

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed
Aug 25 2022 08:14 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**JOINT APPENDIX,
VOLUME NO. 128, Pt. 6**

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Fore Stars, Ltd.*

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Nevada Bar No. 166

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Reno, Nevada 89502

Telephone: (775) 964.4656

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(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR022809

24241

24218

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

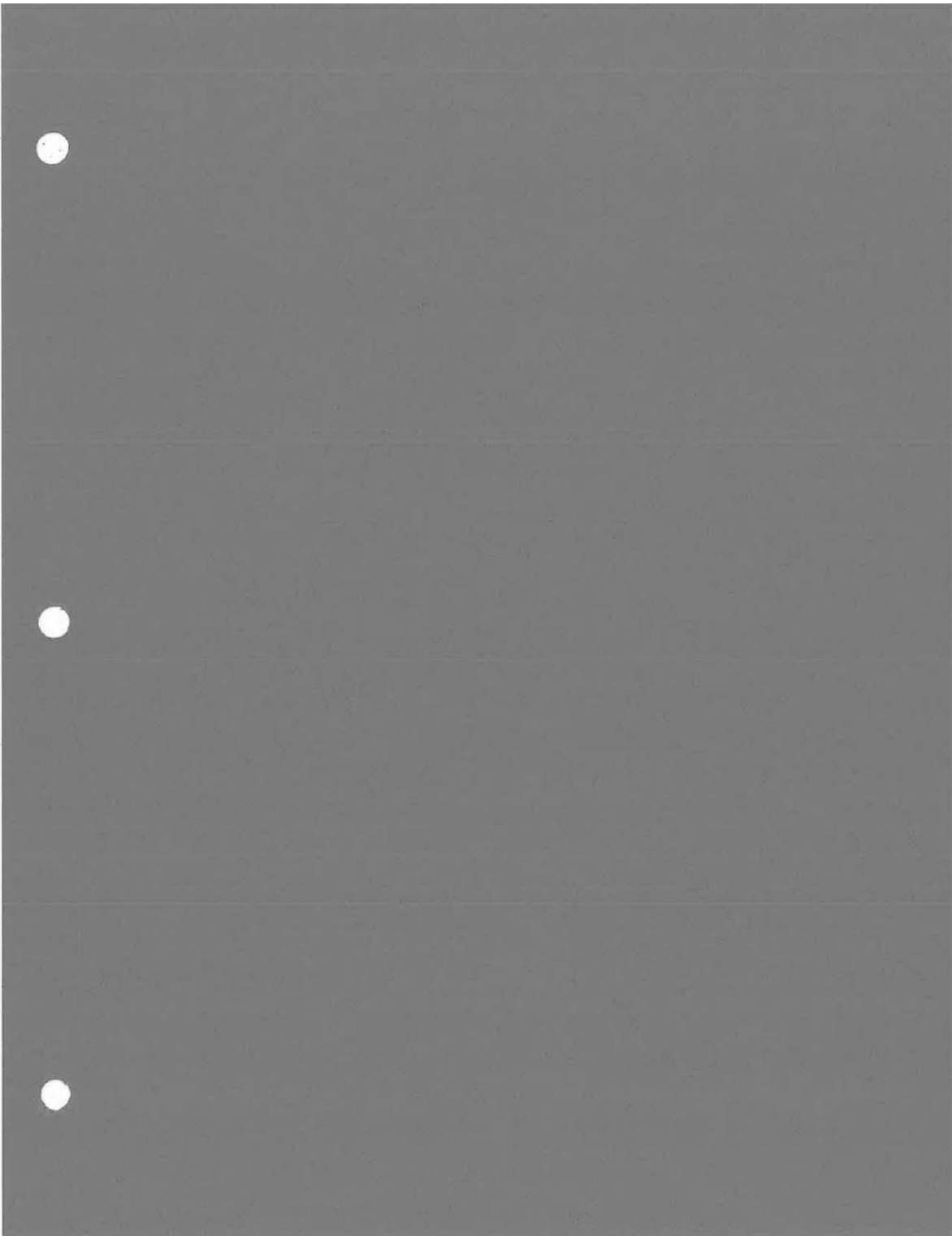
DC:cc

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022810

24242

24219



ROR022811

24243

24220

MAYOR
JAN LAVERITY JONES
COUNCILMEMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE
CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

November 26, 1996

Mr. Bruce Bayne
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST LOT 10 - TM-82-96

Dear Mr. Bayne:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen), was considered by the Planning Commission on November 21, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.



400 F. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

CLV 7009
3610-015-595

ROR022812

24244

24221

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR022813

24245

24222

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

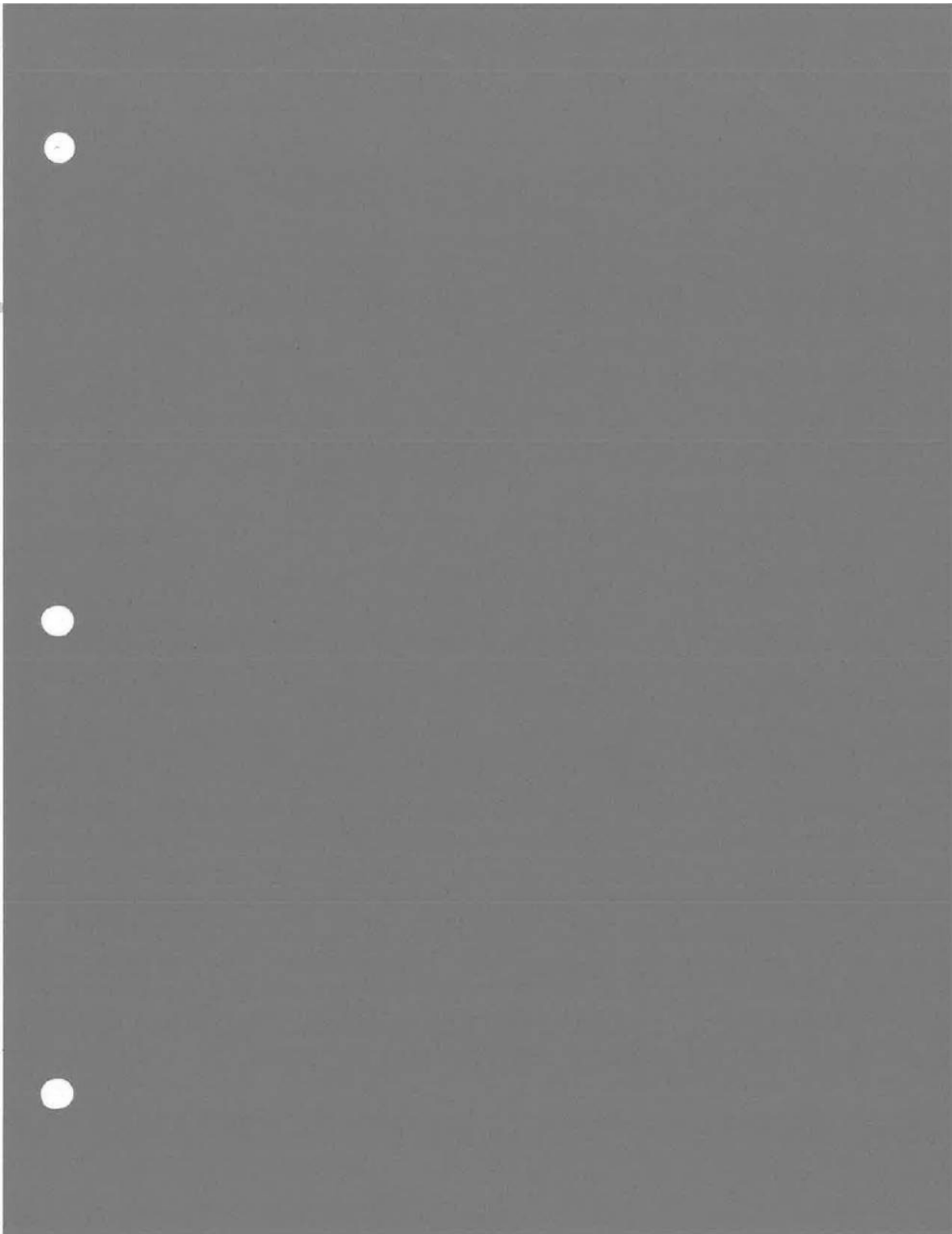
DC:cc

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022814

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ROR022815

24247

24224

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: <u>PECCOLE WEST / HUNTER AND ALTA</u> (NOT IN COMPUTER)						
AMENDED FM-8 - 96(1) SURVEYOR/ENGINEER: <u>PENTACORE</u>						
SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	3/13	MG	APP'D	3/17	FOR USE ONLY	SURVEYORS
RIGHT-OF-WAY	3/11/98	CML	APP'D	3/18		
FLOOD CONTROL	3/18/98	GREG	APP'D	3/18/98		
SANITATION	3/18/98	ETH	APP'D	3/18/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	3/18/98	MI	APPROVED	3/19/98		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

ROR022816

24248

24225

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 27, 1998

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: AMENDED FINAL MAP - A PORTION OF PECCOLE WEST - FM-8-96(1)

APPLICANT: PECCOLE 1982 TRUST

Appeal by applicant or any other aggrieved person:

Yes ☐ No ☒

Review requested by City Council:

Yes ☐ No ☒

3/6/98
DATE

Beverly K. Bridges
CITY CLERK

By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Planning Commission Action:

FEBRUARY 26, 1998

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 7 days after the date of PC action).

MARCH 5, 1998

Last day for a review being requested by
the City Council. (Review period is 7 days
after the date of PC action).

MARCH 5, 1998

ROR022817

24249

24226

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-266-9108
Voice
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

March 3, 1998

Mr. Larry Miller
Peccole 1982 Trust
851 South Rampart Boulevard, Suite #100
Las Vegas, Nevada 89128

RE: AMENDED FINAL MAP - PECCOLE WEST - FM-9-96(1)

Dear Mr. Miller:

Your request for an Amended Final Map on property located north of Charleston Boulevard between Hualapai Way and Rampart Boulevard, U (Undeveloped) Zone IML (Medium-Low Density Residential) General Plan Designation under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 2 (Adamsen), was considered by the Planning Commission on February 26, 1998.

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

1. Conformance to all Conditions of Approval for the original Final Map.
2. Prior to recordation, this amended Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate site visibility restriction easements, if applicable, are also required to be shown on this amended final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning Commission on February 26, 1998 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Very truly yours,

Kira Wauwie, Senior Planner
Current Planning Division

KW:d

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

Mayor
Jan Laverdy Jones
Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown
City Manager
Larry K. Barton



ROR022818

24250

24227

PLANNING COMMISSION

MEETING OF

FEBRUARY 26, 1998

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-8-96(1) - A PORTION OF PECCOLE WEST - PECCOLE 1982 TRUST

Request for an Amended Final Map on property located north of Charleston Boulevard between Hualapai Way and Rampart Boulevard, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 368.81 Acres, No. of Lots: 2, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the original Final Map.
2. Prior to recordation, this amended Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate site visibility restriction easements, if applicable, are also required to be shown on this amended Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Moran -

APPROVED ITEM NOS. A-2 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-5 and A-6 because they involve a client of his law firm and Galati abstaining on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.

CHAIRMAN GRIEGO stated this is a Consent item.

This is final action.

(7:59-8:01) 1 - 1630

ROR022819

24251

24228

2/26/96 PLANNING COMMISSION

A-7. FM-8-96(1) - A PORTION OF PECCOLE WEST - PECCOLE 1982 TRUST - Request for an Amended Final Map on property located north of Charleston Boulevard between Hualapai Way and Rampart Boulevard, U (Undeveloped) Zone (ML (Medium-Low Density Residential) General Plan Designation) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 368.81 Acres, No. of Lots: 2, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of an Amended Final Map to adjust the boundaries between Lot 5 (The Badlands Golf Course) and Lot 10 (Future Single Family Development).

BACKGROUND DATA:

02/08/96 The Planning Commission approved the original Final Map for Peccole West (FM-8-96).

FINDINGS:

The Amended Final Map is in conformance with the approved Tentative Map and the R-PD7 (Residential Planned Development - 7 Units Per Acre) Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the original Final Map.
2. Prior to recordation, this amended Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate site visibility restriction easements, if applicable, are also required to be shown on this amended final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

FM-8-96(1)

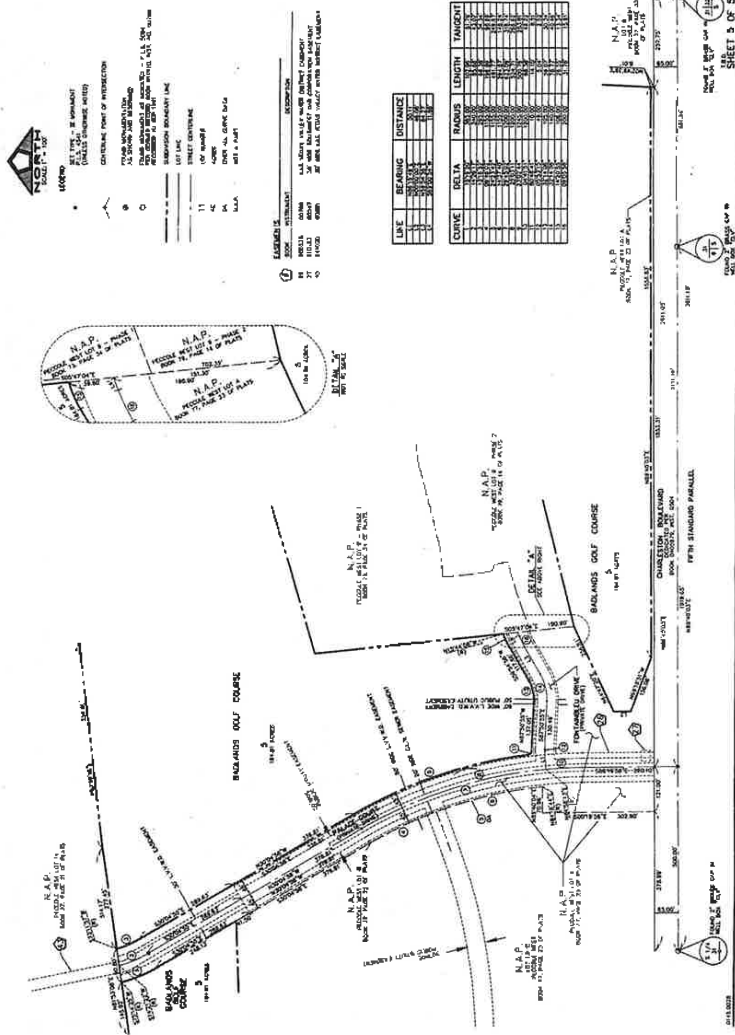
ROR022820

24252

24229

24230

A PORTION OF SECTION 31 AND THE WEST (W 1/2) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



FM-8-96(1)
2-26-98 PC

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 792-386-9108
Voice:
Administration 229-6352
Comp Planning 229-6022
Current Planning 229-6281
Permits & 229-6251
Inspections

February 13, 1998

Mr. Larry Miller
Peccole 1982 Trust
851 South Rampart Boulevard, Suite #100
Las Vegas, Nevada 89128

RE: AMENDED FINAL MAP - PECCOLE WEST - FM-8-96(1)

Dear Mr. Miller:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on February 26, 1998. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Current Planning Division, Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Very truly yours,

Kira Wauwiler, Senior Planner
Current Planning Division

KW:cl

Enclosure

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry C. Berson



cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022824

24256

24233

PETER G. MORROS
Director

STATE OF NEVADA
BOB MILLER
Governor

L. H. DODGION
Administrator



(702) 486-2850

FAX (702) 486-2863

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL PROTECTION

(Las Vegas Office)
555 E. Washington, Suite 4300
Las Vegas, Nevada 89101-1049

February 19, 1998

Ms. Lynn McNutt
Clark County Health District
P.O. Box 4426
Las Vegas, NV 89106

Dear Ms. McNutt:

RE: Peccole West -Amended Final Map-
In Las Vegas, Clark County

The Division of Environmental Protection has reviewed the above referenced subdivision and hereby certifies said subdivision with respect to water pollution and sewage disposal provided the City of Las Vegas commits to provide sewage service to said subdivision.

If the area of land disturbance is to exceed five acres for this development, a storm water permit will be required from this Division. To obtain a permit or if you need further assistance, please contact Rob Saunders at (702) 687-5870, ext 3149.

Sincerely,

W.B. Ross
Walter B. Ross, P.E.
Technical Services Branch
Bureau of Water Pollution Control

c: Robert Thompson/Water Resources/So Nv Branch
~~Robert S. Genzer/Principal Planner/City of Las Vegas~~
Pentacore

C-5230

Q:\MPODATA\SUBDIVSN\SUBLTTRS\LVFPIN

RECEIVED
Feb 23 2 56 PM '98
PLANNING AND
DEVELOPMENT
Fm-8-96(1)

Carson City Office: (702) 687-4670 • 333 W. Nye Lane, Carson City, NV 89706-0866

ROR022825

24257

24234

Development Notification Report

Case Number: EM-8-96(1)

Applicant: Peccole 1982 Trust - a portion of Peccole West

Date Prepared: February 4, 1998

Planning Commission Meeting Date: February 26, 1998

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

<u>Peccole Ranch</u>	
<u>Queensridge Owners Assoc.</u>	

Neighborhood Planner: Angelica Espiritu

Neighborhood Services Department
Neighborhood Planning and Support Division
Revised Date: January 1997

ROR022826

24258

24235

CITY OF LAS VEGAS
PUBLIC WORKS / SURVEY

Date:

February 17, 1998

MEMORANDUM

TO:	FROM:
Micki Jefferson, PLS Pentacore Surveying Inc.	Rita M. Lumos, PLS City Surveyor <i>hml</i>
SUBJECT:	COPIES TO:
FM-8-96(1) Amended Paccole West	Matt Pinjuv Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The form regarding monuments should be the same in both your Surveyor's Certificate and the City Surveyor's Certificate. Please revise one or the other.

Please correct the line and curve tables as noted on sheet 2.

Please check the easement dimensions in detail B. The dimension along the boundary shown in the easement is longer than the dimension on the boundary of the lot.

RECEIVED
98 FEB 17 PM 2:00
PLANNING AND
DEVELOPMENT

PML: pvv

C:\Data\Civil\memos\0m8-881.doc

ROR022827


24259

24236

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

February 13, 1998

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works 
SUBJECT: Amended Final Map FM-8-96(1) A Portion of Peccole West (N. of Charleston Blvd., E. of Hualapai Way)	COPIES TO: John McNellis, Development Coordination Ed Byrge, Right-of-Way Chuck Turk/Dan Muirhead, Land Development Rita Lumos, Survey (FM, PM, & A's only) Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. We have no objection to this Amended Final Map request to amend the boundary lines as long as all previous conditions of approval for the Peccole West subdivision and all related actions are ultimately complied with.
2. Prior to recordation, this amended Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate site visibility restriction easements, if applicable, are also required to be shown on this amended final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

COMMENTS TO THE APPLICANT / CONSULTANT:

The following conditions must be incorporated prior to the recordation of this Amended Final Map:

- a. We note that the alteration of lot lines by amended Final Map does not alter the underlying easements (such as public drainage easements) created by the original Final Map. If future development proposes construction over the existing public drainage easements, a Vacation Application will be required to eliminate the underlying easements.

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PLANNING AND
DEVELOPMENT

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February 3, 1998

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PLANNING AND
DEVELOPMENT

PATRICIA MULROY
GENERAL MANAGER
DAVID A. DONNELLY, P.E.
DEPUTY GENERAL MANAGER
ENGINEERING/OPERATIONS
RICHARD J. WIMMER
DEPUTY GENERAL MANAGER
ADMINISTRATION
CHARLES K. HAUSER
GENERAL COUNSEL

State of Nevada
Division of Water Resources
555 E. Washington Avenue, Room 4200
Las Vegas, Nevada 89101

Gentlemen:

SUBJECT: WATER AVAILABILITY - FM-8-96(1), PECCOLE WEST, A.P.N. 138-31-201-001,
002, 138-31-601-003, REFERENCE CITY PLANNING COMMISSION MEETING OF
FEBRUARY 26, 1998

The Las Vegas Valley Water District (District) has reviewed the amended subdivision map. Our records indicate Lot(s) 5 and 10 identified on the amended subdivision map have previously qualified for a limited water commitment in accordance with the District's Service Rules.

For the purpose of recordation of the subject subdivision map, the following text must be placed on the original map:

Recordation of this subdivision map establishes a limited water commitment from the Las Vegas Valley Water District as follows:

<u>LOT/BLOCK</u>	<u>ACRE-FEET/YEAR</u>
5	1.0
10	1.0

If you have any questions, please contact Linda Davies at 258-3249.

Sincerely,

Original Signed By
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/dr

cc: Clark County Health District
City of Las Vegas Planning Department
Pentacore Engineering

1001 S. Valley View Blvd. • Las Vegas, Nevada 89153 • (702) 870-2011
Visit our Internet home page at <http://www.lvwrd.com>

BOARD OF DIRECTORS
Myrna Williams, President • Lorraine T. Hunt, Vice-President
Yvonne Atkinson-Gates, Erin Kenny, Mary J. Kincaid, Lance M. Malone, Bruce L. Woodbury

ROR022829

24261

24238

11:31 AM

2260

DEVELOPMENT REVIEW TEAM MEETING

FEBRUARY 11, 1998

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

FM-8-86(1) - A PORTION OF PECCOLE WEST - PECCOLE 1982 TRUST - Request for an Amended Final Map on property located north of Charleston Boulevard between Hualapai Way and Rampart Boulevard, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 368.81 Acres, No. of Lots: 2, Ward 2 (Adamsen).

PLANNING COMMISSION: FEBRUARY 26, 1998

CASE PLANNER: KIRA WALNIE 229-4717



PUBLIC HEARING
NON-PUBLIC HEARING

Comments Due: **FEBRUARY 11, 1998**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to CARMAN LIVINGSTON, the agenda tech responsible for this case.

COMMENTS:

No Comment.

*Don Kilbert
Plann Office*

ROR022830

24262

24239

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT** **FM-8-96(1)**

HAND DELIVERED

* DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
* FLOOD CONTROL - DPW	GREG McDERMOTT	DSC
* LAND DEVELOPMENT - DPW	STACEY CAMPBELL	DSC
PERMITS / INSPECTIONS	GEORGE GARDNER	DSC
* RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
* SANITARY SEWERS - DPW	DAVE McGONEGLE	DSC
* TRAFFIC ENGINEERING - DPW	GARY PHILLIPS/RICK SCHRODER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

REDEVELOPMENT AGENCY	JEFF MARESH	5TH STREET SCHOOL
* ELECTRICAL SERVICES - DPW	DONALD K. BEHUNIN	3104 BONANZA RD.
* FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR.
* FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR.
METRO - CRIME PREVENTION	BILL TURLOCK	601 FREMONT-2ND FL.
METRO - INSPECTIONS BUREAU	STAN OLSEN	601 FREMONT-2ND FL.
* SID / STREET REHAB / TRAFFIC - DPW	D. BLISS / B. HAMP / E. FOLK	4TH FL. CITY HALL
* SURVEY - DPW	RITA LUMOS	415 N. 7TH STREET

SENT VIA "U. S." MAIL

CLARK COUNTY HEALTH DISTRICT
 CLARK COUNTY SCHOOL DISTRICT
 CLARK COUNTY ZONING
 DIVISION OF WATER RESOURCES
 FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)
 LAS VEGAS VALLEY WATER DISTRICT
 NEVADA POWER COMPANY
 SOUTHWEST GAS CORPORATION
 SPRINT-CENTRAL TELEPHONE - NEVADA
 UNITED STATES POSTAL SERVICE

* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

ROR022831

24263

24240

DEVELOPMENT REVIEW TEAM MEETING

FEBRUARY 11, 1998

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

FM-8-98(1) - A PORTION OF PECCOLE WEST - PECCOLE 1982 TRUST - Request for an Amended Final Map on property located north of Charleston Boulevard between Hualapai Way and Rampart Boulevard, U (Undeveloped) Zone (VL (Medium-Low Density Residential) General Plan Designation) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 368.81 Acres, No. of Lots: 2, Ward 2 (Adamsen).

PLANNING COMMISSION: FEBRUARY 26, 1998

CASE PLANNER: KIRA WAUWIE 229-4717



PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **FEBRUARY 11, 1998**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to CARMAN LIVINGSTON, the agenda tech responsible for this case.

COMMENTS:

ROR022832

24264

24241

DEVELOPMENT REVIEW TEAM MEETING

FEBRUARY 11, 1998

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor
Development Services Center

BETWEEN
HUALAPAI WAY AND
RAMPART BOULEVARD

AMENDED
A PORTION OF

FM-8-96(1) - ~~PECCOLE WEST~~ - PECCOLE 1982 TRUST - Request for an Amended Final Map on property located ~~on the east side of Hualapai Way~~, north of Charleston Boulevard, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) - ~~to a Medium Density Residential and C-1 (Limited Commercial)~~, Size: 368.81 Acres, No. of Lots: 2, Ward 2 (Adamsen).

PLANNING COMMISSION: FEBRUARY 26, 1998

CASE PLANNER: KIRA WAUWIE 229-4717



PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: FEBRUARY 11, 1998

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to CARMAN LIVINGSTON, the agenda tech responsible for this case.

COMMENTS: _____

DRAFT

MP
HD
KW

ROR022833

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{A62693}          Z O N I N G   A C T I O N S   ( 1 O F 3 )   ] <ZACT1
CASE {EM [3 [96] [1 ] 82A-CC-PC-SUM (BCPS) [P] MEETING DATE {02/26/98}
ITEM # : ] ACCEPTED {01/27/   PUBLIC HEARING [N]   Y {806 }
EXISTING ZONES [U ] [   ] ROI-> [R-PD7, R-3 AND C-1
NEW ZONE [   ] [   ] ROI-> [   ] [   ] [   ]
A P P L I C A T I O N   R E Q U E S T
{FM-B-96 (1) - PECCOLE WEST - PECCOLE 1982 TRUST - ROST FOR AN AMND FIN MP }
{ON PROP LCTD ON THE R SDE OF HUALAPAI WY, N OF CHARLESTON BLVD, U (UNDVLDP }
{ZNE, (ML (MDX LW UNSTY RESIDENTIAL, GEN PLN DSGNTN) UNDER R.O.I. TO R-PD7 (RES }
{PLND DVLEPMNT, 7 UNITS PER AC), R-3 (MED DNSTY RESIDENTIAL) & C-1 (LTD CML), }
{SIZE: 368.81 ACS, NO. OF LOTS: 2, WARD 2 (ADAMSEN) }
A P P L I C A N T          P A R C E L # {13831{210{001} MORET 'M:
{PECCOLE RANCH 1982 TRUST } {PECCOLE WILLIAM & W 1991 TR ETAL }
{LARRY MILLER } {MILLER LARRY TRS }
{851 S. RAMPART BLVD } {851 S RAMPART BLVD #100 }
{LV NV 89128 933-1111} {LAS VEGAS NV 89128 }
P R O P O S E D   U S E   {PECCOLE WEST }
[ ] {PLAT BOOK 77 PAGE 23 }
[ ] {PT LOT 10 }
[ ]
<145026159801271996PM 0008 1
UPDATE { [ NEW [ ] DELETE [ ] PRINT [ ] ZACT1 [ ] ZACT2 [ ] BACK [ ]

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[AG2693] ZONING ACTIONS (2 OF 3) ] <ZACT2 ]
CASE [FM [8 [96] [1 ] BZA-CC-PCOMM (BCP) [P] MEETING DATE [02/26/98]
ITEM # ACCEPTED 01/27/ PUBLIC HEARING N]
FM-8-96 (1) - PECCOLE WEST - PECCOLE 1982 TRUST - ROST FOR AN AMND IN MP
ON PROP LCTD ON THE E SDE OF HUALAPAI WY, N OF CHARLESTON BLVD, U (UNDVLDPD
ZNE, (ML (MDM LW DNSTY RSDNTIAL) GEN PLN DSGNTN) UNDR R.O.I. TO R-ED7 (RES
PLND DVLEPMNT, 7 UNITS PER AC), R-3 (MED DNSTY RSDNTIAL) & C-1 (LTD CML),
SZE: 368.81 ACS, NO. OF LOTS: 2, WARD 2 (ADAMSEN)
PROPERTY LOCATION
[
]
200 SCALE MAP [ SIZE [ .00] ACRES #LOTS [ 0]
MAP NAME [
]
CC: [PENTACORE ENGINEERING ] SUBD: [
]
[712 AINSWORTH ] [
]
[6763 W. CHARLESTON BLVD. ] [
]
[LV NV 59102 250-0115 ] [
]
NOTICE: [
]
COMMENTS: [APN'S: 138-31-210-001,002; 310-001, 002; 412-006, 811-003
]
<145017799801271996PM 0008 1
UPDTR [ ] PRINT [ ] ZACT3 [ ] ZACT1 [ ] BACK [ ]

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PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 1/27/98

APPLICATION/PETITION FOR: AMENDED FINAL MAP
(Type of Action Requested)

Project Address (Location): EAST OF HUALAPAI WAY, NORTH OF CHARLESTON BOULEVARD
138-31-210-001, 002; 138-31-310-001, 002;
Proposed Use: Golf Course Assessor's Parcel No.: 138-31-412-006;
138-31-811-003
Project Name: AMENDED PECCOLE WEST Ward No.: 2
Existing General Plan: _____ Sixteenth Section: _____ of the _____ of Section: 31&32 Township: 20S Range: 60E
U R.O.I. TO R-PD7, R-3 & C-1
Proposed General Plan: _____ Existing Zoning: _____ Proposed Zoning: _____
Gross Acres: 368.81 Lots/Units: 2 Density _____ Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

WILLIAM & WANDA PECCOLE FAMILY LIMITED PARTNERSHIP/
Property Owner(s): PECCOLE 1982 TRUST Contact: LARRY MILLER
Address: 851 SOUTH RAMPART BOULEVARD, SUITE 100
City: LAS VEGAS State: NV Zip: 89128 Tel: 933-1111 Fax: 933-1133
Applicant: PECCOLE NEVADA CORPORATION Contact: LARRY MILLER
Address: 851 SOUTH RAMPART BOULEVARD, SUITE 100
City: LAS VEGAS State: NV Zip: 89128 Tel: 933-1111 Fax: 933-1133
Represented By: PENTACORE ENGINEERING, INC. Contact: LIZ AINSWORTH
Address: 6763 W. CHARLESTON BOULEVARD
City: LAS VEGAS State: NV Zip: 89102 Tel: 258-0115 Fax: 258-0865

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Property Owner(s): [Signature]

Subscribed and sworn before me this 14th day of January 1998

[Signature]
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: FM-896(1)
Meeting Date: 2/26/98
Required Signs: 0
Map No.: 1-3-S
Total Feet(s): 4460
Receipt No.: 15557
Date Accepted: 1/27/98
Accepted By: [Signature]

App/Petition/Request Confirmation 10-24-97

ROR022836

24268

24245



Please sign this sheet and turn in with application/petition

Applicant's Signature _____ Date _____

PLANNING AND DEVELOPMENT DEPARTMENT
FINAL MAP CHECKLIST

A final map will be presented to the Planning Commission after the City Engineer has determined that it is accurate and conforms to all tentative map conditions.

