

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
Sep 30 2022 11:27 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 12**

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Attorneys for City of Las Vegas

A-8. FM-71-96 - 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.

ROR022871

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

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

24282



ROR022874

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

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

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

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,

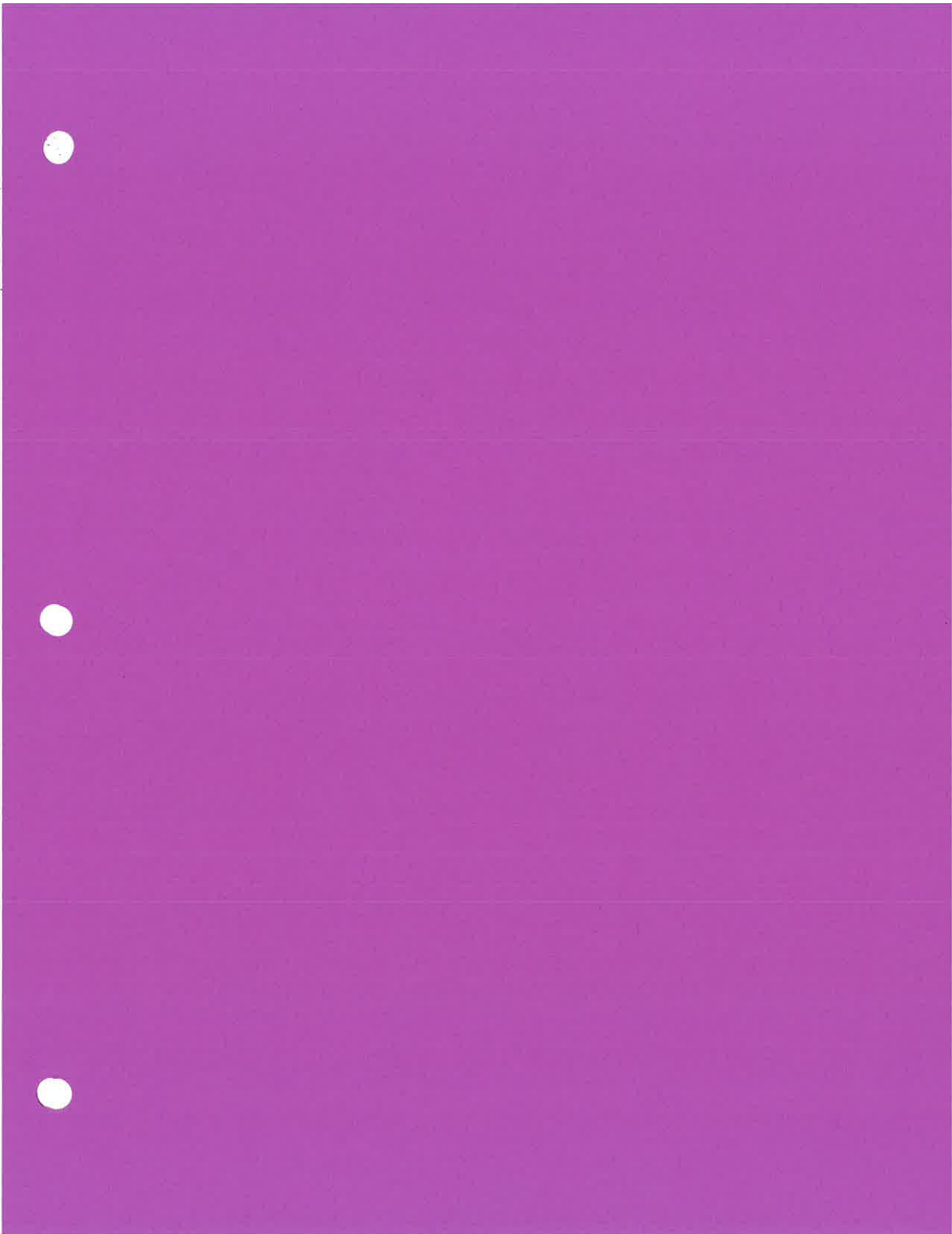
Rod Allison, Senior Planner
Current Planning Division

RA:erh

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

ROR022878

24287



ROR022879

- 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

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

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.

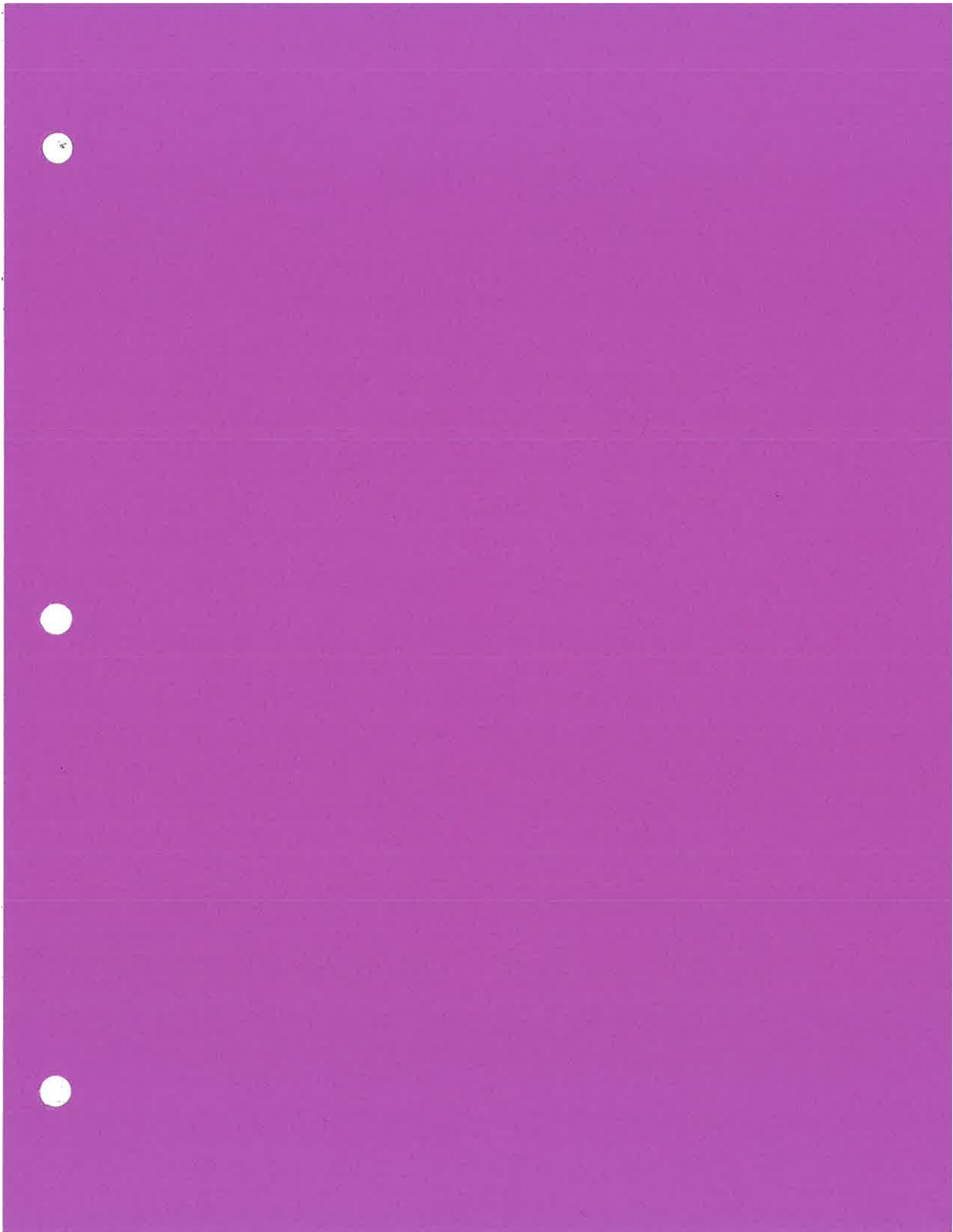
Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

ROR022882

24291



ROR022883

5/23/96 PLANNING COMMISSION

- 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

24293

A-17. FM-88-96 - 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 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

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

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,

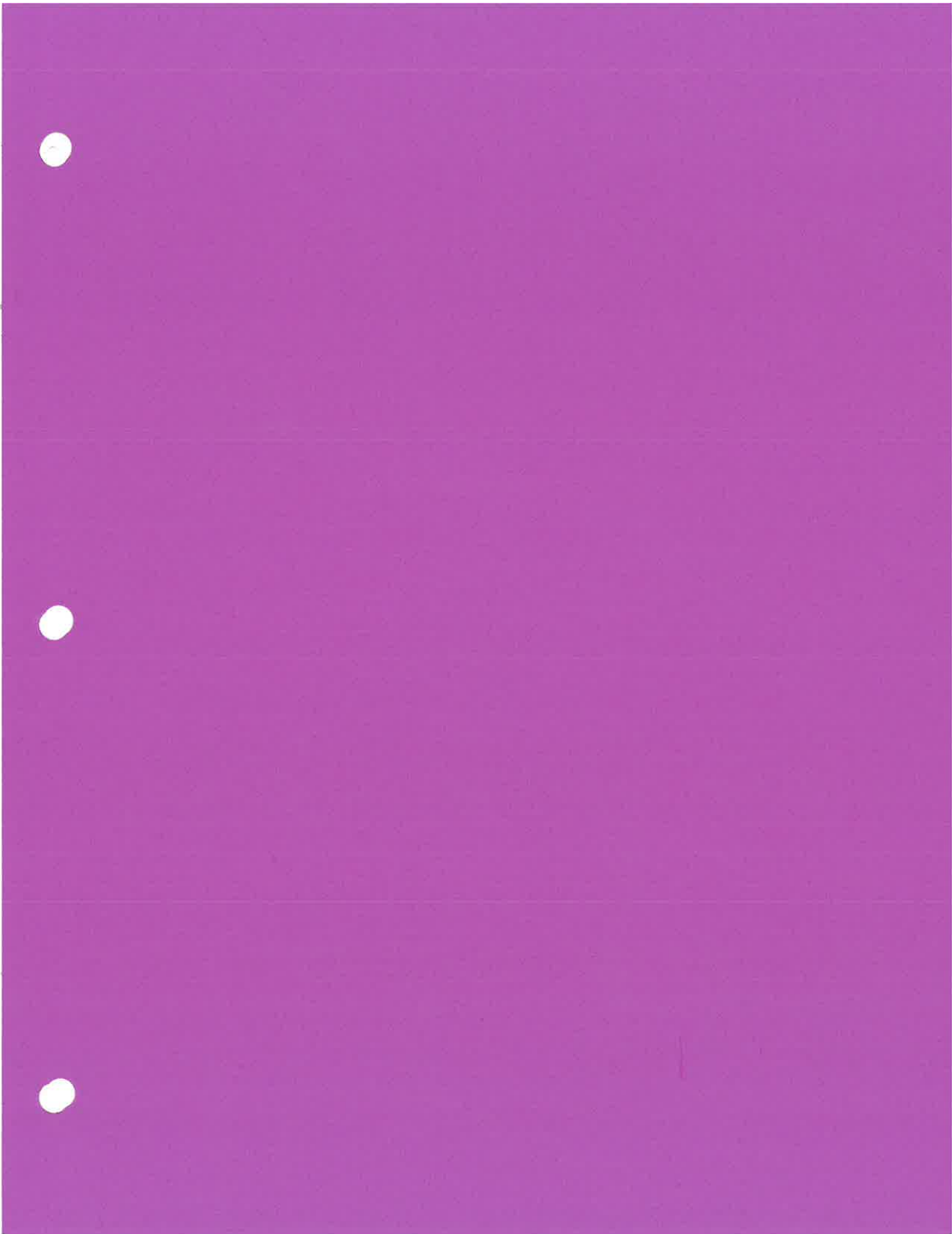
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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

ROR022887

24296



ROR022888

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

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

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

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,

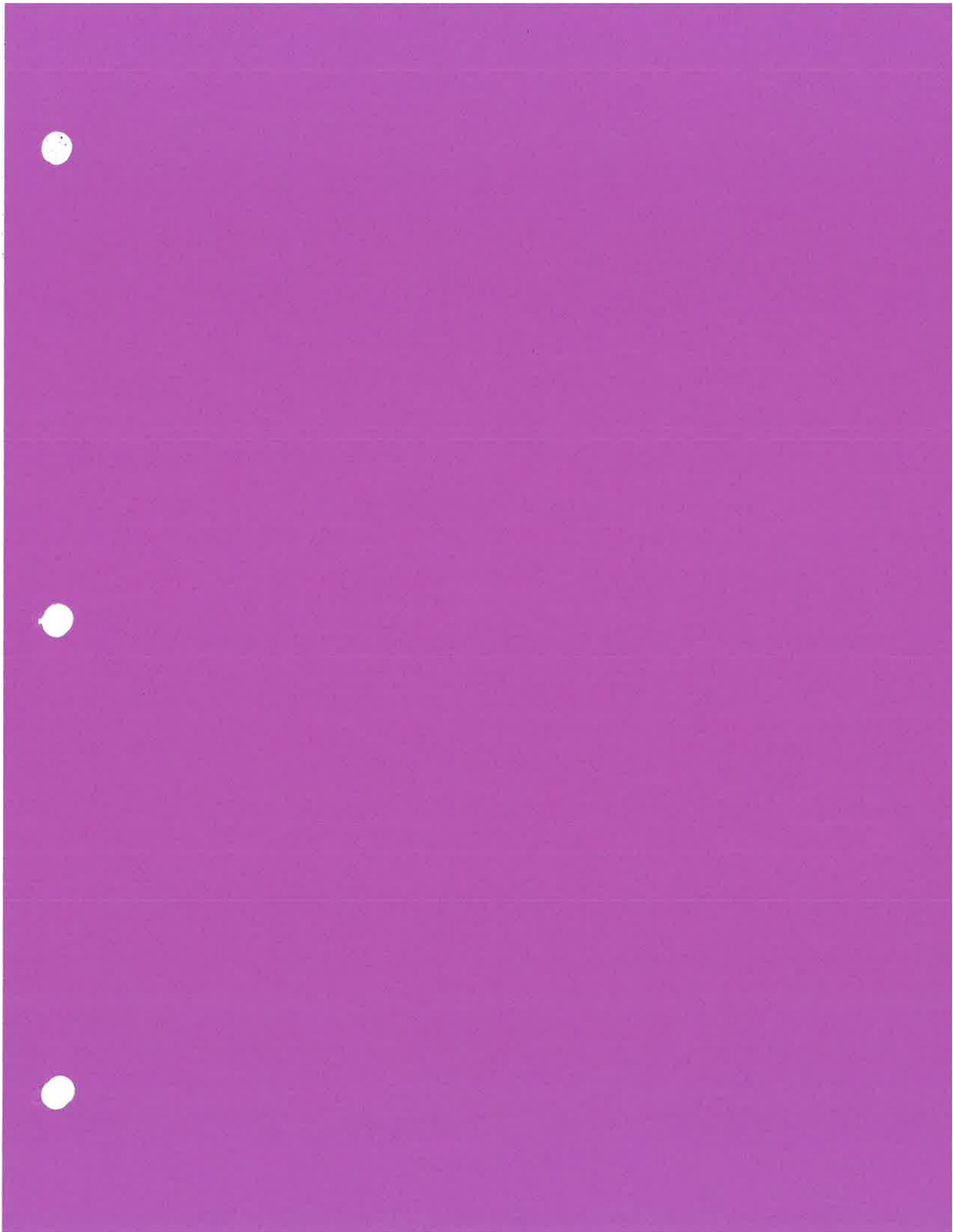
Rod Allison, Senior Planner
Current Planning Division

RA:erh

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

ROR022892

24301



ROR022893

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

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

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

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,

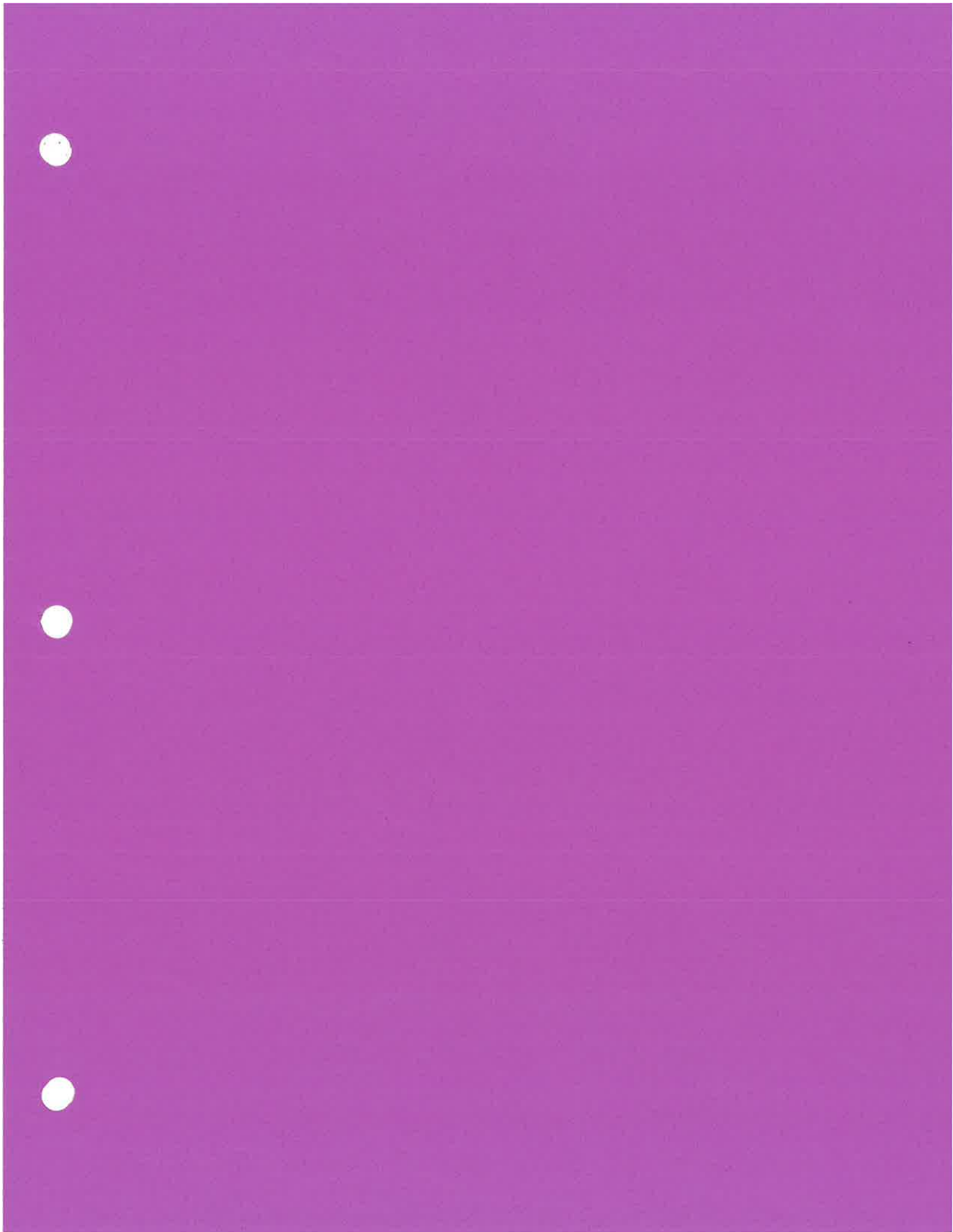
Rod Allison, Senior Planner
Current Planning Division

RA:erh

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

ROR022897

24306



ROR022898

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

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

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,

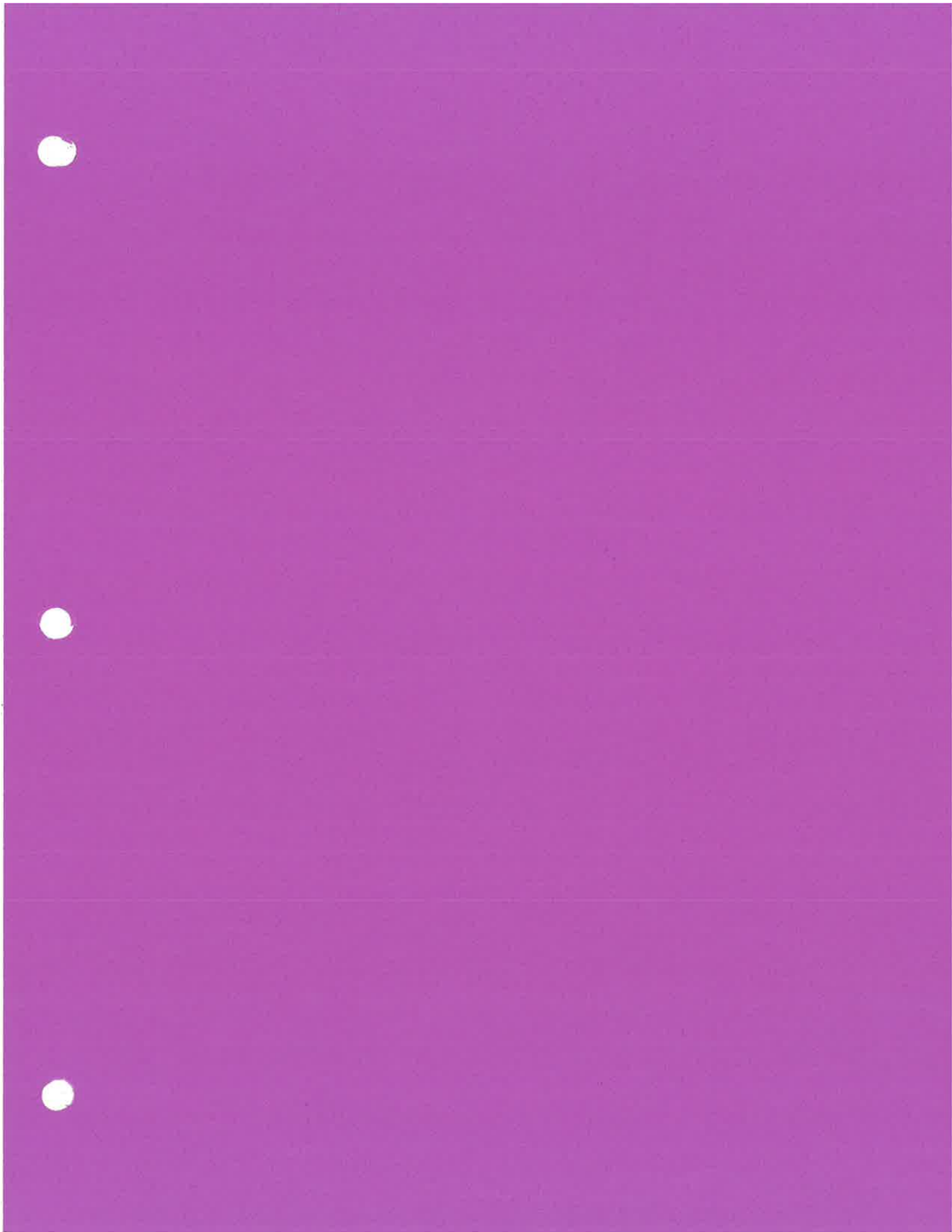
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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

ROR022901

24310



ROR022902

24311

- 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

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

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,

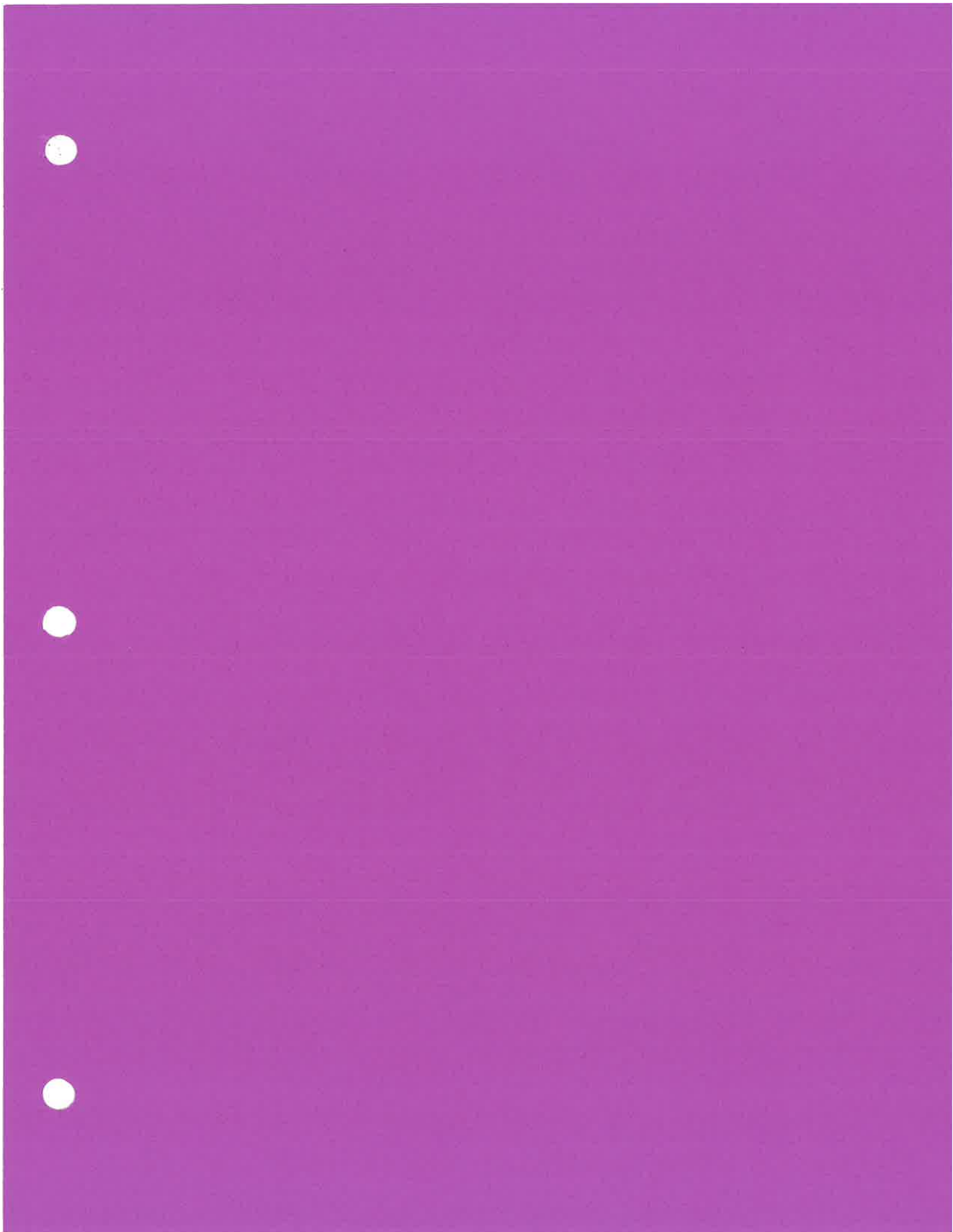
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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

ROR022905

24314



ROR022906

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).

