

Planning & Development Department
Scanning Cover Sheet

Case No Z-0144-90

APN 163-06-810-002

Location NEC of Sahara & Grand Canyon

Applicant Peccole Ranch Partnership

Subject

Reclassification of property legally
described as a portion of the South 1/2 of
the SE 1/4 of Section 6, Township 21 South,
Range 60 East, MDB&M.



ILLUSTRATION

File Z-144-90

DATE	MEETING	ACTION	INITIAL
PC	12/13/90	Obedience	CW
PC	1/22/91	Obedience	CW
DLW	PC	withdrawn	

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO.: Z-144-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-144-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT
TO C-1)
TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: CONDOMINIUMS

APPLICANT: PECCOLE RANCH PARTNERSHIP

PROPERTY LOCATION: NORTHEAST CORNER OF SAHARA AVENUE AND GRAND
CANYON DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF THE
SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 6, TOWNSHIP
21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



WEST CHARLESTON BLVD

MULTI-FAMILY
A-1
16.8 ac

SINGLE FAMILY
A-P07
12.8 ac

MULTI-FAMILY
A-1
18 ac

C-1
NURS.
HOME
14.2 ac

SINGLE FAMILY
A-P07
18.7 ac

SINGLE FAMILY
A-P07
12.3 ac

SINGLE FAMILY
A-P07
26.8 ac

SINGLE FAMILY
A-P07
28.4 ac

R-P07
ELEMENTARY SCHOOL
16.1 ac

SINGLE FAMILY
A-P07
31.8 ac

SINGLE FAMILY
A-P07
25.8 ac

SINGLE FAMILY
A-P07
14.2 ac

SINGLE FAMILY
A-P07
19.3 ac

MIXED USE VILLAGE CENTER
C-1
12.4 ac

GRAND CANYON DRIVE

FORT APACHE ROAD

SAHARA

AVENUE

CITI CORP

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/28/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301 Ext. I. D. Code Z-144-90 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXX No. of Sets ☐ 1 Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒ XXX

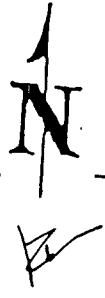
3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
440	51	0	042	440	51	Y	011								
			044				012								
	V	V	055				029								
	51	H	028				030								
			035				047								
			044				048								
V	V	V	046	440	54	0	001								
							END								

