

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-88(9)

APN 163-06-599-012

Location NW CORNER OF RED HILLS & APPLE DRIVE

Applicant PLASTER DEVELOPMENT

Subject

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



FILE HISTORY

FILE NO.: 2-139-88(11)

[illegible]

Z-139-88

R.O.I.

C-1



LOT 8

R-3

R-3

DRAINAGE

EASEMENT

LOT 1

C-1

DRIVE

WINNING

COLORS

DRIVE

R-PD7

ROAD

HILLS

SCHOOL

REC.
CTR.

R-PD7

R.O.I.
C-V

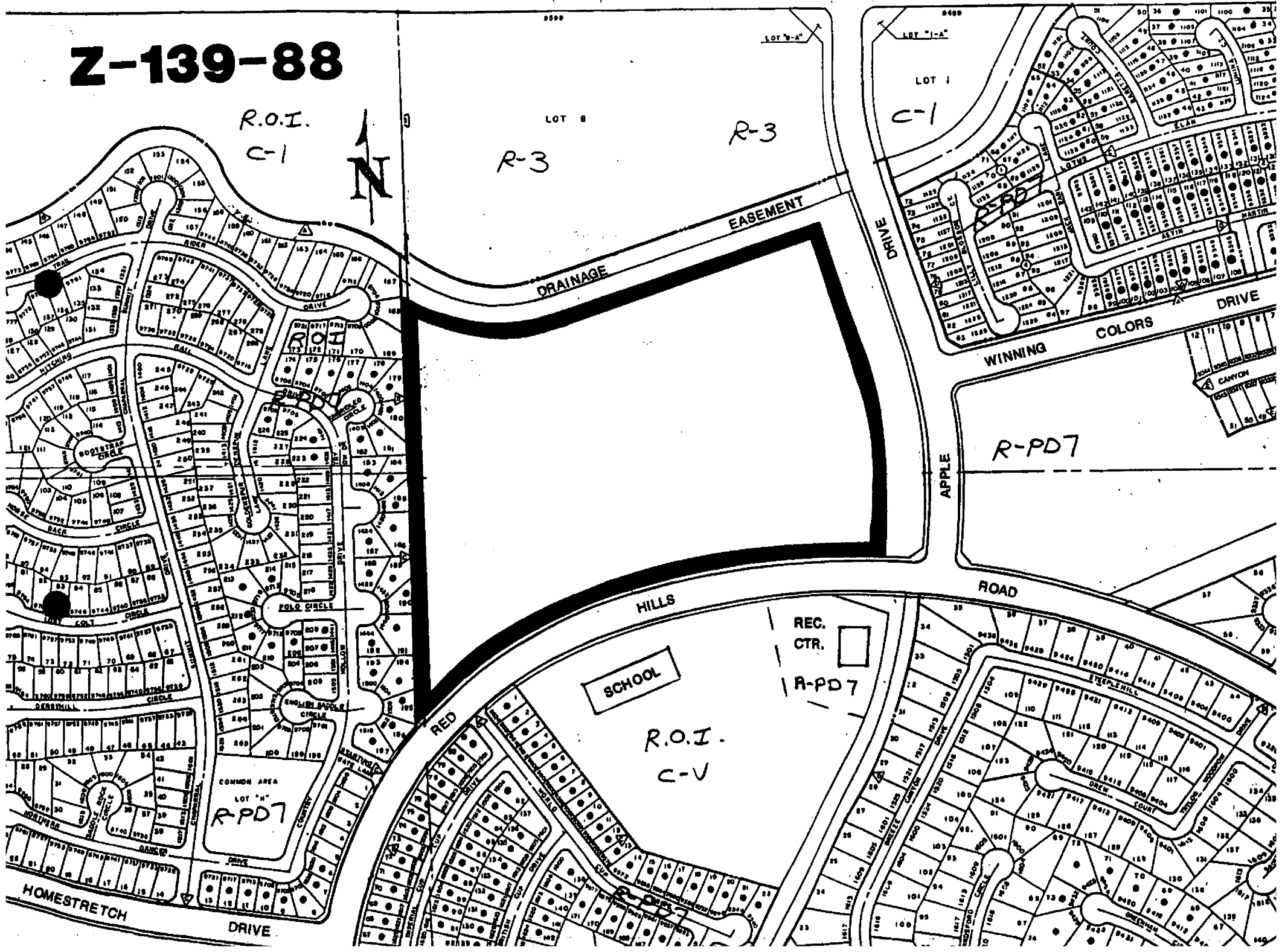
COMMON AREA

LOT "N"

R-PD7

DRIVE

HOMESTRETCH



Z-139-88

R.O.I.