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

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

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

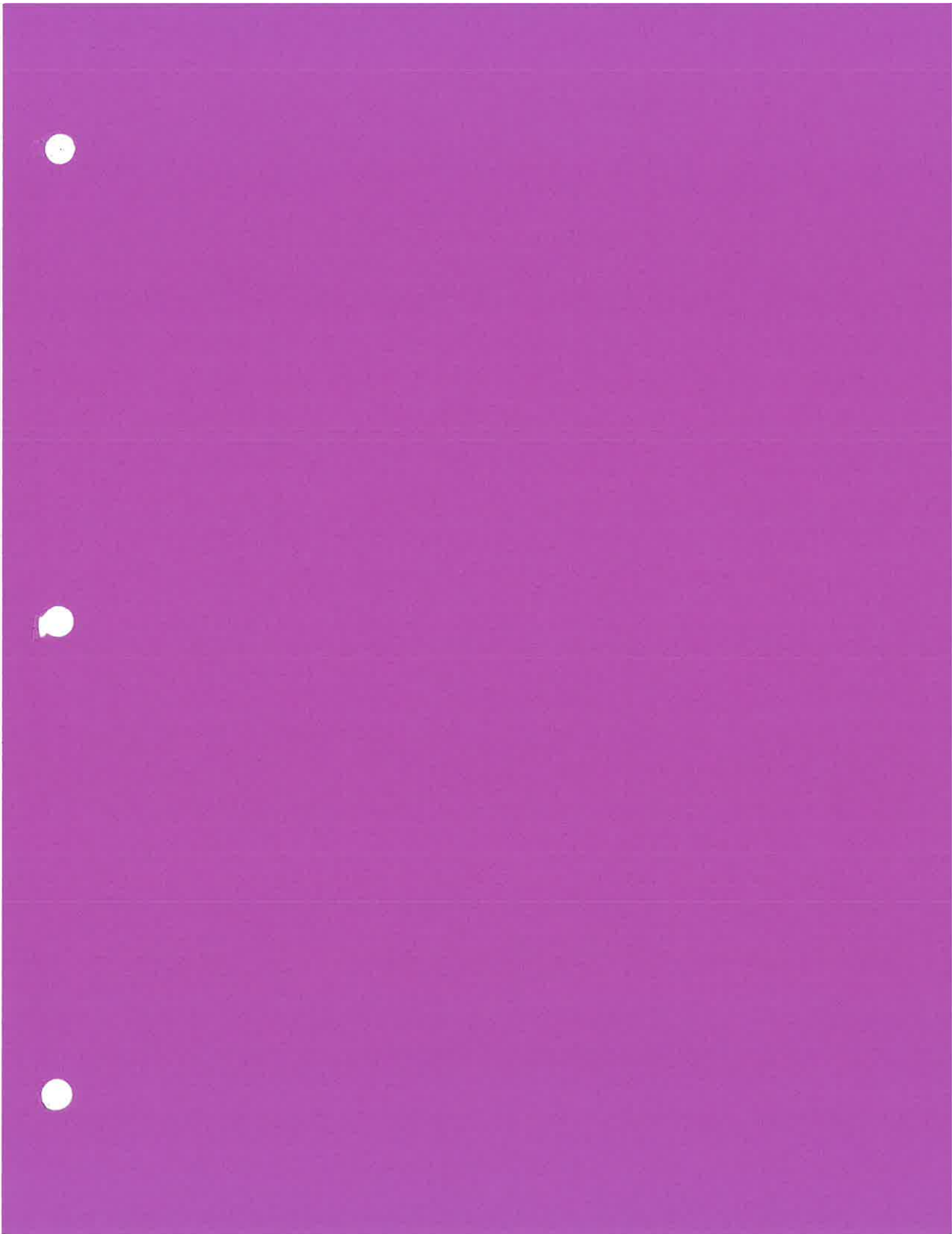
RA:erh

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

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

ROR022910

24319



ROR022911

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

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

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

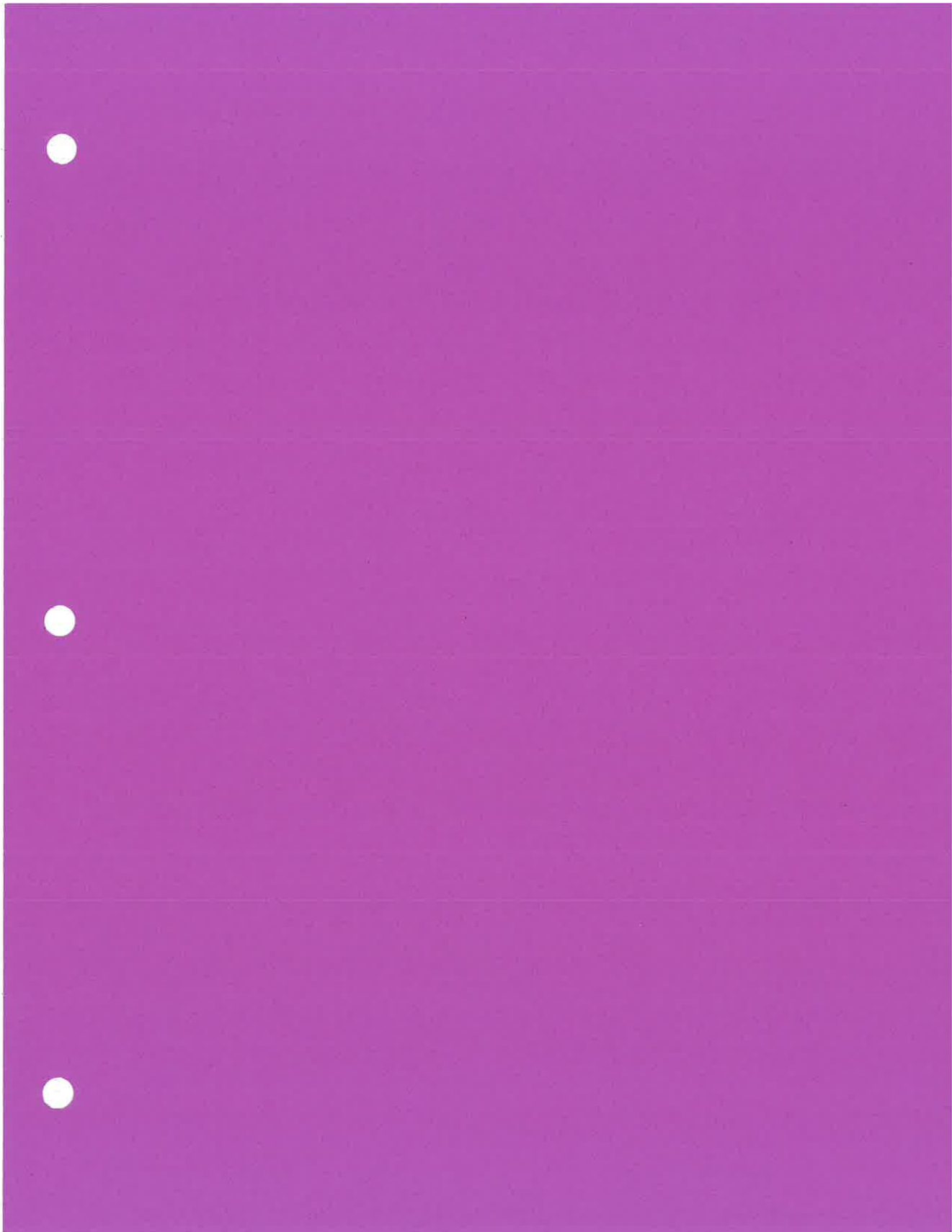
DHK:MP:rlr

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

24323



ROR022915

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

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

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,

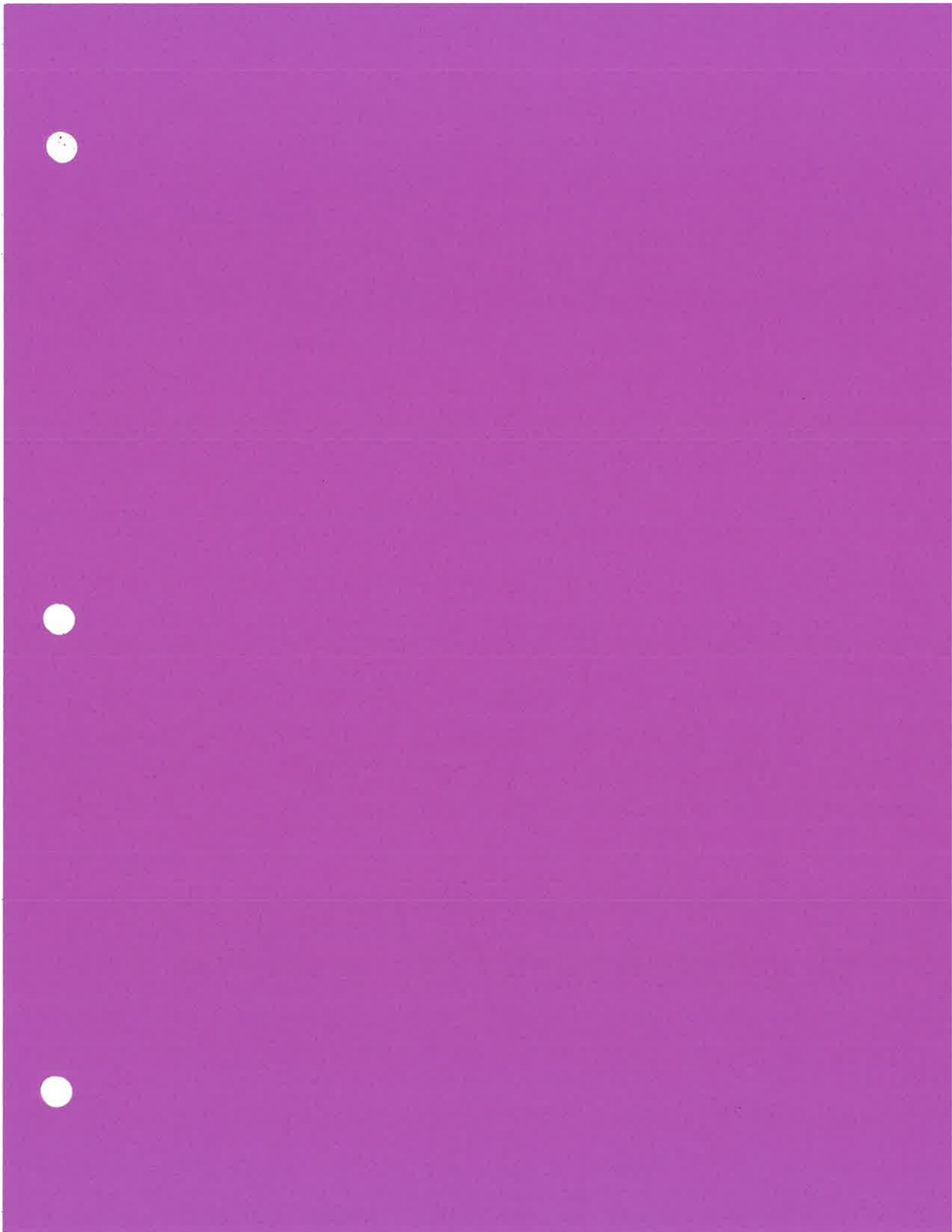
David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

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

ROR022918

24327



ROR022919

- 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

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

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,

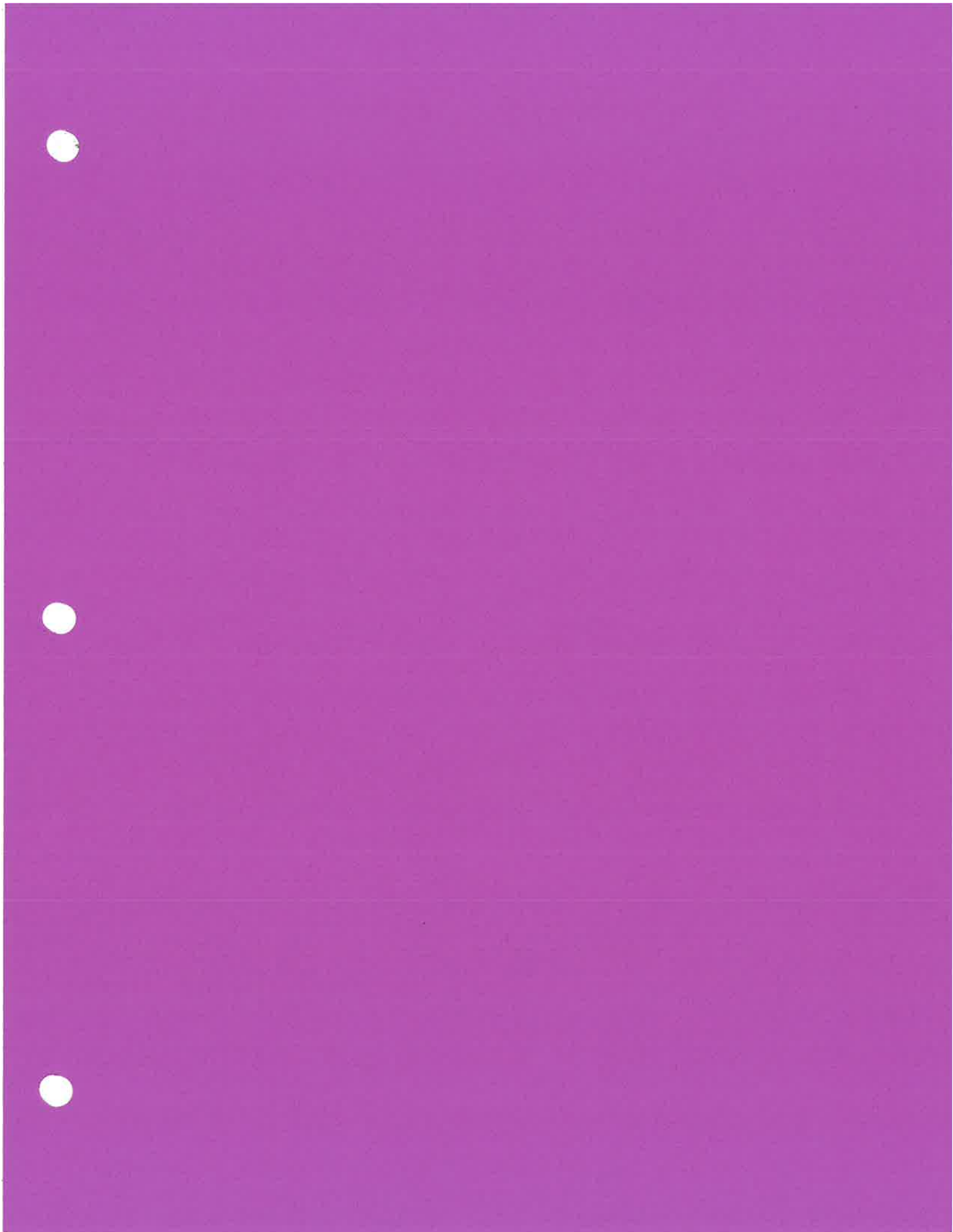
David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

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

ROR022922

24331



ROR022923

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

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

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

24335

ROR022927

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

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

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

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,

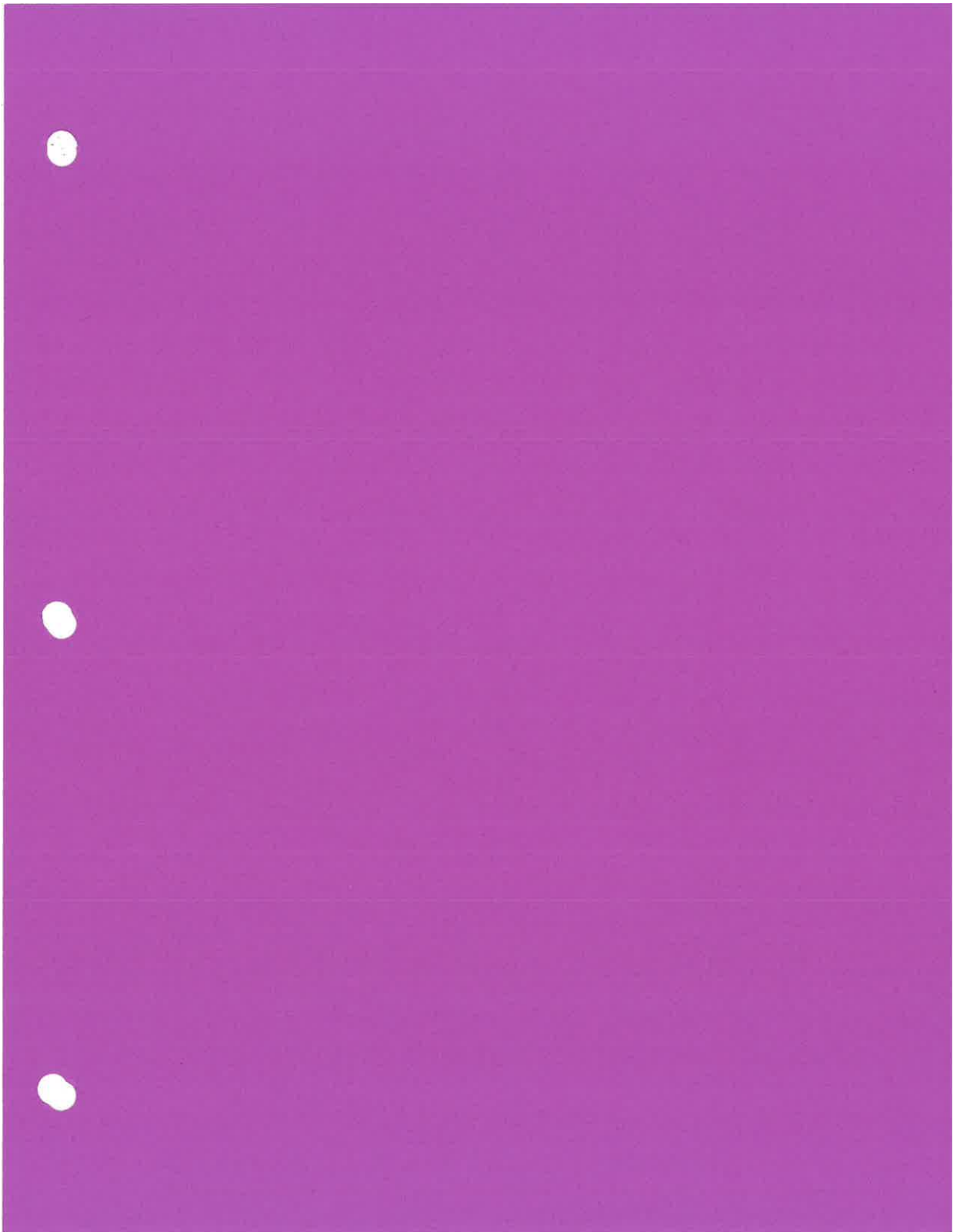
Rod Allison, Senior Planner
Current Planning Division

RA:erh

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

ROR022931

24340



ROR022932

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

24342

A-2. TM-21-96 - Page Two

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

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

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

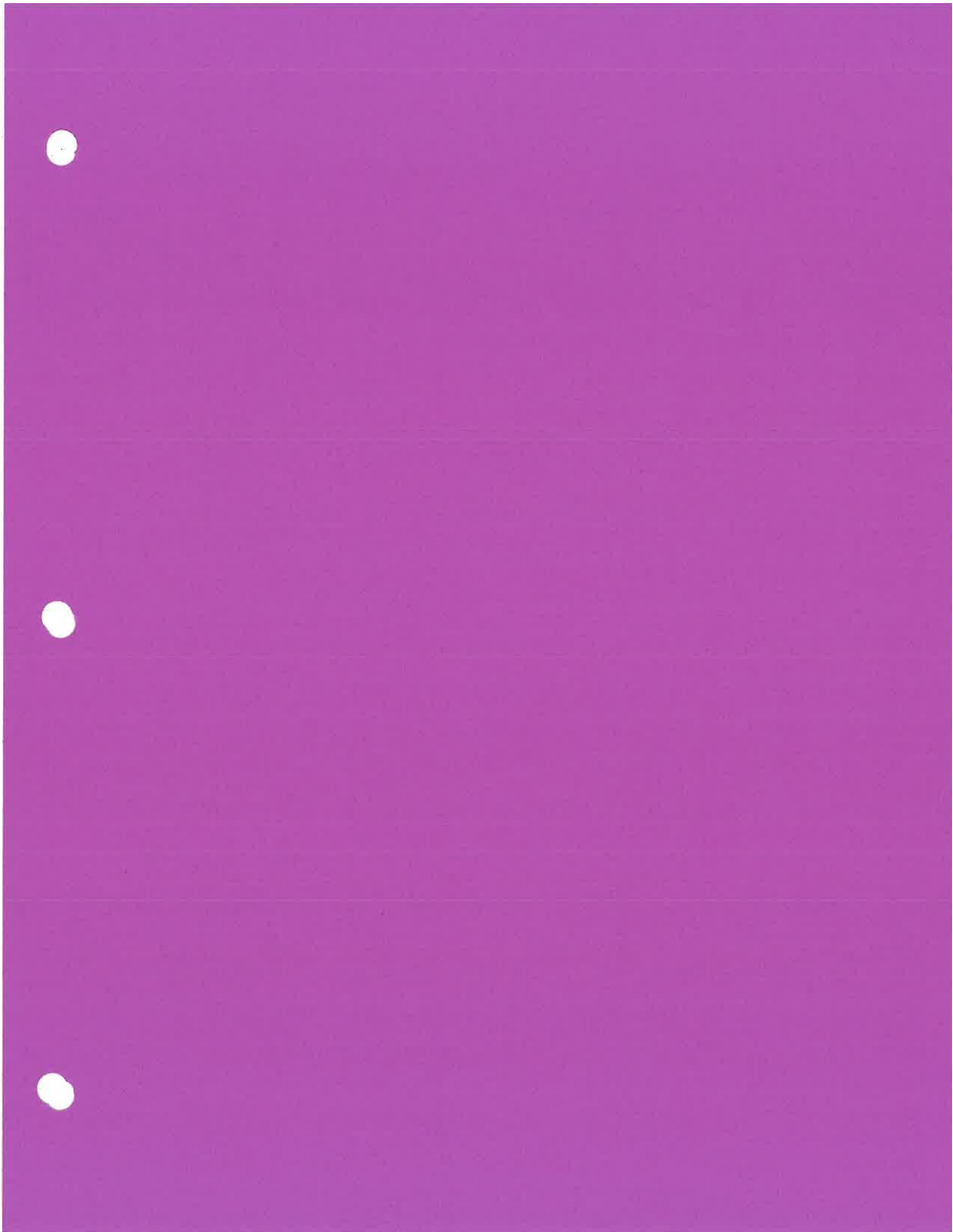
DC:rlr

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

24345



ROR022937

24346

3/28/96 Planning Commission

- 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

24347

A-3. TM-22-96 - Page Two

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

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

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

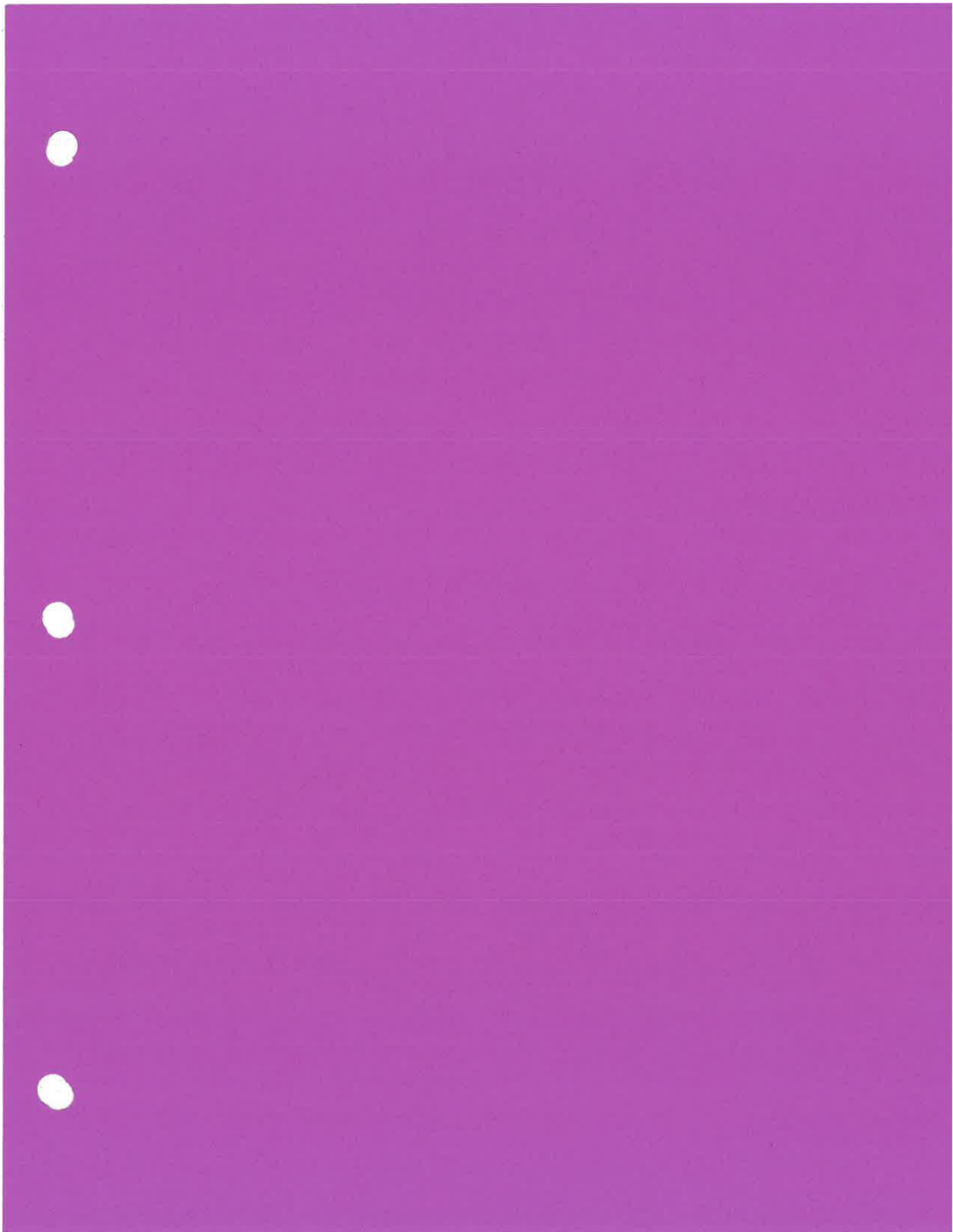
DC:rlr

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

24350



ROR022942

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

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

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,

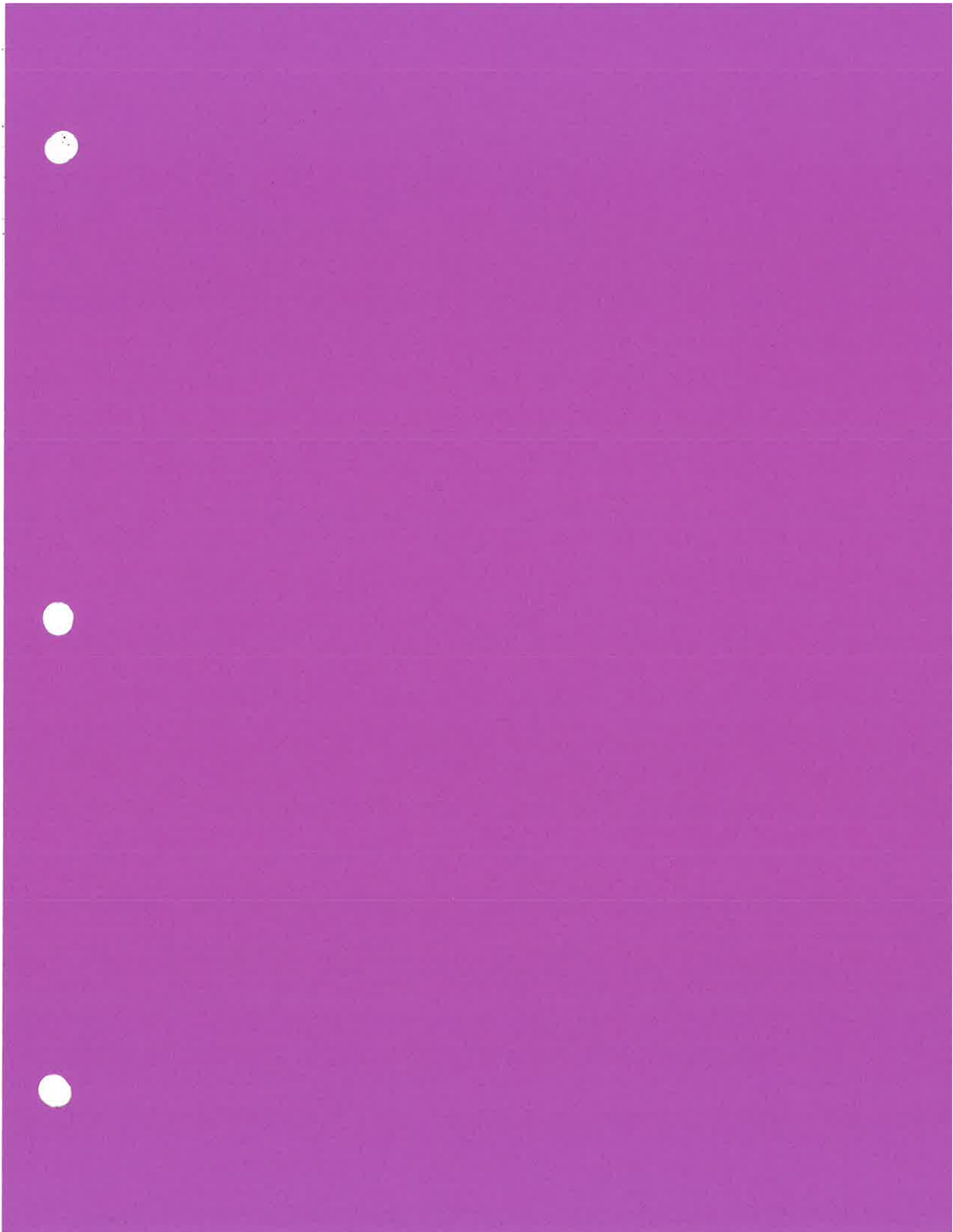
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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