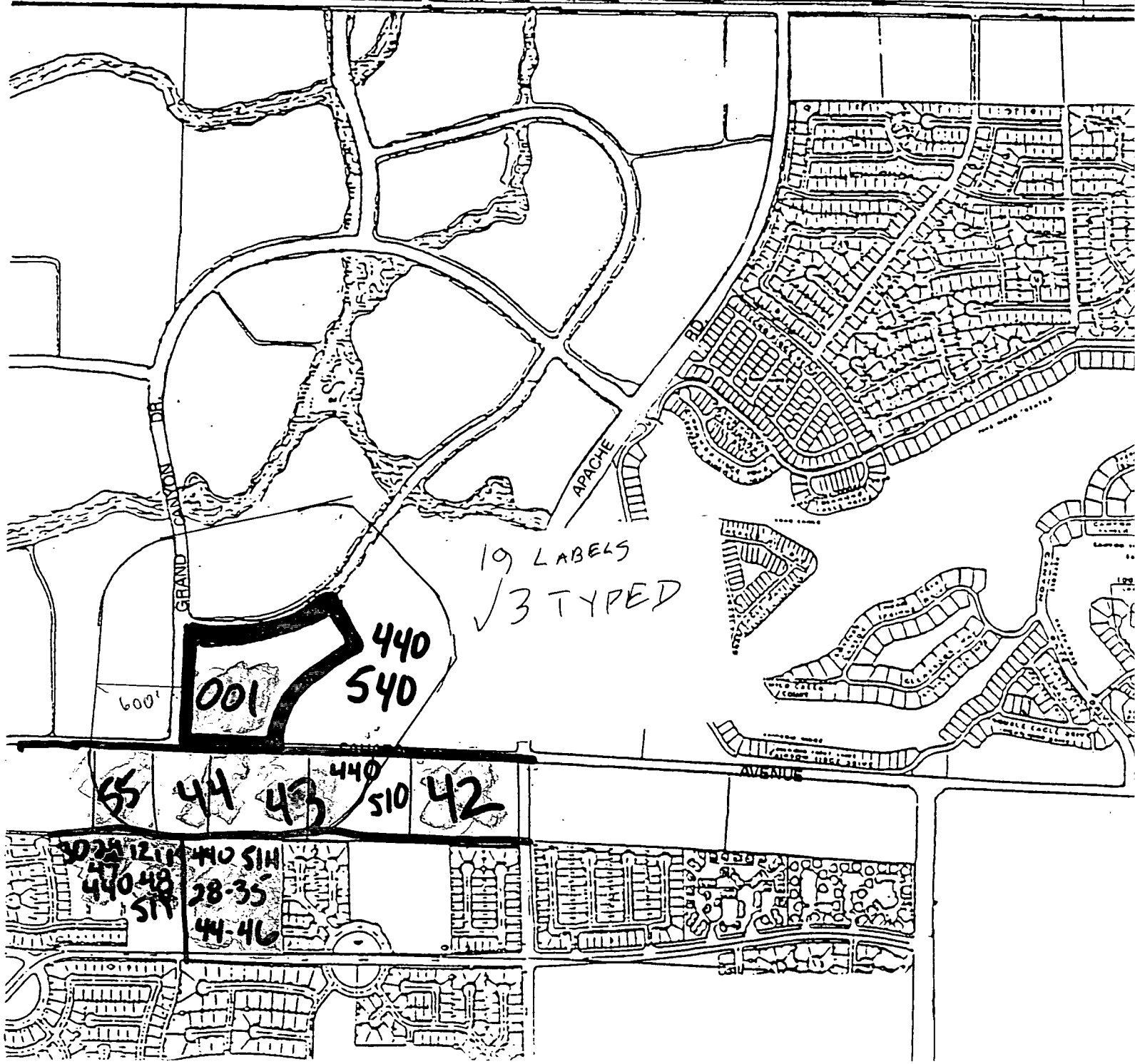
Assessor Approval Billing No. *Shes*

Z-144-90



CHARLESTON

BLVD.



19 LABELS
✓ 3 TYPED

600'

001

440
540

65 44 43 440 510 42

30 25 12 11
440 48
514
28-35
44-46

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-144-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT
TO C-1)
TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: CONDOMINIUMS

APPLICANT: PECCOLE RANCH PARTNERSHIP

PROPERTY LOCATION: NORTHEAST CORNER OF SAHARA AVENUE AND GRAND
CANYON DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF THE
SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 6, TOWNSHIP
21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-144-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO C-1)

TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: ~~APARTMENTS~~ CONDOMINIUMS

APPLICANT: PECCOLE RANCH PARTNERSHIP

PROPERTY LOCATION: NORTHEAST CORNER OF SAHARA AVENUE AND GRAND CANYON DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

JS 11/30
JS 11/30
JS 11-30

SIZE: 21.3 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/29/90.

MAIL NOTICE ON 11/30/90.

INTER-OFFICE MEMORANDUM

TO: BUILDING & 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:

ZONING RECLASSIFICATION: Z- 144-90

APPLICANT: PECCOLE RANCH PARTNERSHIP

FROM: N-4 (ROT to C-1) TO: R-PD14

COPIES TO:

This is concerning a request for reclassification on the following described property:

NORTHEAST CORNER OF GRAND CANYON DR.
AND SAHARA AVE.

Parcel No.: 440 - 530 - 001

Proposed Use: ~~APARTMENTS~~ CONDOS

CITY PLANNING COMMISSION MEETING:

12/13/90

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

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME PECCOLE RANCH PARTNERSHIP
REP'S NAME _____
ADDRESS 2300 W. SAHARA AVE. SUITE 870
LAS VEGAS, NEV. 89117
PHONE 871-2700
254-6595

AGENT: NAME ALCA ENG.
REP'S NAME _____
ADDRESS 820 S VALLEY VIEW BLVD.
LAS VEGAS, NEV. 89107
PHONE 878-3358

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL LOT 18-2
A POR. OF S¹/₂ SE¹/₄ OF SEC. 6 T2S R60E
MDPM

ZONING: EXISTING N-4 (ROI TO C-1) PROPOSED R-PD14

LAND USE: EXISTING VACANT
PROPOSED APARTMENTS CONDOS

PAST ACTIONS: CASE NO. Z-139-88 ACTION APPROVED DATE 2/1/89
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____

DISTRICT MAP NO. Q-6-8 ASSESSOR'S Luiggi 40-001
GENERAL LOCATION: NORTHEAST CO. HARA AVE.
AND GRAND

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: BEN DATE 11/16/90

GENERAL RECEIPT NO. 103305 CASE NO. Z-144-90

PC DATE: 12/13/90 BZA DATE: _____



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-4 (R-1 C-1) Use District to a RPD-14 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

Lot 18-2 of Peccole Ranch Generally Located on the North East Corner of Grand

Canyon Road & West Sahara Ave. Lot 18-2 of Peccole Ranch Phase I (which is defined as a "Parcel" in the Master Declaration) as shown by map thereof on file in Book 45 of Plats, page 83 in the Office of the County Recorder, Clark County, Nevada