C-1



LOT 8

R-3

R-3

DRAINAGE EASEMENT

CRANE

LOT 1
C-1

WINNING COLORS

R-PD7

APPLE

ROAD

HILLS

SCHOOL

REC.
CTR.

R-PD7

R.O.I.
C-V

COMMON AREA
LOT "A"
R-PD7

HOMESTRETCH

C-4. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88	Applicant: Application: Location: Zone: Parcel No.:	PLASTER DEVELOPMENT Proposed Single Family Dwellings Northwest corner of Red Hills Road and Apple Drive R-PD7 163-06-511-001
NOT A PUBLIC HEARING P.C.: FINAL ACTION		

APPLICATION REQUEST:

This request is for a plot plan and building elevation review for 174 single family lots and dwellings at a density of 5.61 SFUE/gross acre. The elevations depict one and two-story residences with stucco exteriors and tile roofs.

BACKGROUND DATA:

2/01/89 The City Council approved R-PD7 (Residential Planned Development) zoning for this property as part of a larger request.

DETAILS OF APPLICATION REQUEST:

Site Area	31.39 Acres Gross
Number of Lots	174
Gross Density	5.54 SFUE/Gross Acre
Typical Lot Size	40' by 110'
Minimum Lot Size	35' by 100'
Height of Residences	1 and 2 Stories

The submitted plot plan indicates existing 10 foot wide common area landscaping areas along both street frontages and 5 foot wide landscaping areas within the public right-of-way along both sides of both entrance streets for the subdivision. The access to the property is via two 60 foot wide public streets, both from Red Hills Road along the south property line. There are existing open flood control channels and walkways along the north (50 feet wide) and east (100 feet wide) property lines. There is an existing block wall on the westerly property line of the parcel.

FINDINGS:

Staff has noted that the applicant is proposing landscaping areas in the public right-of-way in the front of the lots which face along the westerly entrance street. Those proposed landscaping areas will require City Council approval of an Encroachment Agreement prior to development.

The proposed setbacks indicated on the plot plan are 18 foot front yards (16' minimum to garage doors), 10 foot minimum rear yards, and 0' to 5' for one side yard (minimum 10' between dwellings). Staff would recommend minimum 18 foot garage door setbacks to insure adequate driveway apron depths for off-street parking of vehicles.

Z-139-88

R.O.I.

C-1



LOT 8

R-3

R-3

DRAINAGE

EASEMENT

LOT 1

C-1

CRANE

WINNING

COLORS

R-PD7

APPLE

ROAD

HILLS

REC.
CTR.

R-PD7

SCHOOL

R.O.I.

C-V

COMMON AREA

LOT "M"

R-PD7

HOMESTRETCH

C-4. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88	Applicant: PLASTER DEVELOPMENT Application: Proposed Single Family Dwellings Location: Northwest corner of Red Hills Road and Apple Drive Zone: R-PD7 Parcel No.: 163-06-511-001
NOT A PUBLIC HEARING P.C.: FINAL ACTION	

APPLICATION REQUEST:

This request is for a plot plan and building elevation review for 174 single family lots and dwellings at a density of 5.61 SFUE/gross acre. The elevations depict one and two-story residences with stucco exteriors and tile roofs.

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FINDINGS:

Staff has noted that the applicant is proposing landscaping areas in the public right-of-way in the front of the lots which face along the westerly entrance street. Those proposed landscaping areas will require City Council approval of an Encroachment Agreement prior to development.

The proposed setbacks indicated on the plot plan are 18 foot front yards (16' minimum to garage doors), 10 foot minimum rear yards, and 0' to 5' for one side yard (minimum 10' between dwellings). Staff would recommend minimum 18 foot garage door setbacks to insure adequate driveway apron depths for off-street parking of vehicles.