ROR022945

24354



ROR022946

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

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

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,

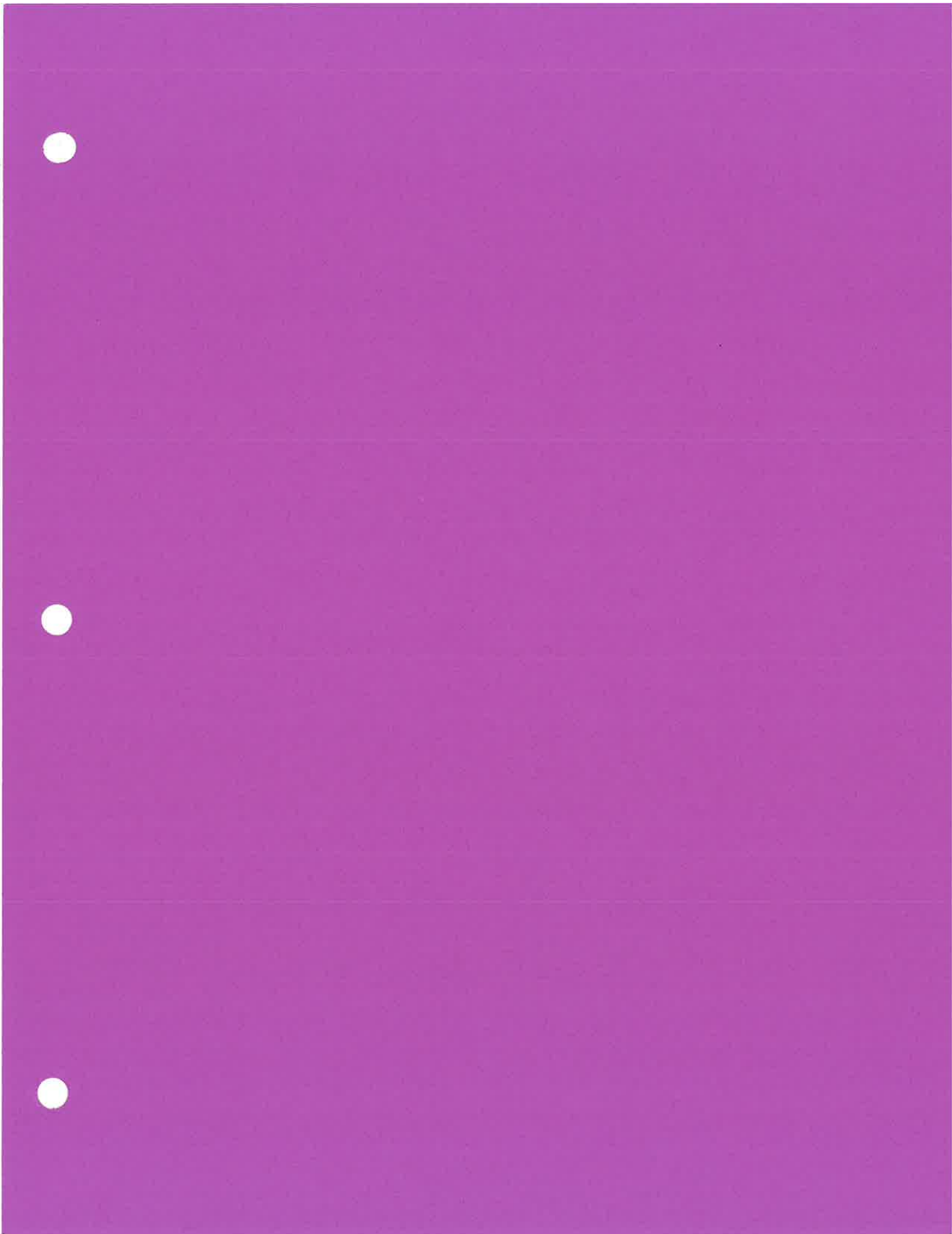
David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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

ROR022949

24358



ROR022950

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

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

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.

ROR022953

24362

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

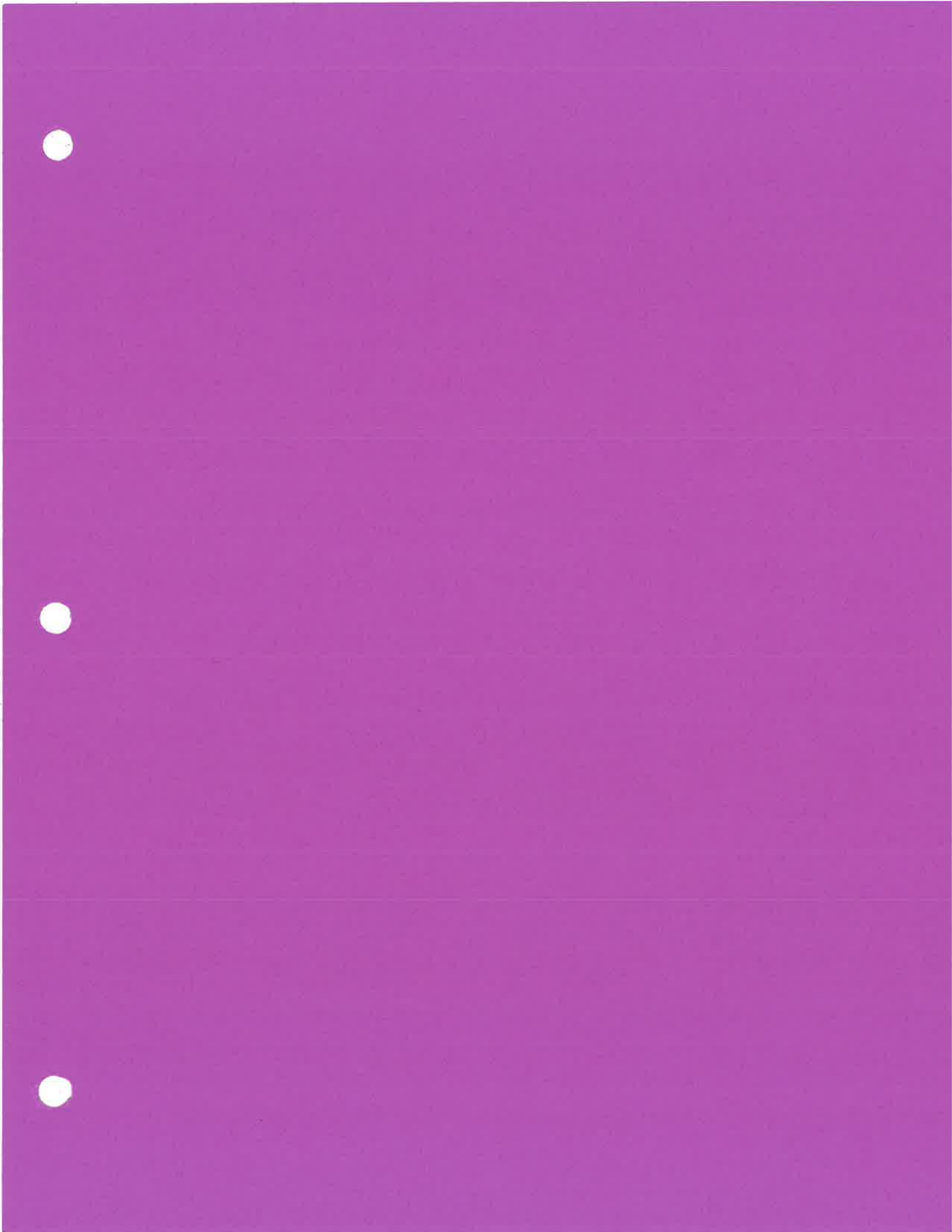
RA:erh

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

ROR022954

24363



ROR022955

24364

ROR022956

24365

Notes

6

ROR022957

24366

Box 77 Page 23

Back 77 Page 23

011412

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

NOTES
ALL REAR PROPERTY CORNERS ARE REBAR AND ALUMINUM CAP P.L.S
4541 UNLESS WALL IS BLU1 THEN NAK AND 60455 T.L.S 4541
SET IN WALL EDGES SEE PROPERTY LINE SET SCOUT IN THE
TOP OF CURB ON THE SIDE PROPERTY UNITS EXTENDED

[illegible]

LINE	BEARING	DISTANCE
1	S 22° 15' 00" E	10.00
2	S 78° 00' 00" E	10.00
3	S 78° 00' 00" E	10.00
4	S 78° 00' 00" E	10.00
5	S 78° 00' 00" E	10.00
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9	S 78° 00' 00" E	10.00
10	S 78° 00' 00" E	10.00
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98	S 78° 00' 00" E	10.00
99	S 78° 00' 00" E	10.00
100	S 78° 00' 00" E	10.00

[illegible]

	BLOCK	DESCRIPTION
36	00786	LAS VEGAS VALLEY WATER DISTRICT EASEMENT
37	00837	NO ABLI VICTIMLESS GAS COMPARISON EASEMENT
38	00843	SO WEST LAS VEGAS VALLEY WATER DISTRICT EASEMENT
43	00981	CITY OF LAS VEGAS SHANCE EASEMENT
44	00982	CITY OF LAS VEGAS SHANCE EASEMENT
45	00983	PURCHASE WITH PRIVATE SHANCE AND ASSIGNMENT
46	00984	PURCHASE WITH PRIVATE SHANCE AND ASSIGNMENT

135/1111
SHEET 3 OF 5
Book 77 pgs 23

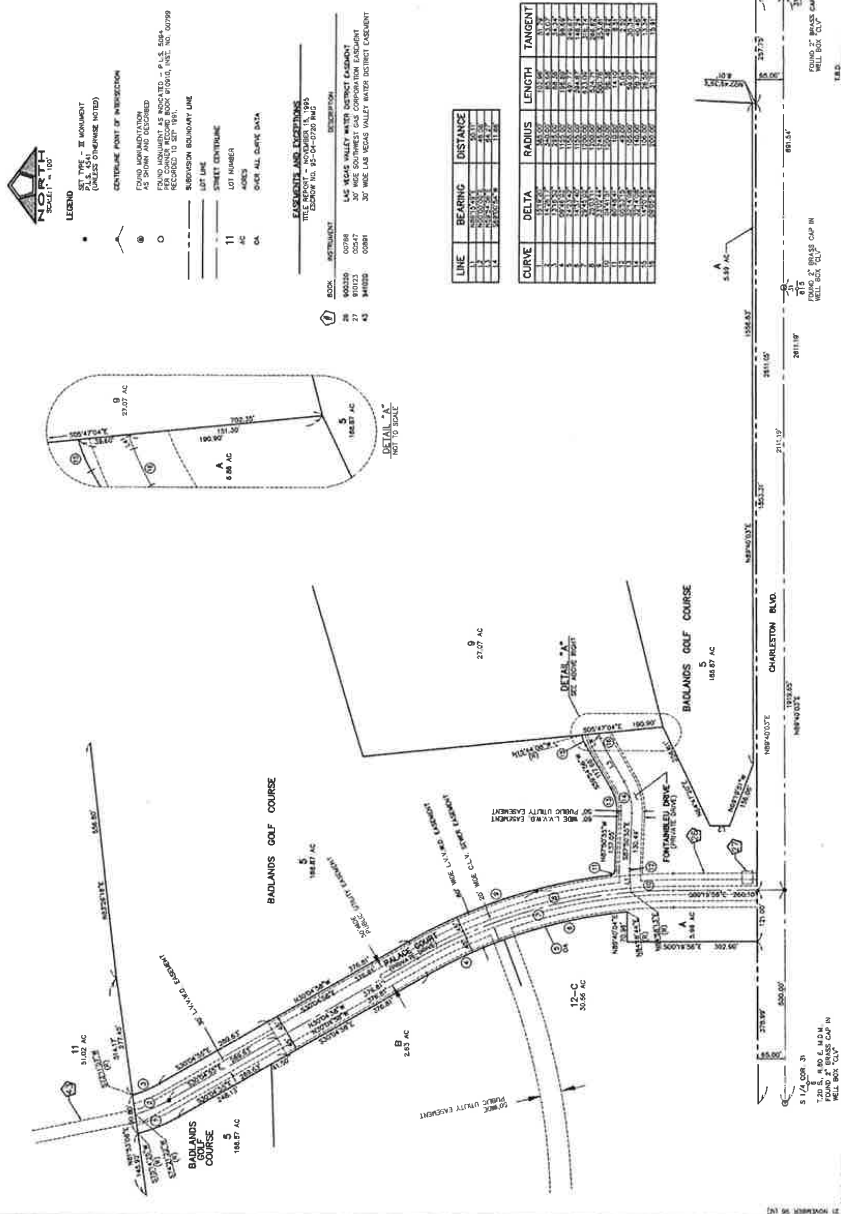
24370

75110

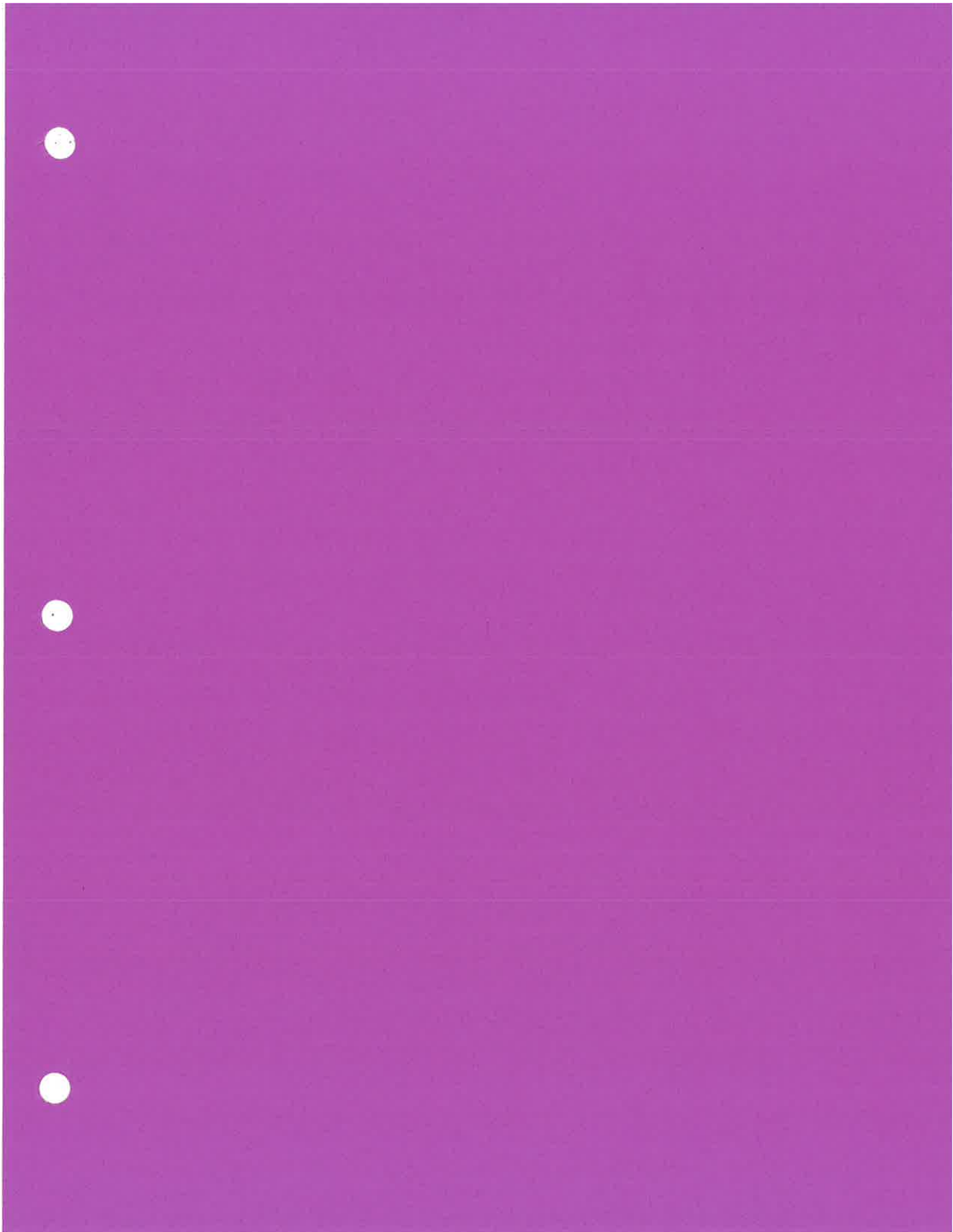
A PORTION OF SECTION 31 AND THE WEST (W 1/2) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTES

ALL REAR PROPERTY CORNERS ARE REBAR AND ALUMINUM CAP P.L.S. 4541 UNLESS WALL IS BUILT THEN NAIL AND BRASS TAG P.L.S. 4541 SET IN WALL DENOTES SET PROPERTY LINE SET SAKOUT IN THE TOP OF CURB ON THE S.O.E. PROPERTY LINES EXTENDED.



LRD
 SHEET 5 OF 5
 Back 77 Page 23



ROR022963

24372

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

24373

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:

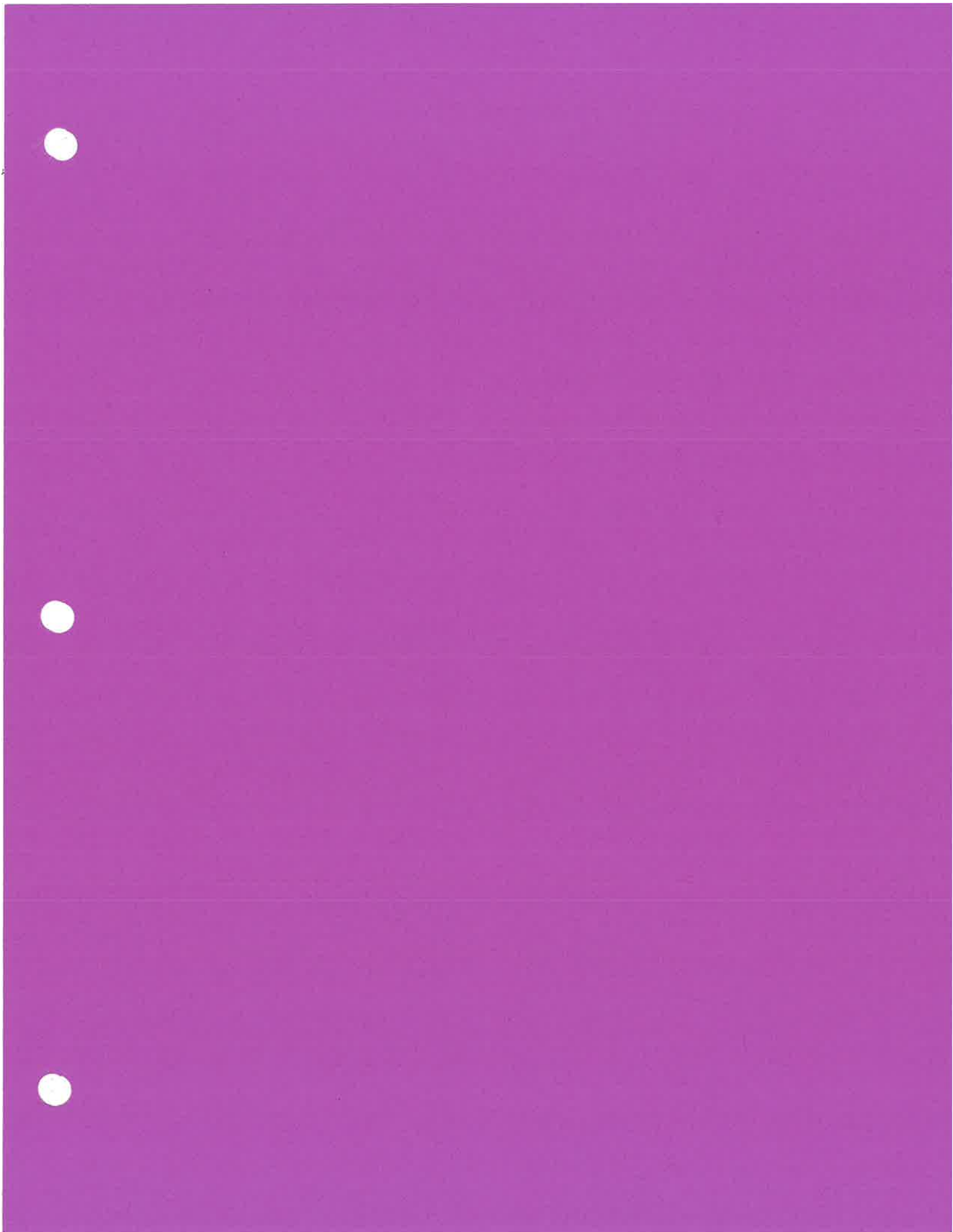
ROR022965

24374

(No notes for this action)

ROR022966

24375



ROR022967

Andrea Cole

From: Josanna Espejo <jespejo@LasVegasNevada.GOV>
Sent: Monday, September 26, 2016 9:55 AM
To: Doug Rankin
Cc: Andrea Cole
Subject: RE: QR re: FM-008-96 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

24377

Project/Planning Application		Project/Planning Application	
Project #	17436	Project #	27570
Map ID	138-31-7	Map ID	138-31-7
Type	CIVIL	Type	CIVIL
Project	BECCOLE GOLF COURSE SEWER	Project	BADLANDS GOLF COURSE RESTROOM
Abandoned Project DT		Abandoned Project DT	
Permit Expiry DT	03/26/2010	Permit Expiry DT	02/13/2005
Bond Recd		Bond Recd	
Power		Power	
Cable TV		Cable TV	
Gas		Gas	
Telephone		Telephone	
Request for Permit on File		Request for Permit on File	
Utility Submittal	02/22/1995	Utility Submittal	12/02/2004
Final Approval	11/13/1996	Final Approval	12/04/2004
CLV Drawing Num	387-4737-1	CLV Drawing Num	660800-1
Approved Bond Estimate	124000.00	Approved Bond Estimate	0.00
Bond Tracking #		Bond Tracking #	
Single Residence		Single Residence	
Minor Permit		Minor Permit	
ROW Violation DT		ROW Violation DT	
Days W/O Permit		Days W/O Permit	
Project Completion	04/03/2009	Project Completion	03/03/2005
Bond Released DT		Bond Released DT	
WARRANTY BOND INFO		WARRANTY BOND INFO	
Effective DT		Effective DT	
Tracking No.		Tracking No.	
Amount	0.00	Amount	0.00
Release DT		Release DT	
Status	Pre-Completed	Status	Pre-Completed
Last Activity	02/04/2010 07:41	Last Activity	03/28/2008 11:35

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@gcgardaiinc.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: FM-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

24379

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
drankin@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-008-96 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@lasvegasnevada.gov

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ROR022971

24380

Begin forwarded message:

From: Doug Rankin <drankin@gcgarciainc.com>
Date: June 9, 2016 at 2:17:47 PM PDT
To: Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Cc: Andrea Cole <acole@gcgarciainc.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@gcgarciainc.com E-mail
<http://gcgarciainc.com> Website

From: Michael Cunningham [mailto:mcunningham@LasVegasNevada.GOV]
Sent: Thursday, June 2, 2016 12:51 PM
To: Doug Rankin <drankin@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.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.

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
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City of Las Vegas Building & Safety

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From: Doug Rankin [<mailto:drankin@gcgarciainc.com>]
Sent: Wednesday, June 01, 2016 9:28 AM
To: Michael Cunningham
Cc: Andrea Cole
Subject: QR re: FM-008-96 and related maps bonds

Mike

We are looking for the dates of close outs on the bonds for Peccole 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?

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, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
drankin@gcgarciainc.com E-mail
<http://gcgarciainc.com> Website

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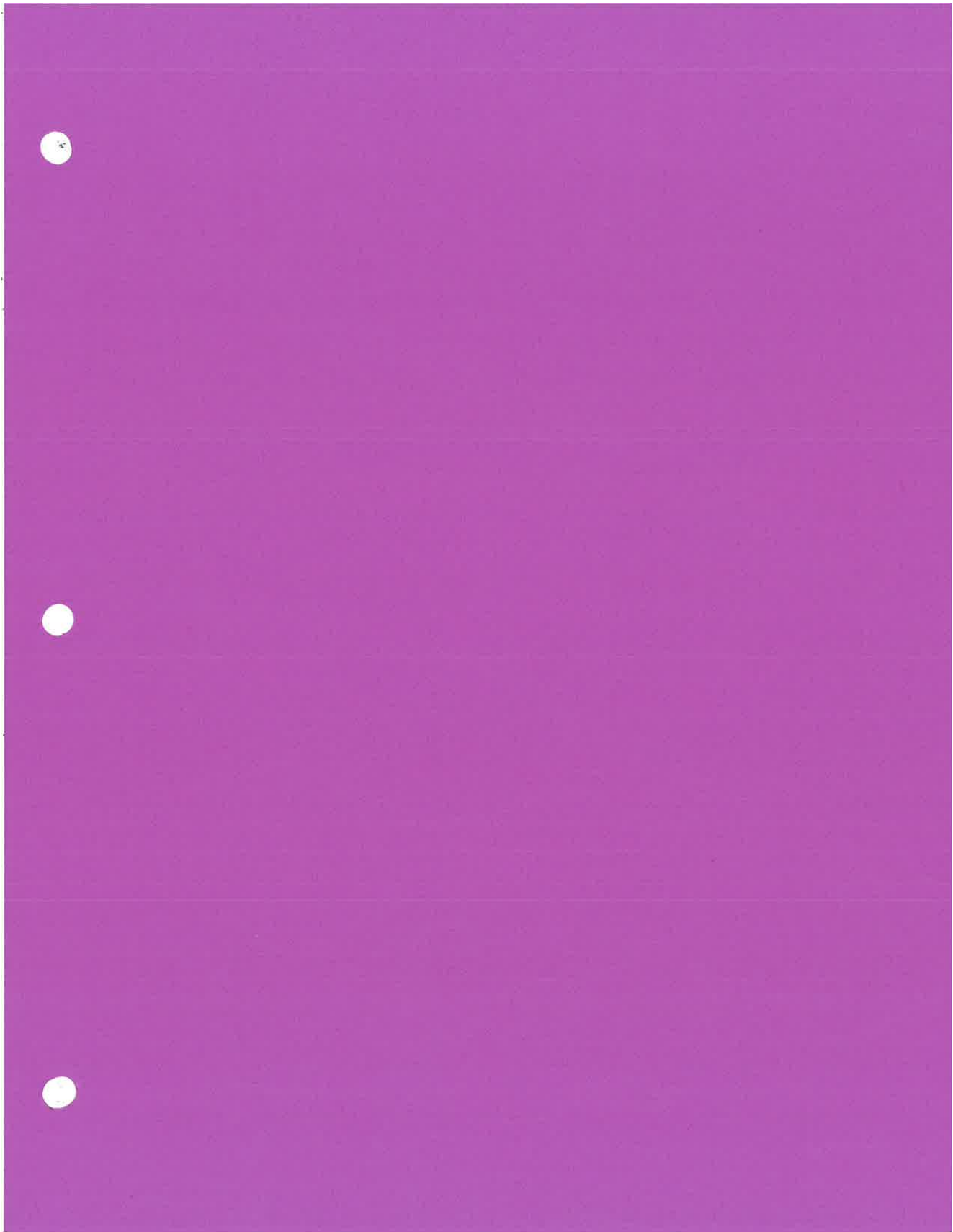
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ROR022974

24383



ROR022975

24384

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/0ByQ9VMN9B2-ZNVJzaElhckM5OzA/preview> (<https://drive.google.com/file/d/0ByQ9VMN9B2-ZNVJzaElhckM5OzA/preview>)

ROR022976

24385



**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 Recording 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 recording 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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May 20, 1996

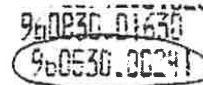
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Property and the Annexable Property is three thousand (3,000). The existing 18-hole golf course commonly known as the "Badlands Golf Course" is not a part of the Property or the Annexable Property.