Assessor's Parcel Number: 440-530-001

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), Peccole Ranch PARTNERSHIP
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

[Signature]
(SIGNATURE) WAYNE KRYGIER

871-2700
PHONE NUMBER

2300 West Sahara, Suite 870
MAILING ADDRESS

Las Vegas Nevada 89117
CITY STATE ZIP

[Signature]
SIGNATURE OF OWNER OF RECORD WAYNE KRYGIER

871-2700
PHONE NUMBER

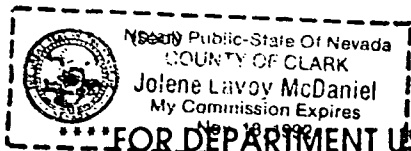
Same
MAILING ADDRESS

Same
CITY STATE ZIP

Subscribed and sworn to before me this 13th day of November, 19 90.

Jolene Lavoy McDaniel
Notary Public in and for said County and State.

11/18/92
My Commission Expires



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00
Receipt No.: 103305

Case No. Z-144-90
Meeting Date 12/13/90

Received by: Ben
Date: 11/16/90



ALCA
ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411
(702) 878-3358

T R A N S M I T T A L

TO CITY OF LAS VEGAS

DATE November 16, 1990

PROJECT ADMIRALS POINT AT PECCOLO RANCH

RE:

ATTN. Norman Standerfer

JOB NO. 9011-02-01

WE ARE FORWARDING

☒ ENCLOSED

☐ EXPRESS MAIL

☒ BY MESSENGER

☐ BY MAIL

☐ FEDERAL EXPRESS

☐ FOR PICKUP

DESCRIPTION
1. CHECK in the amount of \$200.00 for application fee
2. ONE (1) Application for Reclassification of Property
3. EIGHT (8) PRINTS of the Plot Plan, Sheet 1 of 1 (7 FOLDED/1 ROLLED)
4. TWO (2) PRINTS of the Elevations
5. TWO (2) PRINTS of the Floor Plans
6. ONE (1) COPY of the Deed
7. FOUR (4) PHOTOS

☒ FOR REVIEW AND COMMENT

☐ FOR YOUR USE

☐ FOR SIGNATURE

☐ AS REQUESTED

REMARKS

Kirk S. Anderson

KIRK S. ANDERSON, P.E.

COPY TO WINDCREST CONSTRUCTION

CHICAGO TITLE OF LAS VEGAS

4100 WEST FLAMINGO, SUITE 1000, LAS VEGAS, NEVADA 89103 (702) 362-6500



FAX TRANSMITTAL

DATE

11/15

TIME

Please deliver the following pages to:

COMPANY

Alca INC.

ATTN:

PAT

ADDRESS

PHONE NO.

FAX NO.

878-1092

FROM:

David Gutierrez

CHICAGO TITLE AGENCY OF LAS VEGAS, INC.
4100 W. Flamingo, Suite 1000
Las Vegas, Nevada 89103

Our Fax No. (702) 362-9050

We are transmitting a total of 3 pages, including this page.
If you do not receive all of the pages, please call us immediately.

SENT

per Rick McLaughlin

REC'D NOV 15 1990

SCALE 1" = 100'

CURVE TABLE (this sheet)

CURVE	ARC	DELTA	RADIUS
C1	83.38	88.28	54.0
C2	50.02	54.35	500.0
C3	50.02	54.35	500.0
C4	39.27	80.00	75.0
C5	49.97	7.26	832.5
C6	49.97	7.26	832.5