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, 1993

CORRECTED LETTER

Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89132

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

Your request for a Plot Plan and Building Elevation Review of a proposed single family development on property located on the northwest corner of Red Hills Road and Apple Drive, R-PD7 Zone, was considered by the Planning Commission on April 8, 1993.

The Planning Commission unanimously APPROVED this request, subject to:

1. The setbacks for this development shall be 18 feet in the front, 10 feet in the rear, a total of 10 feet for the side yards (0' is allowed on one side with a minimum of 10 feet between dwellings) and 10 feet on the street side of all corner lots.
2. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way within this development as required by the Department of Public Works.
3. Landscape and maintain all unimproved right-of-way within this development as required by the Department of Public Works.
4. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.

- continued -



CORRECTED LETTER

Plaster Development Co.
April 13, 1993
Page Two

5. A Homeowners Association shall be established to maintain any perimeter walls, landscaping and common areas.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. 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.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

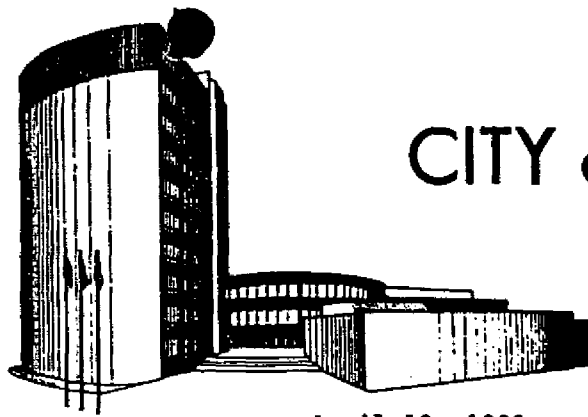
NRS:RSG:lm

cc: VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102

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, 1993

Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89132

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

Your request for a Plot Plan and Building Elevation Review of a proposed single family development on property located on the northwest corner of Red Hills Road and Apple Drive, R-PD7 Zone, was considered by the Planning Commission on April 8, 1993.

The Planning Commission unanimously APPROVED this request, subject to:

1. The setbacks for this development shall be 18 feet in the front, 10 feet in the rear, a total of 10 feet for the side yards (0' is allowed on one side with a minimum of 10 feet between dwellings) and 10 feet on the street side of all corner lots.
2. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way within this development as required by the Department of Public Works.
3. Landscape and maintain all unimproved right-of-way within this development as required by the Department of Public Works.
4. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.

- continued -



5. A Homeowners Association shall be established to maintain any perimeter walls, landscaping and common areas.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. 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.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

NRS:RSG:lm

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

PLANNING COMMISSION

MEETING OF

APRIL 8, 1993

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88

Applicant: P L A S T E R DEVELOPMENT
Application: Proposed Single Family Dwellings
Location: Northwest corner of Red Hills Road and Apple Drive
Zone: R-PD7

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The setbacks for this development shall be 18 feet in the front, 10 feet in the rear, a total of 10 feet for the side yards (0' is allowed on one side with a minimum of 10 feet between dwellings) and 10 feet on the street side of all corner lots.
2. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way within this development as required by the Department of Public Works.
3. Landscape and maintain all unimproved right-of-way within this development as required by the Department of Public Works.
4. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
5. A Homeowners Association

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

MR. GENZER stated this request is for a plot plan and building elevation review for 174 single family lots and dwellings at a density of 5.61 units per acre. The elevations depict one and two-story residences with stucco exteriors and tile roofs. The plot plan indicates 10 foot wide common area landscaping along both street frontages and 5 foot wide landscaping within the public right-of-way along both sides of both entrance streets for the subdivision. The access to the property is via two 60 foot wide public streets, both from Red Hills Road along the south property line. There are existing open flood control channels and walkways along the north 50 feet and east 100 feet adjacent to the northerly property lines. There is an existing block wall on the westerly property line of the parcel. The applicant is proposing landscaping areas in the public right-of-way in the front of the lots which face along the westerly entrance street. Those landscaping areas will require City Council approval of an Encroachment Agreement prior to development. The setbacks on the plot plan are 18 foot front yards with 16 feet minimum to garage doors, 10 foot minimum rear yards, and zero to 5 feet for one side yard with a minimum of 10 feet between buildings. Staff would recommend minimum 18 foot garage door setbacks to insure adequate driveway apron depths for off-street parking of vehicles. Staff recommended approval, subject to the conditions.