A. DEPARTMENT OF PUBLIC WORK VERIFICATION A complete Drainage Plan and Technical Drainage Study has been submitted and verified by the Department of Public Works.

Dennis B. May Jr. *Dennis B. May Jr.* 1/1/1988
Signature Date
(Must be signed by an authorized employee from the Department of Public Works)
Peccole West

B. FINAL MAP CONTENTS

- ☒ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ 2. Date, north point and scale.
- ☒ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 4. Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☒ 5. Existing and proposed utility rights-of-way and easement widths.
- ☒ 6. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☒ 7. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 8. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 9. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 10. Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☒ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A statement from a Title Company which complies with the requirements of NRS 276 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 3. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

Approved By: Clerk, City of Peccole West

ROR022838

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PLANNING AND DEVELOPMENT DEPARTMENT TENTATIVE MAP CHECKLIST -

A. TENTATIVE MAP CONTENTS

- ☐ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ 2. Names, addresses, and phone numbers of owner(s), subdividers and surveyor or engineer.
- ☐ 3. Date, north point and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding tracts and existing public streets.
- ☐ 5. Existing topography (obtained by aerial survey at one (1) foot contours based on City datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 6. Existing structures and other physical features.
- ☐ 7. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 8. Existing and proposed street rights-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 9. Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- ☐ 10. Existing and proposed utility rights-of-way and easement widths.
- ☐ 11. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ 12. Existing and proposed storm drains.

- ☐ 13. Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision.
- ☐ 14. Existing and proposed potable water mains. A subdivision to be supplied by wells shall indicate the location, pressure and capacity of such wells, be authorized by a State certificate, and show the potential population capable of being served by such wells.
- ☐ 15. Proposed reservations or dedications for parks, schools, or other public or quasi-public uses.
- ☐ 16. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

B. SUPPLEMENTAL INFORMATION

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☐ 1. A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Any proposed deviations from City standards.
- ☐ 3. Whenever perimeter block walls are proposed which: 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 8 of the LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be legible. The plan shall include cross sections of all perimeter walls which exceed the height thresholds indicated in Table "A".

FINAL MAP CHECKLIST

B. FINAL MAP CONTENTS

- ☒ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ 2. Date, north point and scale.
- ☒ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 4. Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☒ 5. Existing and proposed utility rights-of-way and easement widths.
- ☒ 6. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☒ 7. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 8. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.

- ☒ 9. Name and legal description of tract in which survey is located and lies to adjoining tracts.
- ☒ 10. Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 3. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

A final map will be presented to the Planning Commission after the City Engineer has determined that it is accurate and conforms to all tentative map conditions.

A. DEPARTMENT OF PUBLIC WORKS VERIFICATION A complete Drainage Plan and Technical Drainage Study has been submitted and verified by the Department of Public Works.

See attached.

Signature

Print Name

Date

(Must be signed by an authorized employee from the Department of Public Works)

B. Barton

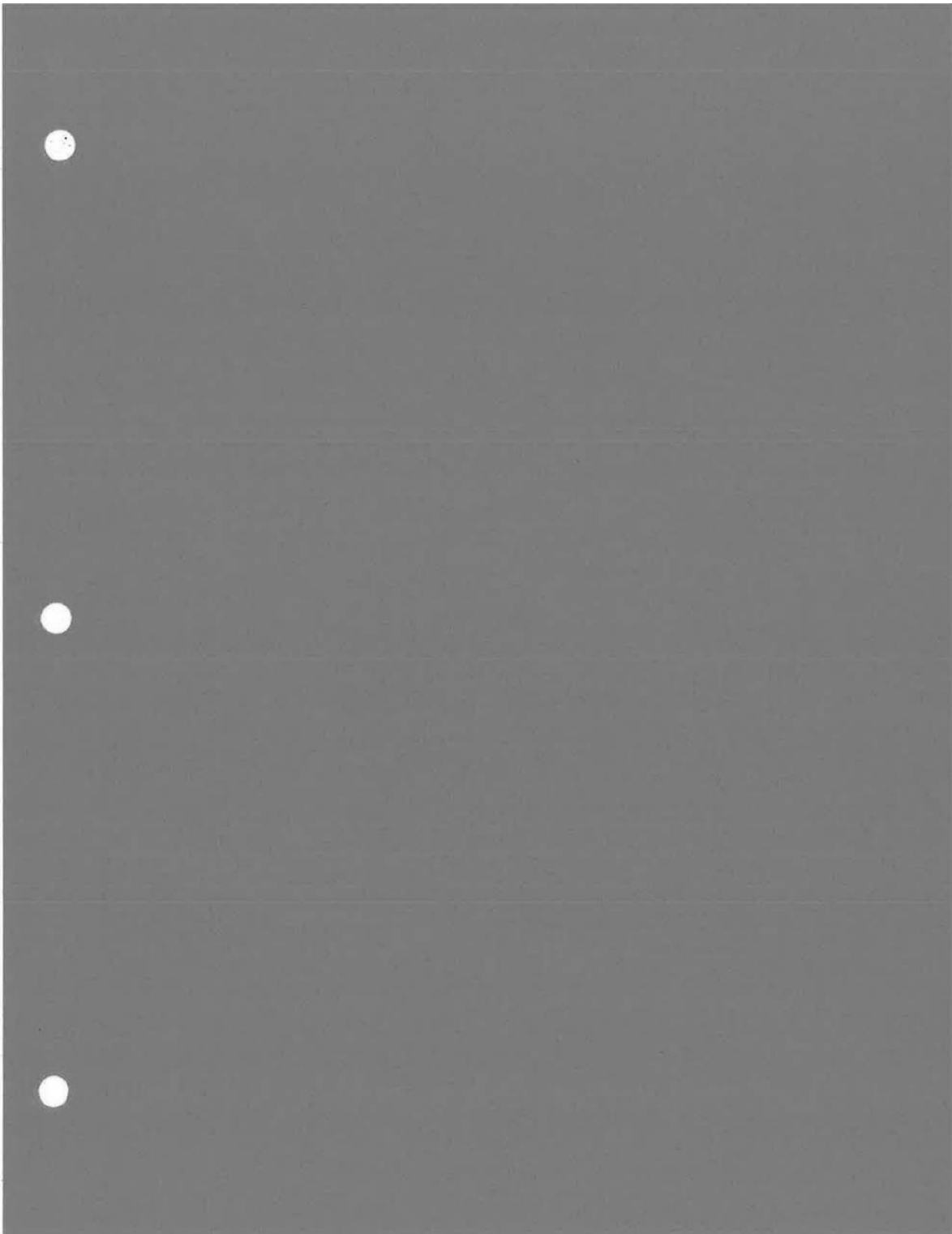
1-27-98

App/Proc/In/By/Quest/Conf/Rev/Ver/12-17-87

ROR022839

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24248



ROR022840

24272

24249

- A-1. TM-46-95 - Peccole 1982 Trust - Request for a Tentative Map for the proposed PECCOLE WEST - LOT 9 subdivision on property located north of Charleston Boulevard, east of Apple Drive, N-U Zone (under Resolution of Intent to R-PD7), Subdivider: Peccole Nevada Corp., Size: 27.1 Acres, No. of Lots: 81, Ward No. 2.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 81 single family lots. The minimum lot size is 80' X 100' deep with an overall project density of 2.99 dwelling units per acre. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

- | | |
|---------|--|
| 4/04/90 | The City Council approved R-PD7 (Residential Planned Development) zoning for this site as part of a larger property (Z-17-90). |
| 7/13/95 | The Planning Commission approved a Plot Plan Review for this site [Z-17-90(5)]. |

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan Review.
2. Provide public sewer easements for all on-site and off-site public sewers not located within public street rights-of-way prior to the issuance of any sewer construction permits as required by the Department of Public Works.
3. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
4. Standard Condition Nos. 1 - 5.

ROR022841

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August 1, 1985

Peccole Nevada Corp.
9999 West Charleston Boulevard,
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST - LOT 9 - TM-46-95

Gentlemen:

Your request for a Tentative Map for the proposed Peccole West - Lot 9 subdivision on property located north of Charleston Boulevard, east of Apple Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on July 27, 1985.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-17-80 and to the subsequent Plot Plan Review.
2. Provide public sewer easements for all on-site and off-site public sewers not located within public street rights-of-way prior to the issuance of any sewer construction permits as required by the Department of Public Works.
3. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
4. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

- Continued -

ROR022842

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ROR022843

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TO: Peccole Nevada Corp.
RE: TM-46-95

August 1, 1995
Page Two

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

This action by the Planning Commission is final, unless an appeal, in writing, is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
DONNA KRISTAPONIS, DIRECTOR

MATT PINJUV, PLANNER II
CURRENT PLANNING DIVISION

DK:MP:rr

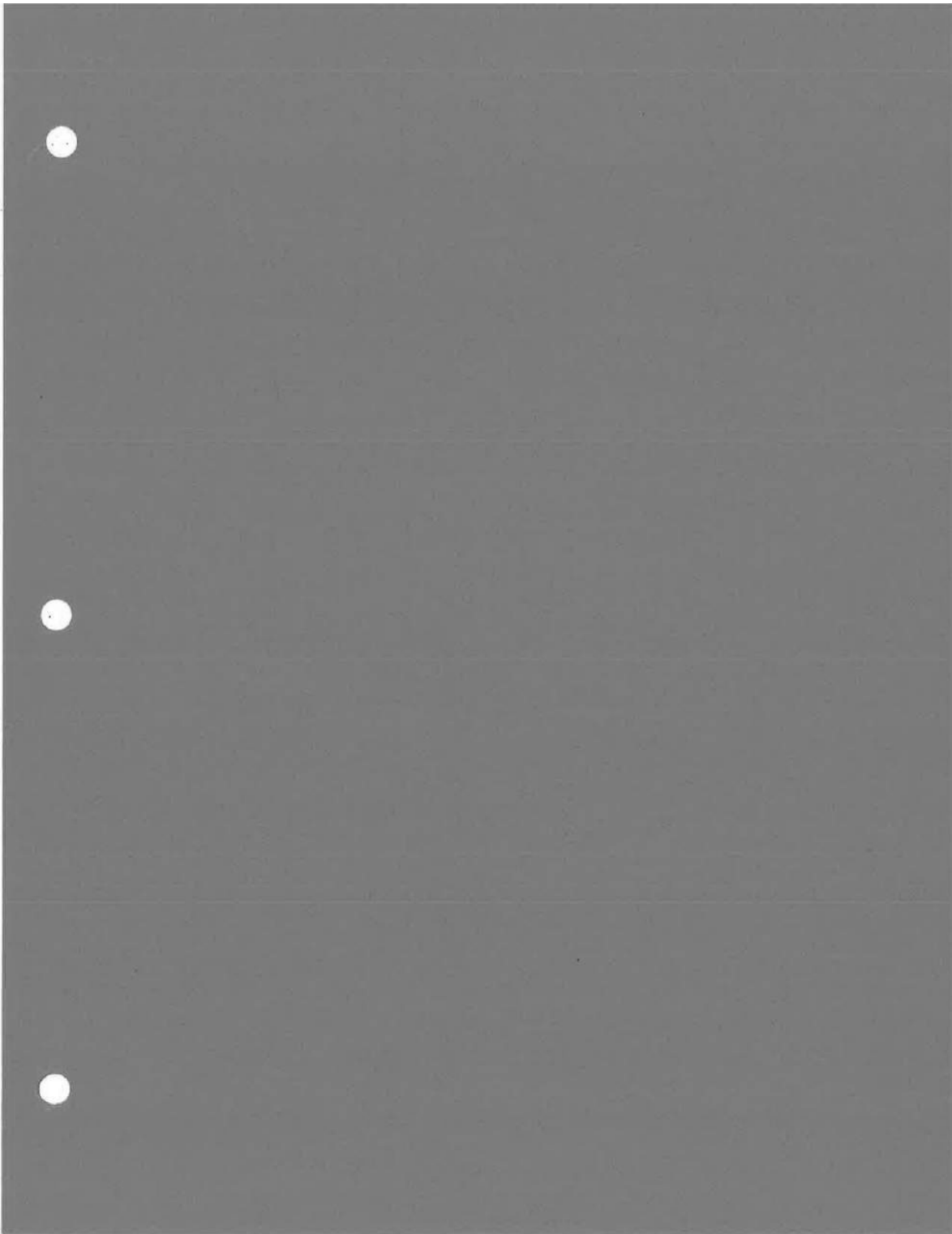
cc Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

Peccole 1982 Trust
Wanda Peccole, Trustee
2937 Coast Line Court
Las Vegas, Nevada 89117

ROR022844

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ROR022845

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9/14/95 Planning Commission

- A-6. TM-63-95 - Peccole 1982 Trust - Request for a Tentative Map for the proposed PECCOLE WEST LOT 12 subdivision on property located on the north side of Charleston Boulevard, between Hualapai Way and Apple Drive, N-U Zone (under Resolution of Intent to R-PD7), Subdivider: Peccole Nevada Corporation, Size: 78.5 Acres, No. of Lots: 263, Ward No.: 2

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 263 single family lots. The minimum lot size is 65' x 115' deep with an overall project density of 3.35 dwelling units per acre. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

- | | |
|---------|---|
| 1/04/95 | The City Council approved R-PD7 (Residential Planned Development) zoning for the easterly portion of this site as part of a larger property (Z-146-94). |
| 8/02/95 | The City Council approved R-PD7 (Residential Planned Development) zoning for the westerly portion of this site (Z-49-95). |
| 8/10/95 | The Planning Commission approved a Plot Plan Review for the site [Z-146-94(1) and Z-49-95(1)]. |

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-146-94 and Z-49-95 and all subsequent reviews.
2. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
3. Direct vehicular access to Hualapai Way, Charleston Boulevard and Apple Drive through common area from abutting lots is prohibited.

- Continued -

A-6. TM-63-95 - Continued

ROR022846

24278

24255

4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
5. Standard Condition Nos. 1 - 5.

ROR022847

24279

24256

September 19, 1995

Peccole Nevada Corporation
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST - LOT 12 - TM-63-95

Gentlemen:

Your request for a Tentative Map for the proposed PECCOLE WEST LOT 12 subdivision on property located on the north side of Charleston Boulevard, between Hualapai Way and Apple Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on September 14, 1995.

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

1. Conformance to the Conditions of Approval for Zoning Applications Z-146-94 and Z-49-95 and all subsequent reviews.
2. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
3. Direct vehicular access to Hualapai Way, Charleston Boulevard and Apple Drive through common area from abutting lots is prohibited.
4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.

- Continued -

ROR022848

24280

24257

TO: Peccole Nevada Corporation
RE: TM-63-95

September 19, 1995
Page Two

6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

This action by the Planning Commission is final, unless an appeal, in writing, is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Sincerely,

PLANNING AND DEVELOPMENT DEPARTMENT
DONNA H. KRISTAPONIS, DIRECTOR

MATT PINJUV, PLANNER II
CURRENT PLANNING DIVISION

MP:erh

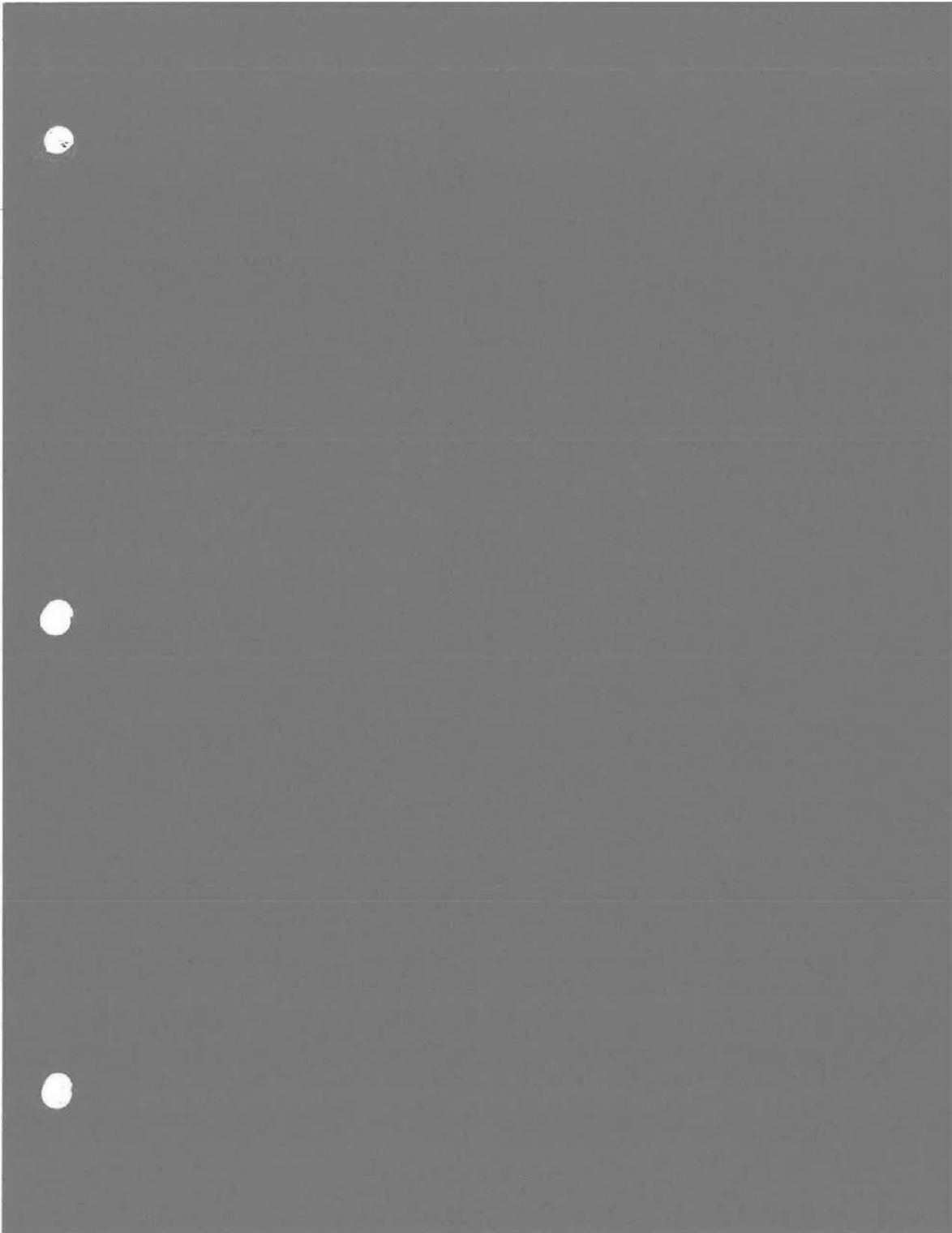
cc: Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Larry Miller, Trustee
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

ROR022849

24281

24258



ROR022850

24282

24259

12/28/95 Planning Commission

- A-3. TM-97-95 - Peccole Family Partnership - Request for a Tentative Map for the proposed PECCOLE WEST - LOT 11 subdivision on property located north of Charleston Boulevard, and west of Rampart Boulevard, Ward 2, N-U Zone under Resolution of Intent to R-PD7), Size: 51 Acres, No. of Lots: 44

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 51 single family lots. The minimum lot size is 130' X 170' deep with an overall project density of .86 dwelling units per acre. All lots will have access to 30 foot wide private drives.

BACKGROUND DATA:

- | | |
|----------|--|
| 4/04/90 | The City Council approved R-PD7 (Residential Planned Development) zoning for this site as part of a larger property (Z-17-90). |
| 12/14/95 | The Planning Commission approved a Plot Plan and Building Elevation Review for this site [Z-17-90(7)]. |

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Provide on-site and off-site public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site sewer permits as required by the Department of Public Works.
3. Dedicate those necessary portions of the Master Developer's common area adjacent to this site for use as public sewer easements, public drainage easements and/or public right(s)-of-way prior to or concurrent with the recordation of a Final Map as required by the Department of Public Works.

ROR022851

24283

24260

4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
5. Standard Condition Nos. 1 - 5.

ROR022852

24284

24261

PLANNING AND DEVELOPMENT DEPARTMENT

January 3, 1996

Peccole Family Partnership, Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST - LOT 11 - TM-97-95

Dear Applicant:

Your request for a Tentative Map for the proposed Peccole West - Lot 11 subdivision on property located north of Charleston Boulevard, and west of Rampart Boulevard, Ward 2, N-U Zone under Resolution of Intent to R-PD7), was considered by the Planning Commission on December 28, 1995.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Provide on-site and off-site public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site sewer permits as required by the Department of Public Works.
3. Dedicate those necessary portions of the Master Developer's common area adjacent to this site for use as public sewer easements, public drainage easements and/or public right(s)-of-way prior to or concurrent with the recordation of a Final Map as required by the Department of Public Works.
4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR022853

24285

24262

TO: Peccole Family Partnership, Peccole 1982 Trust
RE: TM-97-95

January 3, 1996
Page Two

5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Theresa A. O'Donnell, Manager
Current Planning Division

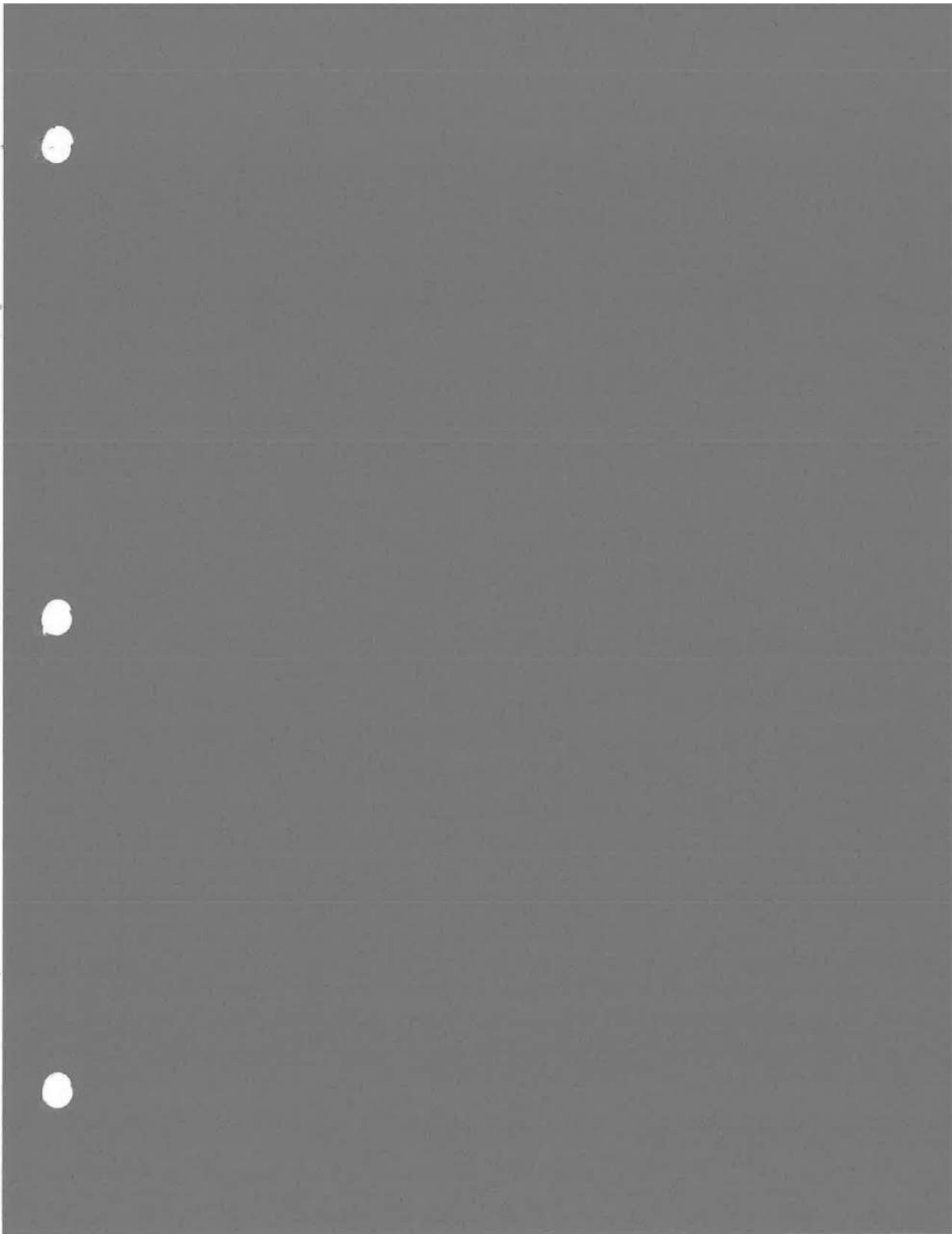
TAO:MP:rlr

cc: Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022854

24286

24263



ROR022855

24287

24264

1/11/96 Planning Commission

- A-4. TM-101-95 - William Peccole 1982 Trust - Request for a Tentative Map for the proposed PECCOLE WEST subdivision, on property located on the north side of Charleston Boulevard, between Haulapai Way and Rampart Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7, R-3 and C-1), Size: 605.6 Acres, No. of Lots: 15

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 15 lots. These are large development parcels being created to be developed at a later time

BACKGROUND DATA:

4/04/90 The City Council approved R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) zoning for a portion of this site as part of a larger property (Z-17-90).

1/04/95 The City Council approved R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) zoning for a portion of this (Z-146-94).

8/02/95 The City Council approved R-PD7 (Residential Planned Development) zoning for a portion of this site (Z-49-95).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90, Z-146-94 and Z-17-90.
2. The Final Map(s) for this subdivision must show the dedication of an 80'-wide public roadway/sewer easement and utility corridor centered along the intended Alta Drive alignment through this subdivision site; this requirement supersedes a portion of Condition #4 of Zoning Application Z-146-94. Upon development of individual sites within the overall Peccole West subdivision, public right-of-way for the Alta Drive corridor must be dedicated to the City in accordance with future construction plan approvals as required by the Department of Public Works; the future right-of-way dedication may be less than 80 feet in width and may coincide with the back of curb location as long as sidewalks, available for public use, are provided within landscaped common areas along the Alta Drive alignment. Construct full-width street improvements on Alta Drive through this site; construction of street improvements along the Alta Drive may occur as individual sites develop within the overall Peccole West subdivision; the City reserves the right to request the timely construction of any and all incomplete full-width street improvements on Alta Drive between Haulapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.

A-4. TM-101-95 - Page Two

ROR022856

24288

24265

3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of any Final Map on this subdivision site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Construct all incomplete half-street improvements on Haulapai Way, Charleston Boulevard and Rampart Boulevard adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
5. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
6. Individual, site-specific technical drainage studies must be performed for each subdivision "pod" within this development prior to the issuance of any building or grading permits or the recordation of any final maps related to the subdivision pods, whichever may occur first, as required by the Department of Public Works.
7. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
8. Standard Condition Nos. 1 - 3 and 5.

ROR022857

24289

24266

PLANNING AND DEVELOPMENT DEPARTMENT

January 17, 1996

Mr. Bruce Bayne
William Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST - TM-101-95

Dear Mr. Bayne:

Your request for a Tentative Map for the proposed PECCOLE WEST subdivision, on property located on the north side of Charleston Boulevard, between Haulapai Way and Rampart Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7, R-3 and C-1), was considered by the Planning Commission on January 11, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90, Z-146-94 and Z-17-90.
2. The Final Map(s) for this subdivision must show the dedication of an 80'-wide public roadway/sewer easement and utility corridor centered along the intended Alta Drive alignment through this subdivision site; this requirement supersedes a portion of Condition No. 4 of Zoning Application Z-146-94. Upon development of individual sites within the overall Peccole West subdivision, public right-of-way for the Alta Drive corridor must be dedicated to the City in accordance with future construction plan approvals as required by the Department of Public Works; the future right-of-way dedication may be less than 80 feet in width and may coincide with the back of curb location as long as sidewalks, available for public use, are provided within landscaped common areas along the Alta Drive alignment. Construct full-width street improvements on Alta Drive through this site; construction of street improvements along the Alta Drive may occur as individual sites develop within the overall Peccole West subdivision; the City reserves the right to request the timely construction of any and all incomplete full-width street improvements on Alta Drive between Haulapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.