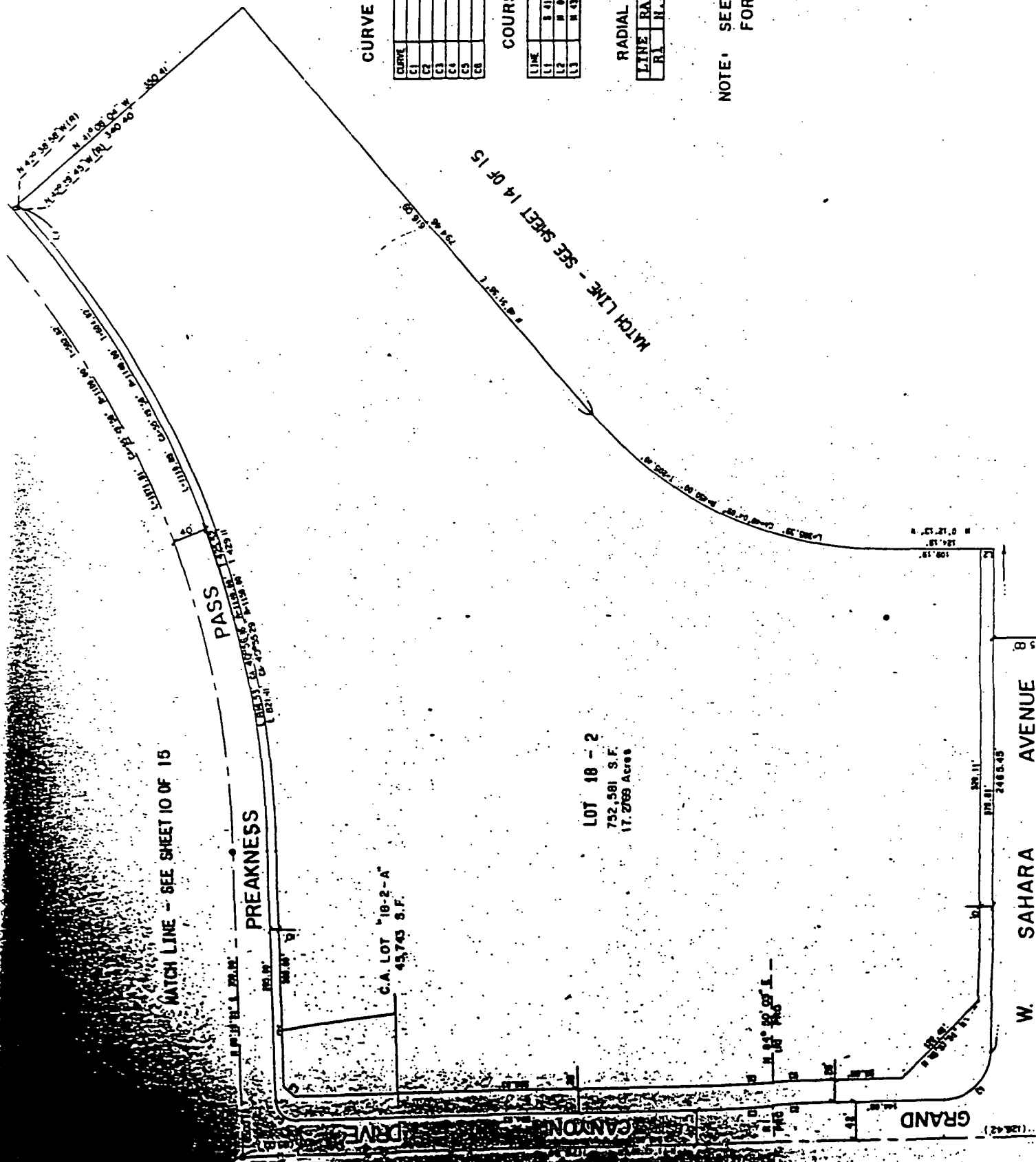
COURSE TABLE (this sheet)

LINE	BEARING	DISTANCE
L1	S 41° 08' 04" E	10.00
L2	N 8° 12' 13" W	15.00
L3	N 43° 16' 31" E	18.38

RADIAL BEARING TABLE (this sheet)

LINE	RADIAL BEARING
R1	N 82° 32' 16" E (R)

NOTE: SEE SHEET 3 OF 15 FOR LEGEND



9 0 0 3 2 3 0 0 7 0 2

EXHIBIT "A"