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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May 20, 1998

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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/0ByQ9VMN9B2-ZdjRZbUhFWGc2Z3M/preview>
(<https://drive.google.com/file/d/0ByQ9VMN9B2-ZdjRZbUhFWGc2Z3M/preview>)

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 indicates 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 Huriaux, 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.

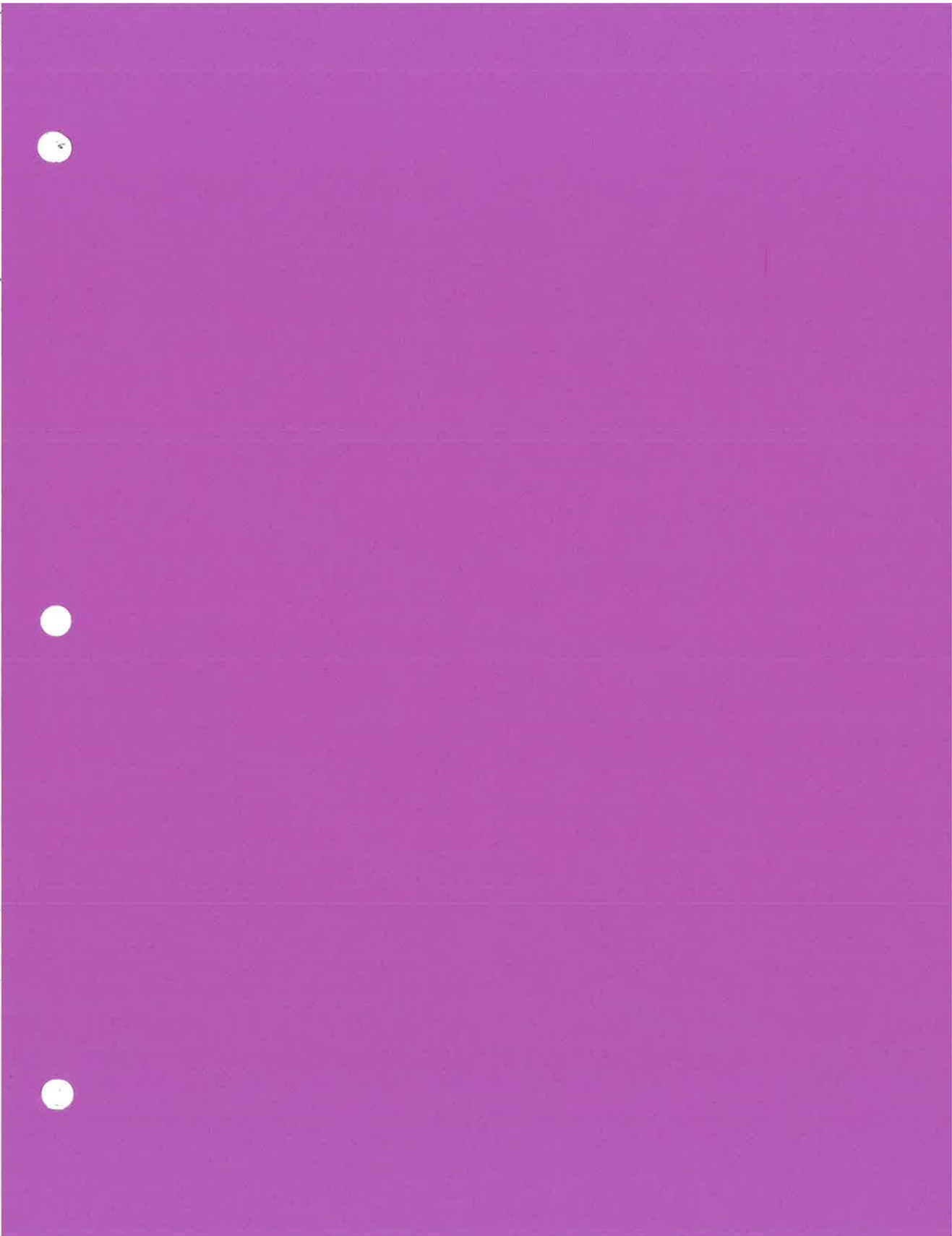
10. **Soil Condition.** Soils and geotechnical conditions vary throughout Southern Nevada. Soils are often expansive or composed of large amounts of rock and may react in differing manners to various structural loads. Although all lots in the Planned Community have been rough graded and compacted, Seller 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.S. §§ 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

<u>LAND USE</u>	<u>ACRES</u>	<u>NET DENSITY</u>	<u>BUILT UNITS</u>	<u>NET UNITS REMAINING*</u>
<u>(as built)</u>				
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

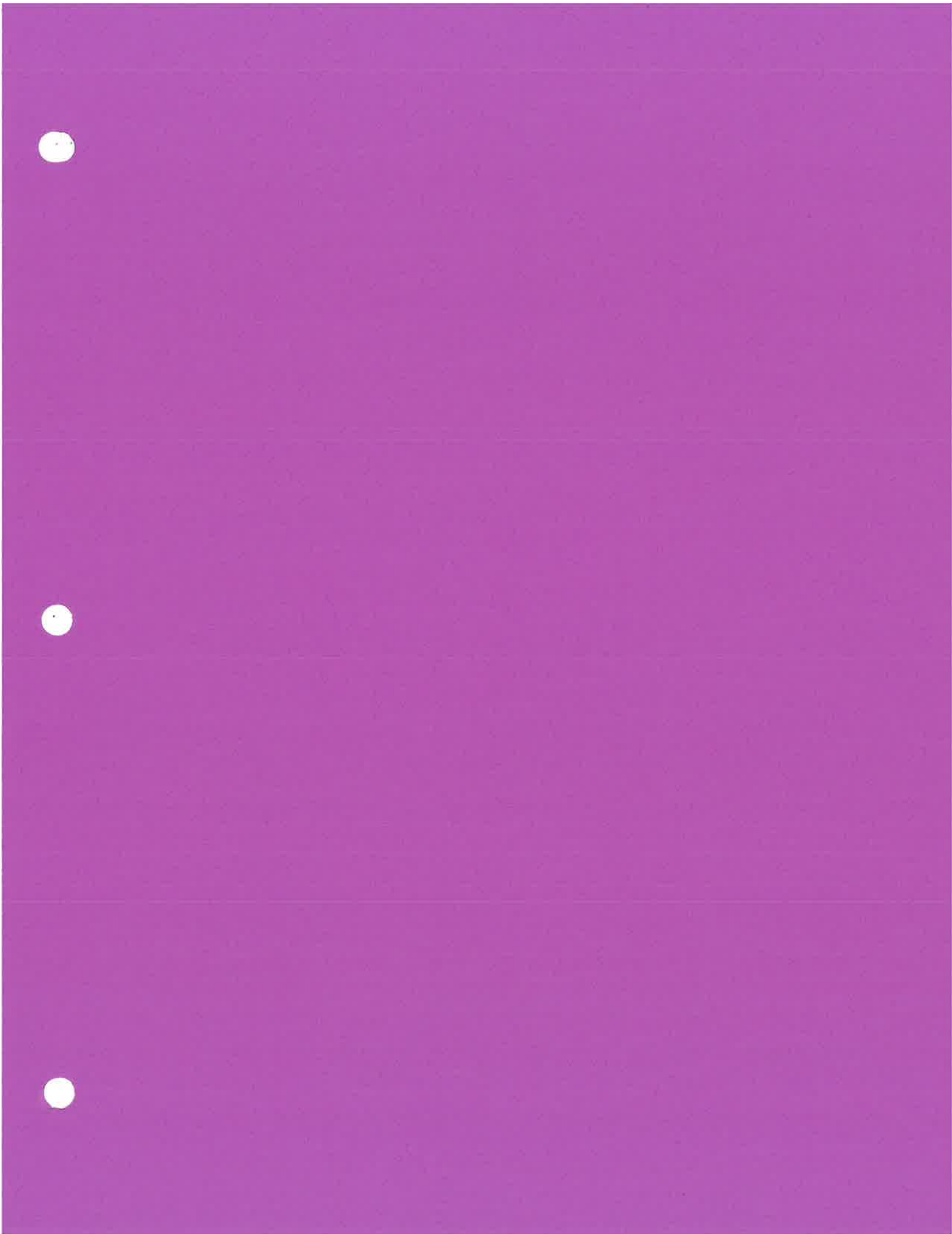
* Net Unit Remaining is a theoretical number which depends on a legal assessment of whether any units remain with a built master development plan (PUD), when the declarant no longer exists. If they are determined to be remaining units still available for development, then those units would belong to 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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Quality of Development	16
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Exhibit B	Approved Peccole Ranch Partnership Master Plan 2/89, 5	
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Exhibit D	Destination Resort Casino Site Plan	11
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PECCOLE RANCH

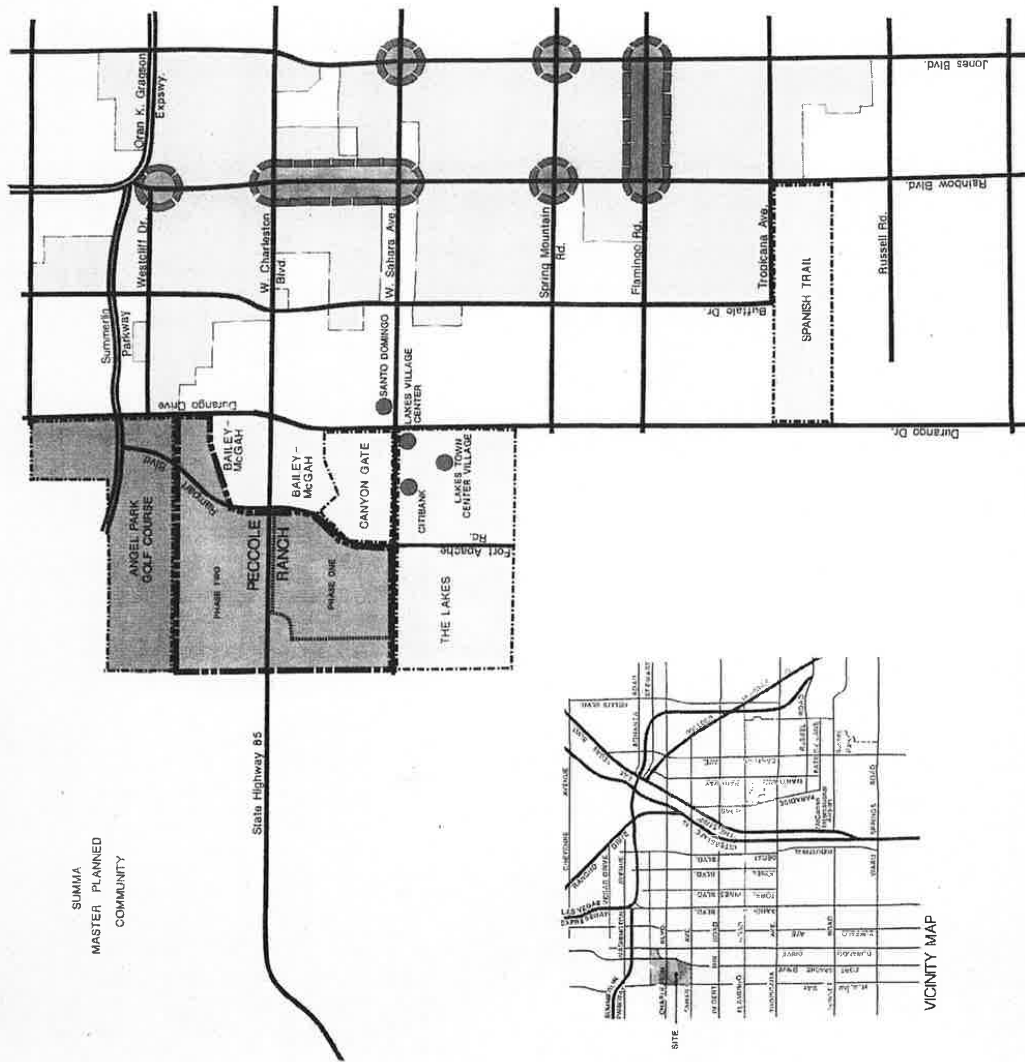
The proposed 1,569.6 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for the approval of an Amendment to the overall Conceptual Master Plan, along with the rezoning of the 996.4 acres in Phase Two to R-PD7, R-3, and C-1 designations. The following narrative describes the intent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

SUMMITA
MASTER PLANNED
COMMUNITY



AREA PLAN
**Peccole Ranch
Partnership**

Prepared By:
A. Wayne Smith & Associates
1515 East Missouri, Suite 100
Phoenix, Arizona 85014 (602) 234-3174



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EXHIBIT C

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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**

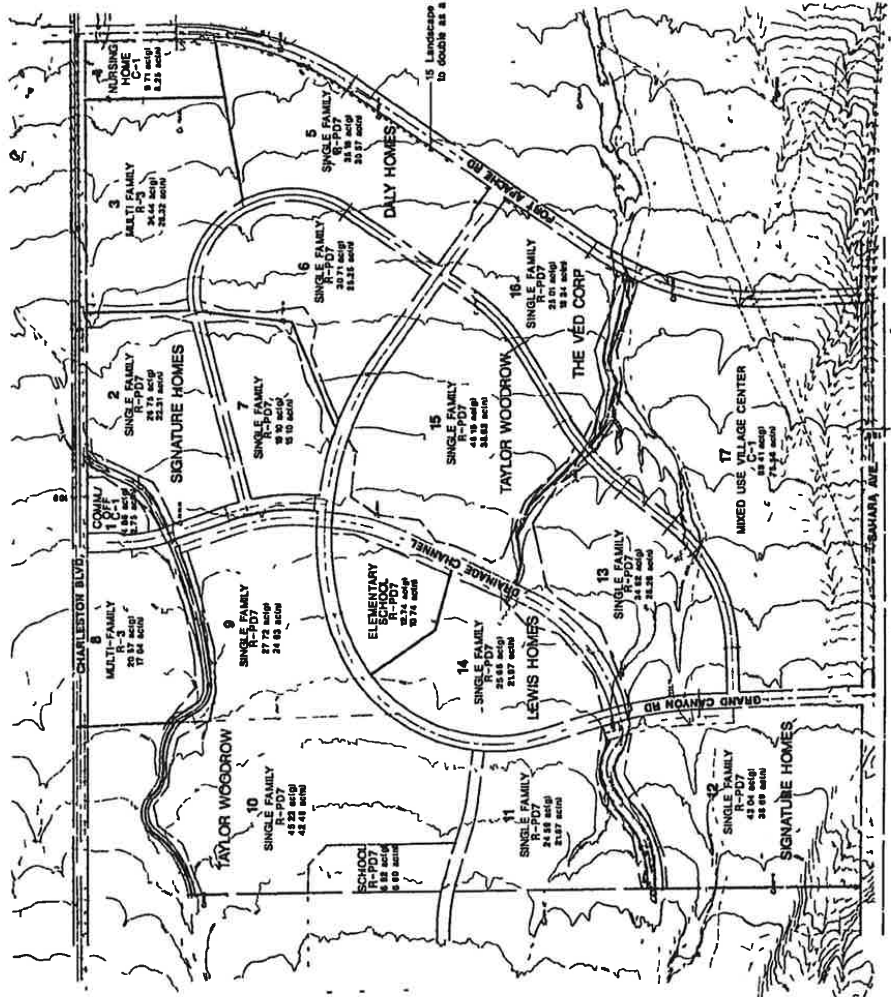
The proposed Peccole Ranch Master Plan is an amendment to the Peccole Ranch Master Plan which was approved by the City of Las Vegas on February 15, 1989 (Exhibit B, page 5). The main difference between the Plans is the redesignation of 100.1 acres located at the northeast corner of the property to a 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.



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY PER AC	UNITS
R-PD7	SINGLE FAMILY	383.78	328.49	7.0	2289
R-3	MULTI-FAMILY	52.01	43.36	24.0	1088
C-1	NURSING HOME	9.71	8.25		
C-1	COMMERCIAL/OFFICE	4.86	2.75		
	VILLAGE CENTER	89.41			
	SCHOOL	19.86	17.34	34.0	1208
R-PD7	SCHOOL	19.86	17.34		
R-PD7	DRAINAGE CHANNEL	13.76			
R-PD7	STREET R.O.W	53.87			
R-PD7	OPEN SPACE	27.81			
	TOTAL	573.19	573.19		4586

NOTE:
GROSS ACRES (G) REPRESENTS PARCELS R.O.W AND OPEN SPACE
NET ACRES (N) REPRESENTS PARCEL ONLY

15 Landscape Selects along Fort Apache Road to double as a Drainage Easement up to Charleston Blvd

PHASE 1 - HOME BUILDERS Pecole Ranch Partnership

A Wayne Smith & Associates
1515 East Missouri Suite 100
Phoenix Arizona 85014 (602) 284-3474



EXHIBIT G

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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 461.0 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 401.0 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



RESORT SITE PLAN

PROJECT DATA

SITE	
IN ALBUQUERQUE	
RESORT	
APPROXIMATE TO 100,000 SQ. FT.	
FUNCTIONAL AREA	
BALL ROOM	10,000
MEETING ROOMS	5,000
CONFERENCES	5,000
GUEST AMENITIES	
ENTRANCE CENTER	7,500
GAME ROOM	1,000
CASINO	
LAMPING HOUSE	2,000
RESTAURANT	1,000
PARKING	
LANDSCAPING	
EXPANDABLE TO 1,000,000 SQ. FT.	

Peccole Ranch Resort LAS VEGAS, NEVADA

CHASSAULT
E. CHASSAULT
SAN DIEGO, CA
1974-1975
Planning, Design & Construction
1974-1975

Peccole Ranch
Partnership
1974-1975
1974-1975
1974-1975
1974-1975

EXHIBIT D

ROR022999

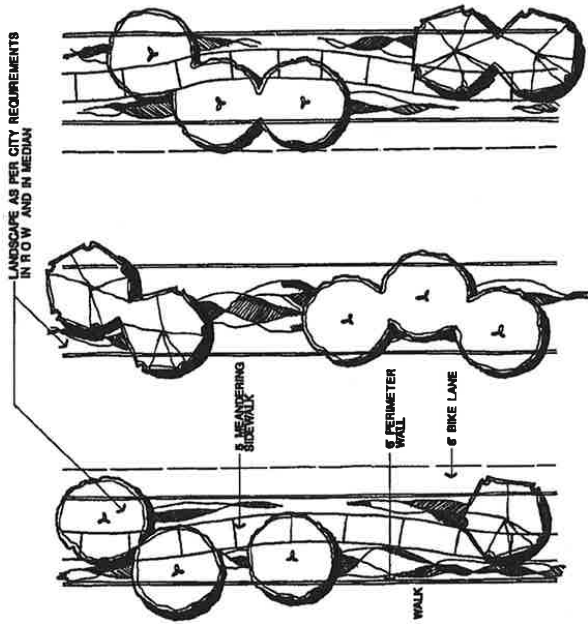
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walkways (see Exhibits E and F on pages 13 and 14). The surrounding community as well as project residents may use the open space system to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, 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 Peccole 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 Robinson, 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 Peccole 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.



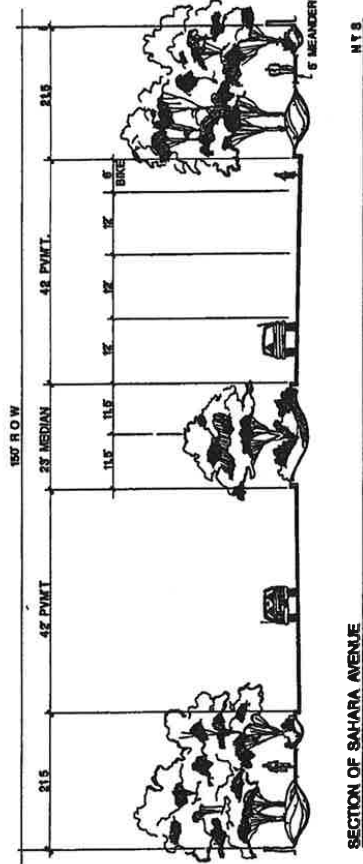
PLAN VIEW OF MAJOR ENTRY ROAD

NTS

ROADWAY PLAN AND CROSS SECTIONS **Peccole Ranch Partnership**

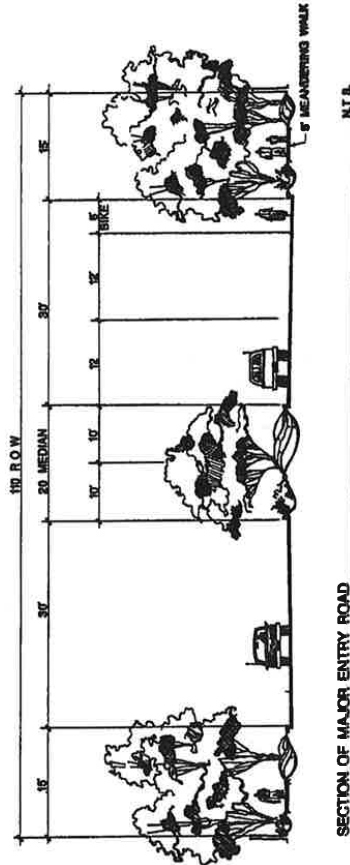
EXHIBIT E
 2-10-00

A WAYNE SMITH
 & ASSOCIATES
 A Subsidiary of Chicago-Holbeck



SECTION OF SAHARA AVENUE

NTS

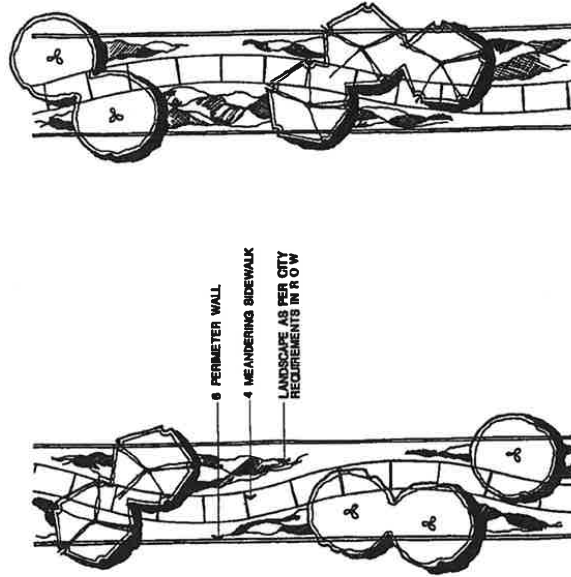


SECTION OF MAJOR ENTRY ROAD

NTS

ROR023001

24410

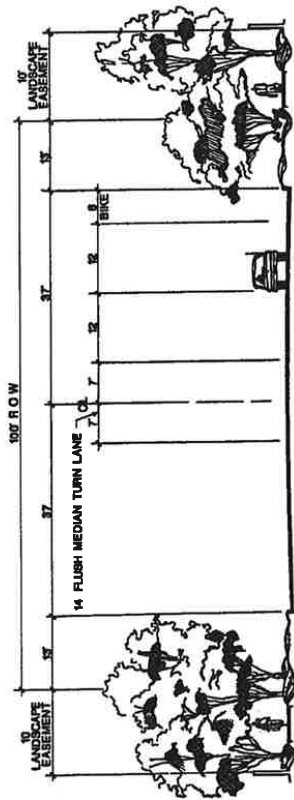


PLAN VIEW OF INTERIOR COLLECTOR ROADWAY N.T.S.

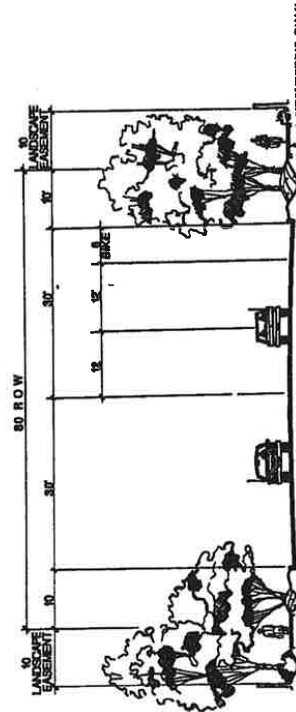
ROADWAY PLAN AND CROSS SECTIONS **Peccole Ranch Partnership**

EXHIBIT F
 2-08-90

A. WAYNE SMITH
 & ASSOCIATES
A Subsidiary of Carriger, Harland



SECTION OF ARTERIAL ROADWAY RAMPART ROAD N.T.S.



SECTION OF INTERIOR COLLECTOR ROADWAY N.T.S.