ROR022858

24290

24267

TO: Mr. Bruce Bayne
RE: TM-101-95

January 17, 1996
Page Two

3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of any Final Map on this subdivision site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Construct all incomplete half-street improvements on Haulapai Way, Charleston Boulevard and Rampart Boulevard adjacent to this site as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
5. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
6. Individual, site-specific technical drainage studies must be performed for each subdivision "pod" within this development prior to the issuance of any building or grading permits or the recordation of any final maps related to the subdivision pods, whichever may occur first, as required by the Department of Public Works.
7. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
8. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
9. Street names must be provided in accord with the City's Street Naming Regulations.
10. All development is subject to the conditions of City departments and State Subdivision Statutes.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

ROR022859

24291

24268

TO: Mr. Bruce Bayne
RE: TM-101-95

January 17, 1996
Page Three

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Theresa A. O'Donnell, Planning Manager
Current Planning Division

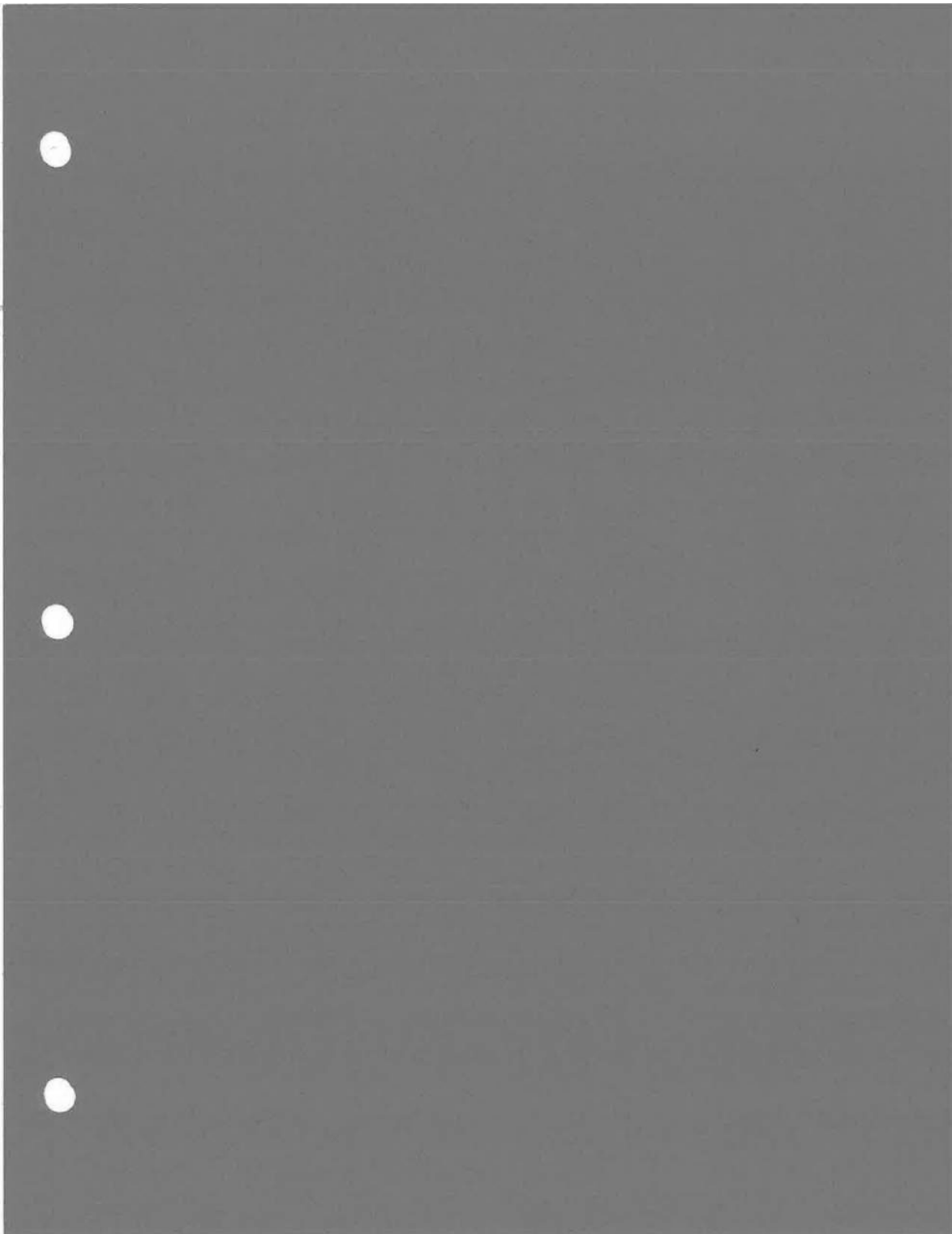
TAO:MP:em

cc: Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022860

24292

24269



ROR022861

24293

24270

MAYOR
JAN LAVERTY JONES
COUNCILMEM
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE
CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

February 13, 1996

Ms. Wanda Peccole
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST - FM-8-96

Dear Ms. Peccole:

Your request for a Final Map for the PECCOLE WEST subdivision, on property located on the north side of Charleston Boulevard, between Hualapai Way and Rampart Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7, R-3 and C-1), was considered by the Planning Commission on February 8, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Parcel 5 must be shown on this Final Map as a public Drainage Easement with private maintenance as per the approved Master Drainage Plan. Individual site-specific technical drainage studies shall be submitted as the individual subdivision "pods" are developed.
3. Prior to recordation of this Final Map, the applicant must submit a Revised Final Map "clearly" showing the developer's intent as to dedication of roadway right-of-way and/or easements along the Alta Drive alignment which was required by the Tentative Map to be an 80' wide roadway easement.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

7009 3616-015-12/95

ROR022862

24294

24271

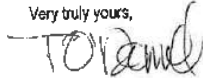
TO: Ms. Wanda Peccole
RE: FM-S-96

February 13, 1996
Page Two

5. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,



Theresa A. O'Donnell, Planning Manager
Current Planning Division

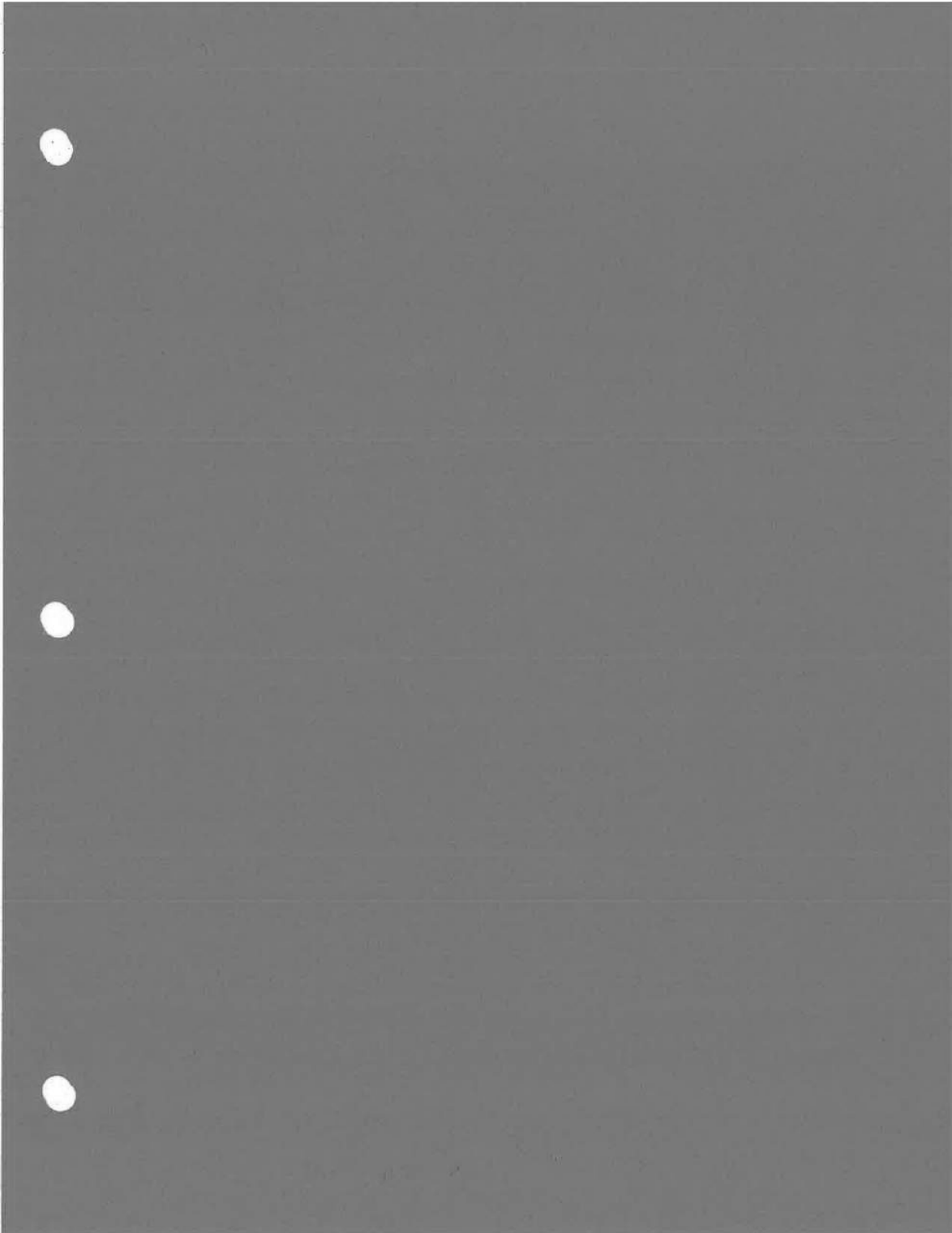
TAD:RA:erh/ff

cc: Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022863

24295

24272



ROR022864

24296

24273

- A-6. FM-69-96 - PECCOLE WEST LOT 12A PHASE 1 - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP, PECCOLE 1982 TRUST - REQUEST FOR A FINAL MAP ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND HUALAPAI WAY - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS: 40 - SIZE: 11.81 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 40 of the 263 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

3/14/96 The Planning Commission approved the Tentative Subdivision Map (TM-13-96).

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. We request that the Legend on Sheet 3 provide some explanation of what the shaded "Sight visibility Restriction Easement" areas are for. We suggest a statement such as "no landscaping or sight restricting improvements (such as walls/fences) taller than 30 inches allowed within the areas shaded". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.E.s are necessary.

ROR022865

24297

24274

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
6. Standard Condition No. 1.

ROR022866

24298

24275

PLANNING AND DEVELOPMENT DEPARTMENT

April 30, 1996

Mr. Bruce Bayne
William and Wanda Peccole Family Limited Partnership
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12A PHASE 1 - FM-69-96

Dear Mr. Bayne:

Your request for a Final Map on property located on the northeast corner of Charleston Boulevard and Hualapai Way - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 units per acre), was considered by the Planning Commission on April 25, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. We request that the Legend on Sheet 3 provide some explanation of what the shaded "Sight visibility Restriction Easement" areas are for. We suggest a statement such as "no landscaping or sight restricting improvements (such as walls/fences) taller than 30 inches allowed within the areas shaded". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.E.s are necessary.

ROR022867

24299

24276

TO: Mr. Bruce Bayne
RE: FM-89-96

April 30, 1996
Page Two

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
6. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:lr

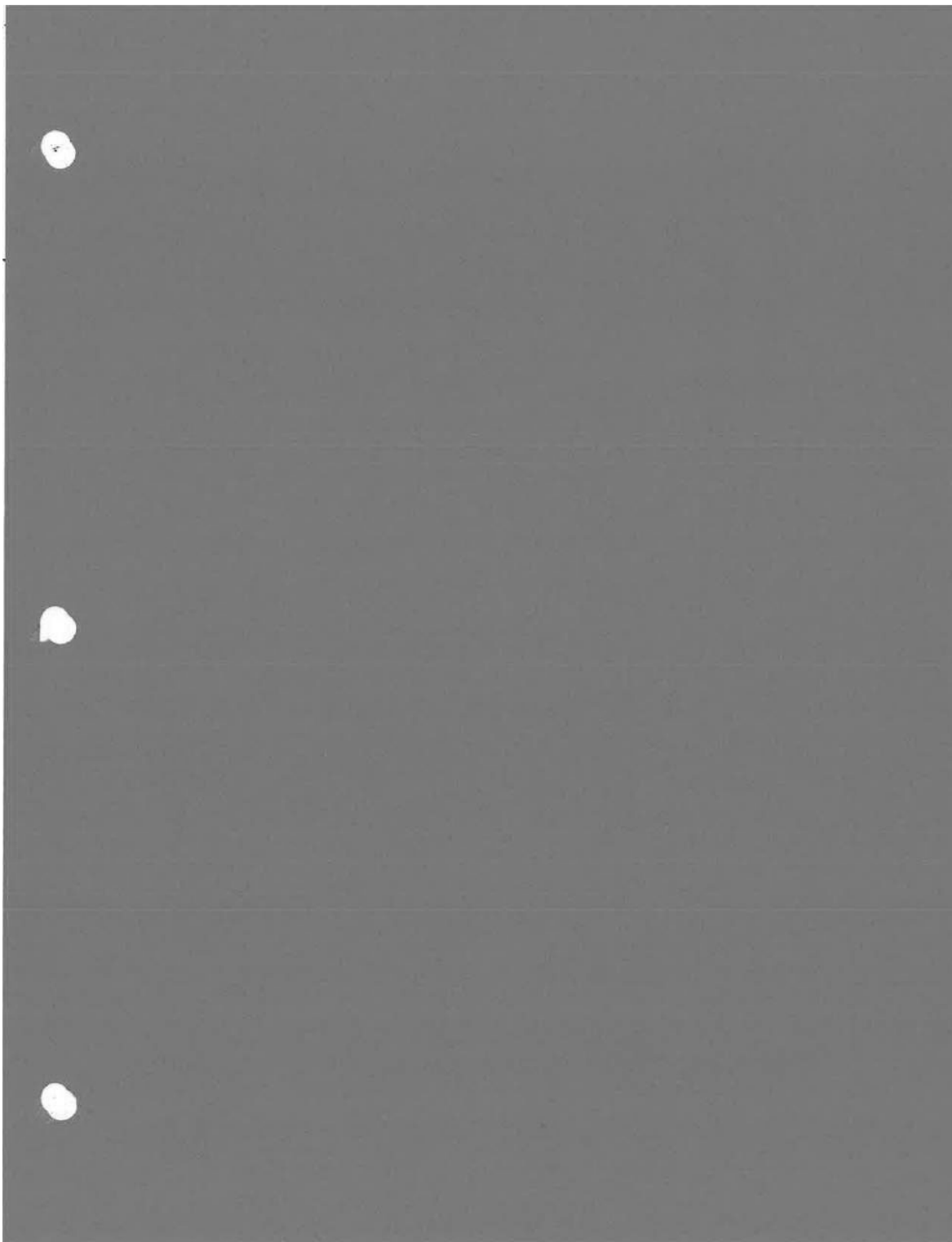
cc: Mr. Paul Onufer
Pulte Homes
7310 Smoke Ranch Road, Suite Q
Las Vegas, Nevada 89128

Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022868

24300

24277



ROR022869

24301

24278

- A-8. FM-71-96 - PECCOLE WEST LOT 12B PHASE 1 - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP, PECCOLE 1982 TRUST - REQUEST FOR A FINAL MAP ON PROPERTY LOCATED ON THE NORTH SIDE OF CHARLESTON BOULEVARD EAST OF HUALAPAI WAY - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7(RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS: 35 - SIZE: 10.0 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 35 of the 263 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

9/14/95 The Planning Commission approved the Tentative Subdivision Map. Case (TM-63-95)

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations, therefore staff has no objection to its approval.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.

ROR022870

24302

24279

4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022871

24303

24280

PLANNING AND DEVELOPMENT DEPARTMENT

April 30, 1996

Mr. Bruce Bayne
William and Wanda Peccole Family Limited Partnership
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12B PHASE 1 - FM-71-96

Dear Mr. Bayne:

Your request for a Final Map on property located on the north side of Charleston Boulevard east of Hualapai Way - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7(Residential Planned Development 7 units per acre), was considered by the Planning Commission on April 25, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

ROR022872

24304

24281

TO: Mr. Bruce Bayne
RE: FM-71-96

April 30, 1996
Page Two

5. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

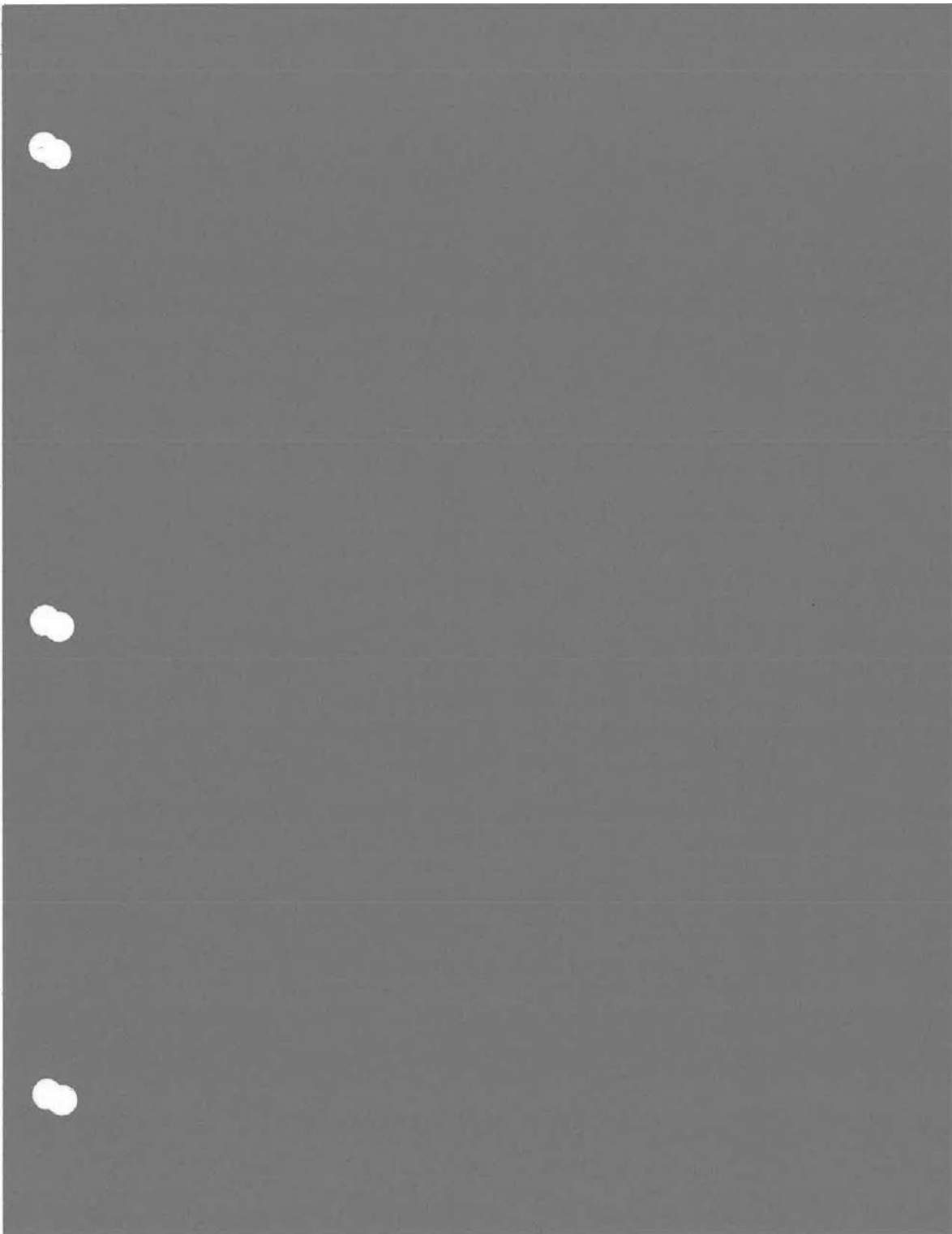
cc: Mr. Larry Miller
2928 Coastline Court
Las Vegas, Nevada 89117-3524

Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022873

24305

24282



ROR022874

24306

24283

5/9/96 PLANNING COMMISSION

A-5. FM-75-96 - PECCOLE WEST LOT 12C PHASE 1 - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP - REQUEST FOR A FINAL MAP ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF APPLE DRIVE AND CHARLESTON BOULEVARD - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) - NO. OF LOTS: 34 - SIZE: 8.57 ACRES

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map for the Peccole West Lot 12C Phase I subdivision.

BACKGROUND DATA:

- | | |
|---------|---|
| 1/04/95 | The City Council approved R-PD7 (Residential Planned Development - 7 Units Per Acre) zoning for this site as part of the larger property under case Z-146-94. |
| 8/10/95 | The City Council approved the Plot Plan Review for the property under cases Z-146-94(1) and Z-49-95(1). |
| 3/14/96 | The Planning Commission approved the Tentative Subdivision Map for the property under case TM-13-96. This Tentative Map proposed 279 single family lots with an overall density of 3.6 dwelling units per acre. |

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations. This map contains 34 of the 279 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private streets.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
2. Site development to comply with all previous Conditions of Approval for the approved Peccole West-Lot 12 Revised Tentative Map (TM-13-96).

A-5. FM-75-96 - Page Two

ROR022875

24307

24284

3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

ROR022876

24308

24285

PLANNING AND DEVELOPMENT DEPARTMENT

May 14, 1996

Mr. Bruce Bayne
William and Wanda Peccole Family Limited Partnership 1991 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12C PHASE 1 - FM-75-96

Dear Mr. Bayne:

Your request for a Final Map on property located on the northwest corner of Apple Drive and Charleston Boulevard - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre, was considered by the Planning Commission on May 9, 1996.

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

1. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
2. Site development to comply with all previous Conditions of Approval for the approved Peccole West-Lot 12 Revised Tentative Map (TM-13-96).
3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

ROR022877

24309

24286

TO: Mr. Bruce Bayne
RE: FM-75-96

May 14, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

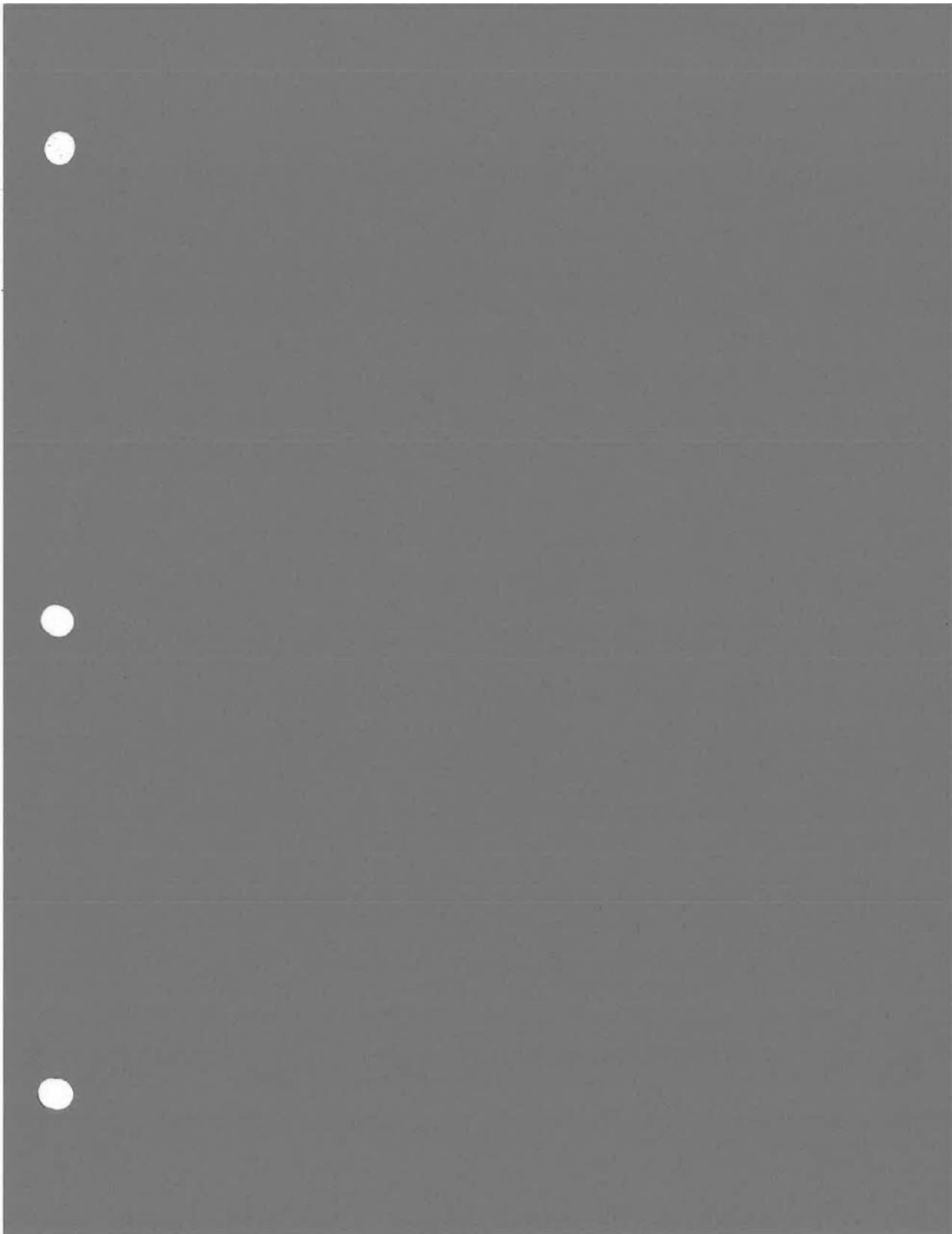
RA:em

cc: Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022878

24310

24287



ROR022879

24311

24288

- A-13. FM-82-96 - PECCOLE RANCH PHASE 2 LOT 21B - KAUFMAN & BROAD NEVADA, INC. - REQUEST FOR A FINAL MAP ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HUALAPAI WAY AND HOMESTRETCH DRIVE - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS: 137 - SIZE: 19.81 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains all of the single family compact lots proposed as part of the Tentative Subdivision Map. All lots will front on 51 foot wide public streets.

BACKGROUND DATA:

05/23/96 The Tentative Map for Peccole Phase 2 Lot 21B is Item No. A-3 on this agenda (TM-33-96).

FINDINGS:

The Final Map is in conformance with the proposed Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Approval of and conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to recordation of this Final Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Standard Condition No. 1.

ROR022880

24312

24289

May 29, 1996

Mr. Bill June
Kaufman & Broad Nevada, Inc.
4755 Industrial Road
Las Vegas, Nevada 89103

RE: FINAL MAP - PECCOLE RANCH PHASE 2 LOT 21B - FM-82-96

Dear Mr. June:

Your request for a Final Map on property located on the southeast corner of Hualapai Way and Homestretch Drive - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on May 23, 1996.

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

1. Approval of and conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to recordation of this Final Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Final Maps shall be in conformance with the approved Tentative Map.

ROR022881

24313

24290

TO: Mr. Bill June
RE: FM-82-96

May 29, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

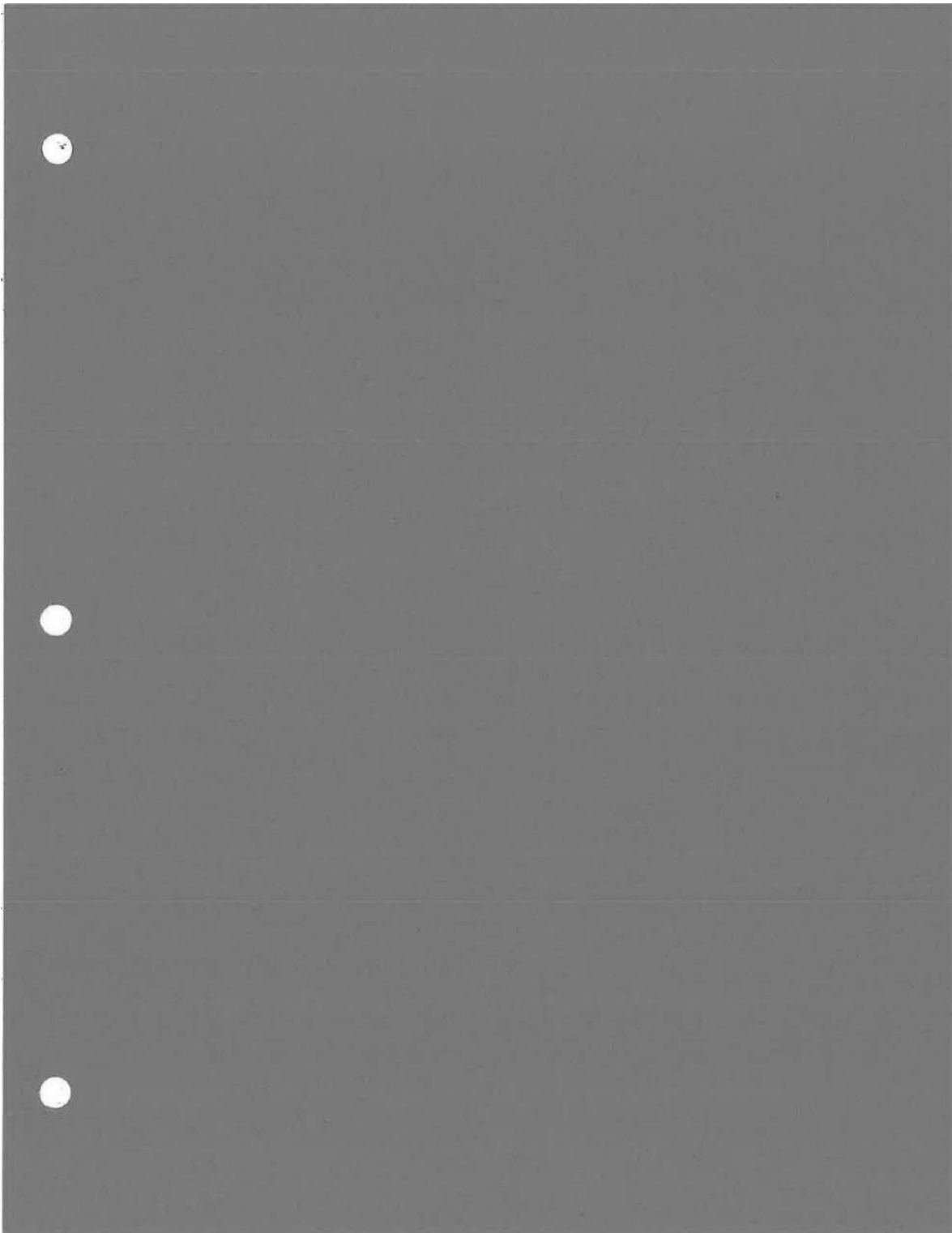
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

ROR022882

24314

24291



ROR022883

24315

24292

- A-17. FM-88-96 - PECCOLE WEST LOT 12C PHASE 4 - WILLIAM AND WANDA PECCOLE 1982 TRUST - REQUEST FOR A FINAL MAP ON PROPERTY LOCATED ON THE NORTH SIDE OF CHARLESTON BOULEVARD, APPROXIMATELY 600 FEET EAST OF HUALAPAI WAY - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS: 34 SIZE: 8.67 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 34 of the 279 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

3/14/96 The Planning Commission approved the Tentative Subdivision Map (TM-13-96).