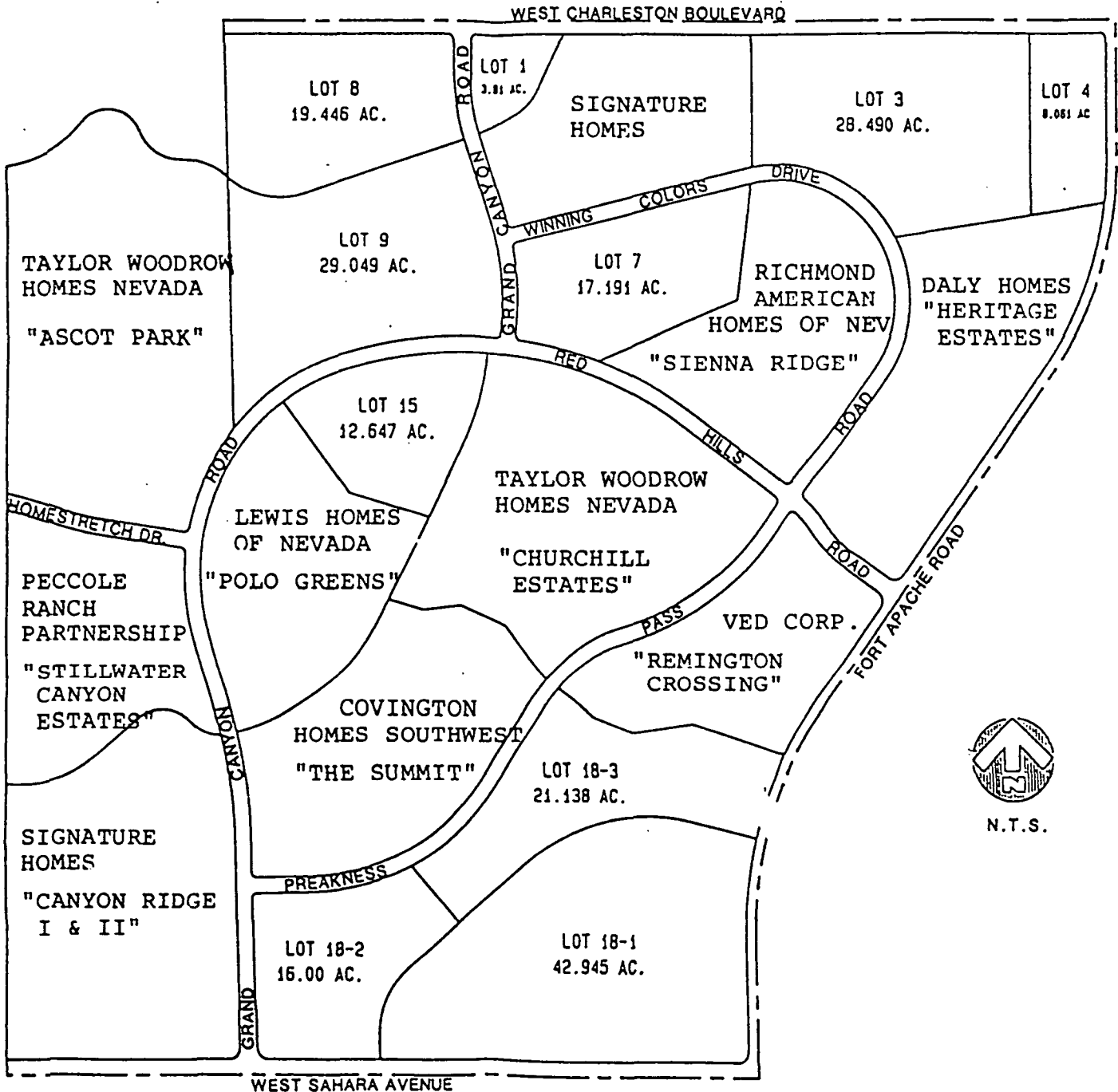
All lots of PECCOLE RANCH-UNIT 2 as shown by map thereof on
file in Book 45 of Plats, page 82 in the office of the County
Recorder, Clark County, Nevada.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
L. JONES

08-23-98 10:08 DMA 2
OFFICIAL RECORDS
BOOK: 900623 INST: 00702
FEB: 6.00 AMT: EX4003



R A N C H



N.T.S.

2-139-88

PECCOLE RANCH PARTNERSHIP
2300 W. Sahara Ave., Suite 870
Las Vegas, Nevada 89102
(702) 871-2700 Fax (702) 871-5846

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH that William Peccole as Trustee of the PECCOLE 1982 Trust, dated February 15, 1982

for 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.

Together with all and singular the statements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand and seal this 25th day of April 1990

PECCOLE 1982 Trust dated February 15, 1982

By: William Peccole
Its: Trustee

STATE OF NEVADA
County of Clark

On April 25, 1990, 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 same instrument.

WITNESS my hand and official seal.

Notary Public in and for the State of Nevada

April 25, 1990
Notary Public - State of Nevada
My Comm. Expires 12-31-91

RECORD NO
ORDER NO

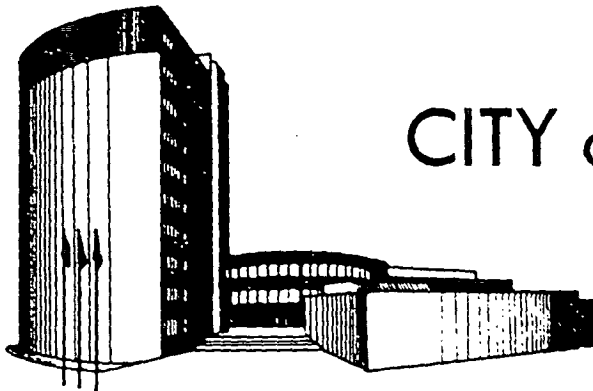
WHEN RECORDED MAIL TO: Peccole Ranch Partnership
c/o Triple Five Development Group Central
2300 West Sahara Avenue, Suite 870
Las Vegas, NV 89102

SPACE ALLOW FOR RECORDER'S USE ONLY

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

Peccole Ranch Partnership
2300 W. Sahara Avenue, Suite 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request to withdraw your application for reclassification of property located on the northeast corner of Sahara Avenue and Grand Canyon Drive, from N-U Zone (under Resolution of Intent to C-1) to R-PD14 Zone, was accepted by the Planning Commission without prejudice on February 26, 1991.