DAVID WEIR, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. They plan to eliminate the private easements within the right-of-way. The landscaping will be maintained by the Peccole Ranch Homeowners Association. He concurred with staff's conditions.

BILL LOBNER said they prefer not to have a 60 foot right-of-way, but in this area it is directly across from a park and school and if the sidewalks could be pulled away from the curb and gutter it would give an added buffer for

PLANNING COMMISSION

MEETING OF

APRIL 8, 1993

City of Las Vegas

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS - 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-139-88 (CONTINUED)

shall be established to maintain any perimeter walls, landscaping and common areas.

6. Conformance to the plot plan as amended by the above conditions.

7. Conformance to the building elevations.

8. Standard Conditions 3, 4, 6 - 8, 10 and 11.

PROTESTS: N/A

safety for the children and create a continuance of the Red Hills Landscaping Program that Peccole offers and Peccole would maintain it.

MR. GENZER said they will have to apply for an Encroachment Agreement and the City Council will have to approve it.

This is final action.

(8:18-8:22)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The setbacks for this development shall be 18 feet in the front, 10 feet in the rear, a total of 10 feet for the side yards (0' is allowed on one side with a minimum of 10 feet between dwellings) and 10 feet on the street side of all corner lots.
2. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way within this development as required by the Department of Public Works.
3. Landscape and maintain all unimproved right-of-way within this development as required by the Department of Public Works.
4. The final design of the subdivision shall be determined at the time of the approval of the Tentative Map.
5. A Homeowners Association shall be established to maintain any perimeter walls, landscaping and common areas.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Standard Conditions 3, 4, 6 - 8, 10 and 11.

PROTESTS: N/A

Z-139-88

R.O.I.

C-1



LOT 8

R-3

R-3

EASEMENT

DRAINAGE

CRIVE

LOT 1
C-1

WINNING

COLORS

R-PD7

APPLE

ROAD

HILLS

REC.
CTR.

R-PD7

SCHOOL

R.O.I.