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
3. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

ROR022884

24316

24293

4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022885

24317

24294

May 29, 1996

William and Wanda Peccole Family Limited Partnership
Peccole 1982 Trust
2937 Coast Line Court
Las Vegas, Nevada 89117-3525

RE: FINAL MAP - PECCOLE WEST LOT 12C PHASE 4 - FM-88-96

Dear Applicant:

Your request for a Final Map on property located on the north side of Charleston Boulevard, approximately 600 feet east of Hualapai Way - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on May 23, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
3. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

ROR022886

24318

24295

TO: William and Wanda Peccole Family Limited Partnership
RE: FM-88-96

May 29, 1996
Page Two

5. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

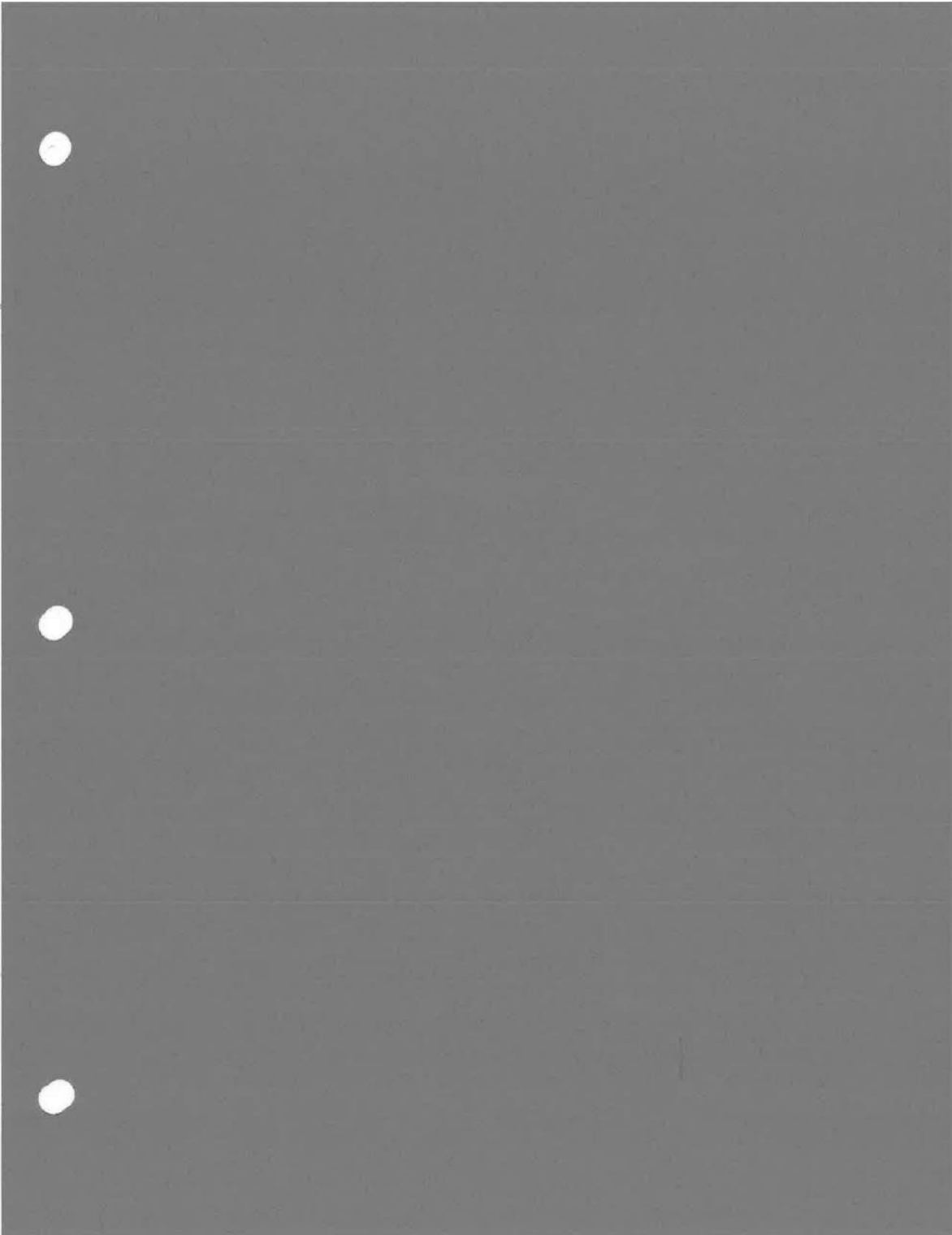
DC:rlr

cc: Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022887

24319

24296



ROR022888

24320

24297

6/13/96 PLANNING COMMISSION

- A-10. FM-93-96 - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 1 - PLASTER DEVELOPMENT COMPANY - Request for a Final Map on property located on the northeast corner of Hualapai Way and Homestretch Drive - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) - No. of Lots: 46 - Size: 7.58 Acres.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map for Peccole Village by Signature Homes - Unit 1.

BACKGROUND DATA:

- 4/04/90 The City Council approved a request to rezone the property from N-U (Non-Urban) to R-PD7 (Residential Planned Development - 7 Units per Acre) under case Z-17-90. This rezoning was part of the larger Peccole Ranch Master Development.
- 4/25/96 The Planning Commission approved a Plot Plan Review for the property under case Z-17-90(12). This plan called for the development of 354 single family compact lots.
- 5/09/96 The Planning Commission approved the Tentative Subdivision Map for Peccole Village by Signature Homes under case TM-32-96. This map called for the development of 354 single family compact lots over 49.4 acres (Density: 7.17 unites per acre).

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations. This map contains 46 of the 354 single family compact lots approved as part of the Tentative Subdivision Map. All lots will front on 39 foot wide public streets.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. This Final Map must record before Peccole Village by Signature Homes - Unit 2 to provide legal access to Village Center Drive.

ROR022889

24321

24298

A-10. FM-93-96 - Page Two

3. Provide a minimum of two lanes of paved, legal access to this site prior to the occupancy of any units as required by the Department of Public Works.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
6. Standard Condition No. 1.

ROR022890

24322

24299

PLANNING AND DEVELOPMENT DEPARTMENT

June 18, 1996

Mr. David Goldstein
Plaster Development Company
801 South Rancho Drive, Suite #E-4
Las Vegas, Nevada 89106

RE: FINAL MAP - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 1 - FM-93-96

Dear Mr. Goldstein:

Your request for a Final Map on property located on the northeast corner of Hualapai Way and Homestretch Drive, Ward 2 (Adamsen), N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), No. of Lots: 46, Size: 7.58 Acres, was considered by the Planning Commission on June 13, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. This Final Map must record before Peccole Village by Signature Homes - Unit 2 to provide legal access to Village Center Drive.
3. Provide a minimum of two lanes of paved, legal access to this site prior to the occupancy of any units as required by the Department of Public Works.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

ROR022891

24323

24300

TO: Mr. David Goldstein
RE: FM-93-96

June 18, 1996
Page Two

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
6. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

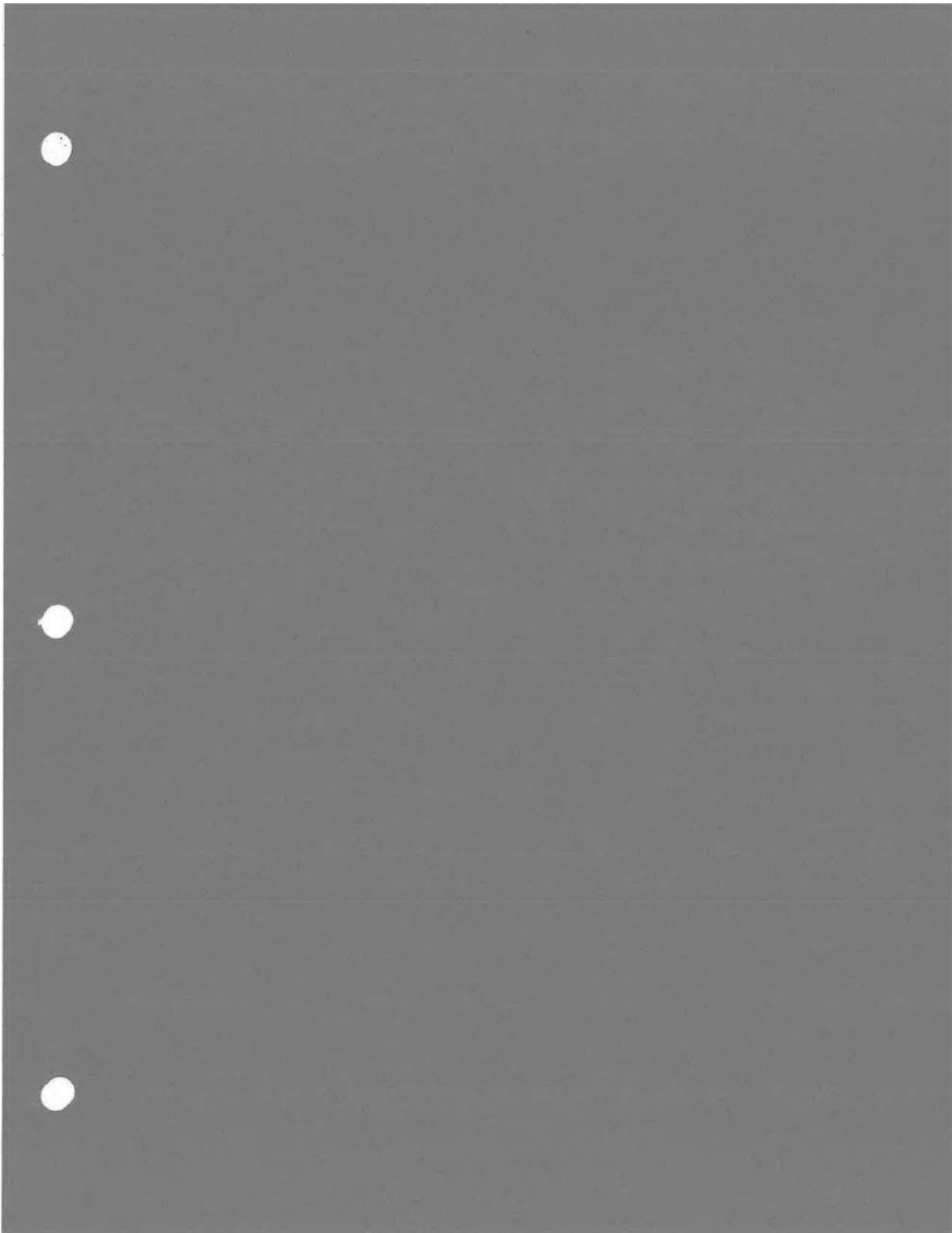
RA:erh

cc: Ms. Patsy Mains
Pentacore Engineering
6773 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022892

24324

24301



ROR022893

24325

24302

6/13/96 PLANNING COMMISSION

- A-14. FM-98-96 - PECCOLE WEST LOT 12 B PHASE 2 - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP - Request for a Final Map on property located on the northeast corner of Charleston Boulevard and Hualapai Way - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) - No. of Lots: 32 - Size: 7.98 Acres.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map for Peccole West Lot 12-B - Phase 2.

BACKGROUND DATA:

- 8/10/95 The Planning Commission approved a Plot Plan Review for this property under case Z-146-94(1) and Z-49-95(1). This plan proposed 263 lots over 78.5 acres (density: 3.35 units) in an R-PD7 zone.
- 3/14/96 The Planning Commission approved the Tentative Subdivision Map for this property under case TM-13-96. This plan proposed 279 lots on 77.79 acres (density: 3.59 units).

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations. This map contains 32 of the 279 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private drives.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
3. The Peccole West Lot 12-B Phase 1 Final Map must record prior to the recordation of this Final Map to provide legal access.

ROR022894

24326

24303

A-14. FM-98-96 - Page Two

4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022895

24327

24304

PLANNING AND DEVELOPMENT DEPARTMENT

June 18, 1996

Mr. Larry Miller
William and Wanda Peccole Family Limited Partnership
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12B PHASE 2 - FM-98-96

Dear Mr. Miller:

Your request for a Final Map on property located on the northeast corner of Charleston Boulevard and Hualapai Way, Ward 2 (Adamsen), N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), No. of Lots: 32, Size: 7.98 Acres, was considered by the Planning Commission on June 13, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
3. The Peccole West Lot 12-B Phase 1 Final Map must record prior to the recordation of this Final Map to provide legal access.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Final Maps shall be in conformance with the approved Tentative Map.

ROR022896

24328

24305

TO: Mr. Larry Miller
RE: FM-98-96

June 18, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

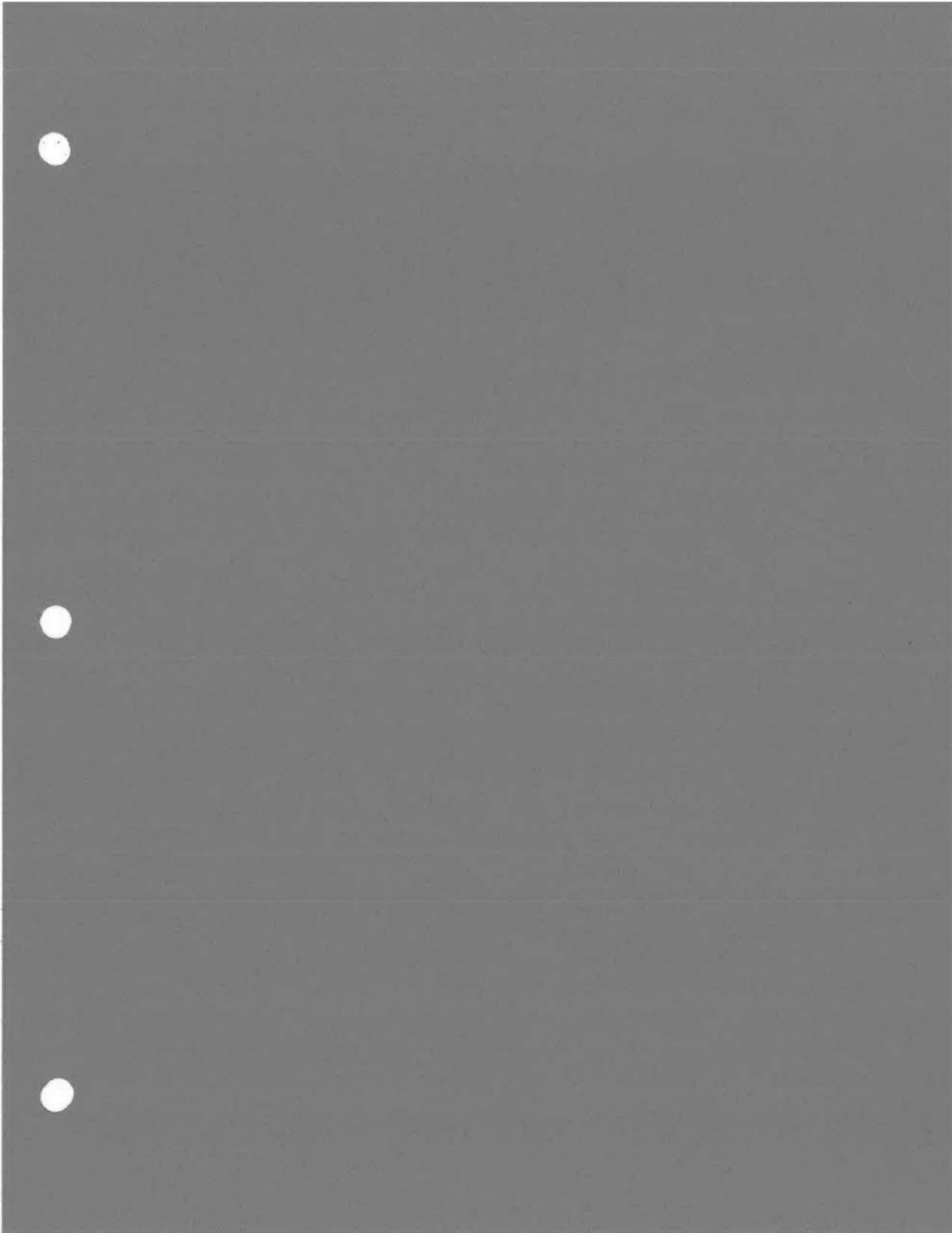
RA:em

cc: Ms. Liz Ainsworth
Pentacore Engineering
6773 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022897

24329

24306



ROR022898

24330

24307

- A-9. FM-103-96 - PECCOLE WEST LOT 12A - PHASE 2 - WILLIAM AND WANDA PECCOLE 1991 TRUST - Request for a Final Map on property located north of Charleston Boulevard, east of Hualapai Way - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre) - Size: 11.71 Acres - No. of Lots: 40.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 40 of the 263 single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide private streets.

BACKGROUND DATA:

3/14/96 The Planning Commission approved the Tentative Subdivision Map.

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022899

24331

24308

PLANNING AND DEVELOPMENT DEPARTMENT

July 2, 1996

Peccole 1991 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12A PHASE 2 - FM-103-96

Dear Applicant:

Your request for a Final Map on property located north of Charleston Boulevard, east of Hualapai Way - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on June 27, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Final Maps shall be in conformance with the approved Tentative Map.

ROR022900

24332

24309

TO: Peccole 1991 Trust
RE: FM-103-96

July 2, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

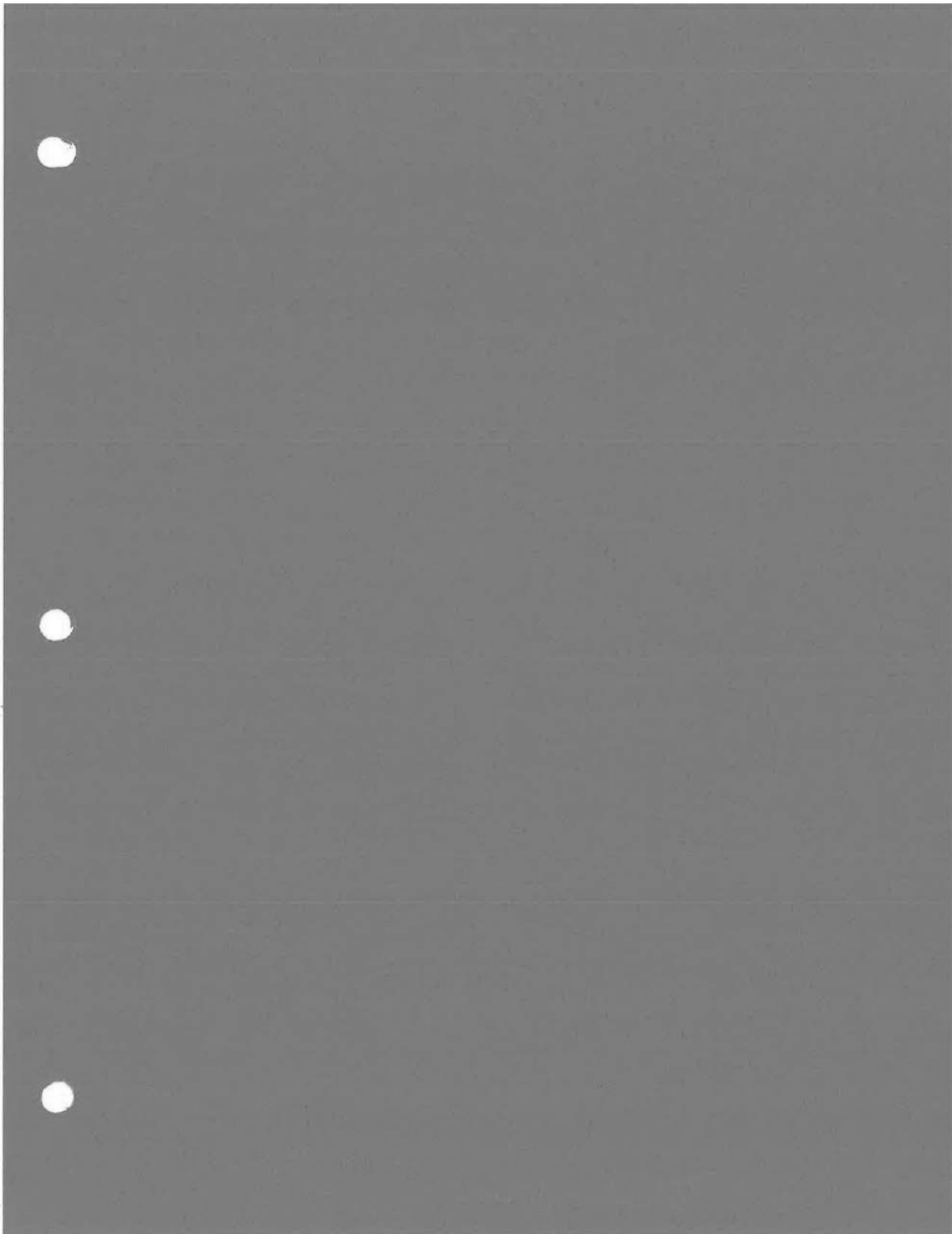
DC:rlr

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022901

24333

24310



ROR022902

24334

24311

6/27/96 PLANNING COMMISSION

- A-10. FM-104-96 - PECCOLE WEST LOT 12B - PHASE 3 - WILLIAM AND WANDA PECCOLE 1991 TRUST - Request for a Final Map on property located north of Charleston Boulevard, east of Hualapai Way - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre) - Size: .56 Acres - No. of Lots: 3.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 3 of the 263 single family lots approved as part of the Tentative Subdivision Map. All lots will front on a 40 foot wide private street.

BACKGROUND DATA:

3/14/96 The Planning Commission approved the Tentative Subdivision Map.

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022903

24335

24312

PLANNING AND DEVELOPMENT DEPARTMENT

July 2, 1996

Peccole 1991 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST LOT 12B PHASE 3 - FM-104-96

Dear Applicant:

Your request for a Final Map on property located north of Charleston Boulevard, east of Hualapai Way - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on June 27, 1996.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Provide paved legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Final Maps shall be in conformance with the approved Tentative Map.

ROR022904

24336

24313

TO: Peccole 1991 Trust
RE: FM-104-96

July 2, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

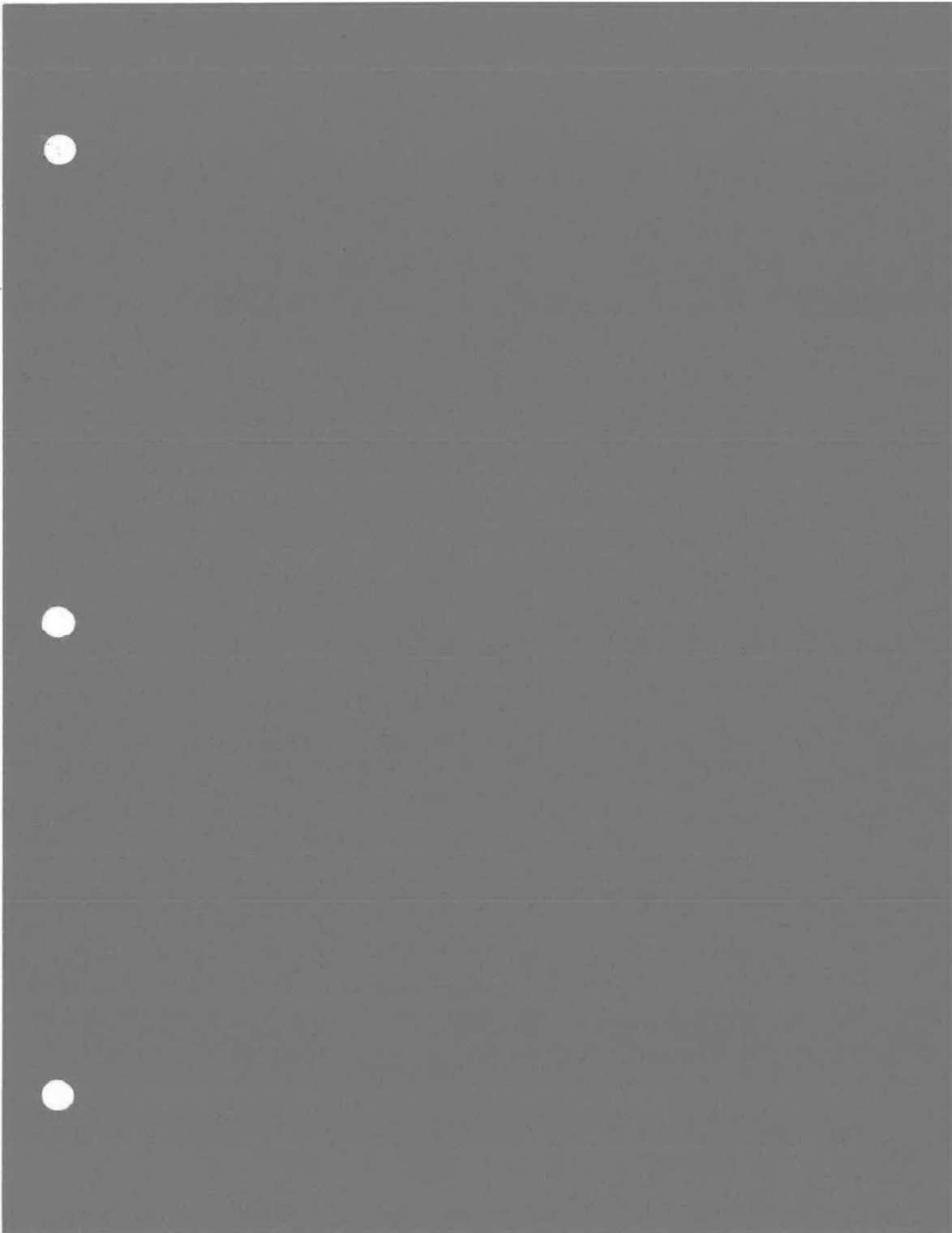
DC:rlr

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022905

24337

24314



ROR022906

24338

24315

7/11/96 PLANNING COMMISSION

- A-12. FM-111-96 - PECCOLE WEST OFFICE SITE - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP - Request for a Final Map on property located on the west side of Rampart Boulevard, north of Charleston Boulevard - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial) - Size: 9.10 Acres - No. of Lots: 2.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map for Peccole West Office Site.

BACKGROUND DATA:

- 1/04/95 The City Council approved a request to rezone this property as part of a larger case (Z-146-94). The land was rezoned from N-U (Non-Urban) under Resolution of Intent to C-1 (Limited Commercial), R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development - 7 Units per Acre) and R-PD9 (Residential Planned Development - 9 Units per Acre) to R-PD7 (Residential Planned Development - 7 Units per Acre) R-3 (Limited Multiple Residence), and C-1 (Limited Commercial). This parcel was zoned to C-1 (Limited Commercial).
- 1/11/96 The Planning Commission approved the Tentative Subdivision Map for Peccole West (TM-101-95). The mixed use community proposed single family dwellings, multi-family units, commercial shops and a golf course. This property covered Lot 6, whose intended use was for office/commercial development.
- 3/28/96 The Planning Commission approved a request for a Plot Plan Review on this property (Z-146-94(2)). The proposed use was for a 97,140 square foot two-story office and retail complex.
- 7/11/96 The Planning Commission will hear a request for a Tentative Map for Peccole West Office Site as Item No. A-6 on this agenda (TM 56-96).

A-12. FM-111-96 - Page Two

ROR022907

24339

24316

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations. This map contains the two commercial lots contained in the Tentative Subdivision Map that covers 9.1 acres. A wedding facility, several retail shops and offices are proposed. This site will front on Rampart Boulevard, a 100 foot wide public right-of-way. The Department of Public Works has indicated that this Final Map does not include the area that was set aside for the east/west access corridor (along the south property edge) that was shown on the Tentative Map. Because it appears that this property owner does not plan to include this access corridor area in this subdivision site the original subdivision layout may need to be revised.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Site development to comply with all previous Conditions of Approval for the Peccole West Office Site Tentative Map and all related cases and conditions.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Standard Condition No. 1.

ROR022908

24340

24317

PLANNING AND DEVELOPMENT DEPARTMENT

July 16, 1996

William and Wanda Peccole Family Limited Partnership
2937 Coast Line Court
Las Vegas, Nevada 89117-3525

RE: FINAL MAP - PECCOLE WEST OFFICE SITE - FM-111-96

Dear Applicant:

Your request for a Final Map on property located on the west side of Rampart Boulevard, north of Charleston Boulevard, Ward 2 (Adamsen), N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 9.10 Acres, No. of Lots: 2, was considered by the Planning Commission on July 11, 1996.

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

1. Site development to comply with all previous Conditions of Approval for the Peccole West Office Site Tentative Map and all related cases and conditions.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Final Maps shall be in conformance with the approved Tentative Map.

ROR022909

24341

24318

TO: William and Wanda Peccole Family Limited Partnership
RE: FM-111-96

July 16, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

RA:erh

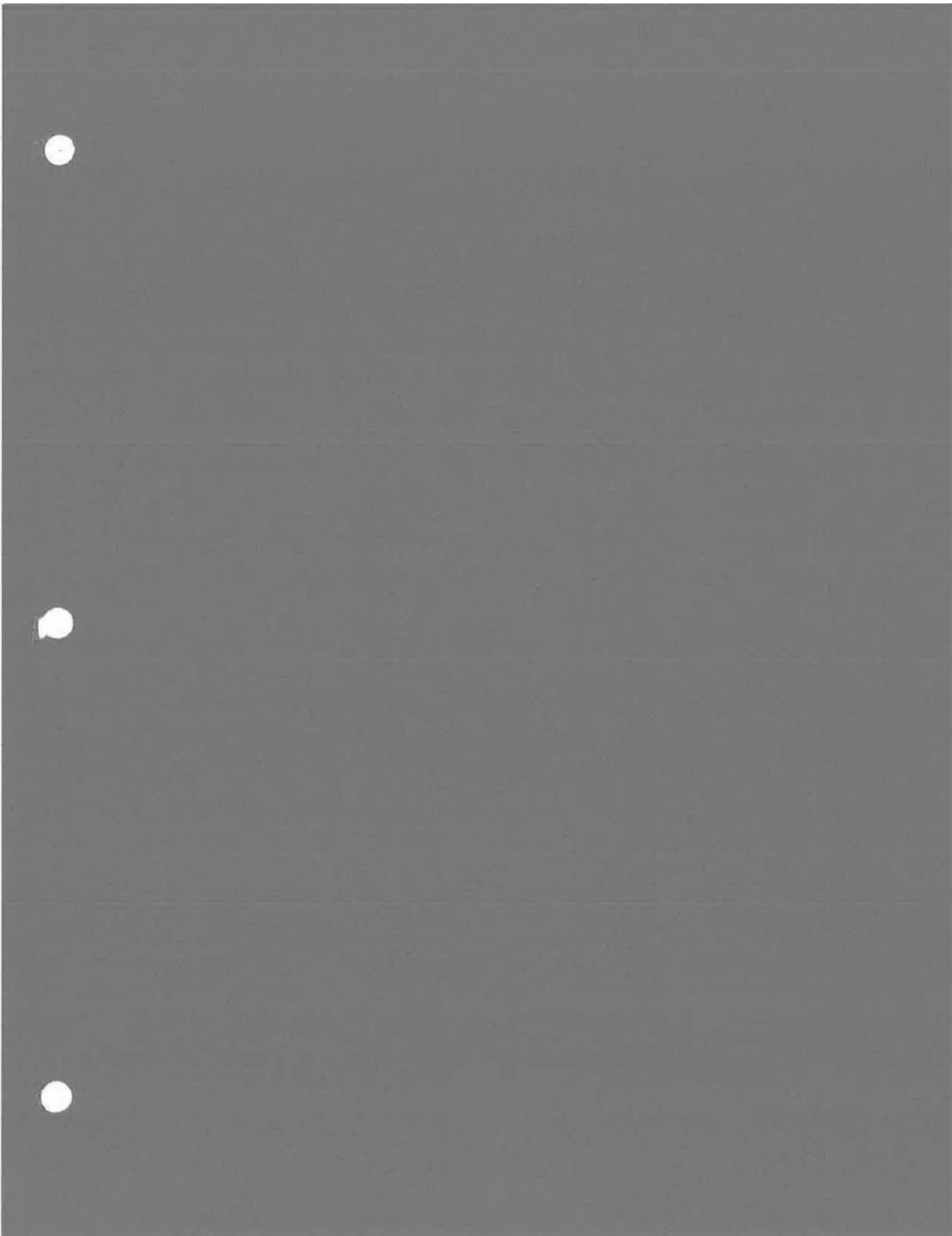
cc: Mr. Bruce Bayne
Peccole Nevada
8889 West Charleston Boulevard
Las Vegas, Nevada 89117

Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022910

24342

24319



ROR022911

24343

24320

10/26/95 Planning Commission

- A-11. **FM-137-95 - Peccole 1982 Trust and Peccole Family Partnership - Request for a Final Map for the TUSCANY HILLS II subdivision on property located on the south side of Alta Drive, west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD4), Subdivider: Plaster Development, Size: 7.3 Acres, No. of Lots: 29, Ward No. 2.**

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains all of the single family lots approved as part of the Tentative Subdivision Map. All lots will front on 40 foot wide public streets.