ROR023002

Schools

A 19.7 acre school site is designated in Phase Two of Peccole 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

PECCOLE RANCH

LAND USE DATA

OVERALL MASTER PLAN

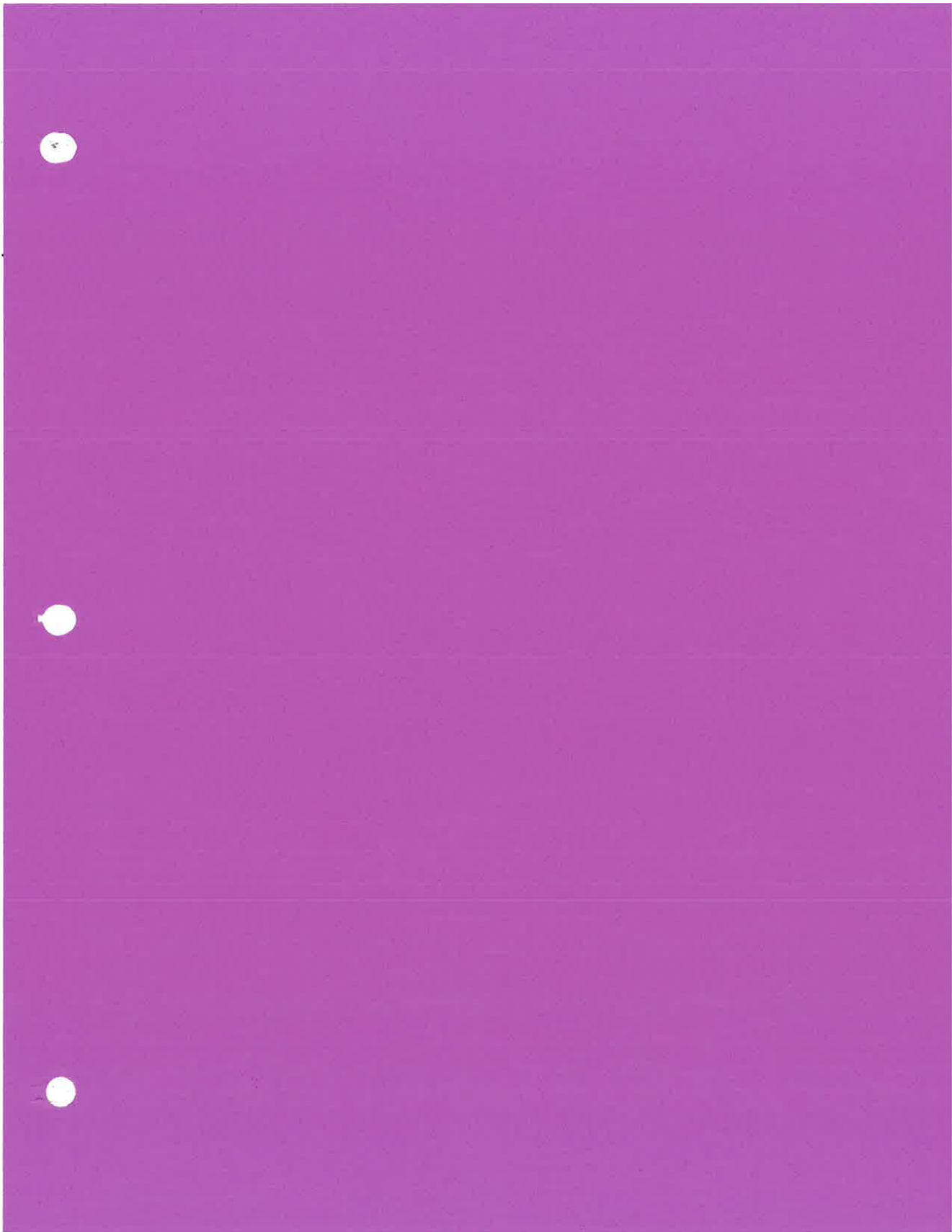
<u>LAND USE</u>	<u>NET ACRES</u>	<u>DENSITY RANGES</u>
Single Family	729.49	4.0 - 8.0 du/ac
Multi-Family	105.36	8.0 - 24.0 du/ac
Mixed Use Village Center	75.56	20.0 - 35.0 du/ac
(Commercial, Office, Multi-Family)		
Neighborhood Commercial/Office	197.05	
Resort-Casino	56.0	
Nursing Home	8.25	
Golf Course/Open 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

ROR023008

24417



ROR023009

24418

ROR023010

24419

Notes

8

ROR023011

24420

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 1, 1990

William Peccole 1982 Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-17-90 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held April 4, 1990 APPROVED the request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, From: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V), To: R-PD3 (Residential Planned Development), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use: Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II.
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.

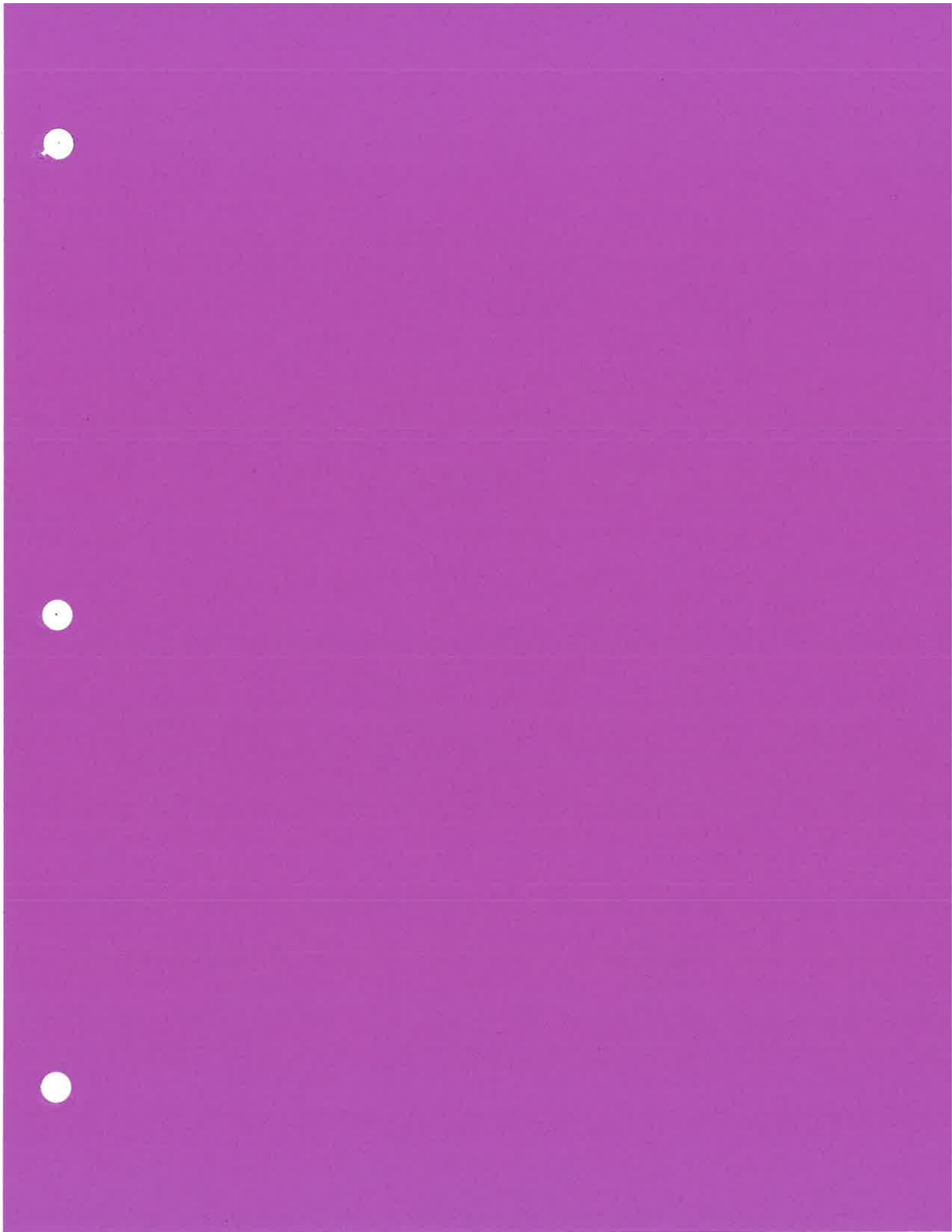
CLV:W

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011



ROR023012

24421



ROR023013

24422

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

March 19, 1996

Peccole 1982 Trust
2937 Coast Line Court
Las Vegas, Nevada 89117-3525

RE: Z-17-90(9) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Your request for a Plot Plan and Building Elevation Review for 95 proposed single family dwellings on property located on the east side of Hualapai Way, approximately 1,460 feet north of Sahara Avenue, 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. Construct a nominal six foot high block wall around the perimeter of the site. The wall along Hualapai Way shall be decorative and shall be set back 15 feet for landscaping outside the wall as required by the Planning and Development Department.
2. Setbacks for this development shall be 20 feet for the front yard, 15 feet for the rear yard, 5 feet for each side yard and 10 feet for corner side yards.
3. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
4. If Hualapai Way has not already been constructed by the Master Developer, construct half-street improvements, including appropriate overpaving, on Hualapai Way adjacent to this site and provide a minimum of two lanes of legal, paved access to this site (temporary "Goecke" paving is acceptable for this), prior to or concurrent with development of this site as required by the Department of Public Works.

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(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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ROR023014

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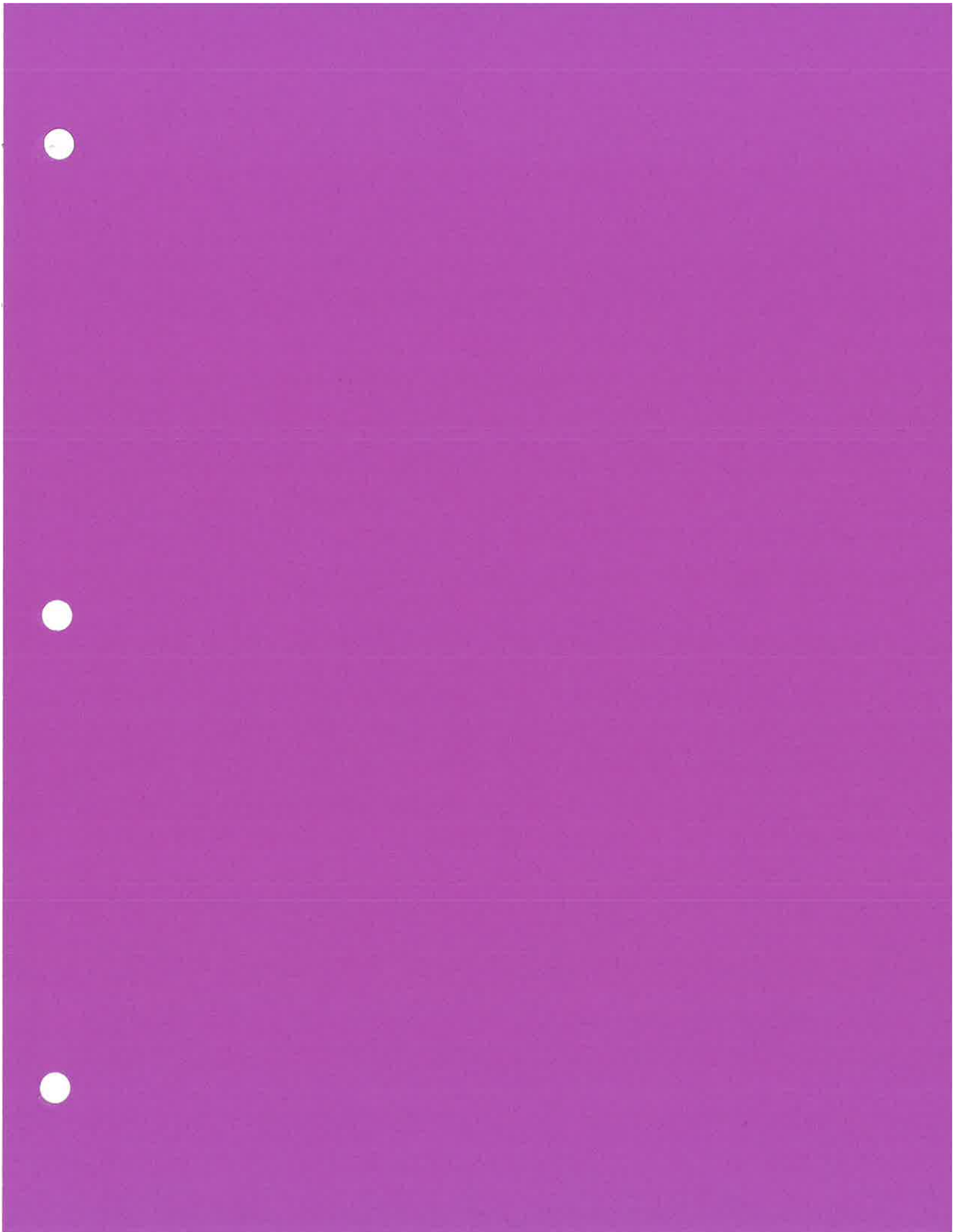
TO: Peccole 1982 Trust
RE: Z-17-90(9)

March 19, 1996
Page Two

5. Contribute \$23,165 per the requirements of the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. If the drainage channel on the south edge of this site has not been constructed by the Master Developer then the applicant shall construct the full width of that portion of the drainage channel adjacent to this site as required by the Department of Public Works.
7. Redesign the subdivision to eliminate the street accessing the parcel to the north of this site or provide copies of the written agreement with the property owner to the north indicating that the street will continue into the parcel to the north of this site as required by the Department of Public Works.
8. 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 as required by the Department of Public Works.
9. Site development to comply with all applicable Conditions of Approval for Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. All development shall be in conformance with the plot plan and building elevations.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

ROR023015

24424



ROR023016

24425

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

April 16, 1996

Mr. and Mrs. William Peccole
Peccole 1982 Trust
2937 Coast Line Court
Las Vegas, Nevada 89117-3525

RE: Z-17-90(11) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. and Mrs. Peccole:

Your request for a Plot Plan and Building Elevation Review for 137 proposed single family dwellings on property located on the southeast corner of Homestretch Drive and Hualapai Way, Ward 2, N-U Zone (Non-Urban - under Resolution of Intent to R-PD7), was considered by the Planning Commission on April 11, 1996.

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

1. Construct a nominal six foot high block wall around the perimeter of the site. The wall along Homestretch Drive and Hualapai Way shall be decorative and setback 18 feet for landscaping as shown on the submitted plot plan as required by the Planning and Development Department.
2. Setbacks for this subdivision shall be 10 feet for the front yard with 18 feet to the garage door opening (16 feet for knuckle lots), 10 feet for the rear yard, five feet for each side yard and 10 feet for corner side yards.
3. Where new mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
4. If not already done by the Master Developer, dedicate 40 feet of right-of-way adjacent to this site for Homestretch Drive and a 54' right-of-way radius on the southeast corner of Homestretch Drive and Hualapai Way prior to the issuance of any permits as required by the Department of Public Works.



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7009 3810-015-1295

ROR023017

24426

TO: Mr. and Mrs. William Peccole
RE: Z-17-90(11)

April 16, 1996
Page Two

5. The development to the south of this site (Canyon Vista Subdivision) provided a street connection to Branding Iron Drive contingent upon an agreement by this applicant to continue the connection through this site. If such agreement is reached and agreed to by both parties and the Master Developer, extend Branding Iron Drive to the south edge of this site to provide a continuous street connection to Canyon Vista Subdivision as required by the Department of Public Works. Provide copies of said agreement to the Department of Planning and Development and the Department of Public Works.
6. All public streets must be terminated in a standard cul-de-sac as required by the Department of Public Works.
7. If not previously constructed by the master developer, construct half-street improvements including appropriate overpaving on Hualapai Way and on Homestretch Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
8. Contribute \$19,755 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
10. Site development to comply with all applicable Conditions of Approval for Z-17-90 and all subsequent site-related actions as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Conformance to the building elevations.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer.
15. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. All unused driveway cuts must be removed and replaced with "L" curb and new sidewalk meeting current City Standards as required by the Department of Public Works.

ROR023018

24427

TO: Mr. and Mrs. William Peccole
RE: Z-17-90(11)

April 16, 1996
Page Three

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

The action by the Planning Commission is final.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

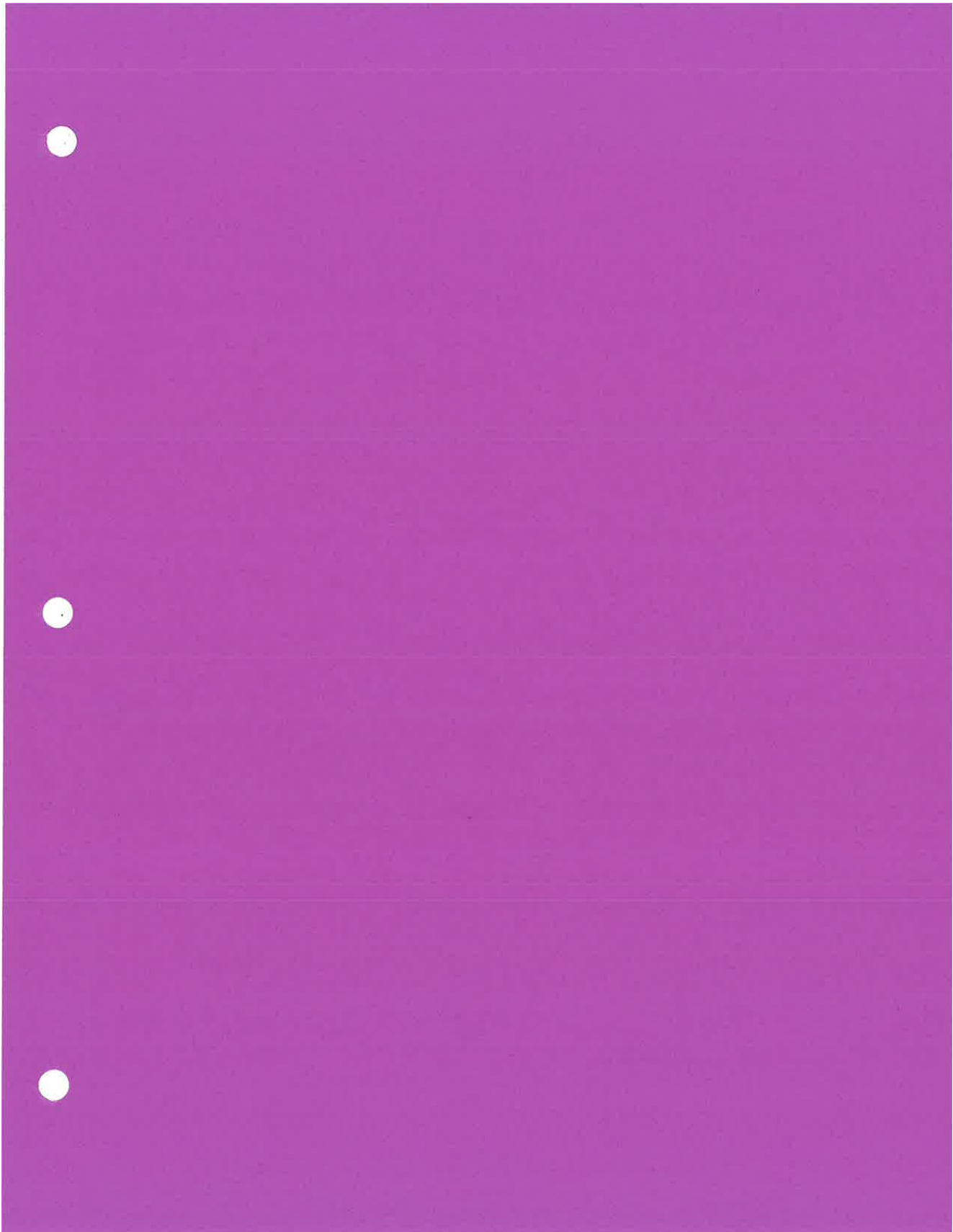
RA:erh

cc: Hunsaker Engineering
3151 West Post
Las Vegas, Nevada 89118

Mr. Bill June
Kaufman & Broad of Nevada
4755 Industrial Road
Las Vegas, Nevada 89102

ROR023019

24428



ROR023020

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

April 30, 1996

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

RE: Z-17-90(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Your request for a Plot Plan and Building Elevation Review for 354 single family dwellings on property located on the northeast corner of Homestretch Drive 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:

The following conditions shall apply to Village 1:

1. Construct a minimum of paving and curb and gutter on all streets internal to this site as required by the Department of Public Works.
2. Access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
4. Driveways shall be a minimum of 18 feet from back of curb to garage door face as required by the Department of Public Works.
5. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping and common areas created with this development. All landscaping 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.



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7009 3810-015-12/95

ROR023021

24430

TO: Peccole 1982 Trust
RE: Z-17-90(12)

April 30, 1996
Page Two

The following conditions shall apply to Village 2:

6. The 39 foot and 41 foot wide public streets are acceptable as proposed, with 5 foot wide public sidewalks on both sides of the street outside of the public right-of-way. Provide public sidewalk easements for all sidewalks not located within public street rights-of-way prior to the issuance of any off-site permits as required by the Department of Public Works. Construct sidewalk on both sides of all public street corridors concurrent with development of this site as required by the Department of Public Works.
7. Driveways shall be a minimum of 18 feet from back of sidewalk to garage door face as required by the Department of Public Works.
8. 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. Appropriate site visibility easements are required where streets internal to this subdivision intersect Hualapai Way as required by the Department of Public Works.
9. The final design of the both Villages shall be determined at the time of approval of the Tentative Map.
10. All site development shall comply with all applicable conditions of approval for Z-17-90 and all other site-related actions as required by the Department of Public Works.

The following conditions shall apply to the entire site:

11. Provide minimum landscaping along the exterior street frontages and the north side of the site consistent with the established landscaping for the Peccole Ranch development.
12. Minimum setback requirements for Village 1 shall be 18 feet in the front, 5 feet on each side and 10 feet in the rear. Minimum setback requirements for Village 2 shall be 13 feet in the front, five feet on each side and 15 feet in the rear.
13. The emergency access gate shall conform to the Emergency Access Design Standards as required by the Planning and Development Department.
14. If not already provided by the Master Developer, dedicate 40 feet of right-of-way adjacent to this site for Homestretch Drive, and a 54' right-of-way radius on the northeast corner of Homestretch Drive and Hualapai Way, prior to the issuance of any permits as required by the Department of Public Works.

ROR023022

24431

15. Construct half-street improvements on Homestretch Drive adjacent to this site and if Hualapai Way has not already been constructed by the Master Developer, construct half-street improvements, including appropriate overpaving on Hualapai Way adjacent to this site as required by the Department of Public Works.
16. Contribute \$47,970 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
17. Site development to comply with all applicable conditions of approval for Z-17-90 and all other site-related actions as required by the Department of Public Works.
18. The approval of all Public Works related improvements shown on this Plot Plan and Building Elevation Review 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 or the Planning Commission prior to the approval of related construction plans as required by the Department of Public Works.
19. All development shall be in conformance with the plot plan and building elevations.
20. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
21. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
22. All City Code requirements and design standards of all City departments must be satisfied.
23. Parking and driveway plans must be approved by the Traffic Engineer.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.

TO: Peccole 1982 Trust
RE: Z-17-90(12)

April 30, 1996
Page Four

25. 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.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

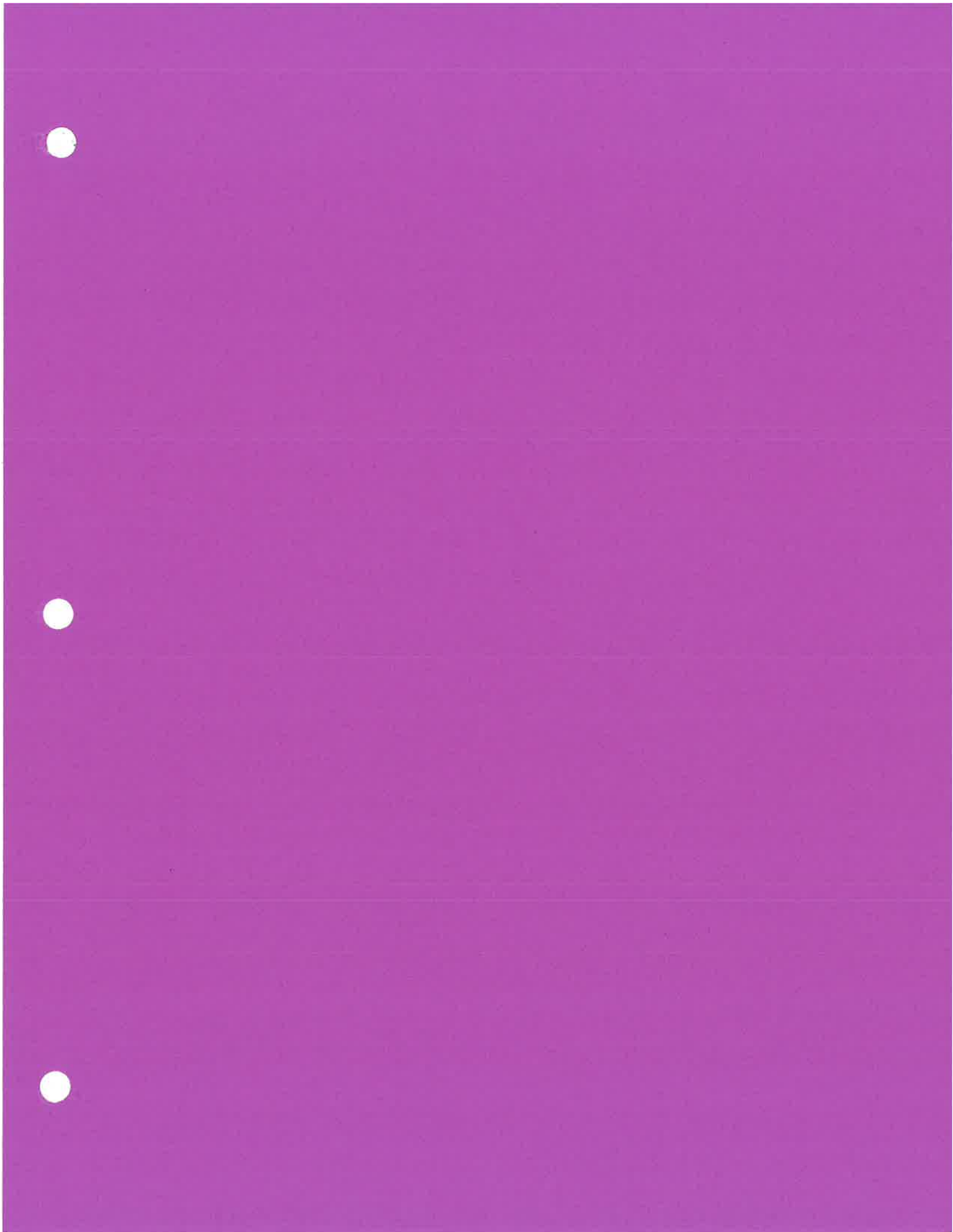
DC:rlr

cc: Mr. David Goldstein
Plaster Development Company
801 South Rancho Drive, Suite F-4
Las Vegas, Nevada 89106

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

ROR023024

24433



ROR023025

24434

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

July 18 1995

Peccole 1982 Trust
9999 W Charleston Boulevard
Las Vegas Nevada 89117

RE Z-17-90(5) - PLOT PLAN REVIEW

Gentlemen

Your request for a Plot Plan Review for 81 Single Family Homes 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 13, 1995

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

- 1 The architectural plans for each lot shall be reviewed by the Peccole West Architectural Review Committee to ensure that the buildings meet the established development standards set forth for the Peccole West Community. A copy of the approval letter from the committee shall be submitted to the Department of Community Planning and Development at the time an application for building permit is submitted.
- 2 Setbacks for the development shall be 20 feet for the front yard, 15 feet for the rear yard, 5 feet for each side yard and 10 feet for corner side yards.
- 3 Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
- 4 Provide public street dedication (as required) and construct street improvements (as required) along Apple Drive to this site prior to occupancy of any residential units within this subdivision site as required by the Department of Public Works. Also establish a private access drive corridor (as necessary) and construct a minimum of two lanes of paving along with curb and gutter along the private access corridor prior to occupancy of any residential units within this subdivision site.
- 5 Provide public sewer easements for all 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.

