with stucco exteriors and tile roofs. The bulb portion of the cul-de-sacs shown on the plot plan are sized below the minimum requirements for cul-de-sac radii and must be revised accordingly. Certain corner lots may not provide adequate width to meet current driveway standards. Staff feels the setbacks should be in accord with those required in an R-CL zoning district which is equivalent to the types of lots proposed in this development. Staff recommended approval, subject to the conditions.

NANCY MacBETH, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. She concurred with staff's conditions.

COMMISSIONER MOFFITT felt there will have to be a redesign due to so many changes requested.

NANCY MacBETH said they will be meeting the 10 foot setbacks on the rear yard. They plan on asking for a waiver of the cul-de-sac bulb radius.

This is final action.

(7:25-7:28)

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

DATE

April 23, 1992

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

RG *Richard D. Goecke*

SUBJECT:

Plot Plan Review
Z-139-88(8)
VTN Nevada

COPIES TO:

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

REVISED COMMENTS -- These comments supercede all previous memos\comments:

1. Culdesacs on public streets shall be designed to current CLV public street standards as required by the Department of Public Works.
2. Site development to comply with the conditions of approval for the Signature at Peccole Ranch Lot 7 subdivision.
3. Traffic Engineering is concerned that certain corner lots and certain lots along the curved entrance street within this subdivision may not be wide enough to meet current driveway location standards. We suggest that Standard Conditions #6 & 7 be imposed on this plot plan review because driveway variances by the Traffic & Parking Commission may be necessary to develop the lots in question.

RECEIVED
APR 23 9 02 AM '92
**PLANNING AND
DEVELOPMENT**

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

DATE

April 15, 1992

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan Review
Z-139-88(8)
VTN Nevada

COPIES TO:

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

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2. Site development to comply with the conditions of approval for the Signature at Peccole Ranch Lot 7 subdivision.

RECEIVED
Apr 16 8 29 AM '92
**PLANNING AND
DEVELOPMENT**

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

April 13, 1992

Peccole Ranch Partnership
2300 West Sahara Avenue, #870
Las Vegas, Nevada 89106

RE: Z-139-88(8) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

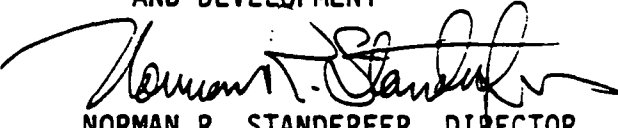
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on April 23, 1992. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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 229-6301.

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 VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102-5148



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

4-3-92

TO: BUILDING & SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEVELOPMENT - BRAD PURCELL

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

SUBJECT:

PLOT PLAN REVIEW

APPLICANT: VIN NV.

NUMBER: Z-139-88 (8)

COPIES TO:

A request has been received on the following described property:

(LOT 7 PECCOLE RANCH)

S.E. CORNER OF APPLE DR. & WINNING
COLORS DRIVE

Parcel No.: 440-701-001

Zone: NU-(R.O.I. R-PD7)

Proposed Use: S.F.D.'S

CITY PLANNING COMMISSION MEETING:

4-23-92

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

Attachment: (Plot Plan)

DEPARTMENT OF
BUILDING & SAFETY
BY MIKE TRAASDAHL

APR 7 1992

☒ NO COMMENT
☐ CONDITIONS AS NOTED

RECEIVED
PLANNING AND
DEVELOPMENT

APR 7 1 57 PM '92

RECEIVED

MEMO

DATE 4-9-92

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Z-139-88(8)

☒ NO OBJECTIONS

☐ SUBJECT TO CONDITIONS LISTED

☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE 3545 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

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

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

RECEIVED	APR 9 2 45 PM '92
PLANNING AND DEVELOPMENT	

R. Depp
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

4-3-92

TO: BUILDING & SAFETY
ELECTRICAL SERVICES
FIRE SERVICES
PUBLIC WORKS
LAND DEVELOPMENT
DOWNTOWN REDEVELOPMENT

✓ MIKE TRAASDAHL
✓ GEORGE FERRIS
✓ CHIEF JUDD
✓ ED BYRGE
- CHUCK TURK
- BRAD PURCELL

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

SUBJECT: PLOT PLAN REVIEW / BLDG. ELEV.

APPLICANT: VTN NV. / PECCOLE RANCH PARTNERSHIP

NUMBER: Z-139-88 (8)

COPIES TO: JOHN MENELLIS - PW

A request has been received on the following described property:

(LOT 7 PECCOLE RANCH)
S.E. CORNER OF APPLE DR. & WINNING
COLORS DRIVE

Parcel No.: 440-701-001

Zone: NU (ROI TO R-PD7)

Proposed Use: S.F.O.'S

CITY PLANNING COMMISSION MEETING: 4-23-92

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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 WEST SAHARA AVE., #870, LAS VEGAS, NV 89106
RECORD) PHONE NO. (702) 871-2700

AGENT: NAME VTN NEVADA
ADDRESS 2727 RAINBOW BLVD., LAS VEGAS, NEVADA 89102
PHONE NO. (702) 873-7550

ASSESSOR'S PARCEL NUMBER: 440-701-001 LOT 7 PECCOLE RANCH
FILE NO: Z-139-88(8) ZONING DISTRICT: R-PD7
LAND USE: EXISTING ~~RESIDENTIAL~~ VACANT
PROPOSED RESIDENTIAL

4-3-92
DATE OF SUBMITTAL

William Peccole
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 2/1/89
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

Q-6-2
DISTRICT MAP NO. Q-6-4 FLOOD ZONE 'A' _____ YES X NO
IN DOWNTOWN REDEVELOPMENT AREA? _____ YES X NO
SPECIAL NOTICE REQUIRED? _____ YES X NO
IF YES _____

CHECKED BY: RH DATE: 4-3-92
GENERAL RECEIPT NO. 145857 CASE NO. Z-139-88(8)
P/C DATE: 4-23-92 per B.G. 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.**

☐

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

—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 INABEYANCE.