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

BACKGROUND DATA:

7/13/95 The Planning Commission approved the Tentative Subdivision Map.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
3. Standard Condition No. 1.

ROR022912

24344

24321

November 1, 1995

Plaster Development Company, Inc.
801 South Rancho Drive Suite E-4
Las Vegas, Nevada 89106

RE: FINAL MAP - TUSCANY HILLS II - FM-137-95

Gentlemen:

Your request for a Final Map for the Tuscany Hills II subdivision on property located on the south side of Alta Drive, west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD4), was considered by the Planning Commission on October 26, 1995.

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

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
3. Conformance with the Tentative Map.

- Continued -

ROR022913

24345

24322

TO: Plaster Development Company, Inc.
RE: FM-137-95

November 1, 1995
Page Two

This action by the Planning Commission is final, unless an appeal, in writing, is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Sincerely,

PLANNING AND DEVELOPMENT DEPARTMENT
DONNA H. KRISTAPONIS, DIRECTOR

MATT PINJUV, PLANNER II
CURRENT PLANNING DIVISION

DHK:MP:rlr

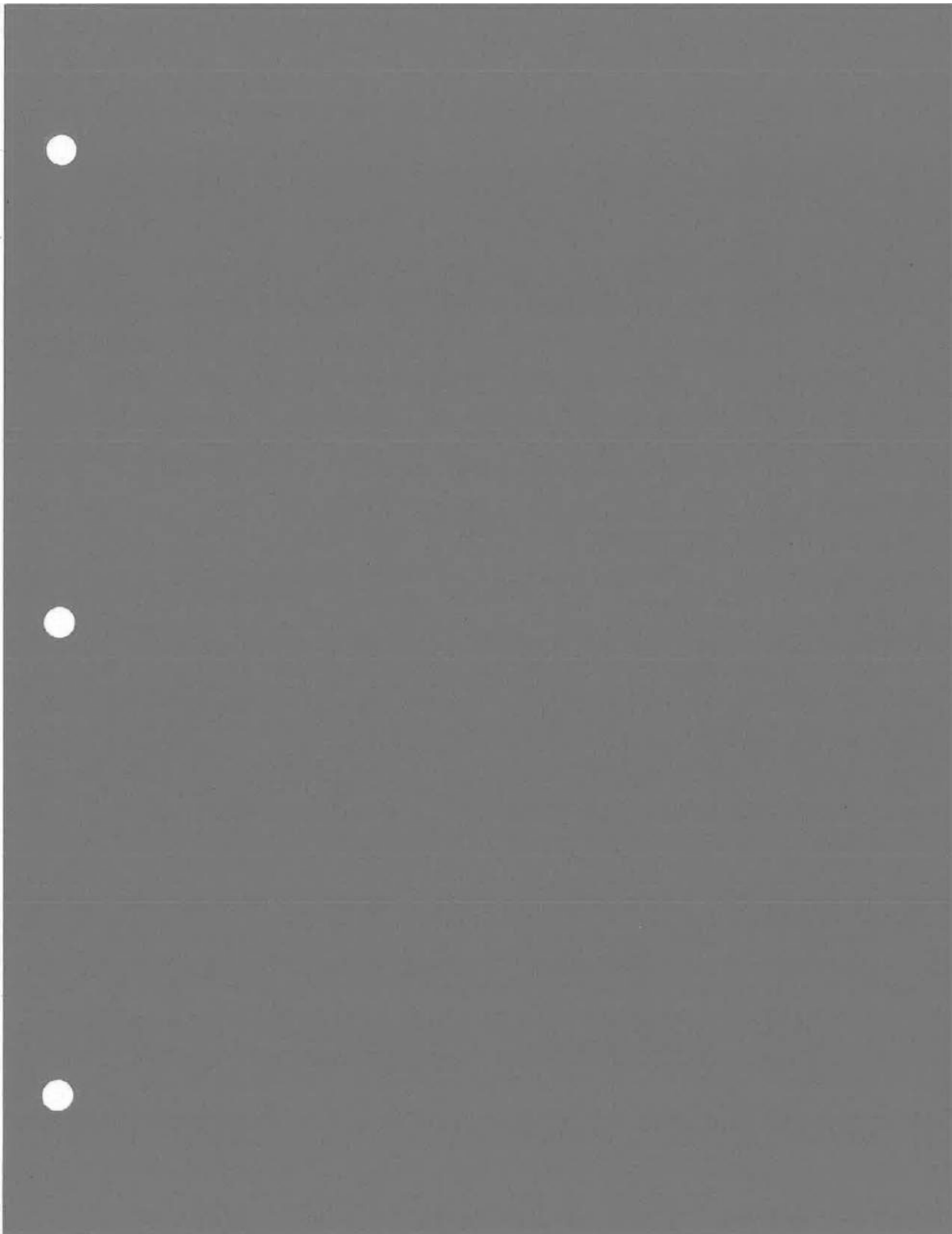
cc Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

Peccole 1982 Trust and Peccole Family Partnership
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

ROR022914

24346

24323



ROR022915

24347

24324

- A-1. FM-177-96 - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 5 - PLASTER DEVELOPMENT - Request for a Final Map on property located east of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 7.31 Acres, No. of Lots: 48, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 48 of the 354 single family compact lots approved as part of the Tentative Subdivision Map. All lots will front on 39 foot wide public streets.

BACKGROUND DATA:

05/09/96 The Planning Commission approved the Tentative Subdivision Map.

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The Final Map for Peccole Village by Signature Homes - Unit 3 must be recorded prior to the recordation of this Final Map.
3. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022916

24348

24325

PLANNING AND DEVELOPMENT DEPARTMENT

December 24, 1996

Mr. David Goldstein
Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

RE: FINAL MAP - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 5 - FM-177-96

Dear Mr. Goldstein:

Your request for a Final Map on property located east of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), was considered by the Planning Commission on December 19, 1996.

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

1. The Final Map for Peccole Village by Signature Homes - Unit 3 must be recorded prior to the recordation of this Final Map.
2. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Final Maps shall be in conformance with the approved Tentative Map.

ROR022917

24349

24326

TO: Mr. David Goldstein
RE: FM-177-96

December 24, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

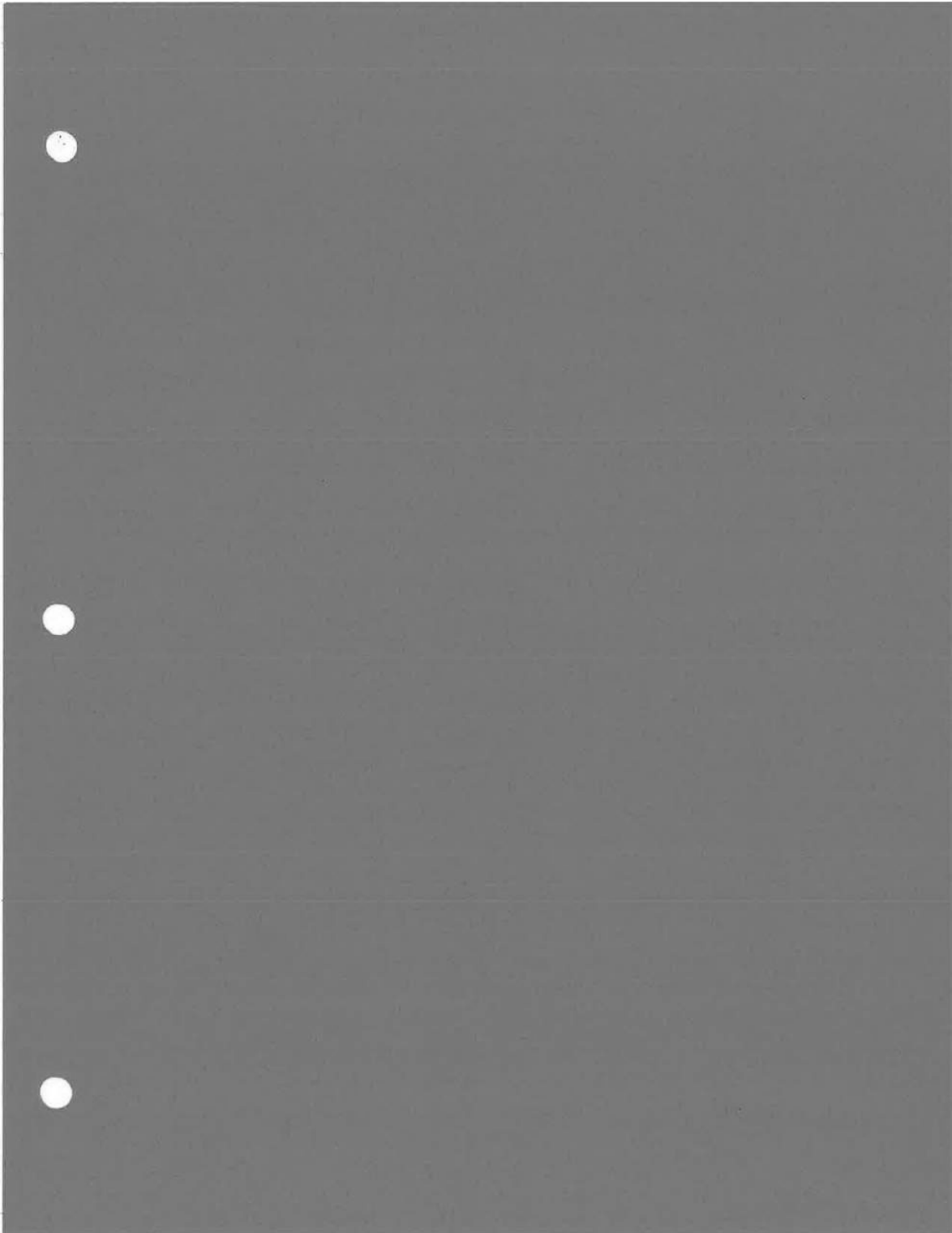
DC:cc

cc: Ms. Patsy Mains
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022918

24350

24327



ROR022919

24351

24328

12/19/96 PLANNING COMMISSION

- A-2. FM-178-96 - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 6 - PLASTER DEVELOPMENT - Request for a Final Map on property located on the east side of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 4.67 Acres, No. of Lots: 43, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 43 of the 354 single family compact lots approved as part of the Tentative Subdivision Map. All lots will front on 28 foot wide private streets.

BACKGROUND DATA:

05/09/96 The Planning Commission approved the Tentative Subdivision Map.

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The Final Map for Peccole Village by Signature Homes - Unit 4 must be recorded prior to the recordation of this Final Map.
3. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
5. Standard Condition No. 1.

ROR022920

24352

24329

PLANNING AND DEVELOPMENT DEPARTMENT

December 24, 1996

Mr. David Goldstein
Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

RE: FINAL MAP - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 6 - FM-178-96

Dear Mr. Goldstein:

Your request for a Final Map on property located on the east side of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), was considered by the Planning Commission on December 19, 1996.

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

1. The Final Map for Peccole Village by Signature Homes - Unit 4 must be recorded prior to the recordation of this Final Map.
2. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Final Maps shall be in conformance with the approved Tentative Map.

ROR022921

24353

24330

TO: Mr. David Goldstein
RE: FM-178-96

December 24, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

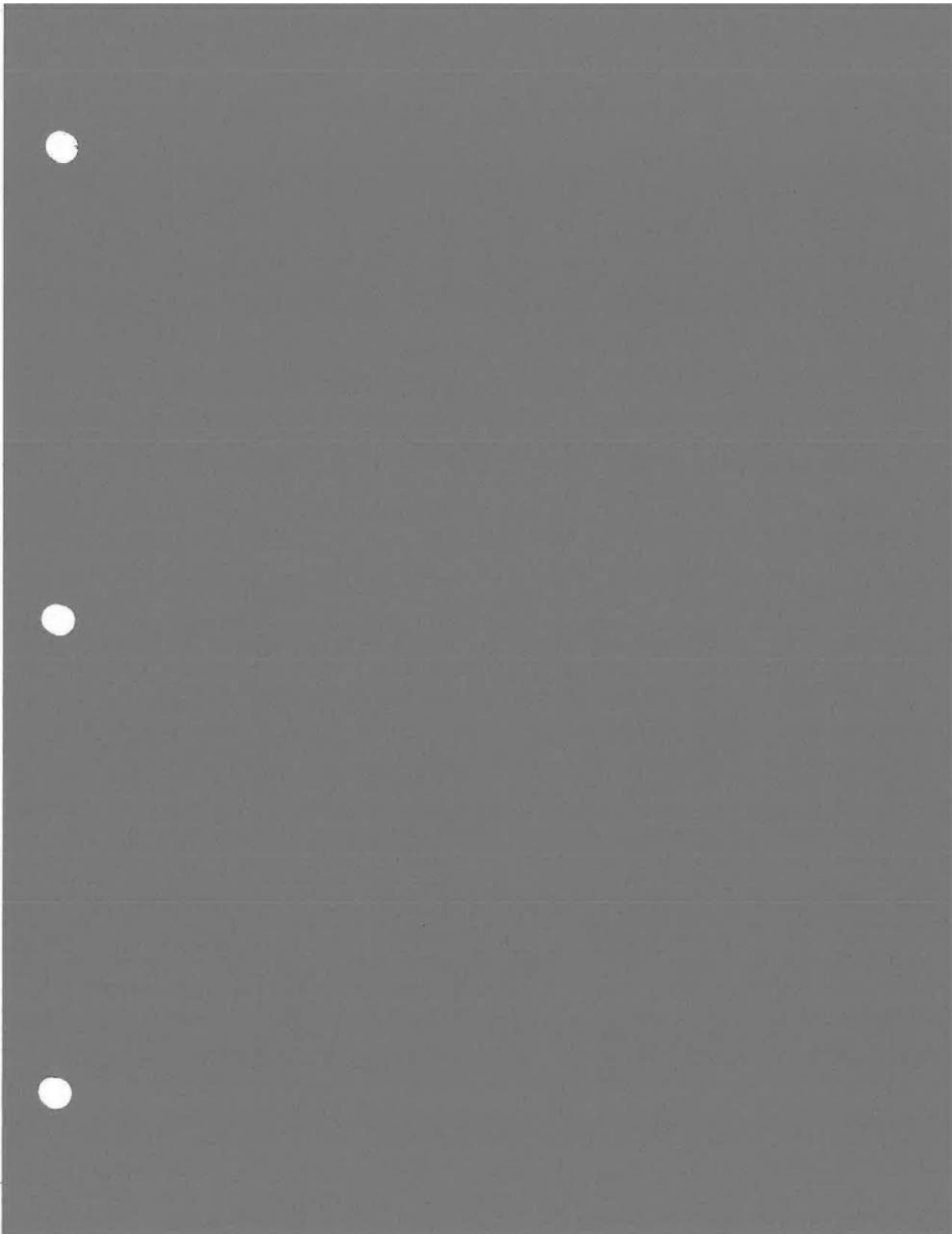
DC:cc

cc: Ms. Patsy Mains
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022922

24354

24331



ROR022923

24355

24332

- A-3. FM-179-96 - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 7 - PLASTER DEVELOPMENT - Request for a Final Map on property located on the east side of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 9.11 Acres, No. of Lots: 57, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Final Subdivision Map which contains 57 of the 354 single family compact lots approved as part of the Tentative Subdivision Map. All lots will front on 39 foot wide public streets.

BACKGROUND DATA:

05/09/96 The Planning Commission approved the Tentative Subdivision Map.

FINDINGS:

The Final Map is in conformance with the approved Tentative Map and the Zoning District regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. Standard Condition No. 1.

ROR022924

24356

24333

PLANNING AND DEVELOPMENT DEPARTMENT

December 24, 1996

Mr. David Goldstein
Plaster Development
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

RE: FINAL MAP - PECCOLE VILLAGE BY SIGNATURE HOMES UNIT 7 - FM-179-96

Dear Mr. Goldstein:

Your request for a Final Map on property located on the east side of Hualapai Way, north of Homestretch Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), was considered by the Planning Commission on December 19, 1996.

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

1. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
3. Final Maps shall be in conformance with the approved Tentative Map.

ROR022925

24357

24334

TO: Mr. David Goldstein
RE: FM-179-96

December 24, 1996
Page Two

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

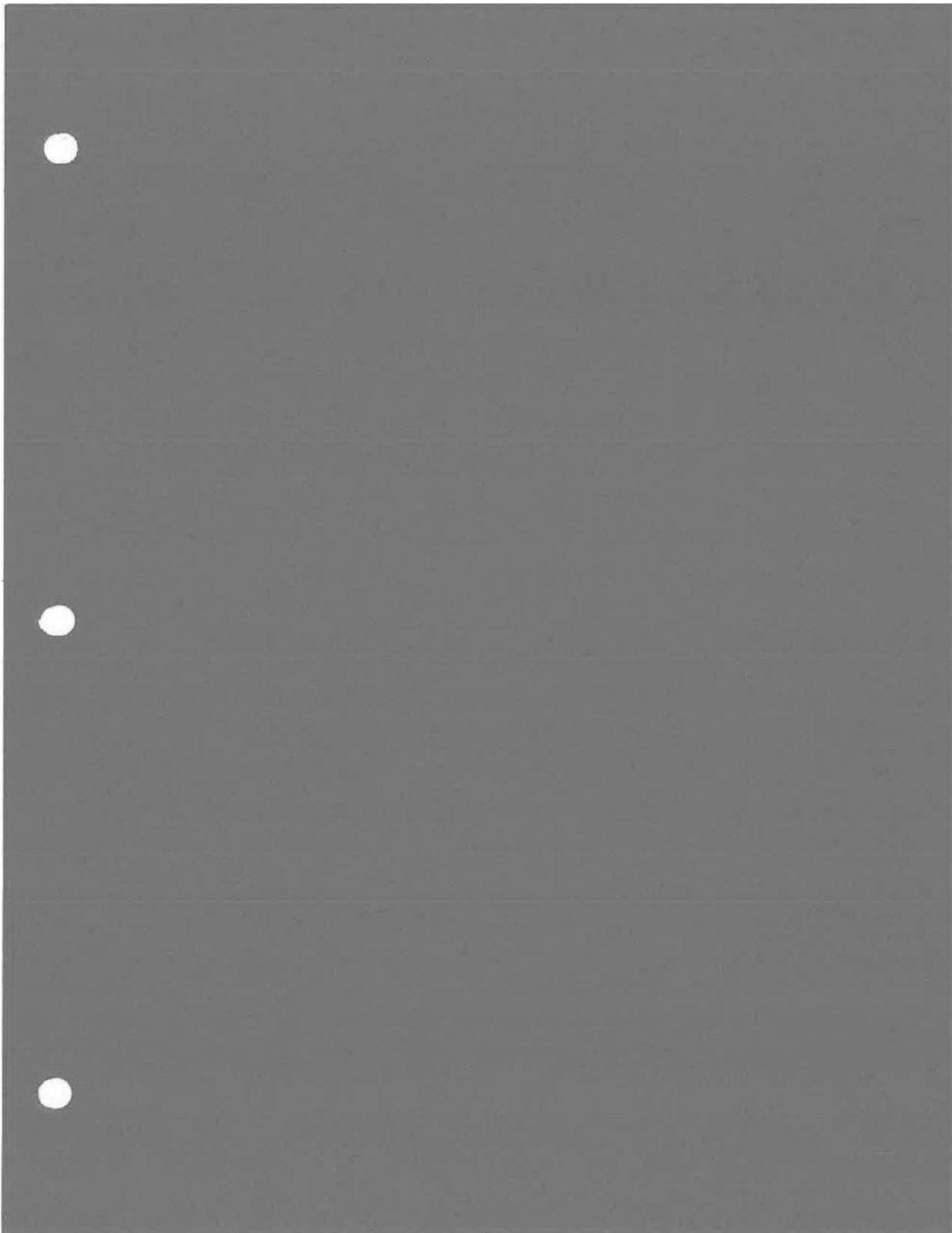
DC:cc

cc: Ms. Patsy Mains
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022926

24358

24335



ROR022927

24359

24336

3/14/96 Planning Commission

- A-3. TM-13-96 - Peccole 1982 Trust - Request for a Tentative Map for the proposed PECCOLE WEST - LOT 12 subdivision, on property located on the northeast corner of Hualapai Way and Charleston Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7), Size: 77.8 Acres, No. of Lots: 279

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map for Peccole West - Lot 12.

BACKGROUND DATA:

- 1/04/95 The City Council approved R-PD7 (Residential Planned Development - 7 Units Per Acre) zoning for this site as part of a larger property (Z-146-94).
- 8/10/95 The City Council approved the Plot Plan Review for the property affected by this Tentative Map under case Z-146-94(1) and Z-49-95(1).

FINDINGS:

The Tentative Map will comply with City Department conditions and State Subdivision Statutes .

The applicant is proposing a Tentative Subdivision Map which contains 279 single family lots. The minimum lot size is 60 x 108 with an overall project density, including the existing golf course acreage, of 3.6 dwelling units per acre. All lots will front on 40 foot wide private streets with two points of entry.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
2. An Access Analysis Letter must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits (or the approval of a Final Map), whichever may occur first, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Analysis Letter prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Access Analysis Letter. No recommendation of the approved Access Analysis Letter, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

ROR022928

24360

24337

A-3. TM-13-96 - Page Two

3. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map on this subdivision site.
4. Site development to comply with all applicable conditions of approval for Zoning Applications Z-146-94 and Z-49-95 and with all conditions of approval for the recent Plot Plan Review Z-146-94(1) and Z-49-95(1) for this subdivision site as required by the Department of Public Works.
5. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
6. Standard Condition Nos. 1 - 5.

ROR022929

24361

24338

PLANNING AND DEVELOPMENT DEPARTMENT

March 19, 1996

Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST-LOT 12 - TM-13-96

Dear Applicant:

Your request for a Tentative Map for the proposed Peccole West - Lot 12 subdivision, on property located on the northeast corner of Hualapai Way and Charleston Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on March 14, 1996.

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

1. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
2. An Access Analysis Letter must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits (or the approval of a Final Map), whichever may occur first, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Analysis Letter prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Access Analysis Letter. No recommendation of the approved Access Analysis Letter, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
3. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map on this subdivision site.
4. Site development to comply with all applicable conditions of approval for Zoning Applications Z-146-94 and Z-49-95 and with all conditions of approval for the recent Plot Plan Review Z-146-94(1) and Z-49-95(1) for this subdivision site as required by the Department of Public Works.

ROR022930

24362

24339

TO: Peccole 1982 Trust
RE: TM-13-96

March 19, 1996
Page Two

5. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
6. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
7. Street names must be provided in accord with the City's Street Naming Regulations.
8. All development is subject to the conditions of City departments and State Subdivision Statutes.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

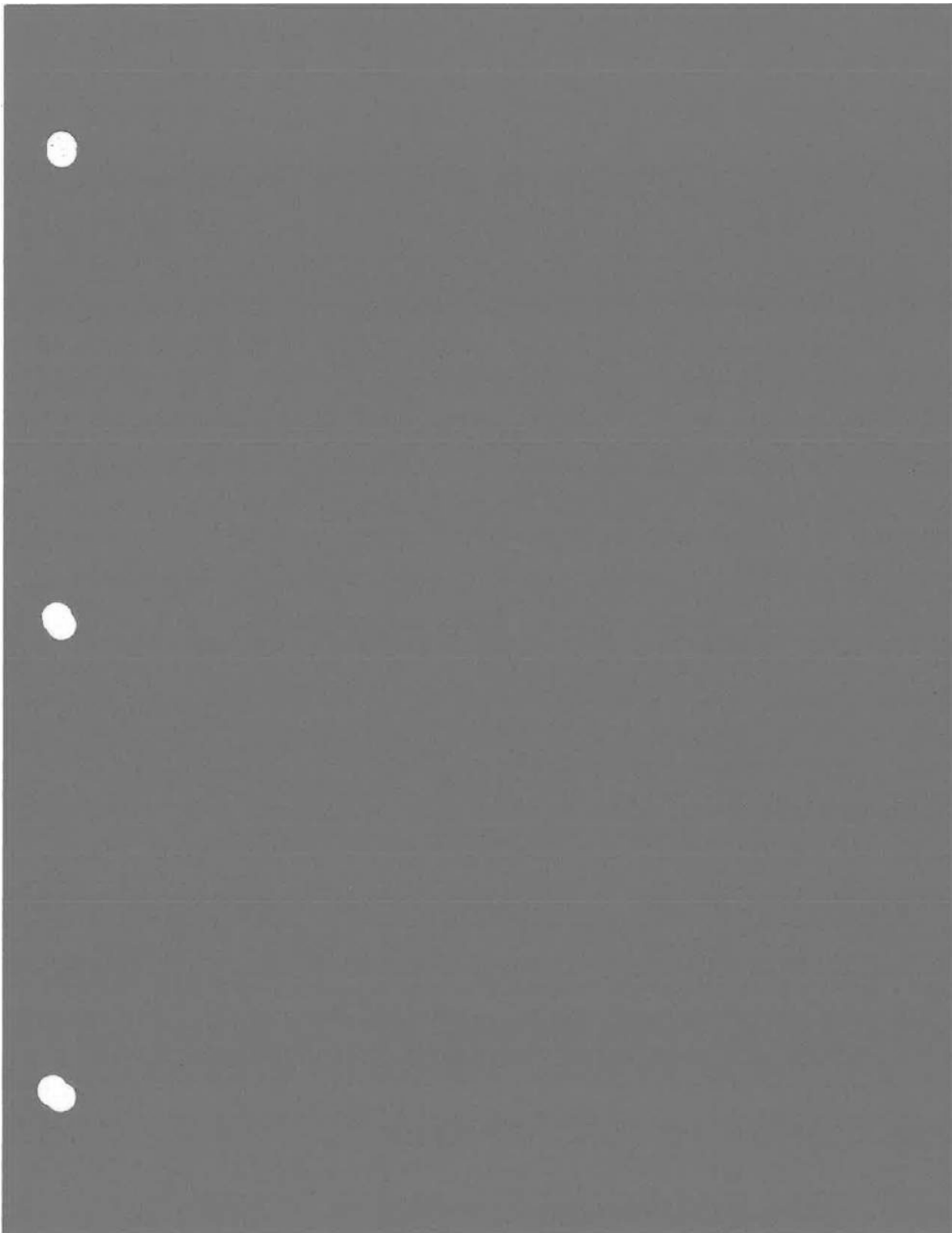
RA:erh

cc: Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022931

24363

24340



ROR022932

24364

24341

3/28/96 Planning Commission

- A-2. TM-21-96 - WILLIAM PECCOLE AND WANDA PECCOLE 1971 TRUST - Request for a Tentative Map for the proposed STONE RIDGE CONDOMINIUMS subdivision on property located on the east side of Hualapai Way, north of Sahara Avenue, Ward 4. N-U (Non-Urban) under Resolution Of Intent To R-3 (Limited Multiple Residence) SUBDIVIDER: Pulte Homes, Size: 22.7 Acres Lots/Units: 372

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 372 condominium units. The overall project density is 16.38 dwelling units per acre. All units will have access to 25 foot wide private drives.

BACKGROUND DATA:

- 4/04/90 The City Council approved R-3 (Limited Multiple Residence) zoning for this site as part of a larger property (Z-17-90).
- 3/14/96 The Planning Commission approved a Plot plan and Building Elevation Review for this site [Z-17-90(10)].

FINDINGS:

The Tentative Map is in conformance to the applicable sections of the Municipal Code and the subdivision ordinance. The Department of Public Works recommends that the applicant be required to provide public sewer easements for all public sewers and submit a drainage plan and technical drainage study prior to development.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Provide public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site permits or the recordation of a final map on this site as required by the Department of Public Works.

ROR022933

24365

24342

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map on this subdivision site.
4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
5. Standard Condition Nos. 1 - 5.