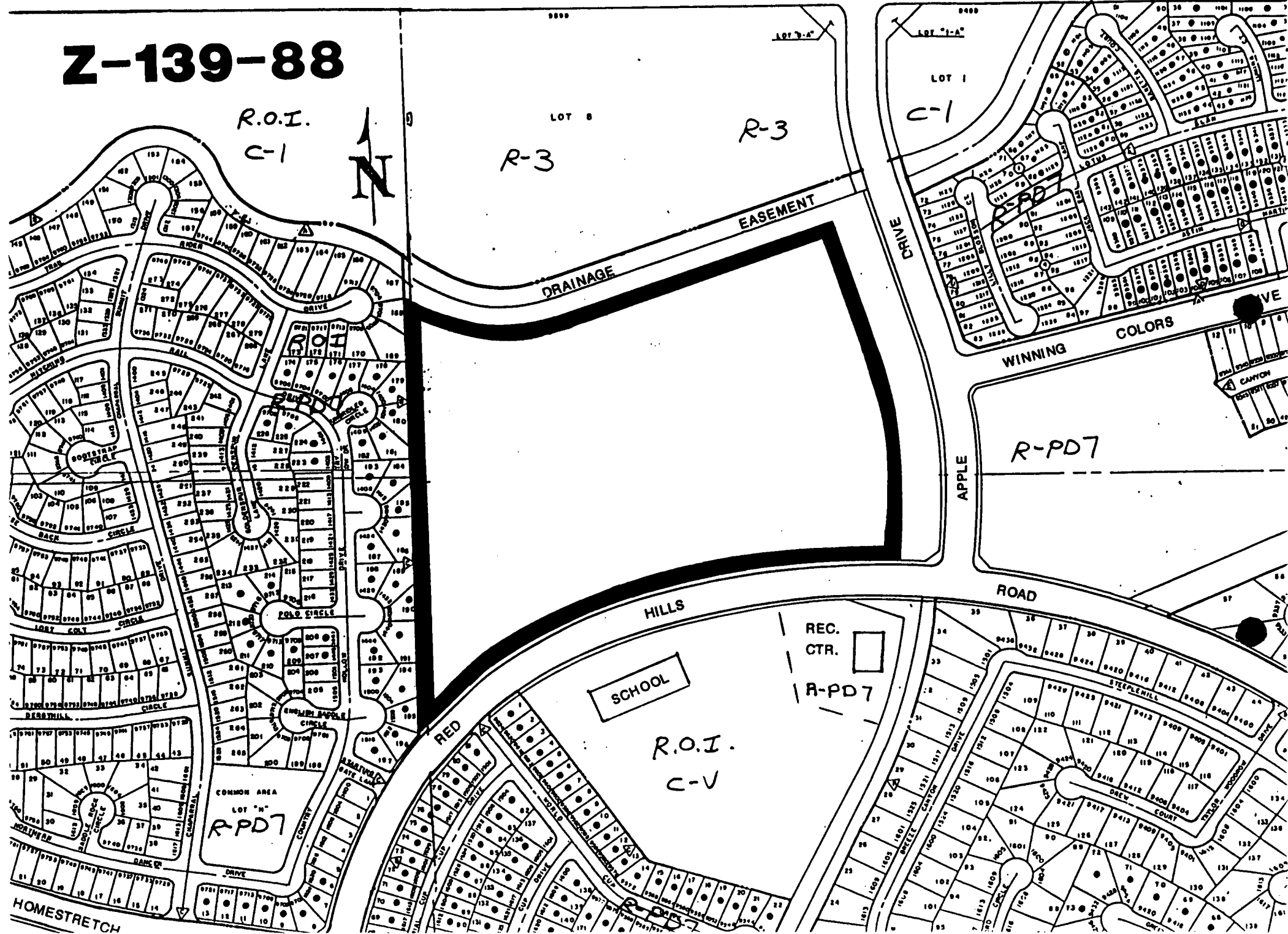
C-V

COMMON AREA

LOT "N"
R-PD7

DRIVE

HOMESTRETCH



C-4. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-139-88	Applicant: Application: Location: Zone: Parcel No.:	PLASTER DEVELOPMENT Proposed Single Family Dwellings Northwest corner of Red Hills Road and Apple Drive R-PD7 163-06-511-001
NOT A PUBLIC HEARING P.C.: FINAL ACTION		

APPLICATION REQUEST:

This request is for a plot plan and building elevation review for 174 single family lots and dwellings at a density of 5.61 SFUE/gross acre. The elevations depict one and two-story residences with stucco exteriors and tile roofs.

BACKGROUND DATA:

2/01/89 The City Council approved R-PD7 (Residential Planned Development) zoning for this property as part of a larger request.

DETAILS OF APPLICATION REQUEST:

Site Area	31.39 Acres Gross
Number of Lots	174
Gross Density	5.54 SFUE/Gross Acre
Typical Lot Size	40' by 110'
Minimum Lot Size	35' by 100'
Height of Residences	1 and 2 Stories

The submitted plot plan indicates existing 10 foot wide common area landscaping areas along both street frontages and 5 foot wide landscaping areas within the public right-of-way along both sides of both entrance streets for the subdivision. The access to the property is via two 60 foot wide public streets, both from Red Hills Road along the south property line. There are existing open flood control channels and walkways along the north (50 feet wide) and east (100 feet wide) property lines. There is an existing block wall on the westerly property line of the parcel.

FINDINGS:

Staff has noted that the applicant is proposing landscaping areas in the public right-of-way in the front of the lots which face along the westerly entrance street. Those proposed landscaping areas will require City Council approval of an Encroachment Agreement prior to development.

The proposed setbacks indicated on the plot plan are 18 foot front yards (16' minimum to garage doors), 10 foot minimum rear yards, and 0' to 5' for one side yard (minimum 10' between dwellings). Staff would recommend minimum 18 foot garage door setbacks to insure adequate driveway apron depths for off-street parking of vehicles.