Sincerely,

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

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Alca Engineering
820 S. Valley View Boulevard
Las Vegas, Nevada 89107



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-144-90 (ABEYANCE ITEM)

Applicant: PECCOLE RANCH PARTNERSHIP
Application: Zoning Reclassification
 From: N-U (under
 Resolution of Intent
 to C-1)
 To: R-PD14
Location: Northeast corner of Sahara
 Avenue and Grand Canyon
 Drive
Proposed Use: Condominiums
Size: 21.3 Acres

Moffitt -
WITHDRAWN FROM THE AGENDA WITHOUT
PREJUDICE
Unanimous
(Babero and Hudgens excused)

COMMISSIONER DIXON stated the
applicant has requested this
item be withdrawn from the
agenda without prejudice.

H 26



ALCA
ENGINEERING & SURVEYING, INC.

February 25, 1991

CITY OF LAS VEGAS
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Bob Genzer

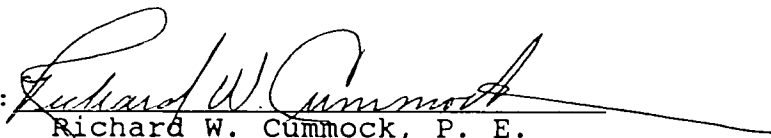
Reference: Z-144-90
ADMIRALS POINT AT PECCOLE RANCH
ALCA Job #9011-01-01

This letter of request is being made to withdraw, without prejudice, the above referenced zone change number Z-144-90, since the developer has determined this project to be unfeasible to go forward with at the present time.

Sincerely,

ALCA ENGINEERING & SURVEYING, INC.

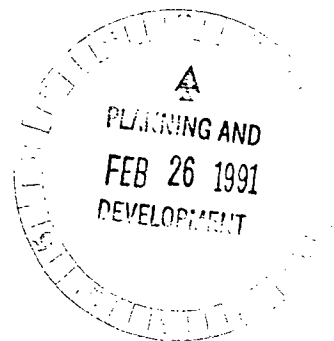
BY:


Richard W. Cummock, P. E.
Project Manager

RWC:pm

cc: Peccole Partnership
Windcrest Construction

90110101.WD



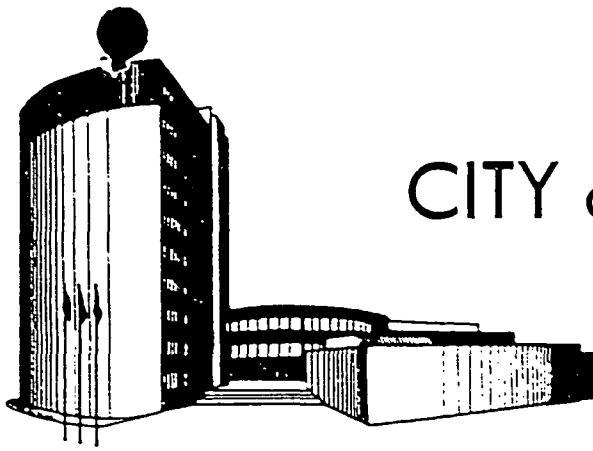
CIVIL ENGINEERING & LAND SURVEYING

820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411 • (702) 878-3358 • FAX (702) 878-1092

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

February 15, 1991

Peccole Ranch Partnership
2300 W. Sahara Avenue, Ste. 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on February 26, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 101 and 102 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosures

cc: Alca Engineering
820 S. Valley View Blvd.
Las Vegas, Nevada 89107



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 29, 1991

Peccole Ranch Partnership
2300 W. Sahara Avenue, Suite 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the northeast corner of Sahara Avenue and Grand Canyon Drive, from N-U Zone (under Resolution of Intent to C-1) to R-PD14 Zone, was considered by the Planning Commission on January 22, 1991.

The Planning Commission unanimously voted to hold this item in ABEYANCE at the applicant's request. This item will again be heard at the February 26, 1991 Planning Commission meeting which will be held at 7:00 P.M. in Rooms 101 and 102 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. 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

JOHN L. SCHLEGEL, DEPUTY DIRECTOR
CURRENT PLANNIN DIVISION

JLS:erh

cc: Alca Engineering
820 S. Valley View Boulevard
Las Vegas, Nevada 89107



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-144-90 (ABEYANCE ITEM)

Applicant: PECCOLE RANCH PARTNERSHIP
Application: Zoning Reclassification
From: N-U (under
Resolution of
Intent to C-1)
To: R-PD14
Location: Northeast corner of
Sahara Avenue and Grand
Canyon Drive
Proposed Use: Condominiums
Size: 21.3 Acres

Dixon -
ABEYANCE UNTIL THE 2/26/91 PLANNING
COMMISSION MEETING.
Unanimous
(Black excused)

CHAIRMAN BABERO stated the applicant
has requested this item be held
in abeyance until the 2/26/91
Planning Commission meeting.