ROR022934

24366

24343

PLANNING AND DEVELOPMENT DEPARTMENT

April 2, 1996

Mr. Paul Onufer
Pulte Homes
7310 Smoke Ranch Road, Suite Q
Las Vegas, Nevada 89128

RE: TENTATIVE MAP - STONE RIDGE CONDOMINIUMS - TM-21-96

Dear Mr. Onufer:

Your request for a Tentative Map for the proposed Stone Ridge Condominiums subdivision on property located on the east side of Hualapai Way, north of Sahara Avenue, Ward 4, N-U (Non-Urban) under Resolution Of Intent To R-3 (Limited Multiple Residence), was considered by the Planning Commission on March 28, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Provide public sewer easements for all public sewers not located within public street rights-of-way prior to the issuance of any off-site permits or the recordation of a final map on this site 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 the recordation of a Final Map on this subdivision site.
4. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR022935

24367

24344

TO: Mr. Paul Onufer
RE: TM-21-96

April 2, 1996
Page Two

5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
6. Street names must be provided in accord with the City's Street Naming Regulations.
7. All development is subject to the conditions of City departments and State Subdivision Statutes.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

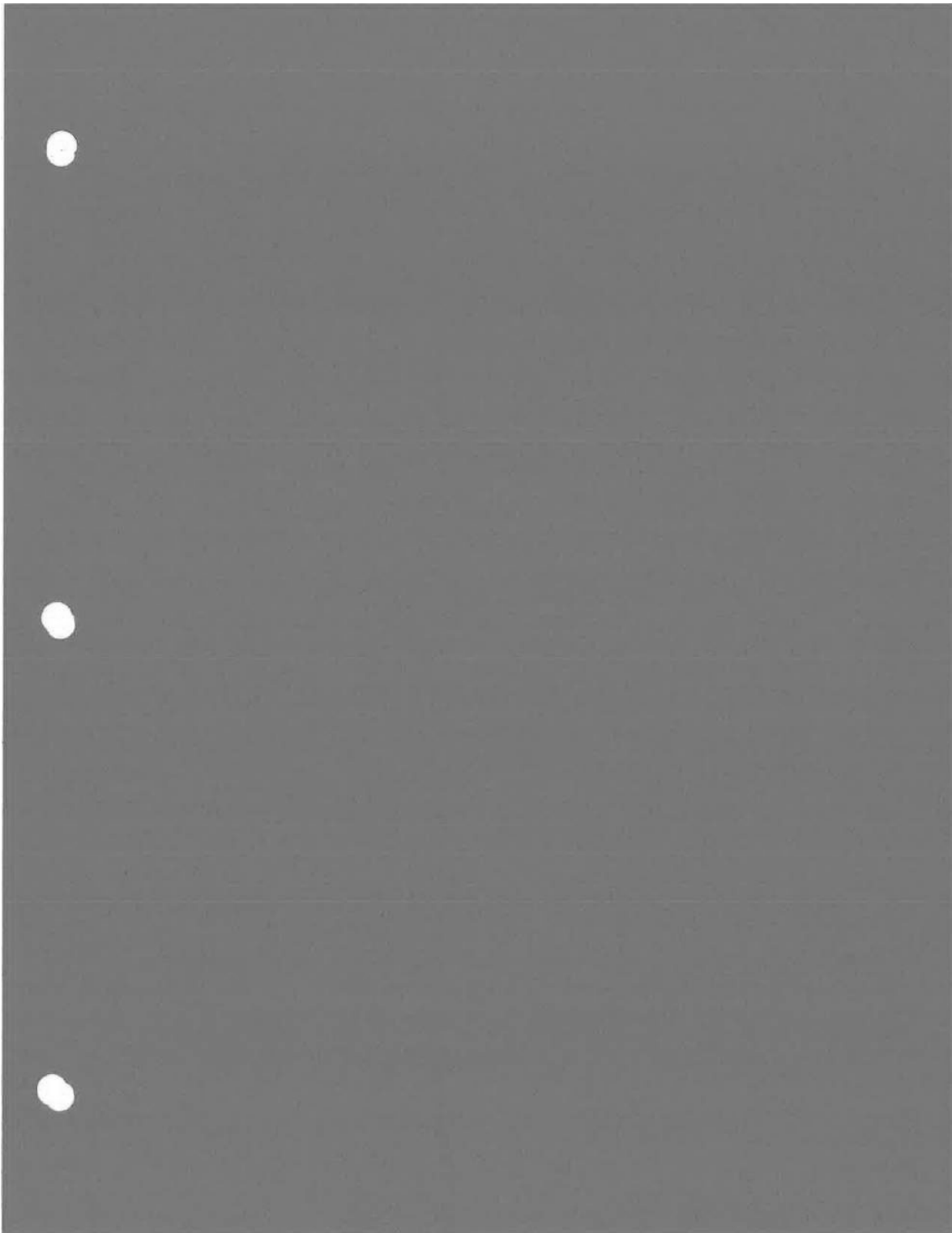
cc: Mr. Bruce Bayne
William Peccole and Wanda Peccole 1971 Family Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022936

24368

24345



ROR022937

24369

24346

- A-3. TM-22-96 - WILLIAM PECCOLE AND WANDA PECCOLE 1971 TRUST - Request for a Tentative Map for the proposed CANYON VISTA subdivision on property located on the east side of Hualapai Way, north of Sahara Avenue, Ward 4. N-U (Non-Urban) under Resolution Of Intent To R-PD7 (Residential Planned Development 7 Units Per Acre), SUBDIVIDER: Pulte Homes, Size: 22.3 Acres Lots/Units: 95

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 95 single family lots. The minimum lot size is 60' X 110' deep with an overall project density of 4.26 dwelling units per acre. All lots will front on 51 foot wide public streets.

BACKGROUND DATA:

- 4/04/90 The City Council approved R-PD7 (Residential Planned Development) zoning for this site as part of a larger property (Z-17-90).
- 3/14/96 The Planning Commission approved a Plot plan and Building Elevation Review for this site [Z-17-90(9)].

FINDINGS:

The Tentative Map is in conformance with the applicable sections of the Municipal Code and the Subdivision Regulations.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90, Z-127-90, Z-127-90(9) and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Hualapai Way through common area from abutting lots is prohibited.
3. Provide public sewer easements for all off-site public sewers not located within public street rights-of-way prior to the issuance of any off-site permits or recordation of a Final Map as required by the Department of Public Works.

ROR022938

24370

24347

4. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading recordation of a Final Map on this subdivision site.
5. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
6. Standard Condition Nos. 1 - 5.

ROR022939

24371

24348

PLANNING AND DEVELOPMENT DEPARTMENT

April 2, 1996

Mr. Paul Onufer
Pulte Homes
7310 Smoke Ranch Road, Suite Q
Las Vegas, Nevada 89128

RE: TENTATIVE MAP - CANYON VISTA - TM-22-96

Dear Mr. Onufer:

Your request for a Tentative Map for the proposed Canyon Vista subdivision on property located on the east side of Hualapai Way, north of Sahara Avenue, Ward 4, N-U (Non-Urban) under Resolution Of Intent To R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on March 28, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90, Z-127-90, Z-127-90(9) and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Hualapai Way through common area from abutting lots is prohibited.
3. Provide public sewer easements for all off-site public sewers not located within public street rights-of-way prior to the issuance of any off-site permits or recordation of a Final Map as required by the Department of Public Works.
4. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading recordation of a Final Map on this subdivision site.

ROR022940

24372

24349

TO: Mr. Paul Onufer
RE: TM-22-96

April 2, 1996
Page Two

5. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
6. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
7. Street names must be provided in accord with the City's Street Naming Regulations.
8. All development is subject to the conditions of City departments and State Subdivision Statutes.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

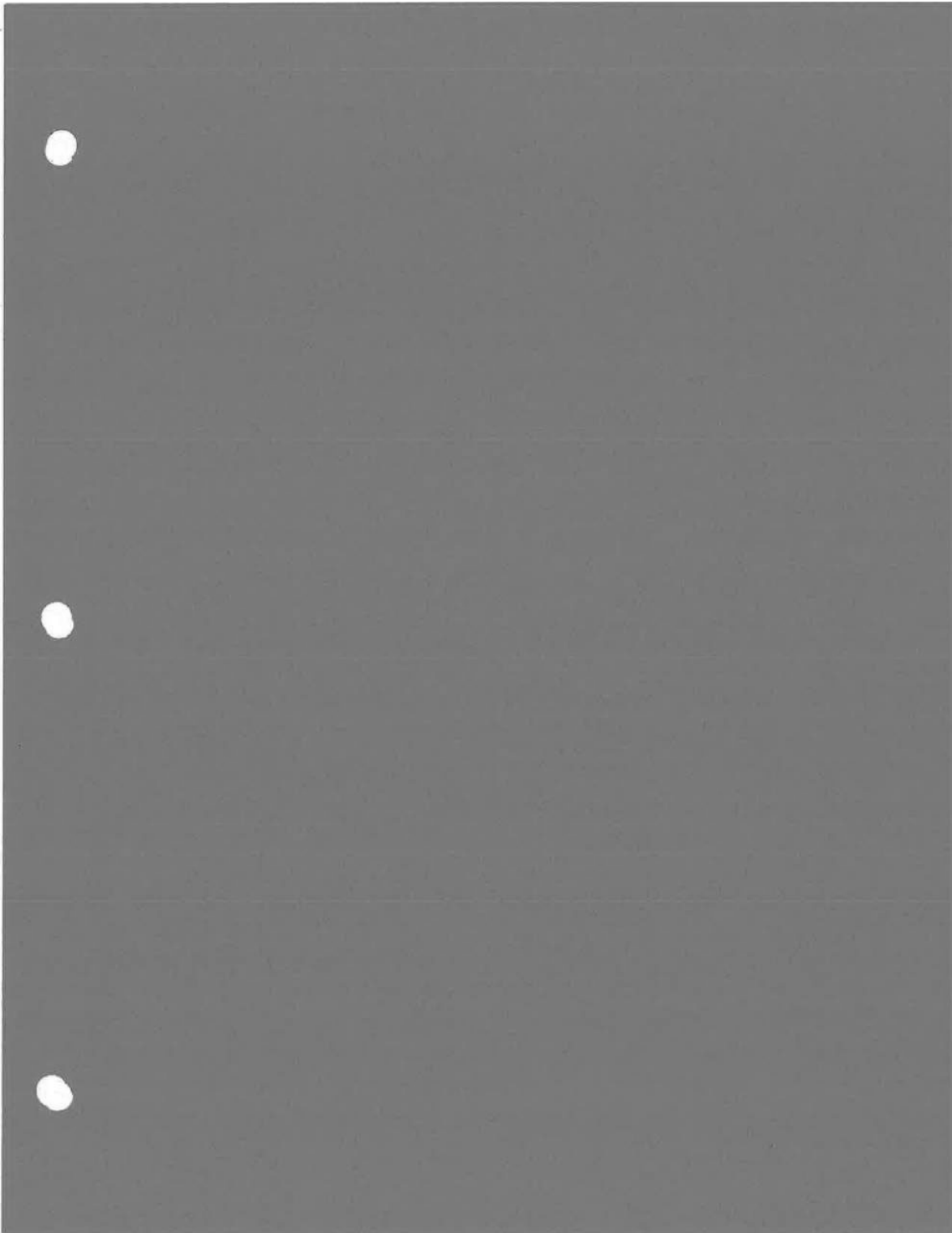
cc: Mr. Bruce Bayne
William Peccole and Wanda Peccole 1971 Family Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

Mr. Clyde Spitze
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

ROR022941

24373

24350



ROR022942

24374

24351

- A-3. TM-29-96 - LOT 11 AT PECCOLE RANCH - TRIPLE FIVE DEVELOPMENT GROUP CENTRAL, LIMITED - REQUEST FOR A TENTATIVE MAP ON PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HOMESTRETCH DRIVE AND GRAND CANYON DRIVE - WARD 2 N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS 193 - SIZE: 28 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 193 single family lots. The minimum lot size is 40' X 79' deep with an overall project density of 7.13 dwelling units per acre. All lots will front on 41 foot wide private streets.

BACKGROUND DATA:

- 5/17/89 The City Council approved R-PD7 (Residential Planned Development - 7 units per acre) zoning for this site as part of a larger request (Z-40-89).
- 4/11/96 The Planning Commission approved the Plot Plan and Building Elevation Review for this site [Z-40-89(3)].

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-40-89 and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Grand Canyon Drive and Homestretch Drive through common area from abutting lots is prohibited.
3. The approval of all Public Works related improvements shown on this tentative 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
4. Standard Condition Nos. 1 - 5.

ROR022943

24375

24352

PLANNING AND DEVELOPMENT DEPARTMENT

April 30, 1996

Triple Five Development Group Central
2300 West Sahara Avenue, Suite #870
Las Vegas, Nevada 89102

RE: TENTATIVE MAP - LOT 11 AT PECCOLE RANCH - TM-29-96

Dear Applicant:

Your request for a Tentative Map on property located on the southwest corner of Homestretch Drive and Grand Canyon Drive - Ward 2 - N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development 7 units per acre), was considered by the Planning Commission on April 25, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-40-89 and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Grand Canyon Drive and Homestretch Drive through common area from abutting lots is prohibited.
3. The approval of all Public Works related improvements shown on this tentative 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
4. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
5. Street names must be provided in accord with the City's Street Naming Regulations.

ROR022944

24376

24353

TO: Triple Five Development Group Central
RE: TM-29-96

April 30, 1996
Page Two

6. All development is subject to the conditions of City departments and State Subdivision Statutes.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

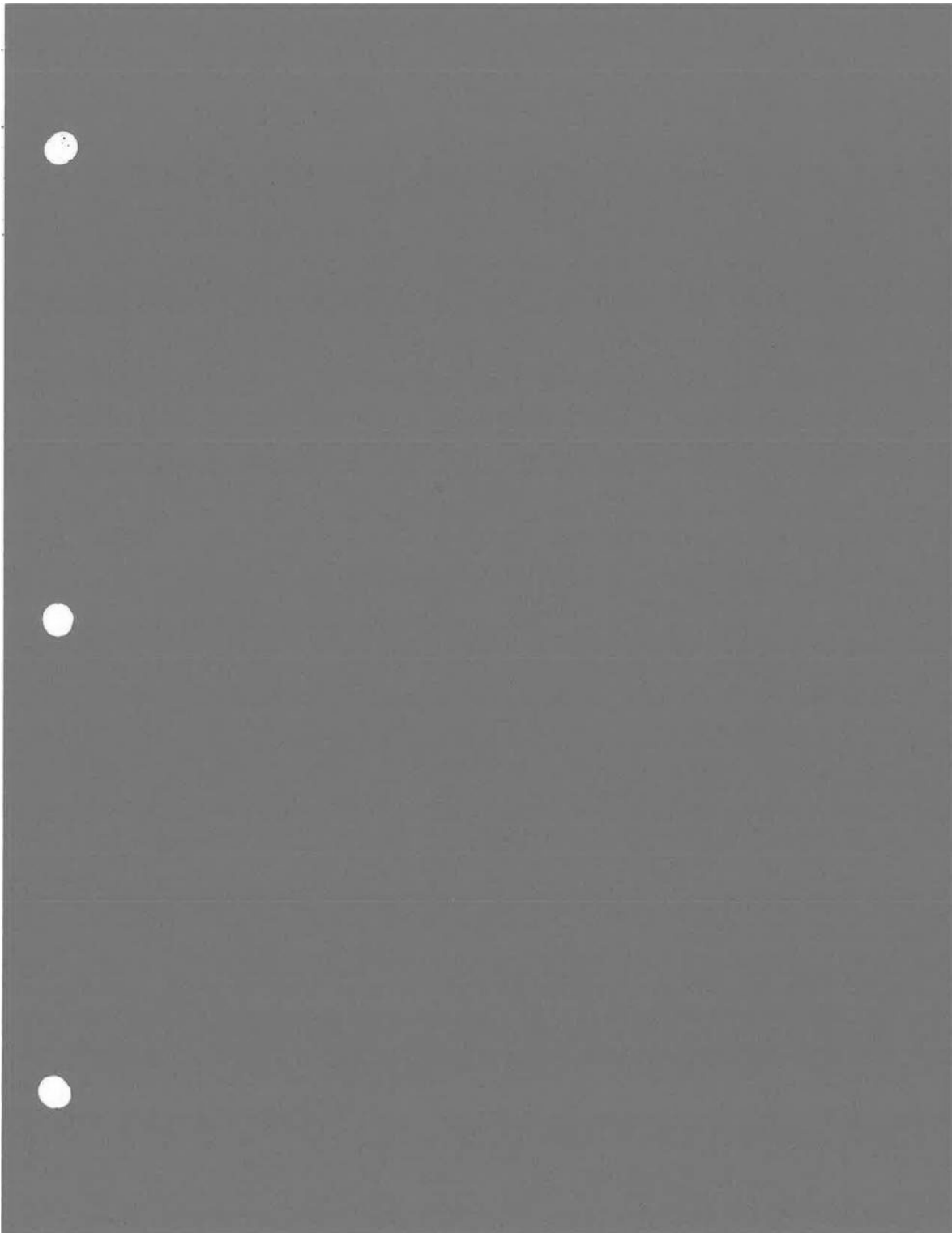
DC:rlr

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

ROR022945

24377

24354



ROR022946

24378

24355

- A-3. TM-33-96 - PECCOLE RANCH PHASE 2 LOT 21B - KAUFMAN & BROAD OF NEVADA, INC. - REQUEST FOR A TENTATIVE MAP ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HUALAPAI WAY AND HOMESTRETCH DRIVE - WARD 2 - N-U (NON-URBAN) ZONE UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT 7 UNITS PER ACRE) - NO. OF LOTS: 137 - SIZE: 19.81 ACRES.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 137 single family lots. The minimum lot size is 50' X 83' deep with an overall project density of 6.91 dwelling units per acre. All lots will front on 51 foot wide public streets.

BACKGROUND DATA:

- 4/04/90 The City Council approved R-PD7 (Residential Planned Development 7 units per acre) zoning for this site as part of a larger request (Z-17-90).
- 4/11/96 The Planning Commission approved a Plot Plan and Building Elevation Review for this site [(Z-17-90 (11))].

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Hualapai Way and Homestretch Drive through common area from abutting lots is prohibited.
3. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
4. Standard Condition Nos. 1 - 5.

ROR022947

24379

24356

May 29, 1996

Mr. Bill June
Kaufman and Broad of Nevada, Inc.
4755 Industrial Road
Las Vegas, Nevada 89103

RE: TENTATIVE MAP - PECCOLE RANCH PHASE 2 LOT 21B - TM-33-96

Dear Mr. June:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Homestretch Drive - Ward 2 - N-U (Non-Urban) Zone Under Resolution of Intent To R-PD7 (Residential Planned Development 7 Units Per Acre), was considered by the Planning Commission on May 23, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Application Z-17-90 and to the subsequent Plot Plan and Building Elevation Review.
2. Direct vehicular access to Hualapai Way and Homestretch Drive through common area from abutting lots is prohibited.
3. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
4. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
5. Street names must be provided in accord with the City's Street Naming Regulations.

ROR022948

24380

24357

TO: Mr. Bill June
RE: TM-33-96

May 29, 1996
Page Two

6. All development is subject to the conditions of City departments and State Subdivision Statutes.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

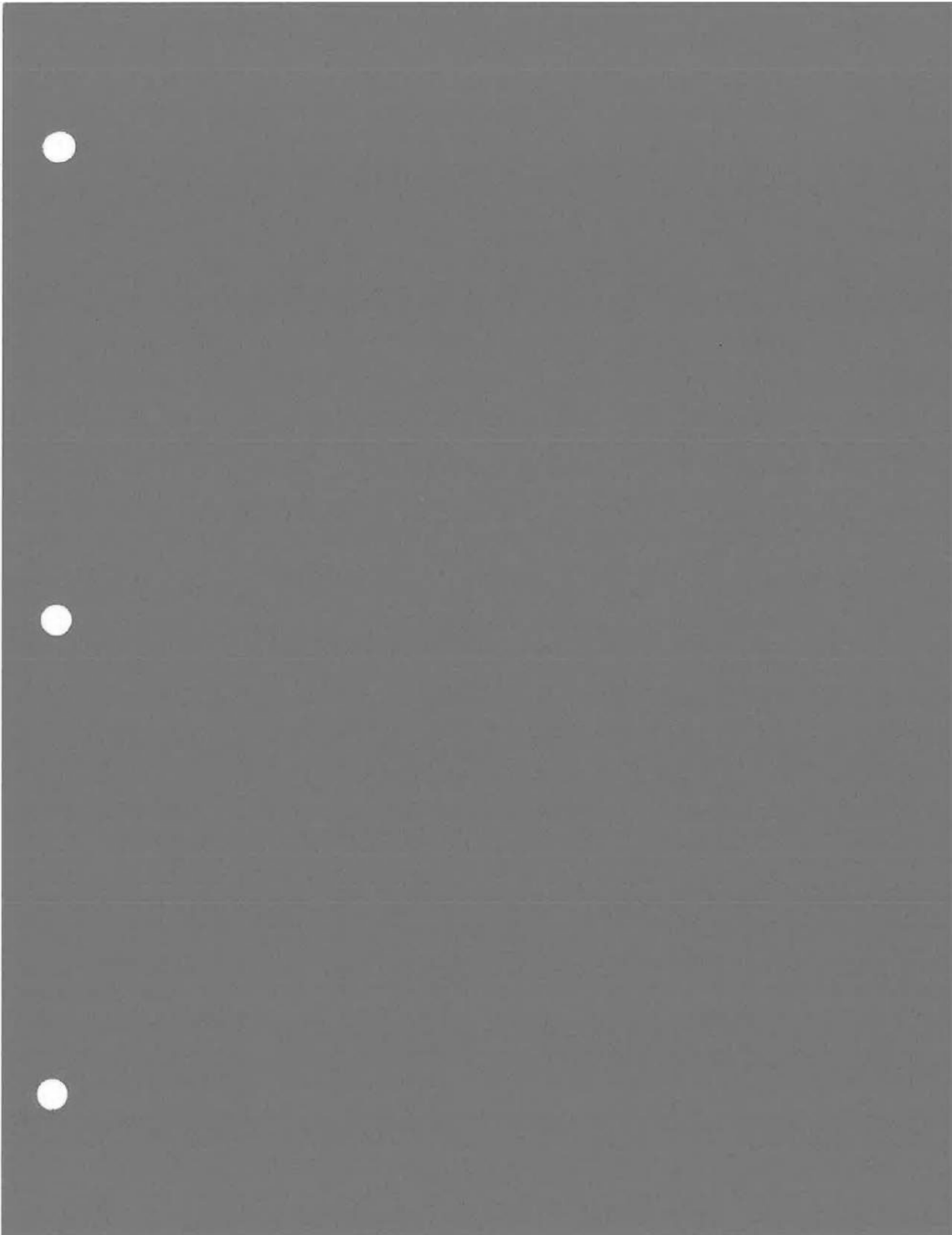
DC:rlr

cc: Mr. Jeff Anderson
Hunsaker & Associates
3151 West Post Road
Las Vegas, Nevada 89118

ROR022949

24381

24358



ROR022950

24382

24359

7/11/96 PLANNING COMMISSION

- A-6. TM-56-96 - PECCOLE WEST OFFICE SITE - WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP - Request for a Tentative Map on property located on the north side of Charleston Boulevard, west of Rampart Boulevard - Ward 2 (Adamsen) - N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial) - Size: 9.10 Acres - No. of Lots: 2.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map for Peccole West Office Site.

BACKGROUND DATA:

- 1/04/95 The City Council approved a request to rezone this property as part of a larger case (Z-146-94). The land was rezoned from N-U (Non-Urban) under Resolution of Intent to C-1 (Limited Commercial), R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development - 7 Units per Acre) and R-PD9 (Residential Planned Development - 9 Units per Acre) to R-PD7 (Residential Planned Development - 7 Units per Acre) R-3 (Limited Multiple Residence), and C-1 (Limited Commercial). This parcel was zoned to C-1 (Limited Commercial).
- 3/28/96 The City Planning Commission approved a request for a Plot Plan Review on this property (Z-146-94[2]). The proposed use was for a 97,140 square foot two-story office and retail complex.

FINDINGS:

This map contains two lots. The lots comprise 9.1 acres and contain three commercial buildings which include a wedding facility and several retail shops. This property will front on Rampart Boulevard, a 100 foot wide public right-of-way. Staff is not certain whether the applicant actually owns the corridor where the proposed east/west access drive, located along the south edge of this site, is located. It appears that this access corridor is located upon former public street right-of-way (south half of Alta Drive), that has since been vacated. Because of this concern, the applicant needs to provide proof of ownership prior to recordation of a final map. If he can not, this site layout will need to be revised to eliminate the two proposed access drives along its south edge.

ROR022951

24383

24360

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-146-94, Plot Plan and Building Elevation Review Z-146-94(2) and all other related cases and conditions (such as U-33-96 and V-49-96) as required by City Departments and State Subdivision Statutes.
2. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
3. A Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of a Final Map on this subdivision site.
4. The approval of all Public Works related improvements shown on this Tentative 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
5. Standard Condition Nos. 1 - 3 and 5.

ROR022952

24384

24361

PLANNING AND DEVELOPMENT DEPARTMENT

July 16, 1996

William and Wanda Peccole Family Limited Partnership
2937 Coast Line Court
Las Vegas, Nevada 89117-3525

RE: TENTATIVE MAP - PECCOLE WEST OFFICE SITE - TM-56-96

Dear Applicant:

Your request for a Tentative Map on property located on the north side of Charleston Boulevard, west of Rampart Boulevard, Ward 2 (Adamsen), N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 9.10 Acres, No. of Lots: 2, was considered by the Planning Commission on July 11, 1996.

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

1. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-146-94, Plot Plan and Building Elevation Review Z-146-94(2) and all other related cases and conditions (such as U-33-96 and V-49-96) as required by City Departments and State Subdivision Statutes.
2. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
3. A Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of a Final Map on this subdivision site.
4. The approval of all Public Works related improvements shown on this Tentative 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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TO: William and Wanda Peccole Family Limited Partnership
RE: TM-56-96

July 16, 1996
Page Two

5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
6. Street names must be provided in accord with the City's Street Naming Regulations.
7. All development is subject to the conditions of City departments and State Subdivision Statutes.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

RA:amh

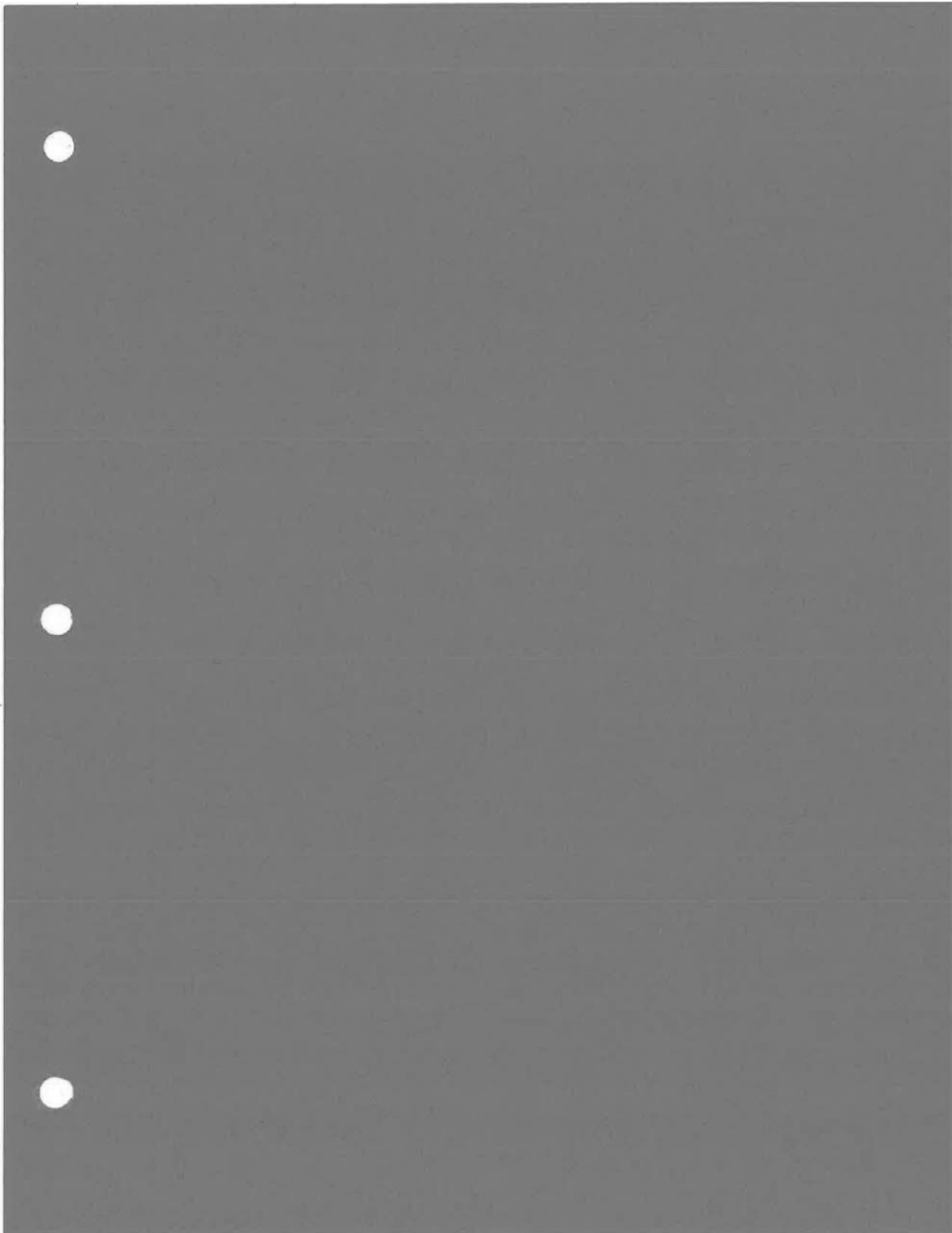
cc: Mr. Bruce Bayne
Peccole Nevada Pentacore
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

Ms. Liz Ainsworth
Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

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Notes

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PECCOLE WEST
A PORTION OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 90 EAST, MOUA, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CITY SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

LEGAL DESCRIPTION
The legal description of the property is as follows: A PORTION OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 90 EAST, MOUA, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

DISTRICT BOARD OF HEALTH CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

DIVISION OF WATER RESOURCES CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

RECORDING'S NOTE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

PENIACORE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada, and that the same is a true and correct copy of the original as the same appears in the files of the City of Las Vegas, Nevada.