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

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

RPTT

22,104.50

GRANT, BARGAIN, SALE DEED

THIS DOCUMENT WITNESSETH: That William Peccole as Trustee of the PECCOLE 1982 Trust, dated February 15, 1982

In consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to PECCOLE RANCH PARTNERSHIP, a Nevada General Partnership

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

APN: 440-530-001
440-540-001
440-550-048
440-560-014

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

Witness MY hand this 30th day of November, 19 89.

PECCOLE 1982 Trust dated
February 15, 1982

By: William Peccole

William Peccole

Its: Trustee

STATE OF NEVADA

County of Clark

On November 30, 1989 personally appeared before

me, a Notary Public,

William Peccole

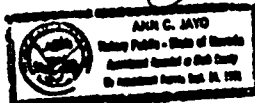
known (or proved) to me to be the person who executed

the foregoing instrument and who acknowledged that he

executed the above instrument.

WITNESS my hand and official seal.

Ann C. Javo
Notary Public in and for said County and State



RECORDING NO.) ST 89-05-0433-JD
INDEX NO.)

WHEN RECORDED MAIL TO: Peccole Ranch Partnership
c/o Triple Five Development Group Central, Ltd.,
2300 West Sahara Av., Box 17, Suite 870,

Las Vegas, Nevada 89102

Return to Stewart Title

THIS DOCUMENT IS FOR INFORMATION
PURPOSES ONLY. NO WARRANTIES
ARE GIVEN AS TO THE VALIDITY, LEGAL
EFFECT OR PRIORITY.

Z-139-88()
P.C. 4-23-92

9 0 0 1 0 9 0 0 9 5 5

EXHIBIT "A"

All Lots of PECCOLE RANCH as shown by map thereof on file in
Book 44 of Plats, page 72 in the Office of the County Recorder,
Clark County, Nevada

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
PECCOLE TR
01-03-90 15:18 FRI 2
OFFICIAL RECORDS
BOOK: 900109 INST: 00955
FEE: 6.00 RPT: 22,104.50

Z-139-80()
P.C. 4-23-92



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:
K.D. Weir
Charley R. Johnson, PE.
James L. MacFarlane, PLS., PE.
Gene D. Krametbauer, PLS.
Dennis E. Fritz, PE.
M.K. "Cappy" Hayes
Gregory G. Radig, PLS., PE.

LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS PLANNING

DATE: APRIL 3, 1992

PROJECT: SIGNATURE AT PECCOLE RANCH
LOT 7

ATTN: BOB GENZER

W.O. NO.: 4271

BY MAIL:

BY MESSENGER: XX

PICK-UP:
FAX:

EXPRESS MAIL:
FEDERAL EXPRESS:

No Copies:

Description

8	SITE PLANS (7 FOLDED/1 ROLLED)	PLOT PLAN REVIEW
1	DEED	
2	ELEVATIONS & FLOOR PLANS (1 ROLLED/1 FOLDED)	
1	CHECK IN THE AMOUNT OF \$25.00	

COMMENTS:

BOB: PLEASE ACCEPT THE ABOVE PLOT PLAN REVIEW FOR SIGNATURE AT PECCOLE RANCH LOT 7. THIS ITEM SHOULD BE PLACED ON THE APRIL 23, 1992 PLANNING COMMISSION.

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING: FILING: XX APPROVAL: YOUR FILES:

OTHER: CC:

SENDER: SALLY PELHAM

ABOVE MATERIAL RECEIVED BY:

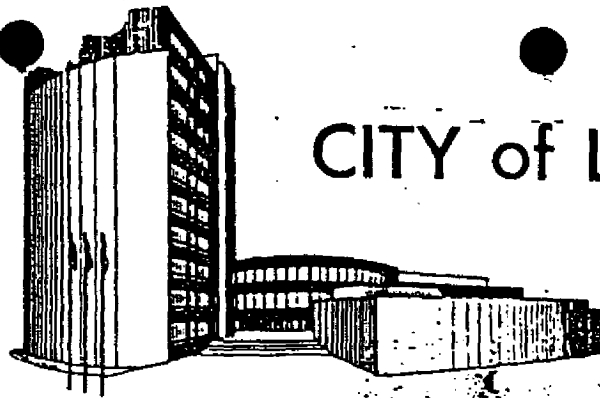
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148
TEL. (702) 873-7550 FAX: 362-2597

Z-139-88(8)
P.C. 4-23-92

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 Peco

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

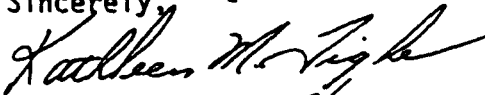
PLAN - PUBLIC HEARING

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