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

DATE

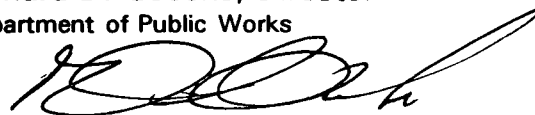
April 2, 1993

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan/Building Elevation Review (REVISED)
Z-139-88 (Lot #9)
Plaster Development

COPIES TO:

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

1. We have no comment on the plot plan and building elevation review request.

The following comments relate toward to the subdivision layout if those issues are being addressed at this time:

2. Dedicate those portions of the Master Developer's common area needed as public sewer easements, public drainage easements and/or public rights-of-way where the two proposed public streets interior to this site intersects with Red Hills Road prior to recordation of a Final Map as required by the Department of Public Works.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
4. We note that 50 foot wide public streets are shown interior to this site; this width is not commonly accepted by our Department because it is not currently the adopted City Standard. However, in this case, the City Engineer has no objection to the Peccole Ranch development being allowed to build on their site using the 50 foot wide former width standard as long as 5 foot wide sidewalks are constructed adjacent to both sides of all public streets. We recommend the following condition, as always:

The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

5. Conformance with the conditions of approval for all previous actions on this site.

PLANNING AND
DEVELOPMENT

APR 5 10 58 AM '93

RECEIVED

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 29, 1993

Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89132

RE: Z-139-88 - 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 8, 1993. 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:rlr

Enclosure

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



MEMO

1/24/93

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-88

1. NO OBJECTIONS.
2. ✓ SUBJECT TO CONDITIONS LISTED.
3. ✓ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ✓ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ✓ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.

6. ADDITIONAL CONDITIONS/COMMENTS: _____

FILED	12 39 PM '93
DEPT. OF FIRE	
RECEIVED	

R. Dwyer
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS
COMMUNITY PLANNING & DEVELOPMENT
400 E. STEWART

DATE: APRIL 1, 1993

PROJECT: PECCOLE LOT 9

ATTN: BOB GENZER

W.O. NO.: 4272

BY MAIL:

BY MESSENGER: ~~XX~~

PICK-UP:
FAX:

EXPRESS MAIL:
FEDERAL EXPRESS:

No Copies:

Description

5 BLUELINES - REVISED SITE PLAN FOR PLOT PLAN REVIEW (1 ROLLED/4 FOLDED)

*They said -
Thanks.*

COMMENTS:

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:

APPROVAL:

YOUR FILES:

OTHER:

CC:

SENDER: BRIAN PSIODA
/pd

ABOVE MATERIAL RECEIVED BY:

PLANNING AND
DEVELOPMENT

APR 1 10 56 AM '93

RECEIVED

INTER-OFFICE MEMORANDUM

03/16/93

ENGINEERING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV - BRAD PURCELL

FROM:

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

SUBJECT:

PLOT PLAN REVIEW

Applicant: PLASTER DEVELOPMENT

Number: Z-139-88

COPIES TO:

A request has been received on the following described property:

THE NORTHWEST CORNER OF RED HILLS
ROAD AND APPLE DRIVE

Parcel No.: 163-06-511-001

Zone: R-PD 7

Proposed Use: SINGLE FAMILY DWELLINGS

CITY PLANNING COMMISSION MEETING: APRIL 8 1993

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

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name PLASTER DEVELOPMENT, INC.Owner of
Record)Address 801 S. RANCHO DRIVE, SUITE E-4, LAS VEGAS, NV 89132Phone No. 385-5031

AGENT:

Name VTN NEVADA KEN NICHOLSONAddress 2727 SOUTH RAINBOW LAS VEGAS, NV 89102Phone No. 873-7550Assessor's Parcel Number: 163-06-511-001File No: Z-139-88Zoning District: R-PD7

LAND USE:

Existing VACANTProposed SINGLE FAMILY DETACHED COMMUNITYMARCH 15, 1993

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-139-88Action APP'DDate 02/01/89