ROR022958

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Page 22 of 22

100-443887-100

011412

A PORTION OF SECTION 31 AND THE WEST (W 1/2) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.O.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

A PORTION OF SECTION 31 AND THE WEST (W 1/2) OF SECTION 32,
TOWNSHIP 29 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,

NOTES



- [illegible]

LINE	BEARING	DISTANCE
1	110° 00' 00"	100.00
2	110° 00' 00"	100.00
3	110° 00' 00"	100.00
4	110° 00' 00"	100.00
5	110° 00' 00"	100.00
6	110° 00' 00"	100.00
7	110° 00' 00"	100.00
8	110° 00' 00"	100.00
9	110° 00' 00"	100.00
10	110° 00' 00"	100.00
11	110° 00' 00"	100.00
12	110° 00' 00"	100.00
13	110° 00' 00"	100.00
14	110° 00' 00"	100.00
15	110° 00' 00"	100.00
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18	110° 00' 00"	100.00
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83	110° 00' 00"	100.00
84	110° 00' 00"	100.00
85	110° 00' 00"	100.00
86	110° 00' 00"	100.00
87	110° 00' 00"	100.00
88	110° 00' 00"	100.00
89	110° 00' 00"	100.00
90	110° 00' 00"	100.00
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92	110° 00' 00"	100.00
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100	110° 00' 00"	100.00

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EASEMENTS AND EXCEPTIONS
THE APART - (CONTINUED) 13, 1983
(Continued on inside back cover)

REC'D	BY/INITIALS	DISPATCHED
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23	310123	0543
17	310123	0543
38	300320	0706
24	300320	0706

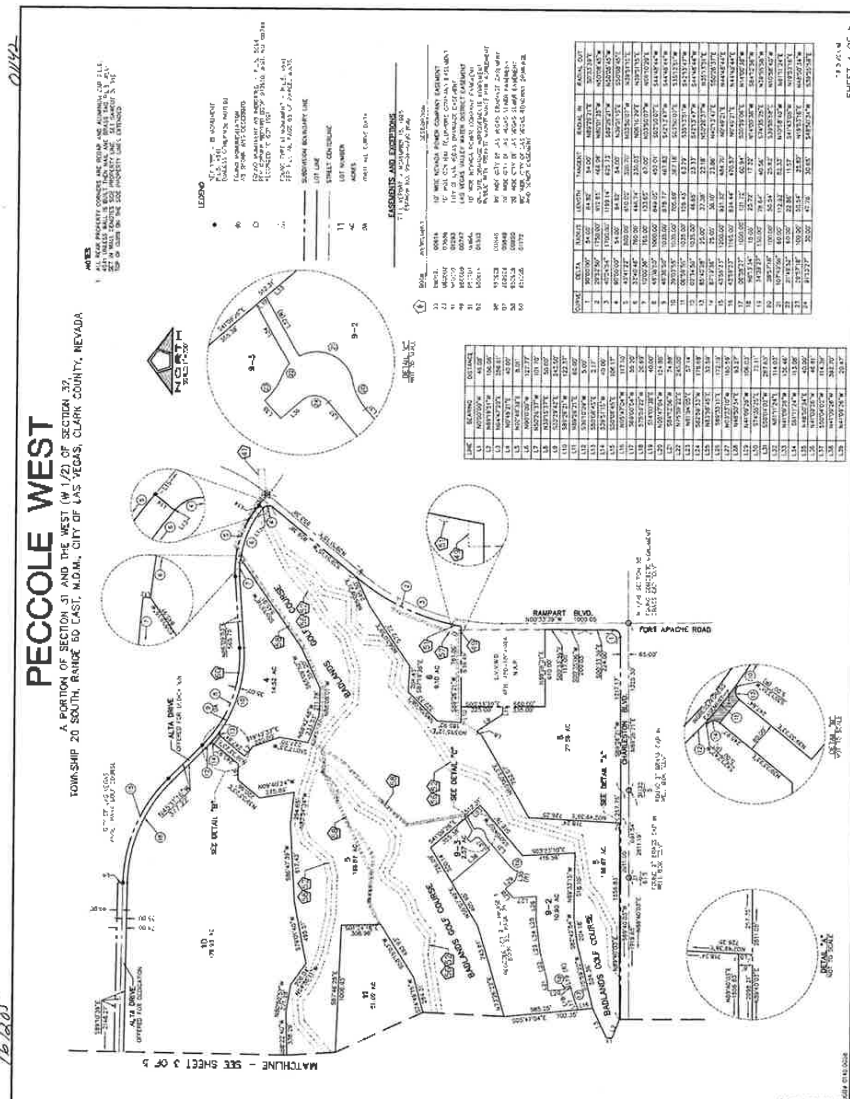
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SHEET 3 OF 3

Book 20 Page 28

ROR022960

24392

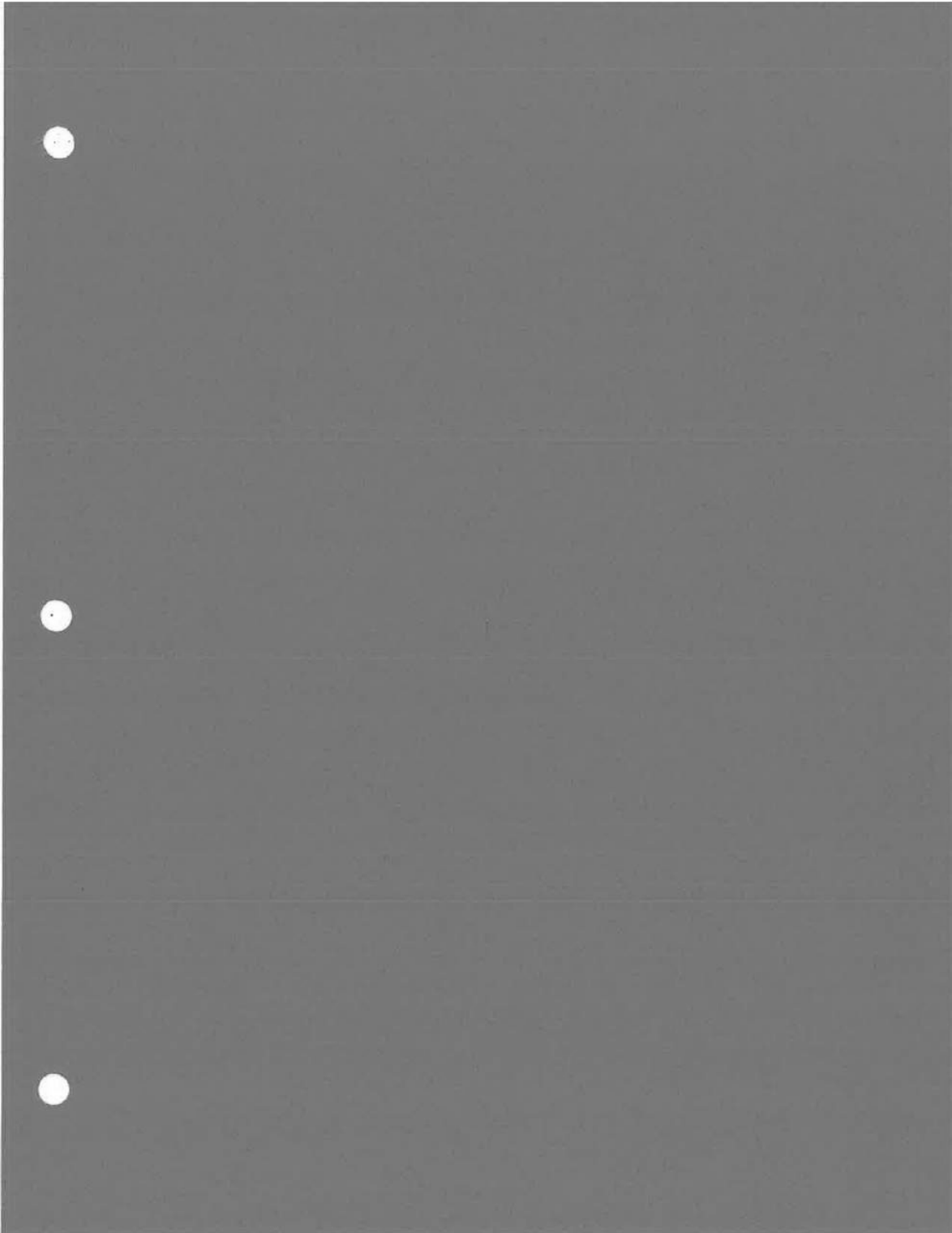
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NEVADA LEGACY 14, LLC

Business Entity Information			
Status:	Dissolved	File Date:	5/7/1996
Type:	Domestic Limited-Liability Company	Entity Number:	LLC10257-1996
Qualifying State:	NV	List of Officers Due:	5/31/2007
Managed By:	Managers	Expiration Date:	5/7/2026
NV Business ID:	NV19961011450	Business License Exp:	

Registered Agent Information			
Name:	PECCOLE-NEVADA CORPORATION	Address 1:	851 S RAMPART BLVD STE 220
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89145
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		<input type="checkbox"/> Include Inactive Officers	
Manager - LARRY MILLER			
Address 1:	851 S RAMPART STE 200	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC10257-1996-001	# of Pages:	4
File Date:	5/7/1996	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Resignation		
Document Number:	LLC10257-1996-003	# of Pages:	1
File Date:	5/30/1997	Effective Date:	

ROR022964

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JEFFREY L. BURR, LTD.		
4455 SOUTH PECOS LAS VEGAS NV 89121 TCH		
Action Type: Annual List		
Document Number:	LLC10257-1996-006	# of Pages: 1
File Date:	5/29/1998	Effective Date:
(No notes for this action)		
Action Type: Registered Agent Change		
Document Number:	LLC10257-1996-004	# of Pages: 1
File Date:	6/23/1998	Effective Date:
WANDA PECCOLE		
9999 W. CHARLESTON BLVD LAS VEGAS NV 89117 TCH		
Action Type: Annual List		
Document Number:	LLC10257-1996-007	# of Pages: 1
File Date:	5/11/1999	Effective Date:
(No notes for this action)		
Action Type: Annual List		
Document Number:	LLC10257-1996-008	# of Pages: 1
File Date:	4/21/2000	Effective Date:
(No notes for this action)		
Action Type: Annual List		
Document Number:	LLC10257-1996-009	# of Pages: 1
File Date:	4/20/2001	Effective Date:
(No notes for this action)		
Action Type: Annual List		
Document Number:	LLC10257-1996-005	# of Pages: 1
File Date:	5/9/2002	Effective Date:
(No notes for this action)		
Action Type: Annual List		
Document Number:	LLC10257-1996-002	# of Pages: 1
File Date:	5/13/2004	Effective Date:
List of Officers for 2004 to 2005		
Action Type: Annual List		
Document Number:	20050439901-13	# of Pages: 1
File Date:	9/26/2005	Effective Date:
(No notes for this action)		
Action Type: Annual List		
Document Number:	20060158391-95	# of Pages: 1
File Date:	3/13/2006	Effective Date:
0607		
Action Type: Dissolution		
Document Number:	20070315741-90	# of Pages: 1
File Date:	5/3/2007	Effective Date:

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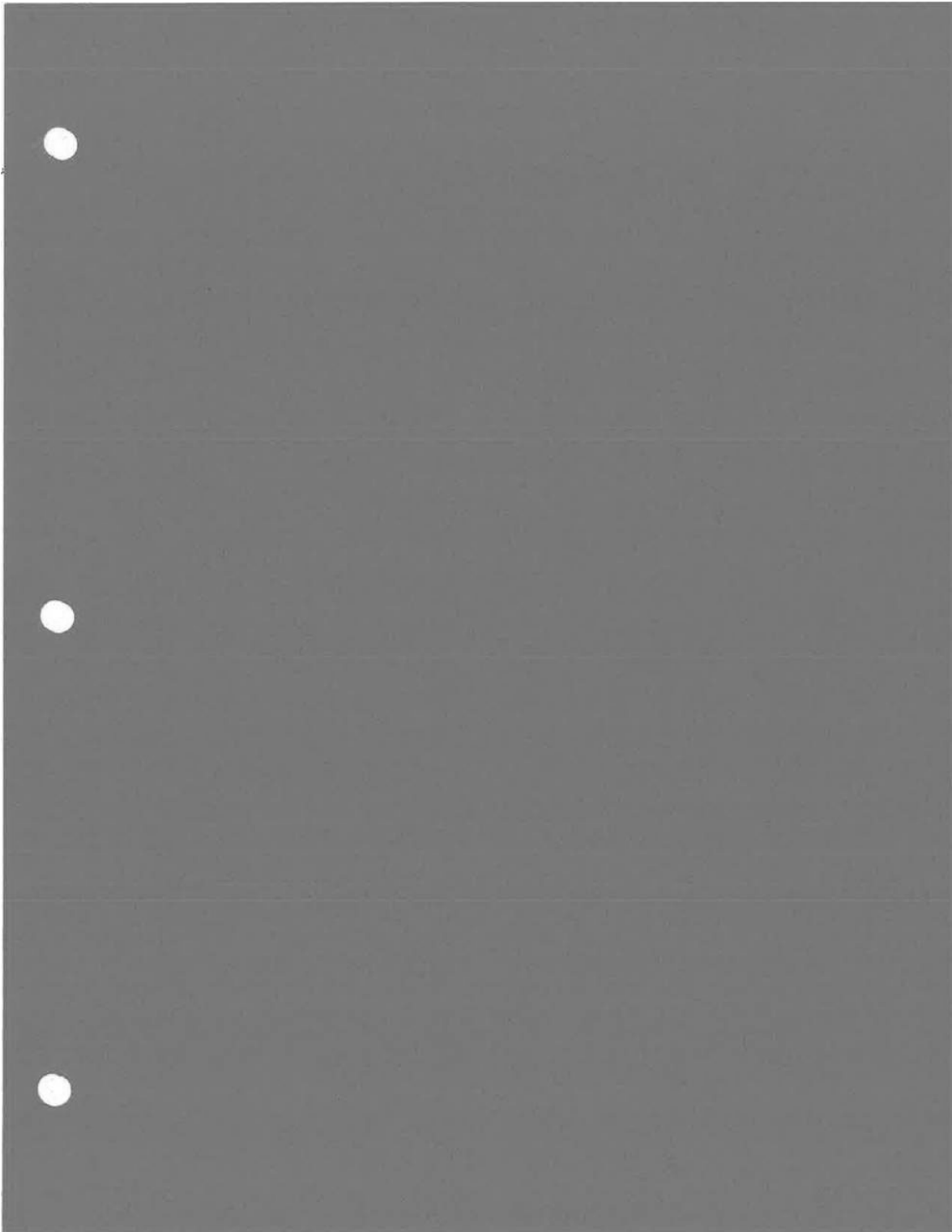
24374

(No notes for this action)

ROR022966

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ROR022967

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Andrea Cole

From: Joannina Espejo <jespejo@LasVegasNevada.GOV>
Sent: Monday, September 26, 2016 9:55 AM
To: Doug Rankin
Cc: Andrea Cole
Subject: RE: OR re: FM-008-S6 and related maps bonds

Hi Doug,

I was out of the office unexpectedly last Wednesday and Thursday.

Here's what I found. It looks like the last date for project closure was 4/2009.

ROR022968

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Project Planning Application		Project Planning Application	
Project #	Project Name	Project #	Project Name
17436	CIVIL IMPROVEMENT PLANS	17445	CIVIL IMPROVEMENT PLANS
Map ID: 138-31-7	Project: BAYLINGS GOLF COURSE SEWER	Map ID: 138-31-6	Project: BAYLINGS SEWER CROSSING
Permit Type: DT	Abandoned Project DT	Permit Type: DT	Abandoned Project DT
Request for Permit on File: <input checked="" type="checkbox"/>	Permit Fee: <input checked="" type="checkbox"/>	Request for Permit on File: <input checked="" type="checkbox"/>	Permit Fee: <input checked="" type="checkbox"/>
Map Submitted: 03/26/2010	Final Approval: 11/13/1996	Map Submitted: 03/26/1997	Final Approval: 05/08/1997
CLV Drawing Num: 387-7737-1	Utility Description: Sewer	CLV Drawing Num: 387-7737-1	Utility Description: Sewer
Approved Bond Estimate: 124800	Bond Tracking: <input checked="" type="checkbox"/>	Approved Bond Estimate: 124800	Bond Tracking: <input checked="" type="checkbox"/>
Single Residence: <input checked="" type="checkbox"/>	Minor Permit: <input checked="" type="checkbox"/>	Single Residence: <input checked="" type="checkbox"/>	Minor Permit: <input checked="" type="checkbox"/>
Project Completion: 04/03/2009	Bond Released DT: <input checked="" type="checkbox"/>	Project Completion: 12/07/2006	Bond Released DT: <input checked="" type="checkbox"/>
WARRANTY BOND INFO:		WARRANTY BOND INFO:	
Effective DT: <input checked="" type="checkbox"/>	Tracking No: <input checked="" type="checkbox"/>	Effective DT: <input checked="" type="checkbox"/>	Tracking No: <input checked="" type="checkbox"/>
Amount: <input checked="" type="checkbox"/>	Release DT: <input checked="" type="checkbox"/>	Amount: <input checked="" type="checkbox"/>	Release DT: <input checked="" type="checkbox"/>
Status: Pre-Completed	Last Activity: 02/01/2010 07:41	Status: Pre-Completed	Last Activity: 06/10/2008 11:29

ROR022969

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Please let me know if you need anything else.

Josanna Espejo, Business Specialist
City of Las Vegas - Department of Building & Safety
Civil and Planning Development, Customer Service
Development Services Center
333 N. Rancho Dr.
Las Vegas, NV 89106
(702) 229-4836; fax (702) 474-7369
jespejo@lasvegasnevada.gov

City of Las Vegas Building & Safety
Building Community to Make Life Better

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From: Doug Rankin [<mailto:drankin@ggarciainc.com>]
Sent: Wednesday, September 21, 2016 3:57 PM
To: Josanna Espejo
Cc: Andrea Cole
Subject: [Caution: Message contains Redirect URL content] RE: QR re: RM-008-96 and related maps bonds

Can you give me the date of the last bond to be closed out for this map besides the Flood Control Maintenance Bond? One of the parcel numbers is now 138-31-702-002.

Thanks and Best Regards,

Doug Rankin, Planning Manager

3

ROR022970

24402

24379

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
dgarcia@gcgarciainc.com E-mail
<http://gcgarciainc.com> Website

From: Josanna Espejo [mailto:jespejo@LasVegasNevada.GOV]

Sent: Monday, June 13, 2016 7:35 AM

To: Doug Rankin <drankin@gcgarciainc.com>

Subject: FW: QR re: FM-Q08-96 and related maps bonds

Hi Doug,

The only bond we still have on Badlands is the Flood Control Maintenance bond. Peter Jackson would be your contact on how to get this released. Please let me know if you have any questions.

Josanna Espejo, Business Specialist

City of Las Vegas - Department of Building & Safety

Civil and Planning Development, Customer Service

Development Services Center

333 N. Rancho Dr.

Las Vegas, NV 89106

(702) 229-4836, fax (702) 474-7369

jespejo@lasvegashnevada.gov

City of Las Vegas Building & Safety

Building Community to Make Life Better

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ROR022971

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Begin forwarded message:

From: Doug Rankin <drankin@ecgarciainc.com>
Date: June 9, 2016 at 2:17:47 PM PDT
To: Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Cc: Andrea Cole <acole@ecgarciainc.com>
Subject: RE: QR re: FM-008-96 and related maps bonds

How about something smaller...looking to see if the bonds for Bandlands Golf Course have been closed out and the project is completed. The parcel numbers are 138-31-702-002 and 138-32-301-006. The other part of the request would be for all the subdivisions within the Peccole Ranch Master Development plan phase II to see if they are complete but if we can start small that would be great.

Thanks and Best Regards,

Doug Rankin, Planning Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
drankin@ecgarciainc.com E-mail
<http://ecgarciainc.com> Website

From: Michael Cunningham [<mailto:mcunningham@LasVegasNevada.GOV>]
Sent: Thursday, June 2, 2016 12:51 PM
To: Doug Rankin <drankin@ecgarciainc.com>
Cc: Andrea Cole <acole@ecgarciainc.com>
Subject: RE: QR re: FM-008-96 and related maps bonds

Hello Doug,

I would need to know which permits the bonds were posted under. If that information is not available as much information on the bond as possible so we can research our records.

ROR022972

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Bond #
Bonding Company
Bond Amount
Bond Date

Any other questions please let me know.

Michael Cunningham, P.E. Building and Safety Manager
City of Las Vegas - Department of Building & Safety
Civil and Planning Development, Offsite Inspections and Testing
Development Services Center
333 N. Rancho Dr.

Las Vegas, NV 89106
(702) 229-2002 cell (702) 429-0923
mcunningham@lasvegasnevada.gov
Building Community to Make Life Better

City of Las Vegas Building & Safety

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From: Doug Rankin [lrashbydrankin@cityoflasvegas.com]
Sent: Wednesday, June 01, 2016 9:28 AM
To: Michael Cunningham
Cc: Andrea Cole
Subject: QR re: RM-0008-96 and related maps bonds

Mike

We are looking for the dates of close outs on the bonds for Pecolle Ranch Phase II Master Development Plan. The project has a Parent Final Map FM-0008-96. There are multiple maps and multiple zoning actions for each project within the Phase II area. What is information do you need from us to help with researching the status of the bonds?

ROR022973

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24382

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards,

Doug Rankin, Planning Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NY 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
drankin@gcgarciainc.com E-mail
<http://gcgarciainc.com> Website

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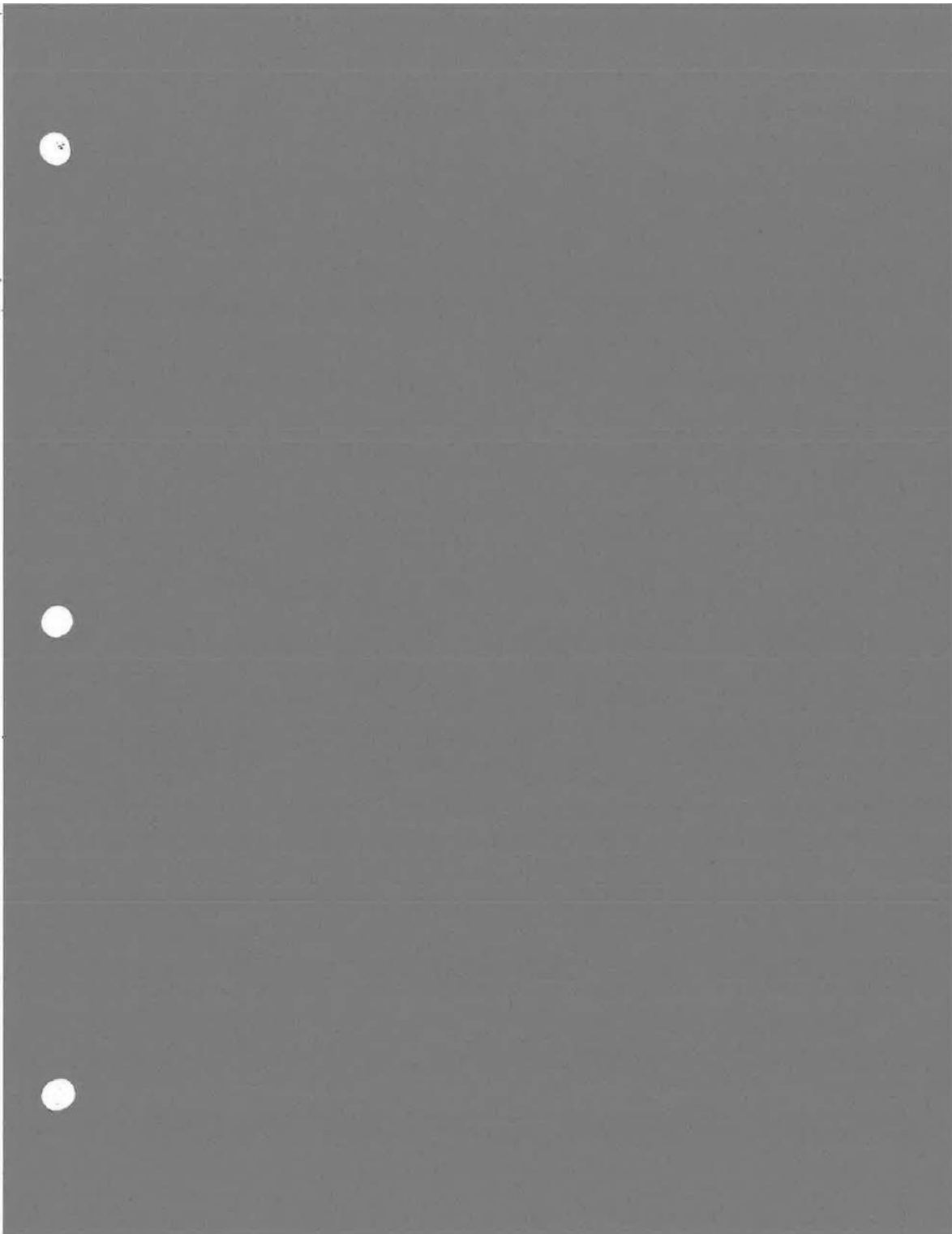
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ROR022975

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Master Declaration

Master Declaration of Covenants, Conditions, Restrictions and Easements for Queensridge

The Master Declaration defines that "Badlands Golf Course" is not part of the Property or the Annexed Property of Queensridge. You can click on the images to enlarge them, and we have provided a link to a PDF of this document for your convenience: <https://drive.google.com/file/d/0ByO9VMN9B2-ZNVJzaElhckM5OzA/preview> (<https://drive.google.com/file/d/0ByO9VMN9B2-ZNVJzaElhckM5OzA/preview>)

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960830.00241

**MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
QUEENSRIDGE**

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (the "Master Declaration") is made as of May 10, 1996, by Nevada Legacy 14, LLC, a Nevada limited liability company, ("Declarant"), with reference to the following Recitals and is as follows:

RECITALS:

A. Declarant is the owner of certain real property in the City of Las Vegas, County of Clark, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein. Declarant and Persons affiliated with Declarant, are the owners of additional land more particularly described in Exhibit "B" attached hereto ("Annexable Property"). The Annexable Property, or portions thereof, may be made subject to ("annexed to") the provisions of this Master Declaration by the Recordation of a Declaration of Annexation pursuant to the provisions of Section 2.3, below. Reference to "Property" herein shall mean and include both of the real property described in Exhibit "A" hereto and that portion of the Annexable Property which may be annexed from time to time in accordance with Section 2.3, below. In no event shall the term "Property" include any portion of the Annexable Property for which a Declaration of Annexation has not been Recorded or which has been deannexed by the recordation of a Declaration of Deannexation pursuant to the provisions of Section 2.4, below.

B. Declarant intends, without obligation, to develop the Property and the Annexable Property in one or more phases as a planned mixed-use common interest community pursuant to Chapter 116 of the Nevada Revised Statutes ("NRS"), which shall contain "non-residential" areas and "residential" areas, which may, but is not required to, include "planned communities" and "condominiums," as such quoted terms are used and defined in NRS Chapter 116. The Property may, but is not required to, include single-family residential subdivisions, attached multi-family dwellings, condominiums, hotels, time share developments, shopping centers, commercial and office developments, a golf course, parks, recreational areas, open spaces, walkways, paths, roadways, drives and related facilities, and any other uses now or hereafter permitted by the Land Use Ordinances which are applicable to the Property. The Maximum Number of Units (defined in Section 1.57, herein) which Declarant reserves the right to create within the

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Property and the Annexable Property is three thousand (3,000). The existing 18-hole golf course commonly known as the "Badlands Golf Course" is not a part of the Property or the Annexable Property.

C. The name of the common-interest community created by this Master Declaration is Queensridge. This Master Declaration is intended to create equitable servitudes and covenants appurtenant to and for the benefit of all of the Property, and the owners and residents thereof, and to provide for the formation of a master association (the "Association") to administer and enforce the provisions of this Master Declaration as set forth herein and in the Articles and the Bylaws.

D. Declarant may, in Declarant's sole discretion, execute, acknowledge and Record, as to all or any portion of the Annexable Property, a Declaration of Annexation. The Declaration of Annexation may include, or Declarant may Record as a separate declaration, a Supplemental Declaration (as hereinafter defined) which imposes further covenants, conditions, restrictions and equitable servitudes for the operation, protection and maintenance of the Annexed Property, taking into account the unique aspects of such Annexed Property, which are not in conflict with this Master Declaration. Such Supplemental Declaration may, but need not, provide for a Project Association to govern one or more Projects of the same Project Type within the Annexed Property, with rights and powers reasonably necessary therefor, including, without limitation, the right of the Project Association to assess its members.

E. As part of the various phases of development of the Property, Declarant intends, without obligation, to dedicate or transfer portions of the Property to public entities and utility companies for purposes such as streets, roadways, drainage, flood control, water storage, utility service and such other purposes which may enhance the Property as a whole or which are required pursuant to any Land Use Ordinance or other applicable law.

DECLARATION:

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold, conveyed, encumbered, transferred, leased, used, occupied and improved subject to the easements, restrictions, covenants, conditions and equitable servitudes contained in this Master Declaration, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Property, in furtherance of a general plan for the protection, maintenance, subdivision, improvement, sale, lease, care, use and management of the Property, or any portion thereof. The

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Lot Purchase Agreement

The Lot Purchase Agreement contains details pertaining to Views/Location Advantages.

You can click on the images below to enlarge them or you can access the PDF
here: <https://drive.google.com/file/d/0ByO9VMN9B2-ZdjRZbUhFWGc2Z3M/preview>
(<https://drive.google.com/file/d/0ByO9VMN9B2-ZdjRZbUhFWGc2Z3M/preview>)

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four years, FERC, the Bureau of Land Management, the U.S. Fish and Wildlife Service, and several other federal and state authorities reviewed Kern River's application. In January 1990, FERC authorized Kern River to construct the pipeline. This authorization also gave Kern River the right of eminent domain to condemn any property necessary for the pipeline. The pipeline is estimated to transmit between 7 hundred million and 1.2 billion cubic feet of gas per day under a pressure of approximately 750 to 1200 pounds per square inch. The location of the pipeline in the vicinity of Queensridge is within the right-of-way of Hualpai Way on the west. Because of the hazards posed by interstate natural gas pipelines, some aspects of pipeline activity are regulated by the federal government. The Kern River pipeline is subject to such federal regulations. Despite such regulations, accidents do sometimes occur. Pipeline incidents that result in more than \$50,000 in property damage, or involve fatalities or injuries causing hospitalization must be reported by the utility company operating the pipeline to the Office of Pipeline Safety. The most recent data from the Office of Pipeline Safety indicate that between 1985 and 1995 there were approximately 83 reportable incidents per year in the United States. Federal Law does not establish a minimum distance between a pipeline and a home. If you have any further questions concerning the Kern River pipeline, it is recommended that you call Richard Burdman, Director of the Office of Technology & Regulations, Office of Pipeline Safety at (202) 366-4595.

3. **Private Streets.** Purchaser acknowledges that the streets within the Planned Community are private and that the Queensridge Owners Association shall be obligated to maintain such streets. A Good Faith Estimate of Private Roadway Maintenance Costs is attached to this Agreement as Attachment "D", and Purchaser acknowledges that Purchaser has reviewed such Good Faith Estimate prior to the execution of this Agreement.

4. **No Golf Course or Membership Privileges.** Purchaser shall not acquire any rights, privileges, interest, or membership in the Badlands Golf Course or any other golf course, public or private, or any country club membership by virtue of its purchase of the Lot.

5. **Configuration and Dimensions of the Lot.** Purchaser acknowledges that it understands that the slopes and general configuration, dimensions and boundaries of the Lot may vary from those shown on topographical exhibits in the sales office or on plat plans. Without limiting the generality of this Section 6 of this Addendum, Purchaser acknowledges that Purchaser has been given an adequate opportunity to inspect all such items and that Purchaser has approved all slopes, fences and walls, including, without limitation, the location thereof, and the general configuration, dimensions and boundaries of the Lot.

6. **Varying Prices, Concessions and Incentives.** Purchaser understands and acknowledges that depending on market and other conditions and circumstances, Seller may, prior to or after the Close of Escrow, raise or lower the price of lots inside or outside the Planned Community, some of which lots may be similar to the Lot; and that Seller has made no price protection or similar commitment regarding the Lot, the Planned Community or any other property located therein, and shall not have any obligation or liability to Purchaser in the event any such post-closing conditions, circumstances or price changes directly or indirectly result in a perceived or actual diminution in the value of the Lot. Purchaser further understands and acknowledges: (i) that Seller considers this Agreement to be separate from and in no way connected with any other agreements Seller may have entered into for the sale of lots within the Planned Community to third persons, including, without limitation, any lots sold to a Builder, (as that term is defined in the Master Declaration); (ii) that Seller may offer prices, concessions and incentives that vary in amount or type to different buyers; (iii) that Seller is not obligated to provide to Purchaser, and has not represented that it has provided to Purchaser, the same price, concessions or incentives that Seller may offer to another buyer; and (iv) that Seller may have accepted lot reservations from buyers other than Purchaser, and that any such acceptance of a lot reservation by Seller shall have no effect on this Agreement.