- Continued -

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

3810-015-6/95



ROR023026

24435

TO Peccole 1982 Trust
RE Z-17-190(5)

July 18 1995
Page Two

- 6 Contribute \$28 170 00 to partially fund a traffic signal system at the intersection of Apple Drive and Charleston Boulevard prior to the issuance of building or off-site permits in accordance with the Peccole Ranch Master Traffic Impact Analysis' Signal Participation Proposal as required by the Department of Public Works. 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 reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
- 7 Meet with the Traffic Engineer for assistance in redesigning the proposed private access corridor intersection with Apple Drive prior to the submittal of any construction plans or the issuance of any permits whichever may occur first. Access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
- 8 Site development to also comply with all applicable conditions of approval for Z-17-90 and all other related Peccole Ranch actions as required by the Department of Public Works.
- 9 Conformance to the plot plan and building elevations.
- 10 Satisfaction of City Code requirements and design standards of all City departments.
- 11 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
- 12 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.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
JOHN L. SCHLEGEL, ACTING DIRECTOR



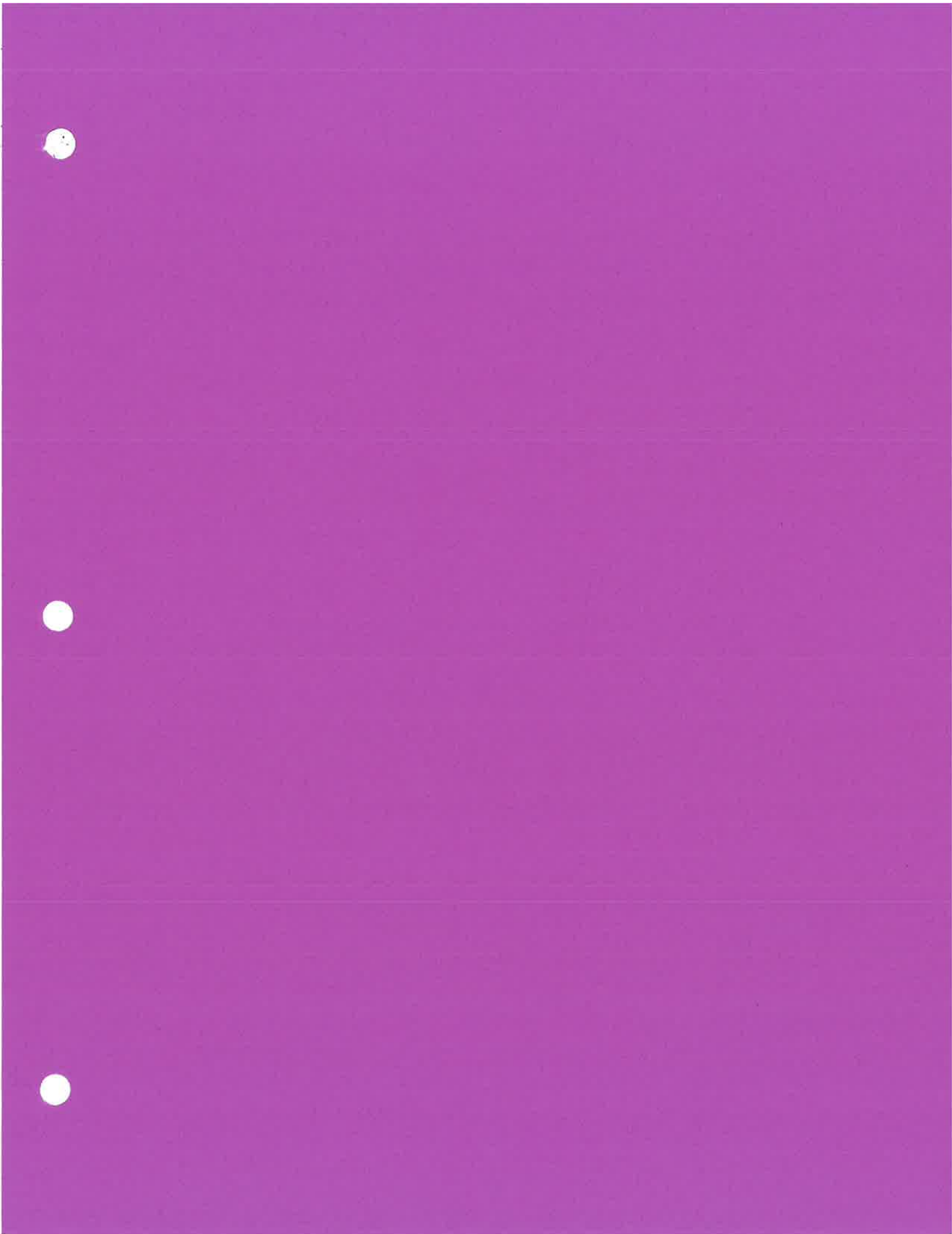
PHYLLIS HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

PH:erh

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

ROR023027

24436



ROR023028

24437

B-1 Z-17-90(23) - CHRISTOPHER HOMES - Request for a Review of Condition TO REDUCE THE REQUIRED FRONT YARD SETBACKS FOR THE PECCOLE WEST LOT 9 SUBDIVISION on property located north of Charleston Boulevard, east of Palace Court, 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), Ward 2 (Adamsen), APN 138-31-711 001 through 003, 138 31-810-001 through 036, 138 31-812-001 through 037, 138-31-814-001 through 005

NOT A PUBLIC HEARING

C C 3/23/98

APPLICATION REQUEST

The request is for the approval of a Review of Condition to reduce the front yard setbacks for 81 single-family residential lots. The applicant is requesting that front yard setbacks be reestablished for the entire development to permit 14 foot front yard setbacks. The applicant has verbally indicated that the request would be limited to lots developed with side load garages. The site is located within the Pecolle West Community.

BACKGROUND DATA

04/04/90	The City Council approved a rezone for R-PD7 (Residential Planned Development - 7 Units Per Acre) zoning for this site as part of a larger request (Z-17-90)
07/13/95	The Planning Commission approved a Plot Plan and Building Elevation Review for this site [Z-17-90(5)]
06/27/96	The Planning Commission approved a Review of Condition to reduce the required front yard setbacks for the Pecolle West Lot 9 subdivision [Z-17-90(13)]

DETAILS OF APPLICATION REQUEST

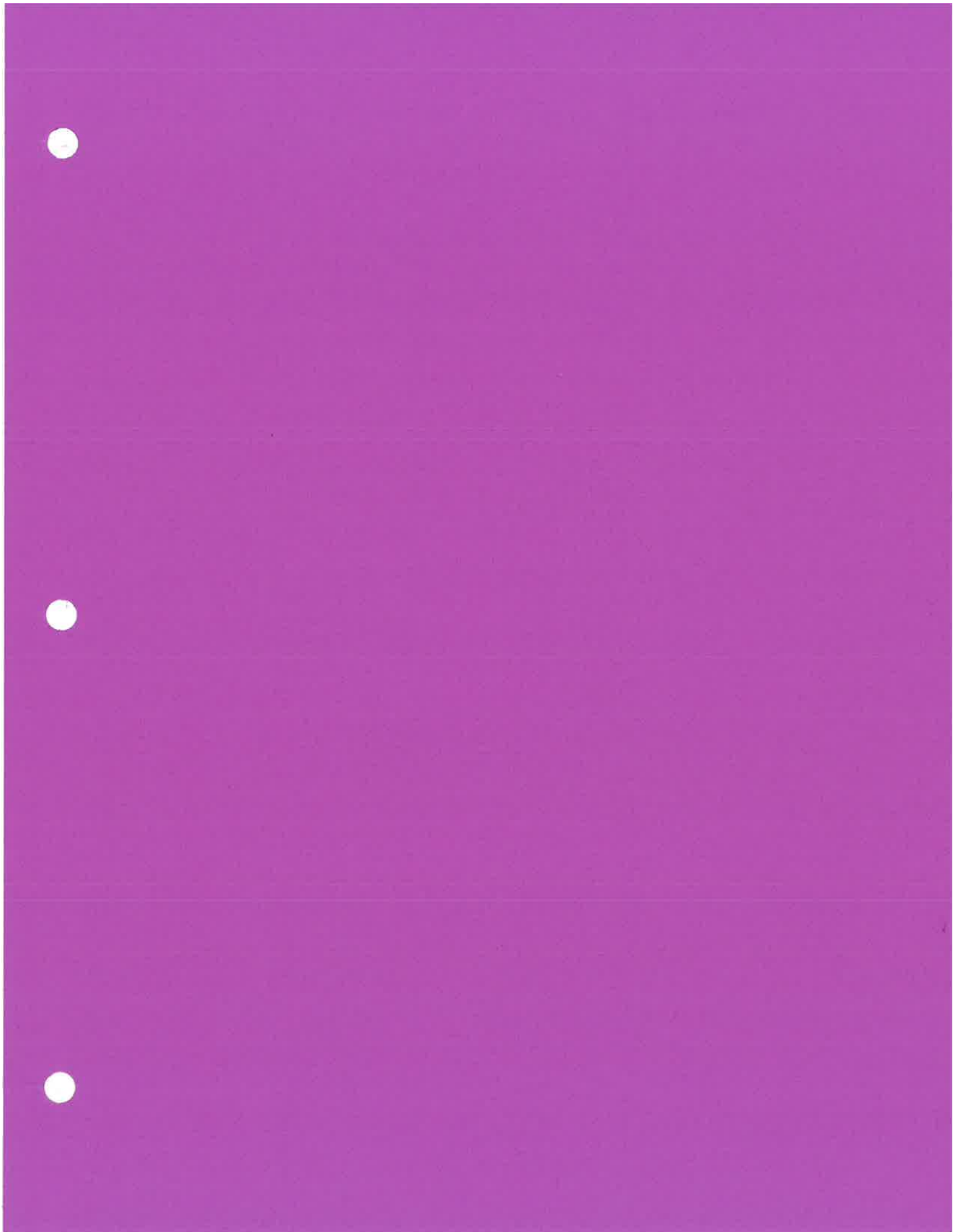
The request would provide for development of 81 lots with front yard setbacks of 14 feet. The original approval for this site established a 20 foot front yard setback. In Z-17-90(13), that setback was reduced to the following requirements:

- 14 feet for cul-de-sac lots with side load garages,
- 16 feet for rectangular lots not on cul-de-sac streets with side load garages, and
- 18 feet for all lots with front load garages

Z 17 90(23)

ROR023029

24438



ROR023030

24439

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

December 19, 1995

Mr. William Peccole

Peccole 1982 Trust

~~2760 Tioga Pines Circle~~ 9999 W Charleston Blvd

Las Vegas, Nevada ~~89102~~ 89117

RE Z-17-90(7) - PLOT PLAN REVIEW

Dear Mr. Peccole

Your request for a Plot Plan Review for 44 detached single family dwellings on property located north of Charleston Boulevard, east and west of Palace Court, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on December 14, 1995.

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

- 1 The architectural plans for each lot shall be reviewed by the Peccole West Architectural Review Committee to ensure that the buildings meet the established development standards set forth for the Peccole West Community. A copy of the approval letter from the committee shall be submitted to the Planning and Development with each building permit application.
- 2 Setbacks for the development shall be 20 feet in the front yard, 15 feet for the rear yard, 5 feet for each side yard and 10 feet for corner side yards.
- 3 Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
- 4 Provide public street dedication (as required) and construct street improvements (as required) along Palace Court to this site prior to occupancy of any residential units within this subdivision site as required by the Department of Public Works.
- 5 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.



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

3810-015 6/95

ROR023031

24440

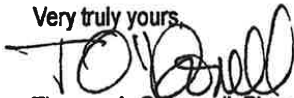
TO Mr William Peccole
RE Z-17-90(7)

December 19, 1995
Page Two

- 6 Provide public sewer easements for all 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
- 7 Contribute \$53,010.00 to partially fund a traffic signal system at the intersection of Apple Drive and Charleston Boulevard prior to the issuance of building or off-site permits in accordance with the Peccole Ranch Master Traffic Impact Analysis' Signal Participation Proposal as required by the Department of Public Works. 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 reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
- 8 Site development to also comply with all applicable Conditions of Approval for Z-17-90 and all other Peccole Ranch actions as required by the Department of Public Works
- 9 Conformance to the plot plan and building elevations
- 10 Satisfaction of City Code requirements and design standards of all City departments
- 11 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit whichever may occur first
- 12 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

The action by the Planning Commission is final

Very truly yours,



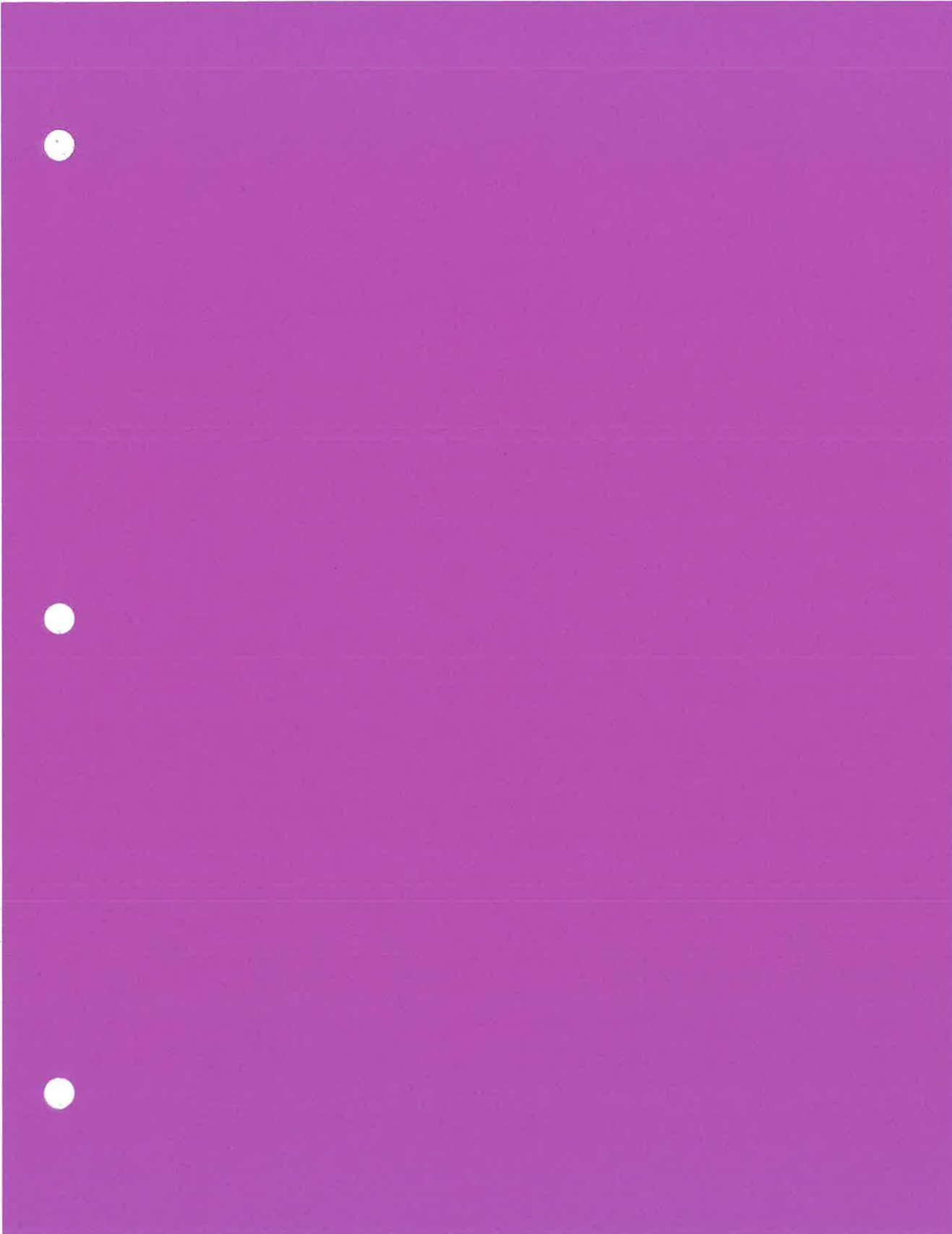
Theresa A. O'Donnell, Planning Manager
Current Planning Division

TAO PH erh 

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

ROR023032

24441



ROR023033

24442

12/14/95 Planning Commission

B-5 Z-17-90(7) - Peccole 1982 Trust - Request for a Plot Plan Review for 44 detached single family dwellings on property located north of Charleston Boulevard, east and west of Palace Court, Ward 2, N-U Zone (under Resolution of Intent to R-PD7), Parcel Nos 13831-201-001 through 003

NOT A PUBLIC HEARING

P C FINAL ACTION

APPLICATION REQUEST

This request is for a Plot Plan Review of 44 single family custom home sites on a 51 acre parcel within the Peccole West Community north of Charleston Boulevard and west of Rampart Boulevard. The proposed density of this development is 0.86 unit per acre.

BACKGROUND DATA

04/04/90	The City Council approved a rezoning to R-PD7 (Residential Planned Development) for this site as part of a larger request including R-3 (Limited Multiple Residence), and C-1 (Limited Commercial) [Z-17-90]
----------	--

06/21/95 The City Council approved a Plot Plan and Building Elevation Review for a Hotel and Casino to the northeast of this site [Z-17-90(3)]

07/13/95 The Planning Commission approved a request for a Plot Plan and Building Elevation Review for a golf clubhouse to the northeast of this site [Z-17-90(4)]

07/13/95 The Planning Commission approved a request for a Plot Plan Review for 81 single family detached dwellings to the southeast of this site [Z-17-90(5)]

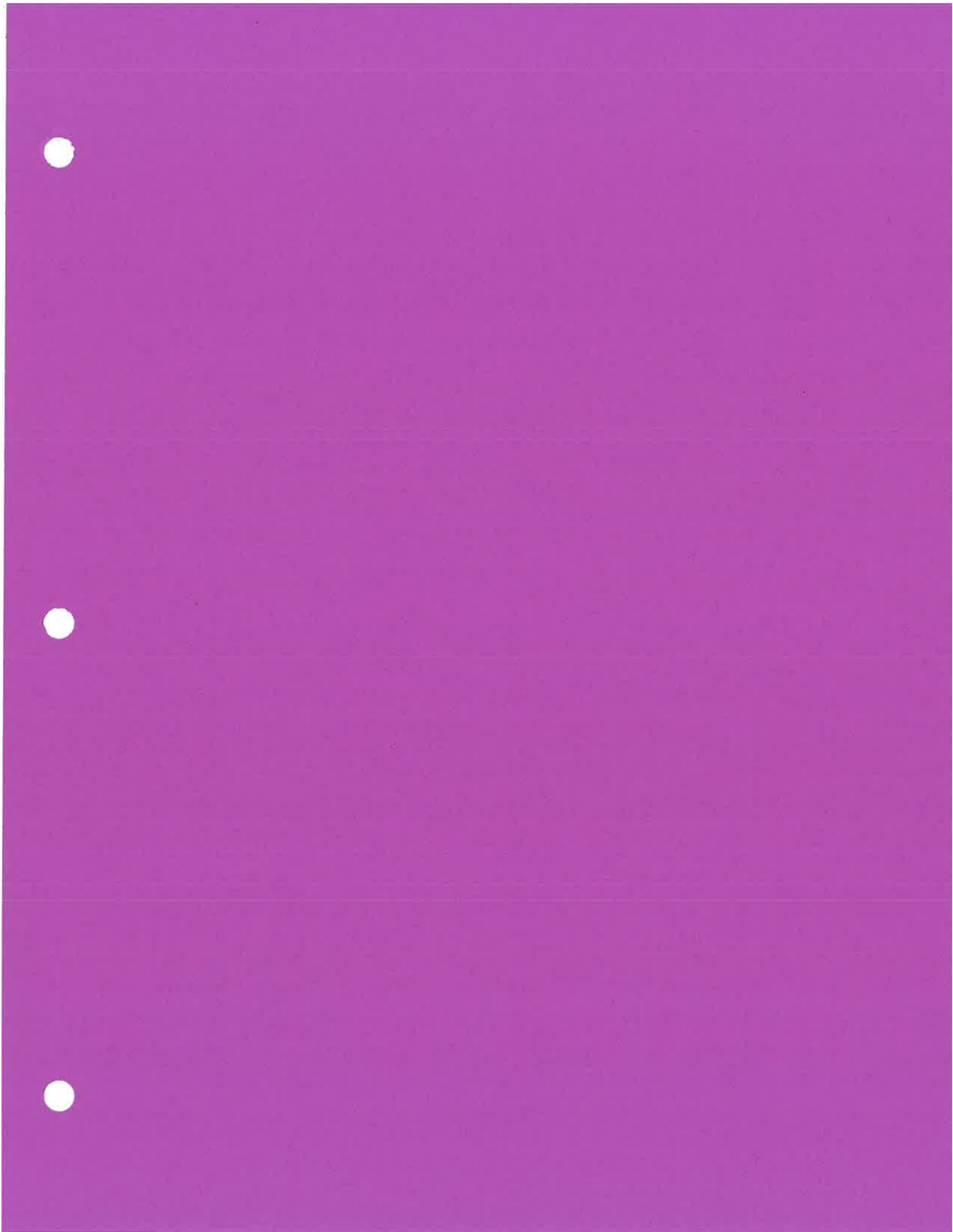
DETAILS OF APPLICATION REQUEST

Site Area	51.02 Acres
Number of Lots	44 Custom home sites
Density	0.86 Dwelling units per acre

Access to the site is via one private street connection to Charleston Boulevard. The plot plan indicates that the lots range in size from 1/2 acre to 1 1/2 acres and will be developed as custom home sites to the individual buyers specifications. The proposed setbacks are 20 feet in the front yard, 15 feet in the rear, 5 feet on each side and 10 feet on all corner sides. The subdivision is surrounded by golf course which will serve as the common open space for the development.

ROR023034

24443



ROR023035

24444

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY E. BARTON



CITY of LAS VEGAS

August 11, 1995

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

RE Z-49-95 - ZONE CHANGE RELATED TO GPA-31-95

Dear Mr. Miller-

The City Council at a regular meeting held August 2, 1995 APPROVED the request for reclassification of property located on the northeast corner of Charleston Boulevard and Hualapai Way, from N-U (Non-Urban - under Resolution of Intent to C-1), to R-PD7 (Residential Planned Development), proposed use Single Family Residential, subject to

- 1 Construct half-street improvements on Hualapai Way adjacent to this site and construct all incomplete half-street improvements (if any) on Charleston Boulevard adjacent to this site prior to occupancy of any residential units within this subdivision site as required by the Department of Public Works. Also, as needed, remove all substandard public street improvements and all unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
- 2 Contribute \$19,800.00 to partially fund a traffic signal system at the intersection of Charleston Boulevard and Hualapai Way prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, in accordance with the Peccole Ranch Master Traffic Impact Analysis' Signal Participation Proposal as required by the Department of Public Works. 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 reserves the right to utilize the contributed traffic signal moneys for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.



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

3810-015-8/95

ROR023036

24445

Mr Larry Miller
Peccole 1982 Trust
August 11, 1995
RE Z-49-95 - ZONE CHANGE
Page 2

- 3 The underlying Resolution of Intent on this property shall be expunged upon approval of this application.
- 4 Site development to also comply with all applicable conditions of approval for all related Peccole Ranch actions as required by the Department of Public Works
- 5 Approval of a detailed Plot Plan and Building Elevations by the Planning Commission prior to development of the site Additional conditions of approval may be added at that time
- 6 Resolution of Intent with a twelve month time limit
- 7 Satisfaction of City Code requirements and design standards of all City departments
- 8 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first
- 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

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council

Sincerely,


KATHLEEN M TIGHE
City Clerk

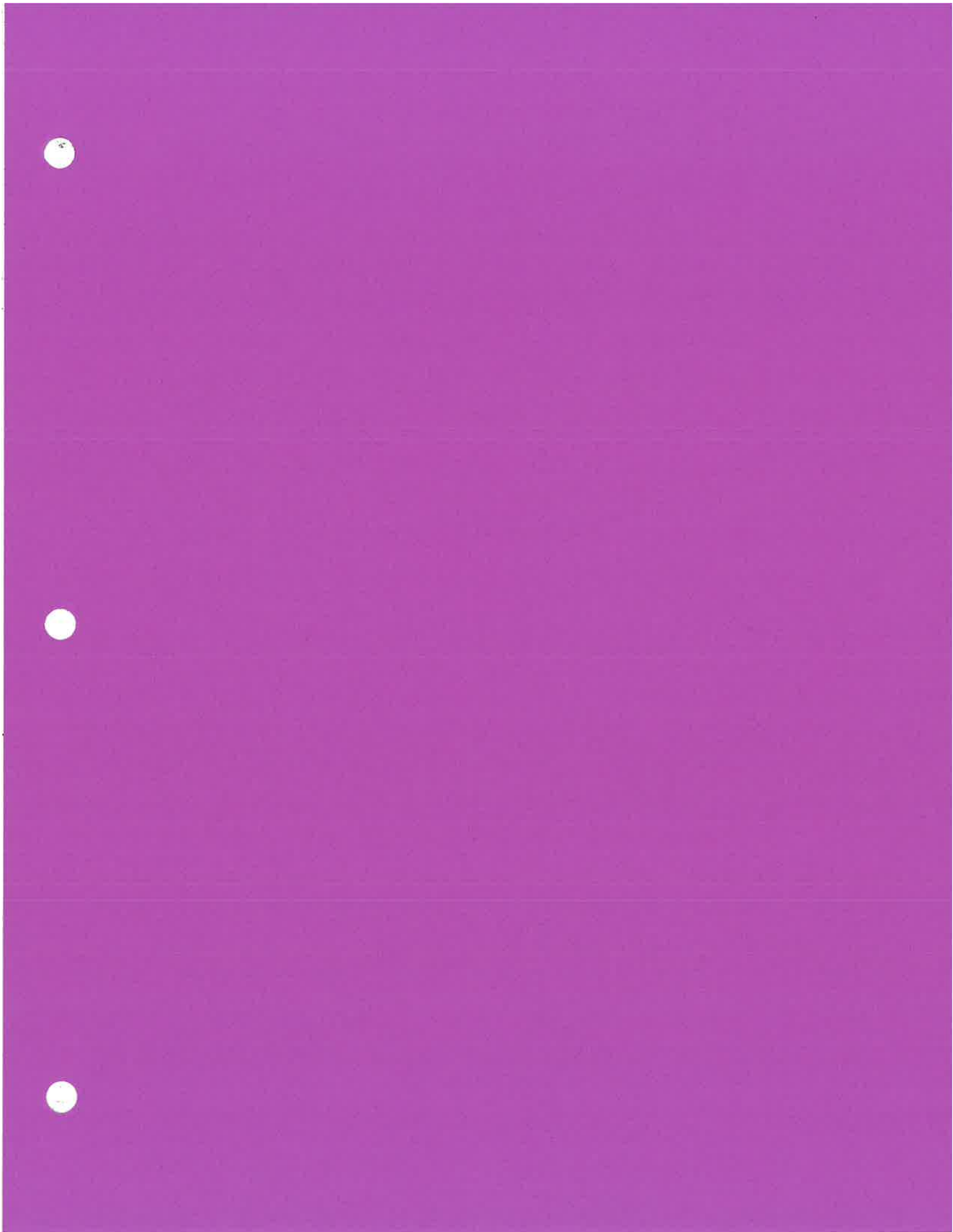
/cmp

cc Dept of Community Planning & Development
Dept of Public Works
Dept of Fire Services
Dept of Building & Safety
Land Development Services

Ms Ellen Marciel
Pentacore Engineering
6763 W Charleston Blvd
Las Vegas, Nevada 89102

ROR023037

24446



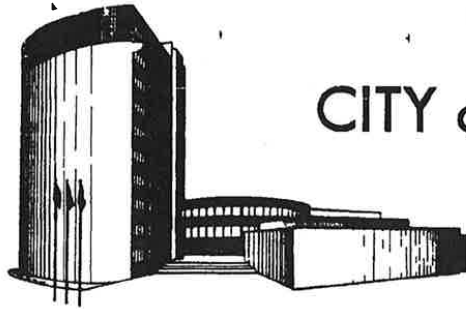
ROR023038

24447

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 13, 1995

Mr. Larry Miller, Trustee
Peccole Ranch rust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Dear Mr. Miller

The City Council at a regular meeting held January 4, 1995 APPROVED the request for reclassification of property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, from N-U (Non-Urban) (under Resolution of Intent to C-1), R-3 (Limited Multiple Residence) and R-PD7 (Residential Planned Development) R-PD9 (Residential Planned Development), to R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial), proposed use Single Family Dwellings, Apartments and Commercial, subject to

- 1 Approval of a General Plan Amendment to make the proposed zoning consistent with the Plan
- 2 The zone change will lapse if the Traffic Study is not submitted to the Traffic Division within two weeks
- 3 Approval of a plot plan and building elevations for each parcel by the Planning Commission prior to development
- 4 Dedicate 80 feet of right-of-way through this site for Alta Drive along with 54 foot corner radii at its intersection with Hualapai Way and Rampart Boulevard as required by the Department of Public Works. All required Alta Drive right-of-way shall be dedicated prior to or concurrent with the recordation of the first map dividing this rezoning site.
- 5 Construct half-street improvements on Hualapai Way adjacent to this site, full-width improvements on Alta Drive internal to this site and construct all incomplete (if any) half-street or full-width improvements, as appropriate, on Charleston Boulevard and Rampart Boulevard adjacent to or internal to this site as required by the Department of Public Works.