Case No. _____

Action _____

Date _____

Case No. _____

Action _____

Date _____

Case No. _____

Action _____

Date _____

Case No. _____

Action _____

Date _____

Case No. _____

Action _____

Date _____

District Map No. Q-6-2

Flood Zone "A" _____

Yes _____

No _____

In Downtown Redevelopment Area? _____

Yes _____

X No

Special Notice Required? _____

Yes _____

X No

If YES _____

Checked By: [Signature]Date: 03/15/93General Receipt No. 180271Case No. Z-139-88P/C Date: 04/08/93

BZA Date _____

THE NW CORNER OF
RED HILLS ROAD AND
APPLE DRIVE

THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Eight copies of the plot plan (If a 24" by 36" sheet size is used, seven must be folded into 8 1/2" by 14" and one must be rolled;) and
- C. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. 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; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17", and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings. The photographs must be dated and the side of the structure identified by direction (i.e. north side).**

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

9 3 0 2 0 5 0 0 1 2 2

NATIONAL TITLE CO.
RECORD NO. 54979-NV

RECORDING REQUESTED BY:
Sean T. McGowan, Esq.

WHEN RECORDED MAIL TO:
Barry S. Goold, Esq.
Goold & Patterson
300 So. Fourth Street
Suite 905
Las Vegas, Nevada 89101

MAIL FUTURE TAX STATEMENTS TO:
Plaster Development Co., Inc.
801 S. Rancho Drive, Suite E-4
Las Vegas, Nevada 89106
Attn: Richard H. Plaster

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

GRANT, BARGAIN & SALE DEED

This Indenture Witnesseth: That PECCOLE RANCH PARTNERSHIP, a Nevada general partnership, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to PLASTER DEVELOPMENT ^{COMPANY} CO., INC., a Nevada corporation, all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

LOT NINE (9) of PECCOLE RANCH, as shown by map thereof on file in Book 44 of Plats, Page 72, and recorded in Book 900104, OFFICIAL RECORDS, COUNTY RECORDER, CLARK COUNTY, NEVADA

APN: 440-711-011

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

9 3 0 0 5 0 0 1 2 2

Witness our hands this 3rd day of January, 1993.

PECCOLE RANCH PARTNERSHIP,
a Nevada Partnership

PECCOLE 1982 TRUST

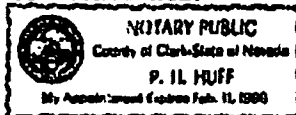
By: William Peccole
William Peccole, Trustee

TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD., a Minnesota Corporation

By: Wayne Krygier
Wayne Krygier, President

STATE OF NEVADA)
COUNTY OF CLARK) ss.

February
On this 3rd day of January, 1993, personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PECCOLE known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



P. H. Huff
NOTARY PUBLIC

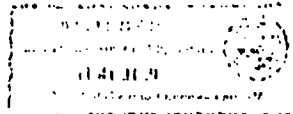
STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 14th day of January, 1993, personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE KRYGIER known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



John Porter
NOTARY PUBLIC

NOTARY PUBLIC



CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE COMPANY

02-05-93 08100 GEN 3
OFFICIAL RECORDS
BOOK: 930805 INST: 00422
FEE: 7.00 RPTT: 3,828.50



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:

K.D. Weir
Charley R. Johnson, P.E.
James L. MacFarlane, P.L.S., P.E.
Gene D. Krametbauer, P.L.S.
Dennis E. Fritz, P.E.
Gregory G. Radig, P.L.S., P.E.

LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS PLANNING

DATE: MARCH 15, 1993

PROJECT: PECCOLE LOT 9

ATTN:

W.O. NO.: 4272

BY MAIL:

BY MESSENGER: XX

PICK-UP:
FAX:

EXPRESS MAIL:
FEDERAL EXPRESS:

No Copies:

Description

- 8 PRINTS SITE PLAN (7 FOLDED/1 ROLLED)
- 1 APPLICATION
- 1 CHECK IN THE AMOUNT OF \$100.00
- 1 DEED

COMMENTS: PLEASE SCHEDULE THIS ITEM TO BE HEARD BY THE PLANNING COMMISSION ON 4/18/93. THANK YOU.

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:

APPROVAL:

YOUR FILES:

OTHER:

CC: SHARON BOWLING - PLASTER

SENDER: SALLY PELHAM
/pd

ABOVE MATERIAL RECEIVED BY:

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

180271