To be heard by the Planning
Commission on 2/26/91.



ALCA
ENGINEERING & SURVEYING, INC.

January 21, 1991

CITY OF LAS VEGAS
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Robert Genzer

Reference: ADMIRALS POINT AT PECCOLE RANCH
Z-144-90

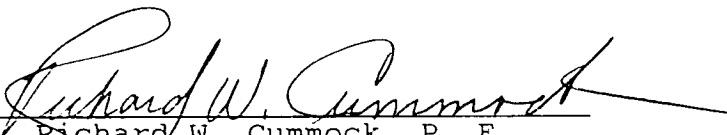
The owner requests the Planning Commission meeting, for the above referenced project, be reset to allow the buyer time to complete additional requirements for closing of escrow. Therefore, the request is to reschedule the Planning Commission meeting to February 26, 1991.

Should you have any questions or concerns, or need additional information, please do not hesitate to contact our office.

Sincerely,

ALCA ENGINEERING & SURVEYING, INC.

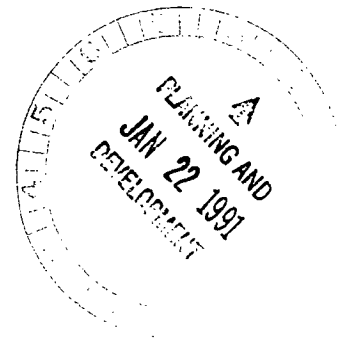
BY:


Richard W. Cummock, P. E.
Project Manager

RWC:pm

cc: Windcrest Construction
Triple Five Nevada

90110201.XTN



CIVIL ENGINEERING & LAND SURVEYING

820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411 • (702) 878-3358 • FAX (702) 878-1092

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 14, 1991

Peccole Ranch Partnership
2300 W. Sahara Avenue, Suite 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 22, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to the Reed Whipple Cultural Center, located at 821 Las Vegas Boulevard North, 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



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosures

cc: Alca Engineering
820 S. Valley View Boulevard
Las Vegas, Nevada 89107



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Peccole Ranch Partnership
2300 W. Sahara Avenue, Suite 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the northeast corner of Sahara Avenue and Grand Canyon Drive, from N-U Zone (under Resolution of Intent to C-1) to R-PD14 Zone, was considered by the Planning Commission on December 13, 1990.

The Planning Commission unanimously voted to hold this item in ABEYANCE at the applicant's request. This item will again be heard at the January 22, 1991 Planning Commission meeting which will be held at 7:00 P.M. in the Reed Whipple Cultural Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada. 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

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh

cc: Alca Engineering
820 South Valley View Boulevard
Las Vegas, Nevad 89107



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

55. Z-144-90

Applicant: PECCOLE RANCH PARTNERSHIP
 Application: Zoning Reclassification
 From: N-U (under Resolution of Intent to C-1)
 To: R-PD14
 Location: Northeast corner of Sahara Avenue and Grand Canyon Drive
 Proposed Use: Condominiums
 Size: 21.3 Acres

Dixon -
 ABEYANCE UNTIL 1/22/91 PLANNING COMMISSION MEETING.
 Unanimous
 (Black excused)

VICE CHAIRMAN BABERO stated the applicant has requested this item be held in abeyance until the 1/22/91 Planning Commission meeting.

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 12:01 A.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



ROBERT GENZER, PRINCIPAL PLANNER



ALCA
ENGINEERING & SURVEYING, INC.

December 13, 1990

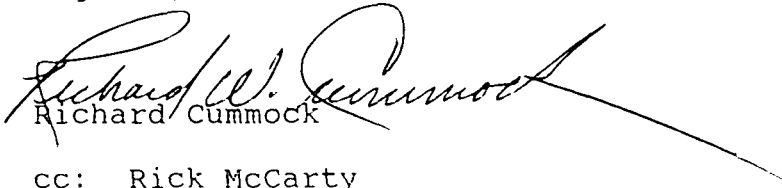
Attn: Mr. Robert Genzer
City of Las Vegas
Department of Community Planning & Development
400 East Stewart Avenue
Las Vegas, NV 89101

Dear Bob,

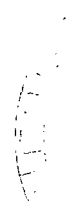
RE: Z-144-90 ZONING RECLASSIFICATION

The owner requests the Planning Commission meeting be reset to allow buyer to complete 30-day feasibility study of property. Therefore, the request is to reschedule the Planning Commission meeting to January 22, 1991.