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

3810 015 10/93

ROR023039

24448

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 2

- 6 Submit a Master Plan amendment to establish the Alta Drive alignment through this site prior to or concurrent with the submittal of any map further dividing this site as required by the Department of Public Works. The location of the Alta Drive/Hualapai Way intersection shall comply with the conditions of approval for MSH-6-94 as required by the Department of Public Works.
- 7 An updated Master Traffic Impact Analysis must be approved by the Department of Public Works prior to any additional development review actions or the issuance of grading, building or off-site permits or the recordation of any map further dividing this property, whichever may occur first. Comply with the recommendations of the approved Master Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Master Traffic Impact Analysis. No recommendation of the approved Master Traffic Impact Analysis, 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.
- 8 A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation of any map further dividing this property, whichever may occur first.
- 9 The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review, future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainageway improvements, sanitary sewer improvements and traffic mitigation impacts/improvements as required by the Department of Public Works.
- 10 The underlying Resolution of Intent for these parcels is expunged upon approval of this application.
- 11 Conformance to all applicable Conditions of Approval for Zoning Application Z-17-90.
- 12 Resolution of Intent with a twelve month time limit.
- 13 Satisfaction of City Code requirements and design standards of all City departments.

ROR023040

24449

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 3

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council

Sincerely,


KATHLEEN M TIGHE
City Clerk

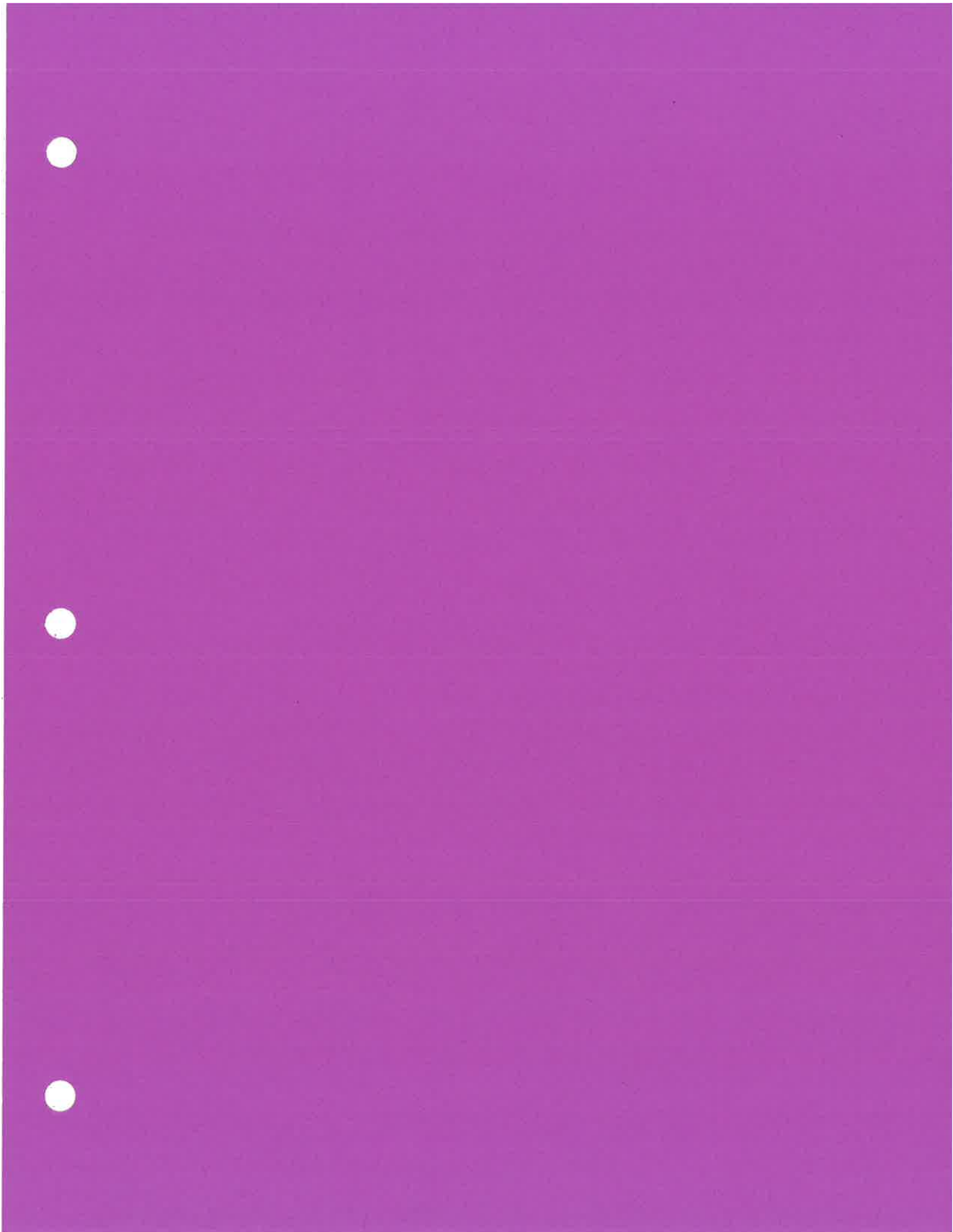
/cmp

cc Dept of Community Planning & Development
Dept of Public Works
Dept of Fire Services
Dept of Building & Safety
Land Development Services

Ms Ellen Merciel
Pentacore
6763 W Charleston Boulevard
Las Vegas, Nevada 89102

ROR023041

24450



ROR023042

24451

City of Las Vegas

CITY COUNCIL MINUTES

MEETING OF

AND DOCUMENTATION

JANUARY 4, 1995

Date:

TO: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-54-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for six parcels within the Peccole Ranch Planned Residential development. The letter of justification submitted with the application stated that the change in alignment of the golf course was one reason for the request.

BACKGROUND DATA:

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

8/18/93 The City Council approved R-PD9 (Residential Planned Development) zoning for a portion of this site (Z-60-93). This application was expired.

12/8/94 The Planning Commission recommended approval of a request for rezoning to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial) zoning (Z-146-94). This is the next item on your agenda.

DETAILS OF APPLICATION REQUEST:

Site Area 87.1 Acres

GENERAL PLAN DESIGNATIONS AND DEVELOPMENT OF ADJACENT PROPERTIES:

	ZONING	LAND USE
North	P	Vacant
South	SC, M	Single Family, Vacant
East	SC, M	Vacant
West	No designation	

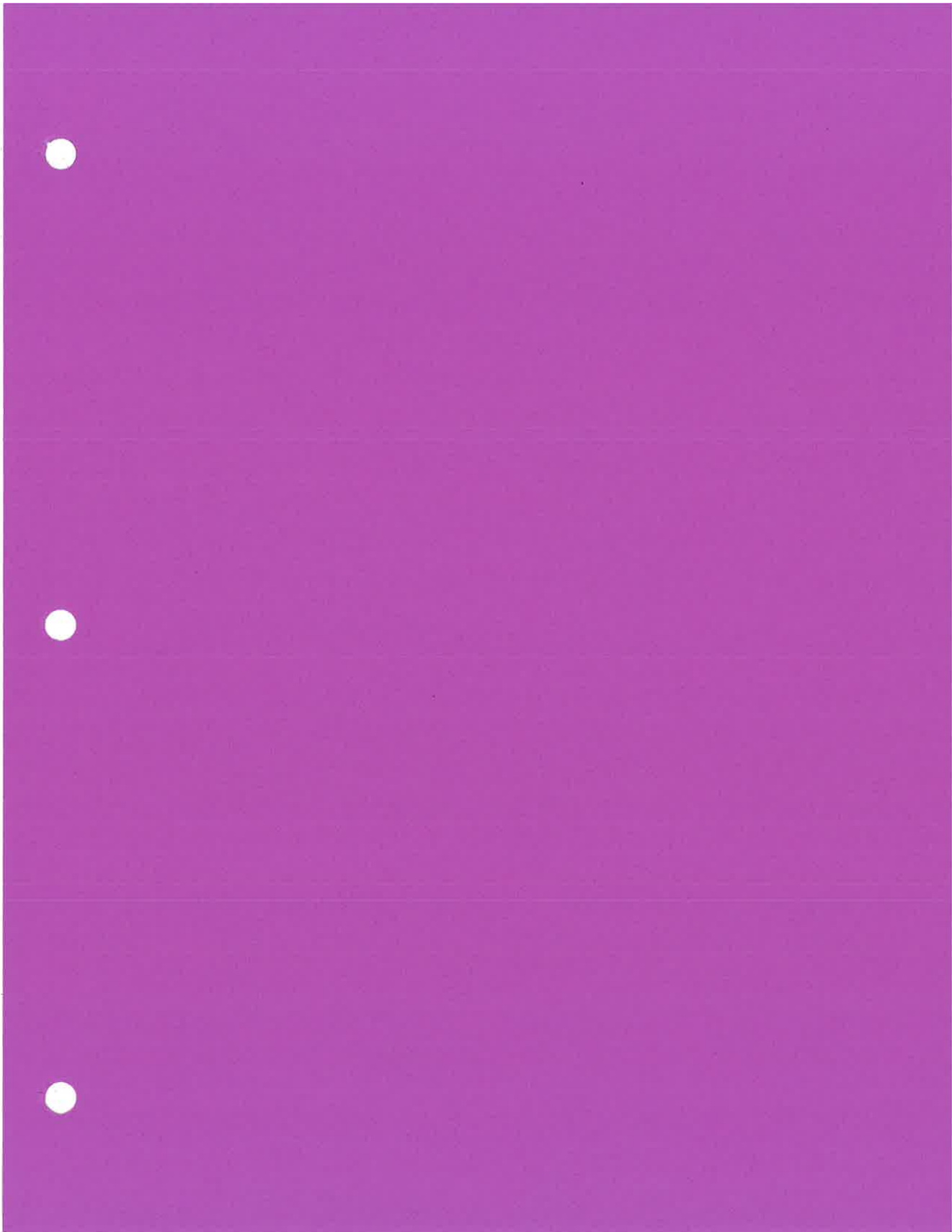
Agenda Item

94

510-015-584

ROR023043

24452



ROR023044

8/10/95 Planning Commission

B-7 Z-146-94(1) and Z-49-95(1) - Peccole 1982 Trust - Request for a Plot Plan Review for 263 single family homes on property located on the northeast corner of Charleston Boulevard and Hualapai Way, N-U Zone (under Resolution of Intent to R-PD7), Ward No 2, Parcel Nos 13831-201-001 and 002

NOT A PUBLIC HEARING

P C FINAL ACTION

APPLICATION REQUEST

This request is for Plot Plan and Building Elevation Review for 263 single family dwellings on a 78.5 acre parcel. The project density is 3.35 units per acre.

BACKGROUND DATA

1/04/95	The City Council approved a reclassification from N-U (Non-Urban) to R-PD7 (Residential Planned Development) for the easterly portion of the site as part of a larger request (Z-146-94)
8/02/95	The City Council approved a Reclassification from N-U (Non Urban) to R-PD7 (Residential Planned Development) for the westerly 19 acres of the site (Z-49-95)

DETAILS OF APPLICATION REQUEST

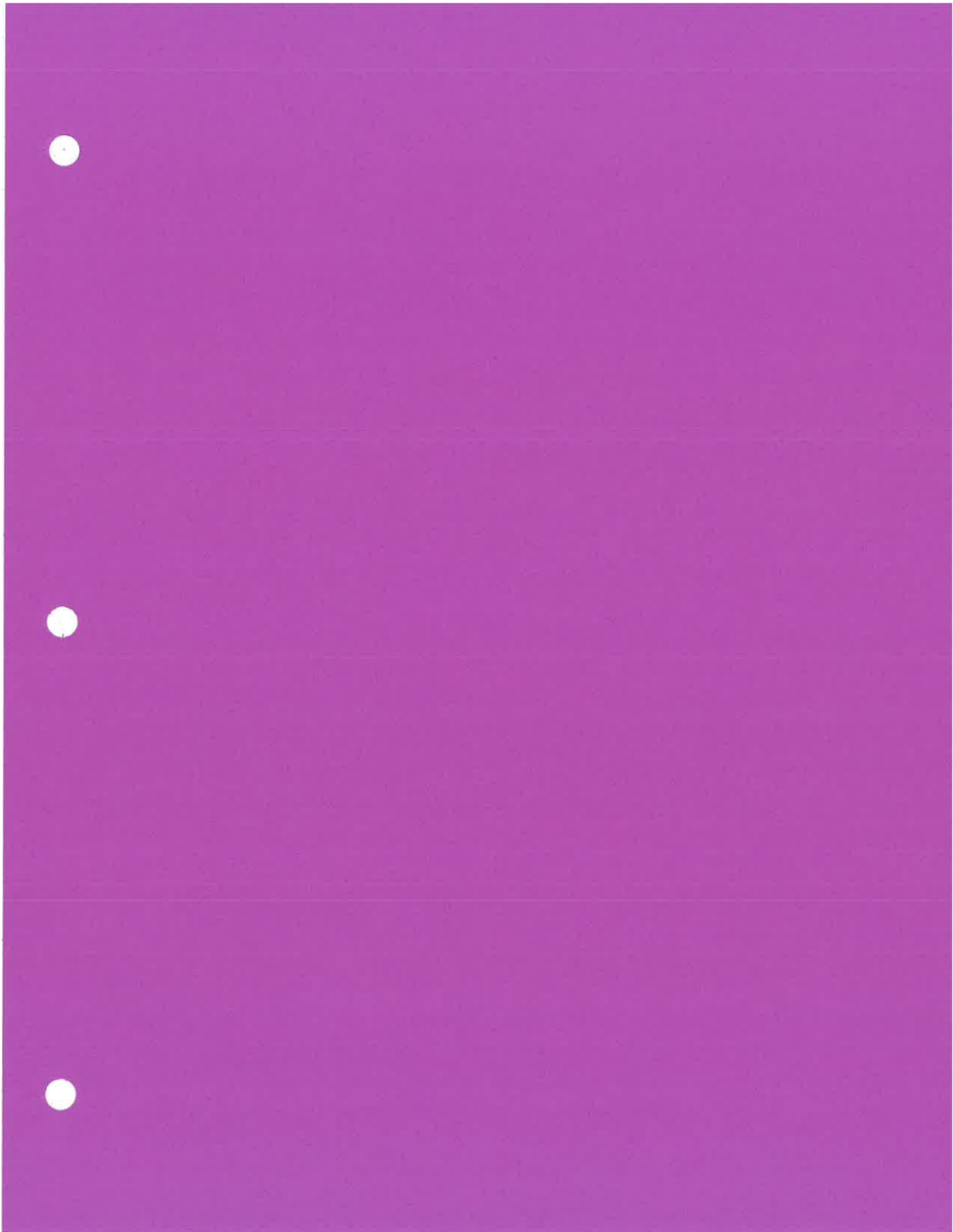
Site Area	78.5 Acres
Number of Units	263 Single Family Dwellings
Density	3.35 Units Per Acre

Access to the site is via one street connection along Apple Drive and one along Hualapai Way. Each lot has access to a 40 foot wide private street that loops or ends in a cul-de-sac. The plot plan indicates that these are custom home lots therefore no building elevations are available at this time. The setbacks for the development are indicated as follows: 20 feet for the front yard, 15 feet for the rear yard, 5 feet for each side yard and 10 feet for corner side yards.

- Continued -

ROR023045

24454



ROR023046

24455

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
JANUARY 4, 1995

Date: _____

NDA DOCUMENTATION

TO: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ZONE CHANGE RELATED TO GPA-54-94 - PUBLIC HEARING - Z-146-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is to adjust the boundaries of proposed commercial, single family and multi-family sites within the Peccole Ranch Development.

BACKGROUND DATA:

- | | |
|----------|---|
| 4/04/90 | The City Council approved R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial) zoning for a portion of this site (Z-17-90). |
| 8/18/93 | The City Council approved R-PD9 (Residential Planned Development) zoning for a portion of this site (Z-60-93). This application has expired. |
| 12/08/94 | The Planning Commission recommended approval of a request to amend the General Plan for this site (GPA-54-94). This is the previous item on your agenda. |

DETAILS OF APPLICATION REQUEST:

Site Area 82 Acres

No plot plans or building elevations were submitted with the application.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

	ZONING	LAND USE
North	C-V	Vacant
South	C-1,R-3,R-PD7	Single Family
East	C-1	Vacant
West	P-C	Summerlin

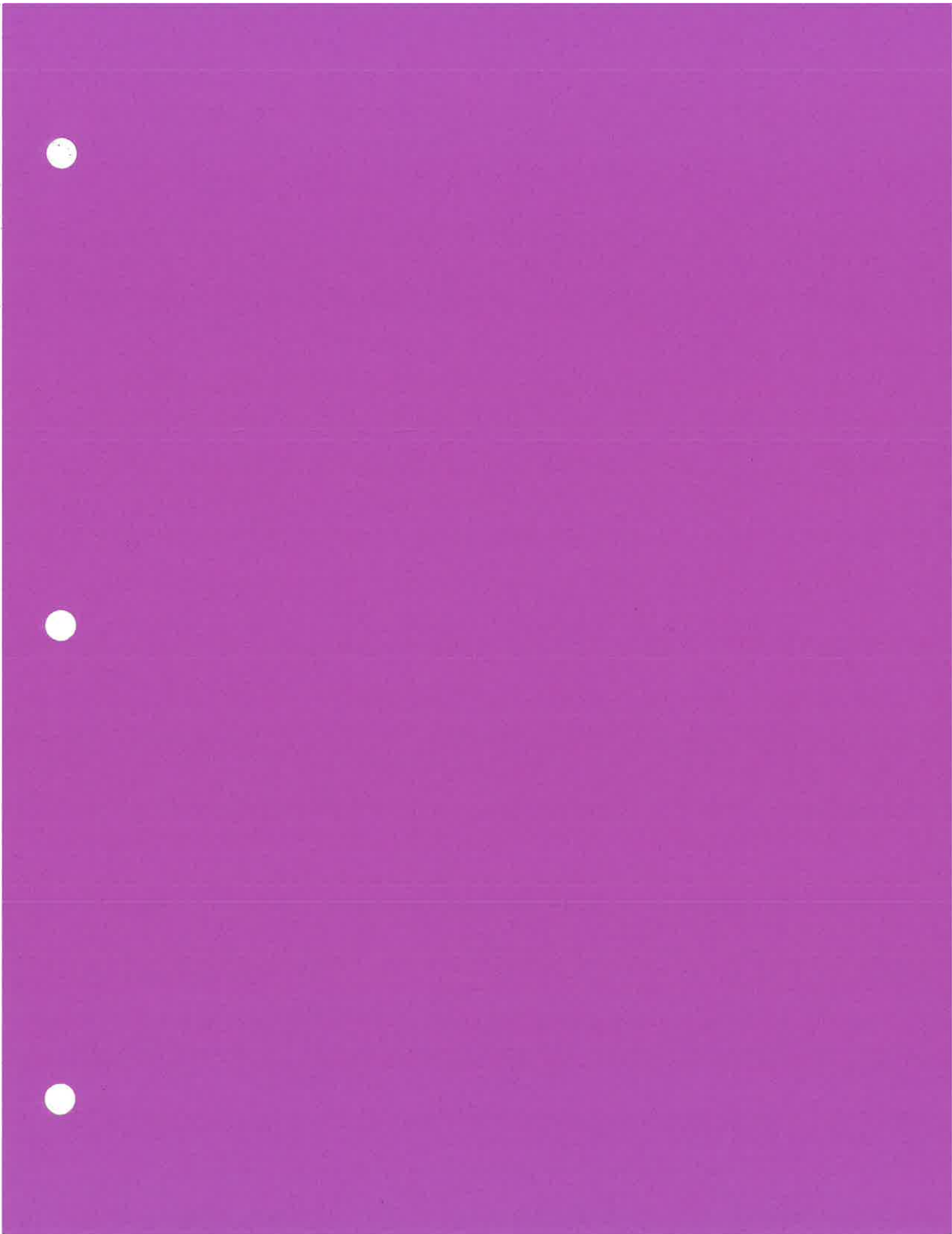
Agenda Item

95

510-015-5/94

ROR023047

24456



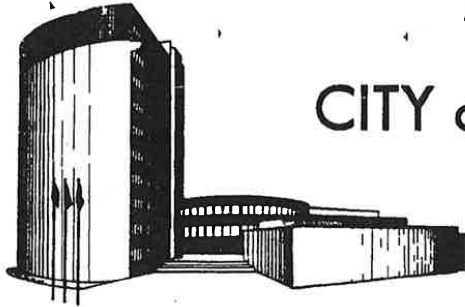
ROR023048

24457

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 13, 1995

Mr. Larry Miller, Trustee
Peccole Ranch rust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Dear Mr. Miller

The City Council at a regular meeting held January 4, 1995 APPROVED the request for reclassification of property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, from N-U (Non-Urban) (under Resolution of Intent to C-1), R-3 (Limited Multiple Residence) and R-PD7 (Residential Planned Development) R-PD9 (Residential Planned Development), to R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial), proposed use Single Family Dwellings, Apartments and Commercial, subject to

- 1 Approval of a General Plan Amendment to make the proposed zoning consistent with the Plan
- 2 The zone change will lapse if the Traffic Study is not submitted to the Traffic Division within two weeks
- 3 Approval of a plot plan and building elevations for each parcel by the Planning Commission prior to development
- 4 Dedicate 80 feet of right-of-way through this site for Alta Drive along with 54 foot corner radii at its intersection with Hualapai Way and Rampart Boulevard as required by the Department of Public Works. All required Alta Drive right-of-way shall be dedicated prior to or concurrent with the recordation of the first map dividing this rezoning site.
- 5 Construct half-street improvements on Hualapai Way adjacent to this site, full-width improvements on Alta Drive internal to this site and construct all incomplete (if any) half-street or full-width improvements, as appropriate, on Charleston Boulevard and Rampart Boulevard adjacent to or internal to this site as required by the Department of Public Works.



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

3810 015 10/93

ROR023049

24458

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 2

- 6 Submit a Master Plan amendment to establish the Alta Drive alignment through this site prior to or concurrent with the submittal of any map further dividing this site as required by the Department of Public Works. The location of the Alta Drive/Hualapai Way intersection shall comply with the conditions of approval for MSH-6-94 as required by the Department of Public Works.
- 7 An updated Master Traffic Impact Analysis must be approved by the Department of Public Works prior to any additional development review actions or the issuance of grading, building or off-site permits or the recordation of any map further dividing this property, whichever may occur first. Comply with the recommendations of the approved Master Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Master Traffic Impact Analysis. No recommendation of the approved Master Traffic Impact Analysis, 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.
- 8 A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation of any map further dividing this property, whichever may occur first.
- 9 The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review, future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainageway improvements, sanitary sewer improvements and traffic mitigation impacts/improvements as required by the Department of Public Works.
- 10 The underlying Resolution of Intent for these parcels is expunged upon approval of this application.
- 11 Conformance to all applicable Conditions of Approval for Zoning Application Z-17-90.
- 12 Resolution of Intent with a twelve month time limit.
- 13 Satisfaction of City Code requirements and design standards of all City departments.

ROR023050

24459

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 3

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council

Sincerely,


KATHLEEN M TIGHE
City Clerk

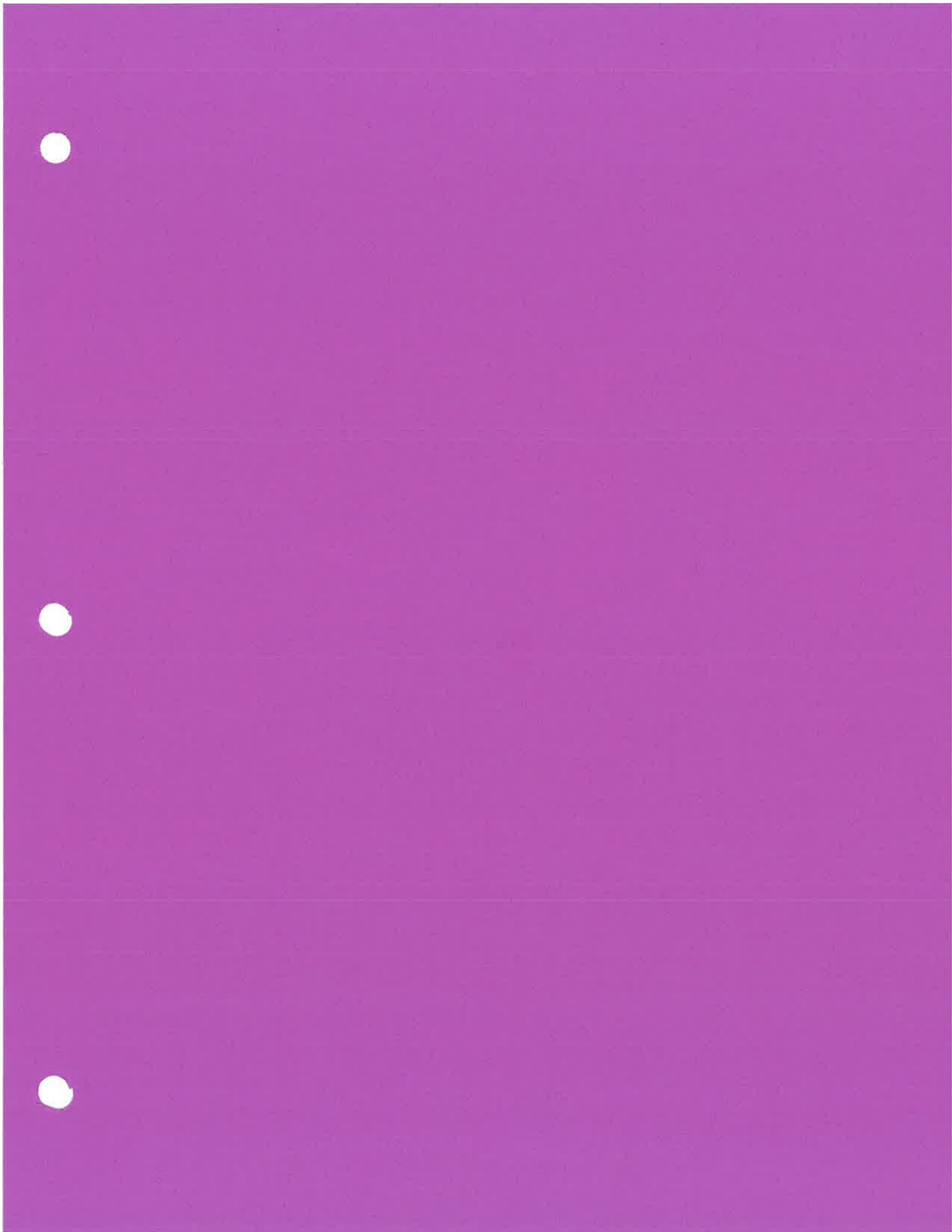
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cc Dept of Community Planning & Development
Dept of Public Works
Dept of Fire Services
Dept of Building & Safety
Land Development Services

Ms Ellen Merciel
Pentacore
6763 W Charleston Boulevard
Las Vegas, Nevada 89102

ROR023051

24460



ROR023052

24461

O: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-54-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for six parcels within the Peccole Ranch Planned Residential development. The letter of justification submitted with the application stated that the change in alignment of the golf course was one reason for the request.

BACKGROUND DATA:

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

8/18/93 The City Council approved R-PD9 (Residential Planned Development) zoning for a portion of this site (Z-60-93). This application was expired.