7. **Views/Location Advantages.** The Lot may have a view or location advantage at the present time. The view may at present or in the future include, without limitation, adjacent or nearby single-family homes, multiple-family residential structures, commercial structures, utility facilities, landscaping, and other items. The Applicable Declarations may or may not regulate future construction of improvements and landscaping in the Planned Community that could affect the views of other property owners. Moreover, depending on the location of the Lot, adjacent or nearby residential dwellings or other structures, whether within the Planned Community or outside the Planned Community, could potentially be constructed or modified in a manner that could block or impair all or part of the view from the Lot and/or diminish the location advantages of the Lot, if any. Purchaser acknowledges that Seller has not made any representations, warranties, covenants, or agreements to or with Purchaser concerning the preservation or permanence of any view or location advantage for the Lot, and Purchaser hereby agrees that Seller shall not be responsible for any impairment of such view or location advantage, or for any perceived or actual loss of value of the Lot resulting from any such impairment. Purchaser is and shall be solely responsible for analyzing and determining the current and future value and permanence of any such view from or location advantage of the Lot.

Purchaser's Initials

Purchaser's Initials

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Purchaser is acknowledging that Seller has not made, does not make, and has not authorized anyone else to make any representation or warranty as to the past, present or future condition or use of the Lot; (d) Purchaser is assuming all risks regarding the Lot. Seller and Purchaser acknowledge and agree that the terms and conditions of this Section 8 concerning the condition of the Lot shall survive and remain in effect after the Close of Escrow.

9. **Security Services.** Purchaser understands that Seller makes no representations or warranties of any kind, except for those expressly set forth in writing herein, as to whether or not any security personnel or services will be provided or retained for the Lot. Seller agrees to provide a limited access entry gate at the West Charleston Boulevard entrance to the Planned Community. Purchaser understands that the decision of whether to provide security services and the level of such security services to be provided is the responsibility of the Association.

10. **Soil Condition.** Soils and geotechnical conditions vary throughout Southern Nevada. Soils are often expensive or composed of large amounts of rock and may react in differing manners to various structural loads. Although all lots in the Planned Community have been rough graded and compacted, Seller makes no representation or warranty as to the adequacy of the soil condition for improvements other than those constructed (or caused to be constructed) by Seller. Purchaser shall engage the services of a qualified contractor and geotechnical engineer for the installation of any improvements (including, without limitation, swimming pools), to ensure appropriate design and construction methods, including proper drainage and stabilization measures. Due to differing geologic conditions, design methods may vary from location to location. Seller and Purchaser acknowledge and agree that the terms and conditions of this Section 10 concerning the soil condition shall survive and remain in effect after the Close of Escrow.

11. **Association Fees.** Purchaser acknowledges and understands that the Lot being purchased is located in the Planned Community known as "Queensridge" and is subject to the Applicable Declarations. As owner of the Lot, Purchaser shall be a member of the Association. Purchaser understands and agrees that Purchaser shall be responsible for payment to the Association of all Assessments imposed by the Applicable Declarations, which include the Annual Assessments, if any, Assessments for the Queensridge South Special Benefits Area, Special Benefits Area Assessments for the Winter Palace Special Benefits Area, and any other Assessments imposed by the Applicable Declarations (collectively "Assessments"). The combined total amount of the Assessments applicable to the Lot on the date of execution of this Agreement is [REDACTED] Dollars (\$[REDACTED]) per month. Purchaser agrees to pay at Close of Escrow the first three monthly installments of the Assessments. The amount of Purchaser's Assessments may increase in subsequent years as provided in the Applicable Declarations and any amendments thereto.

12. **Inspection.** Purchaser acknowledges that, prior to signing this Agreement, Purchaser conducted a personal, on-the-lot inspection of the Lot. Following such inspection, Purchaser executed the Affirmation Form attached hereto as Attachment "B". Purchaser represents and warrants that it has been given an adequate opportunity to investigate, inspect and become familiar with all aspects and components of the Lot and the Planned Community, and the surrounding and nearby areas, neighborhoods, services and facilities. Purchaser further represents that it is relying solely on such investigation and inspection, and that it is not relying on any warranties, promises, guarantees or representations by Seller or anyone acting or claiming to act on behalf of Seller (including, without limitation, Seller's sales agents and representatives). Purchaser represents that it has neither received nor relied on advice of any nature from Seller, Seller's sales representatives or Escrow Agent, and that Purchaser has been advised to retain legal counsel.

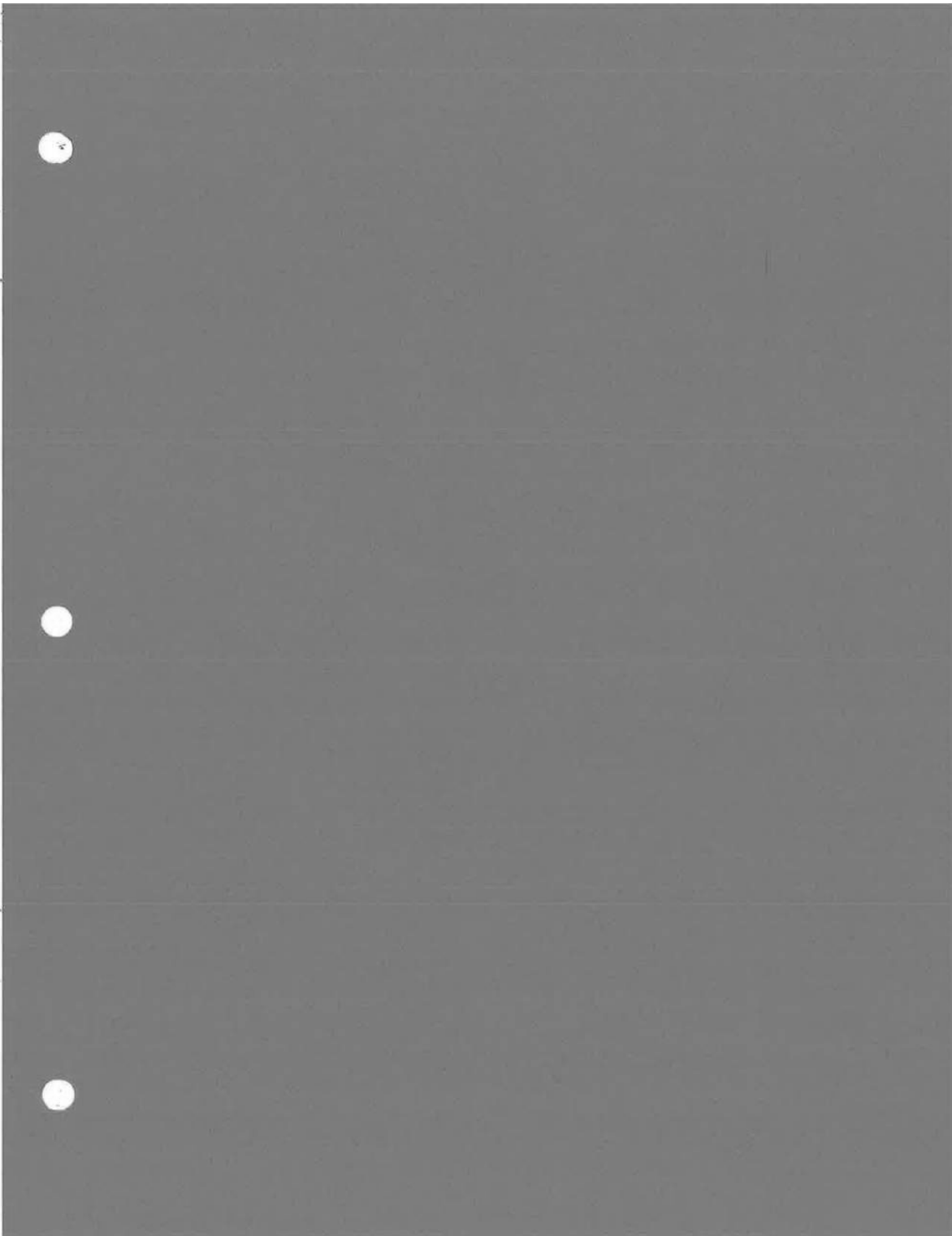
13. **Future Development.** Purchaser acknowledges that except for the information contained in Zoning Information Disclosure ("Zoning Disclosure") required by Nevada Revised Statutes ("NRS") Chapter 113 and attached hereto as Attachment "C" or the Public Offering Statement for Queensridge (Custom Lots) (the "Public Offering Statement") required by NRS Chapter 116, Seller has made no representations or warranties concerning zoning or the future development of phases of the Planned Community or the surrounding area or nearby property.

14. **Completion of Finished Lot Improvements.** Pursuant to the Interstate Land Sales Full Disclosure Act, 42 U.S.C. §§ 1701 - 1702, and the regulations promulgated thereunder, Seller covenants to Purchaser that the Finished Lot Improvements (defined in Section 6 of this Agreement) shall be completed prior to the issuance of a Building Permit for the Lot; provided, however, that the covenants of Seller to complete the Finished Lot Improvements within such period of time (i) may be deferred or delayed as a result of conditions beyond the control of Seller, including, without limitation, Acts of God, strikes, or material shortages; and (ii) are conditioned upon grounds sufficient to establish impossibility of performance under Nevada law.

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PECCOLE RANCH MASTER DEVELOPMENT PLAN PHASE II AS BUILT

LAND USE	ACRES	NET DENSITY	BUILT UNITS	NET UNITS REMAINING*
(as built)				
Single-Family	362.6	5.06 du/ac	1,838	969
Multi-Family	60.0	19.28 du/ac	1,157**	283
Commercial/Office	194.3	-	-	-
Resort-Casino	56.0	-	-	-
Golf Course Drainage	250	-	-	-
Other Open Space	4.92	-	-	-
Right-of-Way	53.7***	-	-	-
Elementary School	-	-	-	-
TOTAL	981.52	3.05 du/ac	2,995	1,252

* Net Unit Remaining is a theoretical number which depends on a legal assessment of whether any units remain with a built master development plan (PUD), when the declarant no longer exists. If they are determined to be remaining units still available for development, then those units would belong to the areas designated Single-Family and Multi-Family.

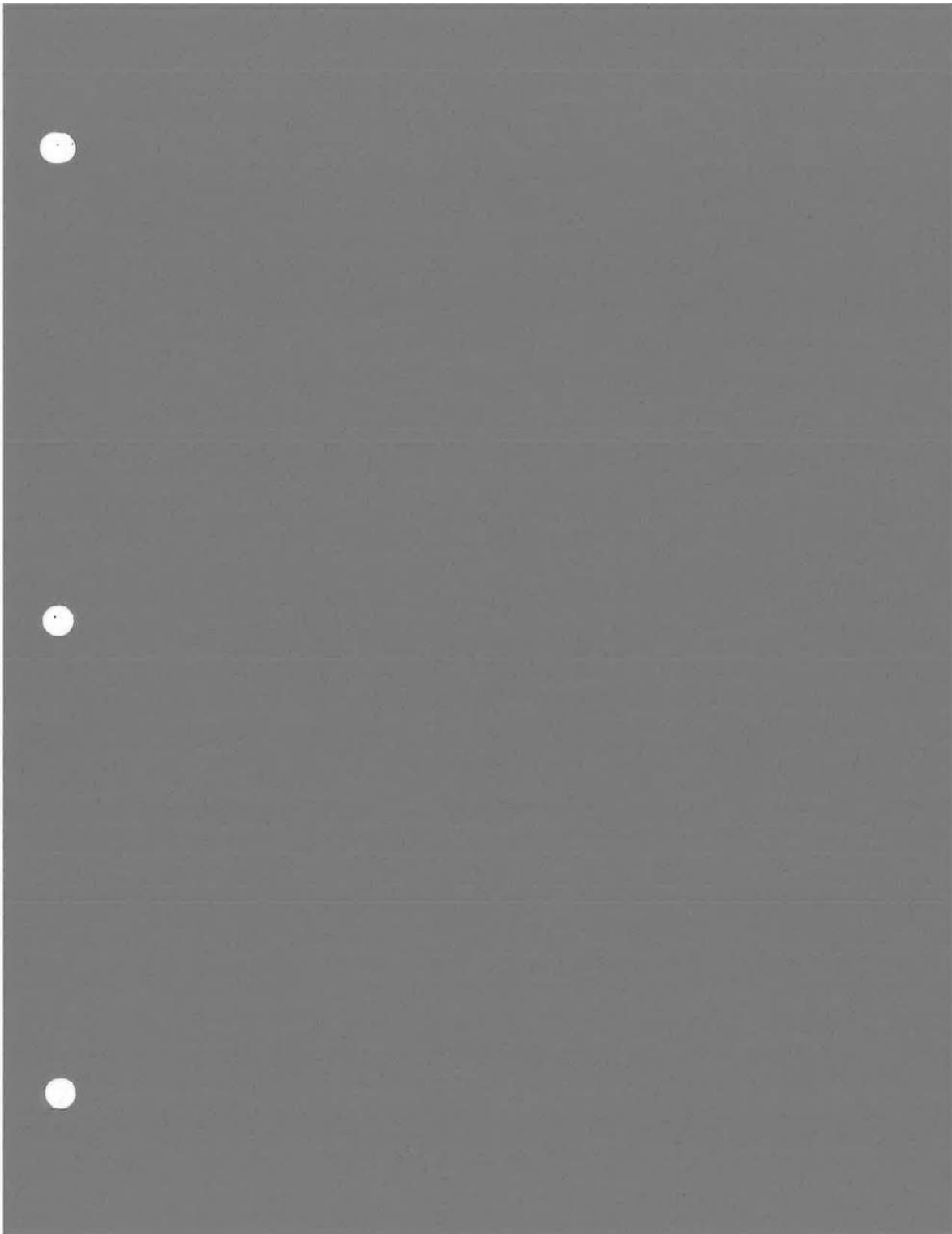
** entitled but not yet built included in total; 166 units at QR Towers, 300 units at Tivoli, and 100 units at Renaissance

*** ROW acres estimated and not included in total acres

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Notes

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**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase Two Rezoning Application

PREPARED FOR:

The Peccole Ranch Partnership:

Peccole Trust
2300 West Sahara Avenue
Box 17, Suite 870
Las Vegas, Nevada 89102
(702) 871-2700

Triple Five Development Group Central, Ltd.
Suite 900, Capital Place
9707 - 110 Street
Edmonton, Alberta
Canada T5K 2L9
(403) 482-7800

PREPARED BY:

A. Wayne Smith & Associates
1515 East Missouri Avenue
Suite 100
Phoenix, Arizona 85014
(602) 234-3474

February 6, 1990

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Exhibit B	Approved Peccole Ranch Partnership Master Plan 2/89, 5	
Exhibit C	Area Plan	2
Exhibit D	Destination Resort Casino Site Plan	11
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PECCOLE RANCH

The proposed 1,569.6 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for the approval of an Amendment to the overall Conceptual Master Plan, along with the rezoning of the 996.4 acres in Phase Two to R-PD7, R-3, and C-1 designations. The following narrative describes the intent of the proposed overall Master Plan, compares the Plan with the previously approved overall Peccole Ranch Master Plan, and discusses in detail those land uses proposed in the Phase Two development of Peccole Ranch.

INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

The Peccole Ranch overall Conceptual Master Plan which was approved on February 15, 1989 consisted of 1,716.3 acres. The present overall Plan illustrates a reduction in the 1,716.3 acreage due to the elimination of a previously zoned multi-family parcel and several neighborhood commercial/office parcels totalling 83.9 acres. The existing 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed. The proposed overall Master Plan now consists of 1,569.6 acres

Peccole Ranch is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit C, page 2), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by those developments occurring in the Peccole Ranch vicinity such as Canyon Gate, Summerlin, and The Lakes. Planning efforts for these planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The proposed Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met. The physical character of Peccole Ranch is enhanced by its higher elevation than the rest of the City. Views of the surrounding mountains provide a visually pleasant backdrop and the evening lights of downtown Las Vegas are in the distant view.

The proposed Peccole Ranch overall Master Plan (Exhibit A, page 4) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/office and commercial center have been proposed in the most northern portion of the project area. Special attention has been given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. An extensive 253 acre golf course and linear open space system winding throughout the community provides a positive focal point while creating a mechanism to handle drainage flows.

Also of importance to Peccole Ranch is the alignment of the Summerlin Parkway under construction north of the Project. The Summerlin Parkway is an east/west expressway which will be approximately three to three and one-half miles long originating at the curve of the Oran A. Gragson Expressway (Westcliff Drive and Rainbow Boulevard) with a terminus at the corner of the two initial Summerlin Villages. Adjacent to the northern boundary of the Peccole Ranch property is the 640 acre Angel Park. When complete, this regional park will include two world class golf courses designed by Arnold Palmer.

The development plan for Peccole Ranch is designed to benefit the current and long range needs of the Las Vegas Metropolitan Area as the population expansion is realized. Overall project character and identity will reflect the high standards of quality envisioned by the developer and a consistency with the pattern of regional community development.

**OVERALL MASTER PLAN COMPARISON:
PROPOSED PECCOLE RANCH MASTER PLAN VS.
APPROVED PECCOLE RANCH MASTER PLAN**

The proposed Peccole Ranch Master Plan is an amendment to the Peccole Ranch Master Plan which was approved by the City of Las Vegas on February 15, 1989 (Exhibit B, page 5). The main difference between the Plans is the redesignation of 100.1 acres located at the northeast corner of the property to a commercial land use more properly reflecting its location near the Summerlin Parkway and the destination

resort-casino. The golf course and drainageways have been refined and roadways were realigned to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials.

The proposed Peccole Ranch Master Plan realigns the major internal collector roadways through the residential and golf course area in Phase Two. The locations for both major entries to the Project were changed. The Charleston Boulevard entry now aligns with Apple Road in Phase One, and the Rampart Boulevard entry was moved to the northern boundary of the Project to avoid the need for an arroyo crossing and to provide a better relationship between the destination resort-casino and the golf course. An additional collector intersecting with Rampart Boulevard provides a second point of ingress/egress and also forms a buffer between a single family neighborhood, and the higher intensity uses along Charleston Boulevard. Alta Road, an east/west arterial, forms the boundary between the proposed Phase Two commercial center and the Bailey-McGah parcel. All arterial roadway names have remained consistent with the exception of Fort Apache Road which becomes Rampart Boulevard north of Charleston Boulevard

Phase One is currently under development and is anticipated for completion during the early 1990's. Four single family subdivision plats have been recorded the City and several others are in process. Infrastructure for Phase One is anticipated for completion by Spring 1990. Phase One is progressing as planned and is anticipated to continue development to meet the demand for housing alternatives with supporting commercial areas. Exhibit G on page 7 identifies those home builders currently active in Phase One.

Overall, the addition of the commercial center, the refinement of the golf course and drainageways, and the shifting of parcels and parcel boundaries to better use open space areas, creates the difference between the approved Peccole Ranch Master Plan and the proposed Peccole Ranch Master Plan. The proposed Phase Two has become more clearly defined in response to current market trends and remains consistent with the goals and the integrity of the approved Peccole Ranch Master Plan

PHASE TWO - PECCOLE RANCH

Phase Two of Peccole Ranch comprises approximately 996.4 acres bounded by Angel Park Golf Course on the north, Durango Drive on the east, small sections of Sahara Avenue, Charleston Boulevard, and Alta Road on the south, and the alignment of Hualapai Way on the west. Phase Two encompasses all of the remaining acreage within Peccole Ranch. The zoning designations proposed in Phase Two are R-PD7, R-3, and C-1, as described in the following land use descriptions. Overall density of Phase Two is 4.5 DU/AC.

Single Family Residential

The demand for housing remains strong in the Peccole Ranch vicinity, reflecting the continued growth of immigration to the area. The delineation of residential uses (single family and multi-family totalling 4610 acres) proposed for Peccole Ranch Phase Two is based upon market study documentation of historical and projected single family housing subdivision and multi-family absorption patterns. Approximately 4010 acres or 40.2 percent of Phase Two is devoted to quality golf course oriented single-family and custom lot developments, reflecting the fact that there is a demand for higher priced single family housing in the strong northwest/southwest markets. This fact is evident particularly at the Project location which is positioned as a natural northerly growth extension to the successful Lakes community, and which will benefit greatly from the surrounding golf environment and the Summerlin Parkway. Recent market data obtained evidences that there is now a growing preference for detached single family homes over apartment and condominiums, reflecting a stabilization of the Las Vegas Metropolitan economy. The significance of this growth is the expanding opportunity to provide single family housing alternatives to an increasingly diverse income base - particularly in association with a golf course community.

There is potential for gated entries to several of the single family parcels. Gated entries into Phase Two residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products, and form an enclave within Peccole Ranch. A 50 acre single-family parcel central to Phase Two offers extensive golf course frontage to future residents in an exclusive environment bounded on all sides by the golf course. Depending upon market demand, additional gated neighborhoods can be provided in proximity to the clubhouse and adjacent to the golf course.

Multiple-Family Residential

The historical strong consumer demand for apartments has not yet reached a saturation point, however, existing inventory will most likely adequately meet current requirements. Therefore, Phase Two reflects a larger single family environment while still maintaining a small inventory of multi-family land areas which will be geared toward those future residents who prefer a more urban oriented lifestyle.

Two multi-family parcels are planned along Charleston Boulevard, and one 20 acre parcel is planned adjacent to Hualpai Way north of the commercial center on Sahara. Multi-family parcels are located adjacent to principal arterials to maximize exposure and to provide buffering to the internal single family neighborhoods from arterial traffic. Approximately 60 acres, or 60 percent of Phase Two is devoted to multi-family use.

Commercial

High intensity uses such as commercial, office, and employment opportunities are incorporated in the commercial/office, neighborhood commercial, and commercial center areas in Phase Two of Peccole Ranch. The largest commercial parcel (100.1 acres), the commercial center, is located adjacent to Angel Park Golf Course on the north, Durango Drive on the east, Alta Road on the south and Rampart Boulevard on the west to provide prime exposure and access. This commercial center is physically well sited in relationship to surrounding high volume major arterials and the future Summerlin Parkway interchange only one-half mile to the north. The site offers an excellent opportunity for internal circulation with arterials on two sides. This may be

evidenced from a review of the Area Plan (Exhibit C, page 2) which depicts the current lack of commercial centers, and the potential urbanization of the vacant residential lands from Jones Boulevard west to Hualpai Way.

Additional neighborhood commercial/office areas are located at intersection nodes to provide easy access and buffer less intense land uses. These parcels will accommodate basic support facilities and services required by the residential community. Commercial and office areas comprise a total of 83.5 acres in Phase Two.

A 56.0 acre destination resort-casino site is located at the intersection of an internal collector and Rampart Boulevard. The boundary of this parcel was altered from the previously approved overall Master Plan to accommodate the boundary changes of the refined golf course and road system. The golf course along the southern border of the parcel provides an aesthetic quality to the destination resort-casino. The resort-casino is planned as a destination golf resort and casino, and will provide the transition from a commercial center to single family residential. The resort will be comprised of approximately 300 to 500 guest rooms, and other elements which may include meeting, conference and ballroom facilities, restaurants, bars, and a casino including its own specialty restaurant and bar areas. Guest amenities may include use of the adjacent golf course, tennis facilities, fitness center, beauty salon, game rooms, a nursery and swimming pool. Exhibit D on page 11 illustrates the anticipated site layout and character for the resort-casino. The Peccole Ranch Resort will be designed to maximize the beauty of the desert surroundings, maintaining sensitivity to scale, character, landscape, and topography, and represents the true centerpiece of the Peccole Ranch Community.

Open Space and Drainage

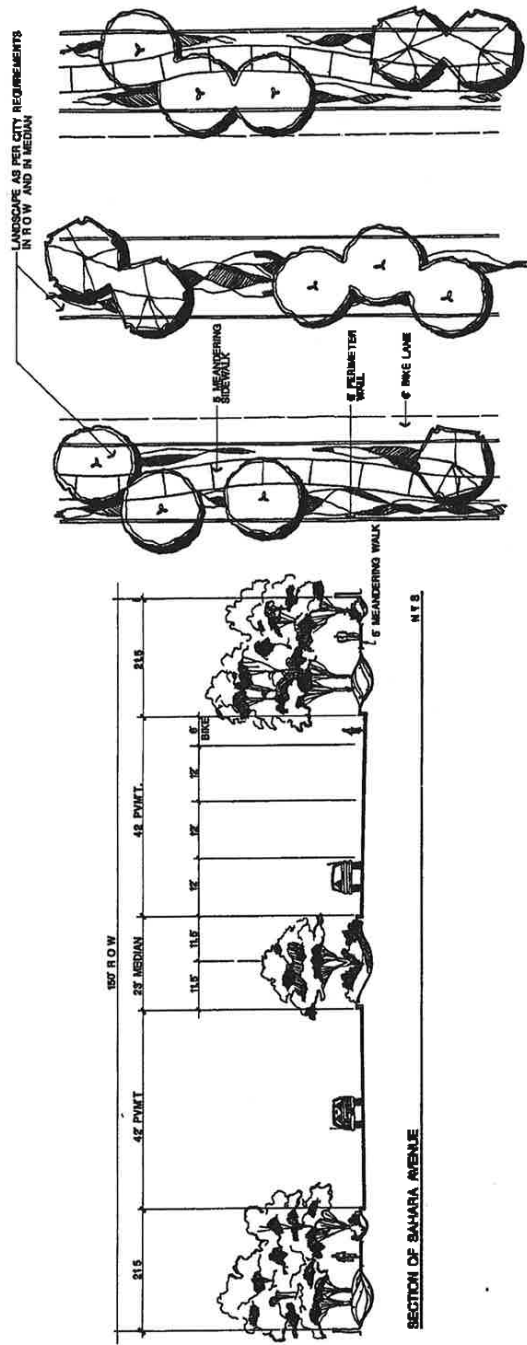
A focal point of Peccole Ranch Phase Two is the 199.8 acre golf course and open space drainageway system which traverses the site along the natural wash system. All residential parcels within Phase Two, except one, have exposure to the golf course and open space areas. The single family parcel which is not adjacent to the open space system borders Angel Park Golf Course on its northern boundary. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout with the bike paths and pedestrian

walkways (see Exhibits E and F on pages 13 and 14). The surrounding community as well as project residents may use the open space system to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, ramadas and pleasing water features will be located in passive gathering areas located throughout the open space.

The close proximity to Angel Park along with the extensive golf course and open space network were determining factors in the decision not to integrate a public park in the proposed Plan. According to the Parks, Recreation and Senior Citizen Activities Division a need for a dedicated public facility within Pecocle Ranch is not indicated nor anticipated in the future.

South of Charleston Boulevard, drainage flows through the washes initially enter the site in two locations along the western boundary at a peak rate of 800 cubic feet per second (cfs), and move in a east/northeast direction. Two wash flows are then directed into the main drainage wash which flows northeasterly towards the large Angel Park reservoir at a rate of approximately 1,600 cfs. North of Charleston Boulevard an off-site flow of 2,000 cfs enters the Project. This storm water will be contained within the golf course until it reaches Rampart Boulevard, and will then flow through a channel adjacent to the commercial center to the Angel Park Basin. Based on the golf course routing plan by Mr. Ted Robunson, renowned golf course architect, the golf course has been designed in conjunction with existing drainage features on the site. The design of the golf course has been instrumental in preserving the natural character of the land and controlling drainage on and through the property.

Phase Two of the proposed Pecocle Ranch Master Plan has approximately 33.1 additional acres allotted for golf course and drainageways. The additional acreage accommodates a clubhouse and driving range centrally located within the golf course and surrounding residential community. These features are also accessible to visitors staying at the adjacent destination resort-casino.



ROADWAY PLAN AND CROSS SECTIONS
Peccole Ranch Partnership
 EXHIBIT E
 2-08-08

A WAYNE SMITH & ASSOCIATES
 A Subsidiary of Chicago-Metland

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Schools

A 19.7 acre school site is designated in Phase Two of Pecole Ranch. The level of education served by the site, such as elementary or middle school status, will not be determined until development occurs and the student population becomes more clearly defined. A 10.1 acre elementary school site is reserved in Phase One, and according to the Clark County School District the site has been approved and will be purchased based upon acceptable appraisals. The sites will be developed to meet the requirements of the Clark County School District. According to Clark County School District standards, a typical elementary school requires a student body of approximately 600 to support the facility, whereas a junior high school requires 1,250 students. Student population projections for Phase One and Two are attached.

DEVELOPMENT PLAN - PHASE TWO

The Peccole Ranch Partnership is the land developer for Peccole Ranch and will assume the responsibility of the following:

- * Full street improvements for internal collector streets and partial improvements for other public streets adjacent to the development, or as agreed upon with the City of Las Vegas. See roadway Exhibits E and F on the following pages
- * Delivery of water, sewer, telephone, and power to all parcels.
- * Rough grade of all parcels
- * Open Space development and landscaping.
- * Entry treatments, including landscaping, water features, special pavement, and project signs.
- * All landscaping along arterial roads (Charleston Boulevard, Sahara Avenue, and Fort Apache Road) and within internal boulevards.
- * An information center.

Street and utilities are currently under construction in Phase One.

QUALITY OF DEVELOPMENT

Design, Architecture, and Landscape standards will be established for the development. A Design Review Committee will review and approve all plans for parcel development in Peccole Ranch. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Master Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within individual development parcels to maintain the common area within these areas.

GENERAL PLAN CONFORMANCE

As the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the proposed Peccole Ranch Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the proposed Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- * Provide for an efficient, orderly and complementary variety of land uses.
- * Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- * Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- * Provide for the continuing development of a diverse system of open space.

PECCOLE RANCH
LAND USE DATA
PHASE TWO

<u>LAND USE</u>	<u>ACRES</u>	<u>NET DENSITY</u>	<u>NET UNITS</u>
Single-Family	401.0	7.0 du/ac	2,807
Multi-Family	60.0	24.0 du/ac	1,440
Commercial/Office	194.3	-	-
Resort-Casino	56.0	-	-
Golf Course Drainage	211.6	-	-
Right-of-Way	60.4	-	-
Elementary School	13.1	-	-
TOTAL	996.4	4.5 du/ac	4,247

Note Overall density based upon all areas except R.O.W

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PECCOLE RANCH
LAND USE DATA
OVERALL MASTER PLAN

<u>LAND USE</u>	<u>NET ACRES</u>	<u>DENSITY RANGES</u>
Single Family	729.49	4.0 - 8.0 du/ac
Multi-Family	105.36	8.0 - 24.0 du/ac
Mixed Use Village Center	75.56	20.0 - 35.0 du/ac
(Commercial, Office, Multi-Family)		
Neighborhood Commercial/Office	197.05	
Resort-Casino	56.0	
Nursing Home	8.25	
Golf Course/Open Space/Drainage	253.07	
Right-of-Way	114.37	
Schools	30.44	
TOTAL	1,569.6	

**PECCOLE RANCH
STUDENT POPULATION PROJECTIONS**

<u>GRADE</u>	<u>PHASE ONE</u>	<u>PHASE TWO</u>	<u>MASTER PLAN</u>
K thru 6	902	765	1,667
7 thru 9	347	294	641
10 thru 12	343	291	634
TOTAL	1,592	1,350	2,942

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