Regards,


Richard Cummock

cc: Rick McCarty


PLANNING AND
DEC 17 1990
DEVELOPMENT

CIVIL ENGINEERING & LAND SURVEYING

820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411 • (702) 878-3358 • FAX (702) 878-1092



ALCA
ENGINEERING & SURVEYING, INC.

December 13, 1990

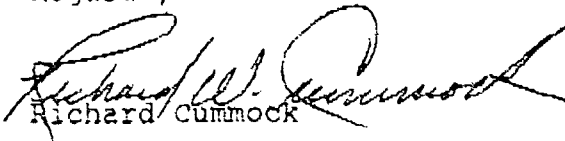
Attn: Mr. Robert Genzer
City of Las Vegas
Department of Community Planning & Development
400 East Stewart Avenue
Las Vegas, NV 89101

Dear Bob,

RE: Z-144-90 ZONING RECLASSIFICATION

The owner requests the Planning Commission meeting be reset to allow buyer to complete 30-day feasibility study of property. Therefore, the request is to reschedule the Planning Commission meeting to January 22, 1991.

Regards,


Richard Cummock

cc: Rick McCarty

CIVIL ENGINEERING & LAND SURVEYING

820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411 • (702) 878-3358 • FAX (702) 878-1092

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 5, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK Richard D. Goecke

SUBJECT:

Z-144-90
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. Construct half-street improvements on Preakness Pass, Grand Canyon Drive and West Sahara Avenue if such have not been completed by the Master Developer.
2. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
3. Contribute \$30,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Sahara Avenue and Grand Canyon Drive if such have not been paid by the Master Developer.
4. We suggest that all buildings be set back to provide a minimum 16' parking space between the face of the garage door and the 24'-wide access roadway.
5. Submit a Traffic Impact Analysis for review and approval prior to the issuance of building permits. Prior to occupancy of this site comply with all recommendations of the approved Traffic Impact Analysis.

PLANNING AND
DEVELOPMENT
DEC 7 1990

MEMO

DATE 11-21-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-144-90

☒ 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'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: _____

THE EXIT ON PREAKNESS PASS ~~IS~~ (BOTH NEED
TO BE 20 FEET). 10.207 OF UNIFORM FIRE CODE

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

△
PLANNING AND
NOV 26 1990
DEVELOPMENT

INTER-OFFICE MEMORANDUM

TO: BUILDING & 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: ZONING RECLASSIFICATION: Z-144-90
APPLICANT: PECCOLE RANCH PARTNERSHIP
FROM: N-4 (ROI to C-1) TO: R-PD14

COPIES TO:

This is concerning a request for reclassification on the following described property:

NORTHEAST CORNER OF GRAND CANYON DR.
AND SAHARA AVE.

Parcel No.: 440-530-001

Proposed Use: ~~APARTMENTS~~ CONDOS

CITY PLANNING COMMISSION MEETING: 12/13/90

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

Attachment: (Plot Plan)

BES - NO COMMENT
M.J. 11/16/90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 11, 1990

Peccole Ranch Partnership
2300 W. Sahara Avenue, Ste. 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Dear Applicant:

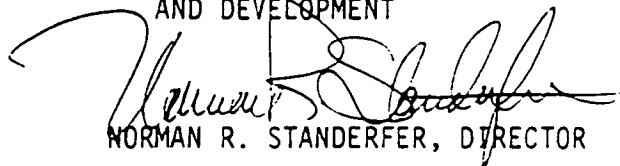
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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

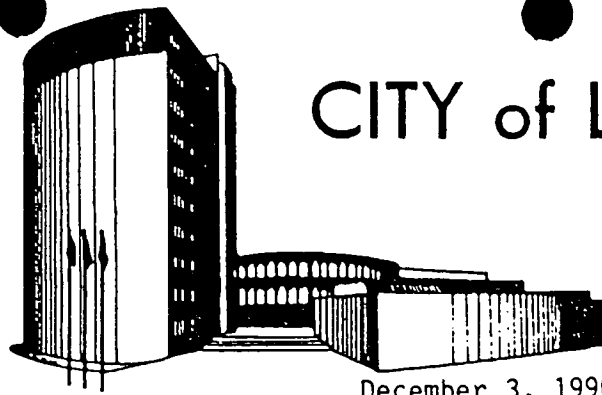
cc: Alca Engineering
820 S. Valley View Blvd.
Las Vegas, Nevada 89107



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

December 3, 1990

Peccole Ranch Partnership
2300 W. Sahara Avenue, Ste. 870
Las Vegas, Nevada 89117

RE: Z-144-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 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

A handwritten signature in black ink, appearing to read "Norman R. Standerfer". The signature is fluid and cursive, written over the typed name.
NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Alca Engineering
820 S. Valley View Blvd.
Las Vegas, Nevada 89107