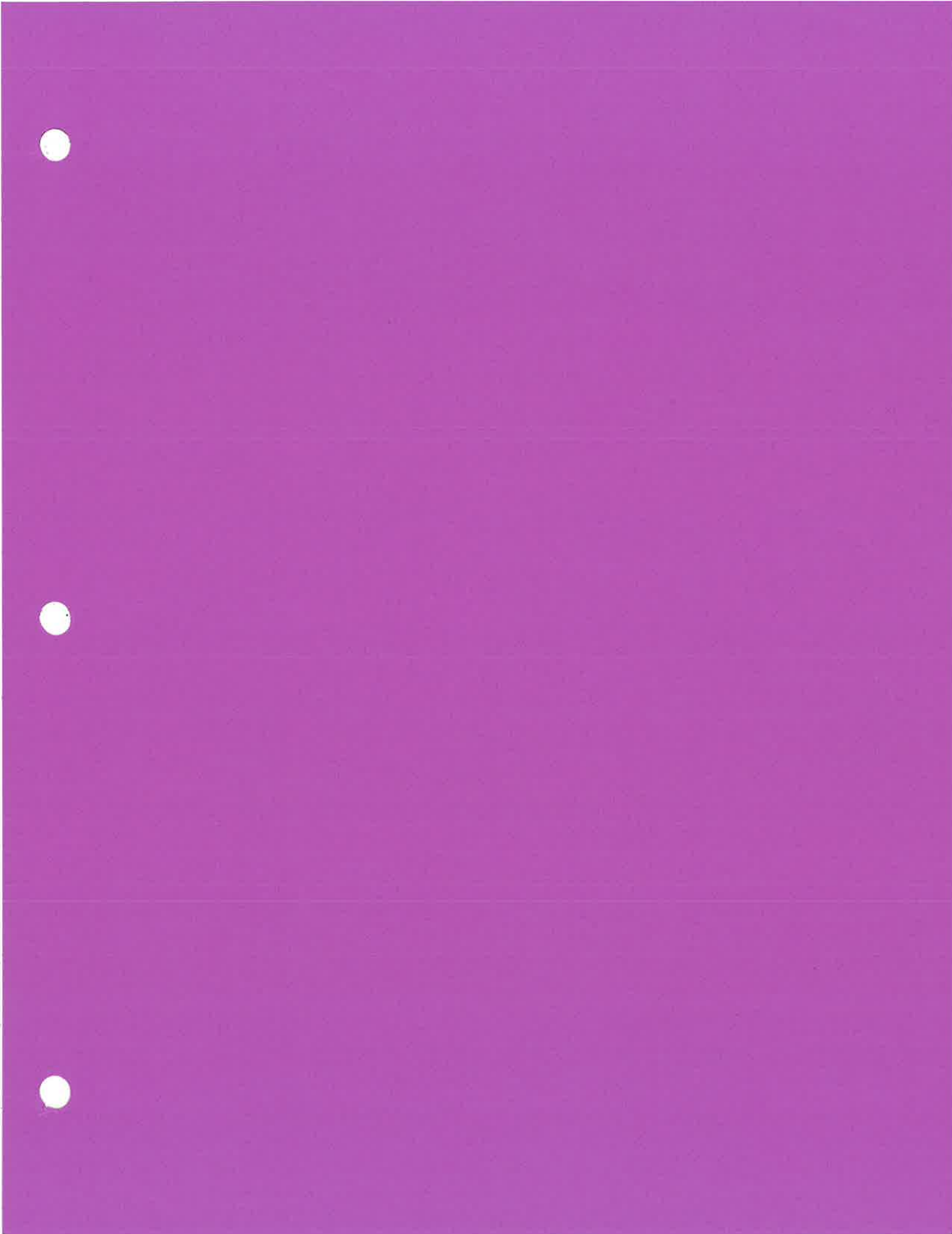
12/8/94 The Planning Commission recommended approval of a request for rezoning to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial) zoning (Z-146-94). This is the next item on your agenda.

DETAILS OF APPLICATION REQUEST:

Site Area 87.1 Acres

GENERAL PLAN DESIGNATIONS AND DEVELOPMENT OF ADJACENT PROPERTIES:

	ZONING	LAND USE
North	P	Vacant
South	SC, M	Single Family, Vacant
East	SC, M	Vacant
West	No designation	



ROR023054

24463

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



August 18, 1997

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

RE: Z-17-90(20) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bayne:

Your request for a Site Development Plan Review on property located south of Alta Drive and east of Hualapai Way for a PROPOSED 76 LOT SINGLE FAMILY SUBDIVISION, 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: 36.30 Acres, Ward 2 (Adamsen), APN: 138-31-210-001 and 002, was considered by the Planning Commission on August 14, 1997.

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

1. The architectural plans for each lot shall be reviewed by the Peccole West Architectural Review Committee to ensure that the buildings meet the established development standards set forth for the Peccole West Community. A copy of the approval letter from the committee shall be submitted to the Planning and Development with each building permit application.
2. Setbacks for this subdivision shall be 20 feet for the front yard, 15 feet for the rear yard, five feet for each side yard and 10 feet for corner side yards.
3. Site development to comply with all applicable conditions of approval of Z-17-90 and of all subsequent site related actions as required by the Planning and Development Department and the Department of Public Works.
4. Provide two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works. Additional access routes may be required to service this development if neighborhood traffic circulation patterns warrant such as determined by the Traffic Engineer.

ROR023055

24464

Mr. Bruce Bayne
August 18, 1997
Z-17-90(20) - Page Two

5. Contribute \$63,065.21 per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first as required by the Department of Public Works.
6. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping and common areas created with this development. All landscaping 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.
7. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
8. An addendum to the previously approved 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 permits, or the recordation of a Final Map on this subdivision site, whichever may occur first, as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for Z-17-90 and all other site-related actions as required by the Department of Public Works.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
11. All development shall be in conformance with the plot plan and building elevations.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
16. 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.

ROR023056

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Mr. Bruce Bayne
August 18, 1997
Z-17-90(20) - Page ~~Two~~ Three

17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

This action by the Planning Commission is final.

Very truly yours,



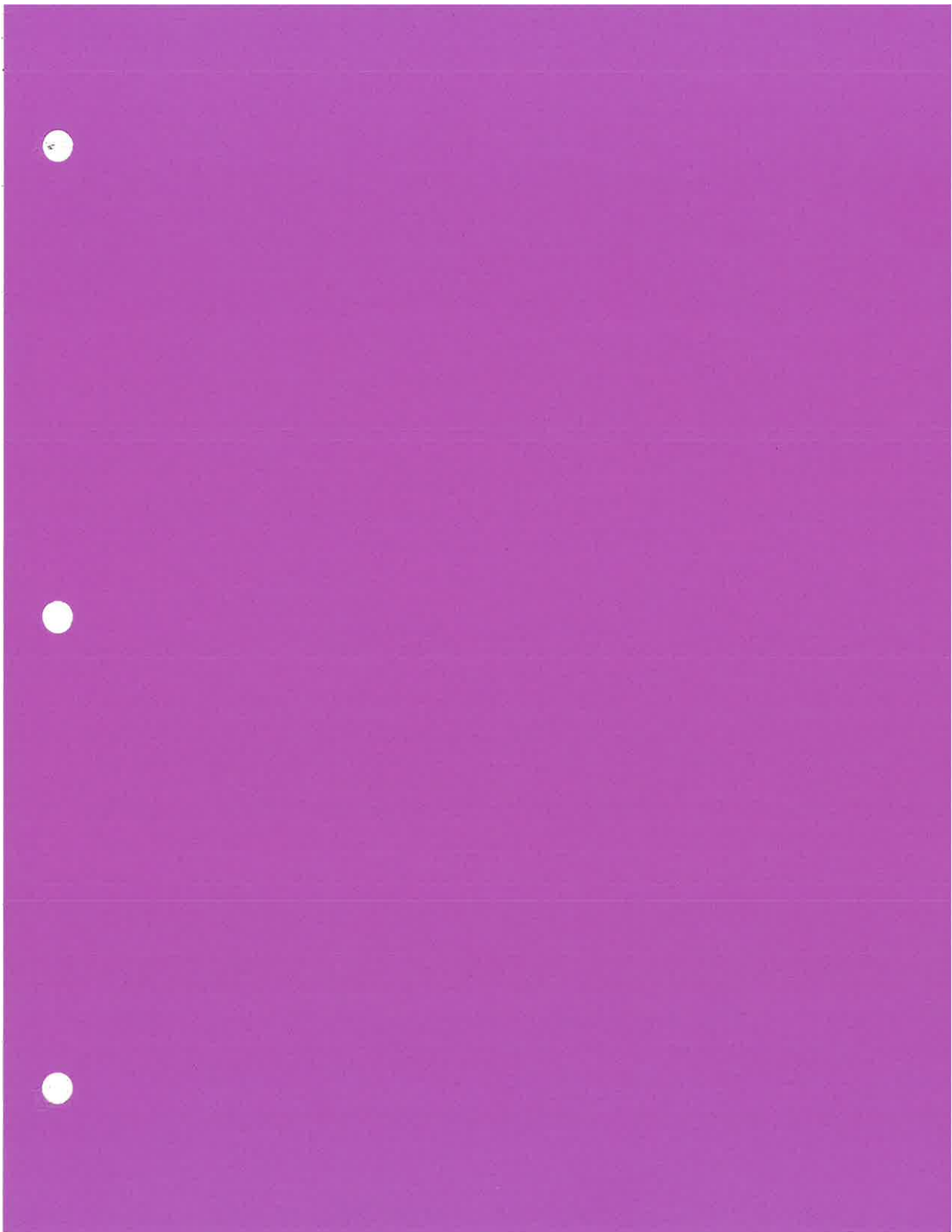
Rod Allison, Senior Planner
Current Planning Division

RA:rlr

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

ROR023057

24466



ROR023058

24467

- B-2. Z-17-90(20) - WILLIAM PECCOLE AND WANDA PECCOLE 1991 TRUST - Request for a Site Development Plan Review on property located south of Alta Drive and east of Hualapai Way for a PROPOSED 76 LOT SINGLE FAMILY SUBDIVISION, 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: 36.30 Acres, Ward 2 (Adamsen), APN: 138-31-210-001 and 002.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for a Site Development Plan Review of a proposed 76 lot single family subdivision within the Peccole West Community on a 36.30 acre parcel located south of Alta Drive and east of Hualapai Way.

BACKGROUND DATA:

4/04/90	The City Council approved R-PD7 (Residential Planned Development, seven units per acre) zoning for this site as part of a larger request (Z-17-90).
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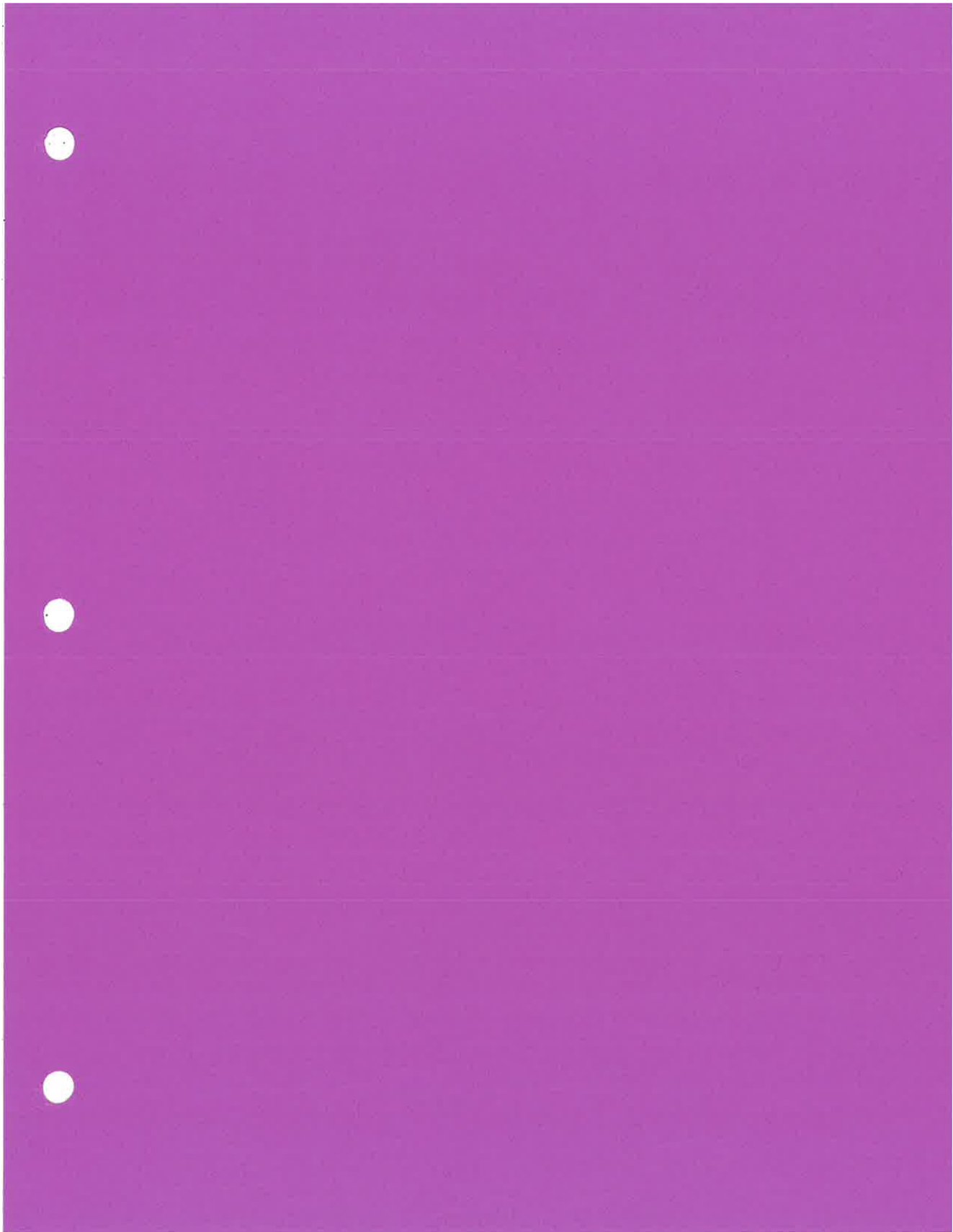
DETAILS OF APPLICATION REQUEST:

Site Area	36.30 Acres
Number of Lots	76
Density	2.09 Dwelling Units per Acre
Setbacks:	
Front Yard	20 Feet
Rear Yard	15 Feet
Side Yard	5 Feet
Corner Side Yards	10 Feet

Access to the subdivision is provided by street connections to Hualapai Way and Alta Drive. The development will be adjacent to the existing Badlands Golf Course and a proposed nine hole course. The site plan indicates the lots range in size from 9,000 to 33,000 square feet and will be developed as custom home sites to the individual buyers specifications. The proposed setbacks are 20 feet in the front yard, 15 feet in the rear, 5 feet on each side and 10 feet on all corner side yards.

ROR023059

24468



ROR023060

24469

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 10, 1998

Mr. Ward Ritter
6120 West Tropicana Avenue, Suite A-16/229
Las Vegas, Nevada 89103

RE: Z-134-97 - REZONING

Dear Mr. Ritter:

The City Council at a regular meeting held February 9, 1998 APPROVED the request for a Rezoning on property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, From: U (Undeveloped) Zone, [M (Medium Density Residential) General Plan Designation], under Resolution of Intent to R-3 (Medium Density Residential) To: R-PD10 (Residential Planned Development - 10 Units Per Acre), PROPOSED USE: 205 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Size: 20.84 Acres, subject to:

1. Approval of a revised site development plan by the Planning and Development Department showing a minimum of 11 percent of the gross land area be designed as usable open space as required by the Zoning Code.
2. The building elevations for the recreation building shall be approved by the Planning and Development Department.
3. The minimum setbacks shall be: Front - 5 feet or less or 18 feet or greater; Side - Zero and 5 feet with a minimum 10 foot separation between buildings; Rear - 10 feet.
4. A Homeowners Association shall be established to maintain the private streets, perimeter walls, landscaping, and common areas. All landscaping shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. PM-41-97 must record prior to the recordation of a Final Map for this site.

CLV 7009
3810-015-6/97

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



ROR023061

24470

Mr. Ward Ritter
Z-134-97 – Page Two
March 10, 1998

6. A site-specific update to the previously approved Master 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 permits or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. Contribute \$20,250.00 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
8. 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. 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.
9. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. A revised site plan reflecting the above conditions must be submitted to the Planning and Development Department for approval prior to submittal of a Tentative Map.
11. Resolution of Intent.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

ROR023062

24471

Mr. Ward Ritter
Z-134-97 - Page Three
March 10, 1998

17. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
18. 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.
19. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. Conformance to the approved building elevations.

Sincerely,


BEVERLY K. BRIDGES
Chief Deputy City Clerk *BS/LB*

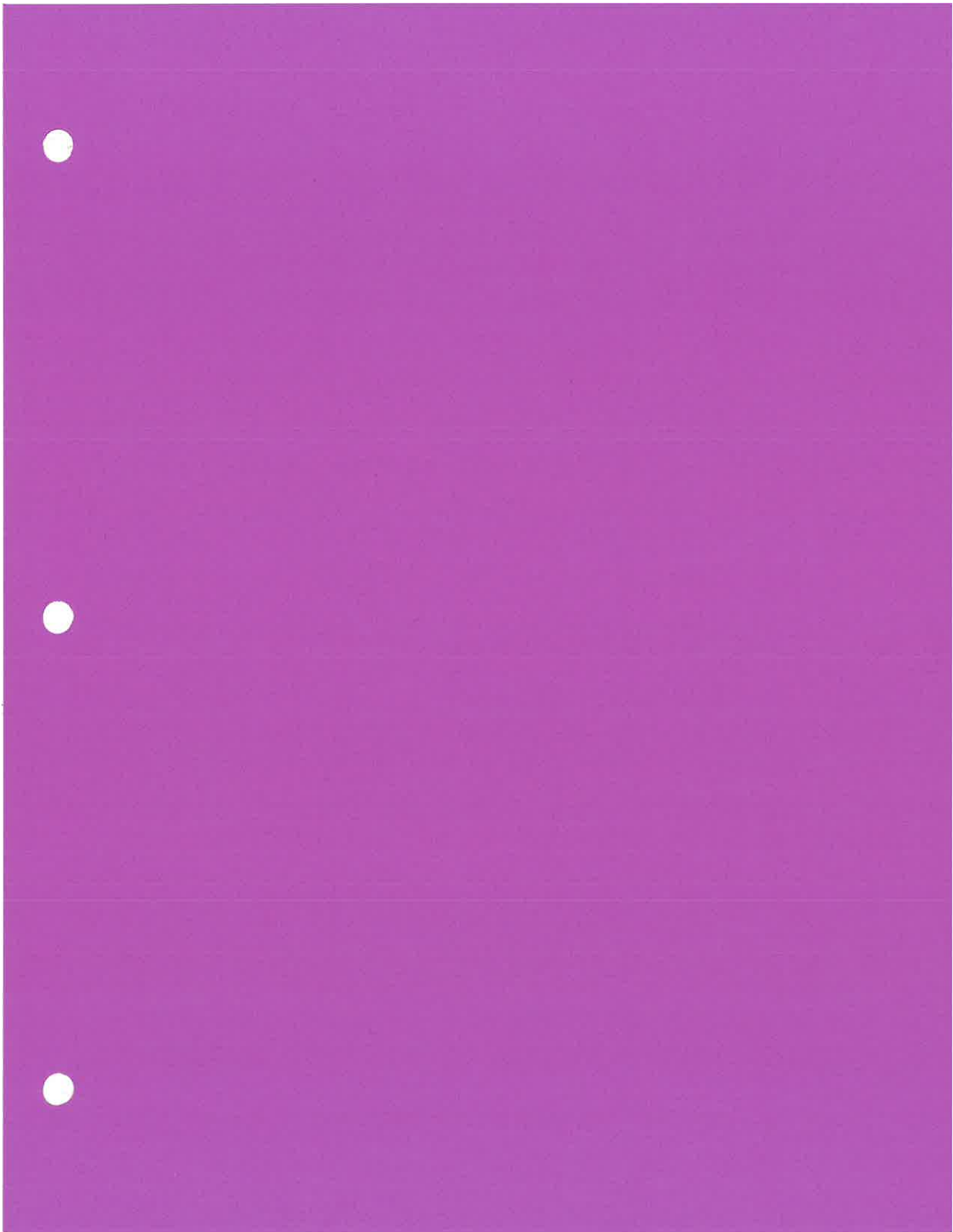
/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Russ Sillitoe
Civiltec, Inc.
4795 South Sandhill Road, Suite 14
Las Vegas, Nevada 89121

ROR023063

24472



ROR023064

24473

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

January 13, 1995

Mr. Larry Miller, Trustee
Peccole Ranch Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94

Dear Mr. Miller

The City Council at a regular meeting held January 4, 1995 APPROVED the request for reclassification of property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way, from N-U (Non-Urban) (under Resolution of Intent to C-1), R-3 (Limited Multiple Residence) and R-PD7 (Residential Planned Development) R-PD9 (Residential Planned Development), to R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial), proposed use Single Family Dwellings, Apartments and Commercial, subject to

- 1 Approval of a General Plan Amendment to make the proposed zoning consistent with the Plan
- 2 The zone change will lapse if the Traffic Study is not submitted to the Traffic Division within two weeks
- 3 Approval of a plot plan and building elevations for each parcel by the Planning Commission prior to development
- 4 Dedicate 80 feet of right-of-way through this site for Alta Drive along with 54 foot corner radii at its intersection with Hualapai Way and Rampart Boulevard as required by the Department of Public Works. All required Alta Drive right-of-way shall be dedicated prior to or concurrent with the recordation of the first map dividing this rezoning site.
- 5 Construct half-street improvements on Hualapai Way adjacent to this site, full-width improvements on Alta Drive internal to this site and construct all incomplete (if any) half-street or full-width improvements, as appropriate, on Charleston Boulevard and Rampart Boulevard adjacent to or internal to this site as required by the Department of Public Works.



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

3810 015 10/93

ROR023065

24474

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 2

- 6 Submit a Master Plan amendment to establish the Alta Drive alignment through this site prior to or concurrent with the submittal of any map further dividing this site as required by the Department of Public Works. The location of the Alta Drive/Hualapai Way intersection shall comply with the conditions of approval for MSH-6-94 as required by the Department of Public Works
- 7 An updated Master Traffic Impact Analysis must be approved by the Department of Public Works prior to any additional development review actions or the issuance of grading, building or off-site permits or the recordation of any map further dividing this property, whichever may occur first. Comply with the recommendations of the approved Master Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Master Traffic Impact Analysis. No recommendation of the approved Master Traffic Impact Analysis, 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
- 8 A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or the recordation of any map further dividing this property, whichever may occur first
- 9 The City reserves the right to impose additional conditions of approval on each individual development site as proposals are submitted to the City for review, future conditions may relate to appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainageway improvements, sanitary sewer improvements and traffic mitigation impacts/improvements as required by the Department of Public Works
- 10 The underlying Resolution of Intent for these parcels is expunged upon approval of this application
- 11 Conformance to all applicable Conditions of Approval for Zoning Application Z-17-90
- 12 Resolution of Intent with a twelve month time limit
- 13 Satisfaction of City Code requirements and design standards of all City departments

ROR023066

24475

Mr Larry Miller, Trustee
Peccole Ranch rust
January 13, 1995
RE Z-146-94 - ZONE CHANGE RELATED TO GPA-54-94
Page 3

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the City Council

Sincerely,


KATHLEEN M TIGHE
City Clerk

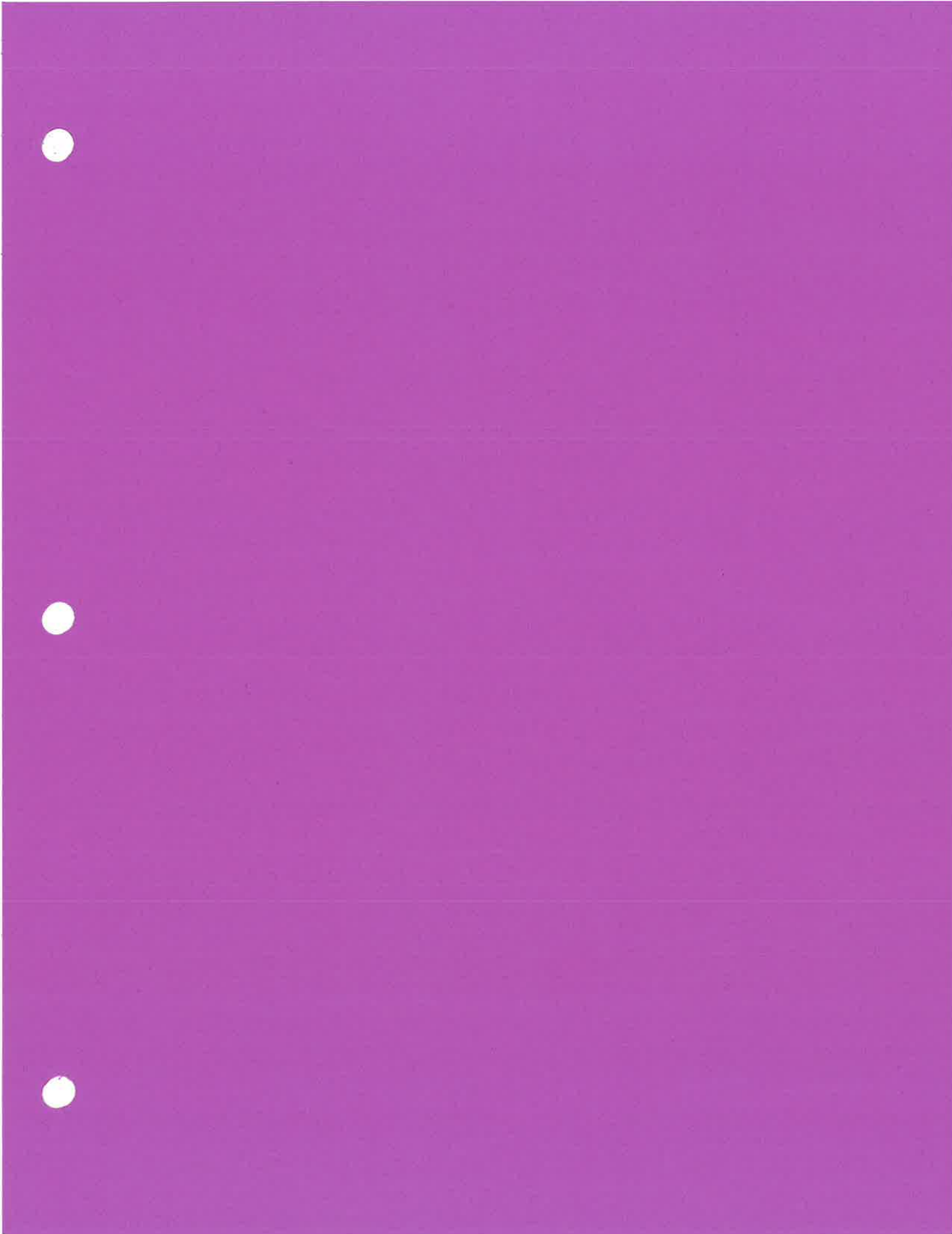
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cc Dept of Community Planning & Development
Dept of Public Works
Dept of Fire Services
Dept of Building & Safety
Land Development Services

Ms Ellen Merciel
Pentacore
6763 W Charleston Boulevard
Las Vegas, Nevada 89102

ROR023067

24476



ROR023068

24477

City of Las Vegas

CITY COUNCIL MINUTES

MEETING OF

AGENDA DOCUMENTATION

JANUARY 4, 1995

Date: _____

TO: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-54-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for six parcels within the Peccole Ranch Planned Residential development. The letter of justification submitted with the application stated that the change in alignment of the golf course was one reason for the request.

BACKGROUND DATA:

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

8/18/93 The City Council approved R-PD9 (Residential Planned Development) zoning for a portion of this site (Z-60-93). This application was expired.

12/8/94 The Planning Commission recommended approval of a request for rezoning to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial) zoning (Z-146-94). This is the next item on your agenda.

DETAILS OF APPLICATION REQUEST:

Site Area 87.1 Acres

GENERAL PLAN DESIGNATIONS AND DEVELOPMENT OF ADJACENT PROPERTIES:

	ZONING	LAND USE
North	P	Vacant
South	SC, M	Single Family, Vacant
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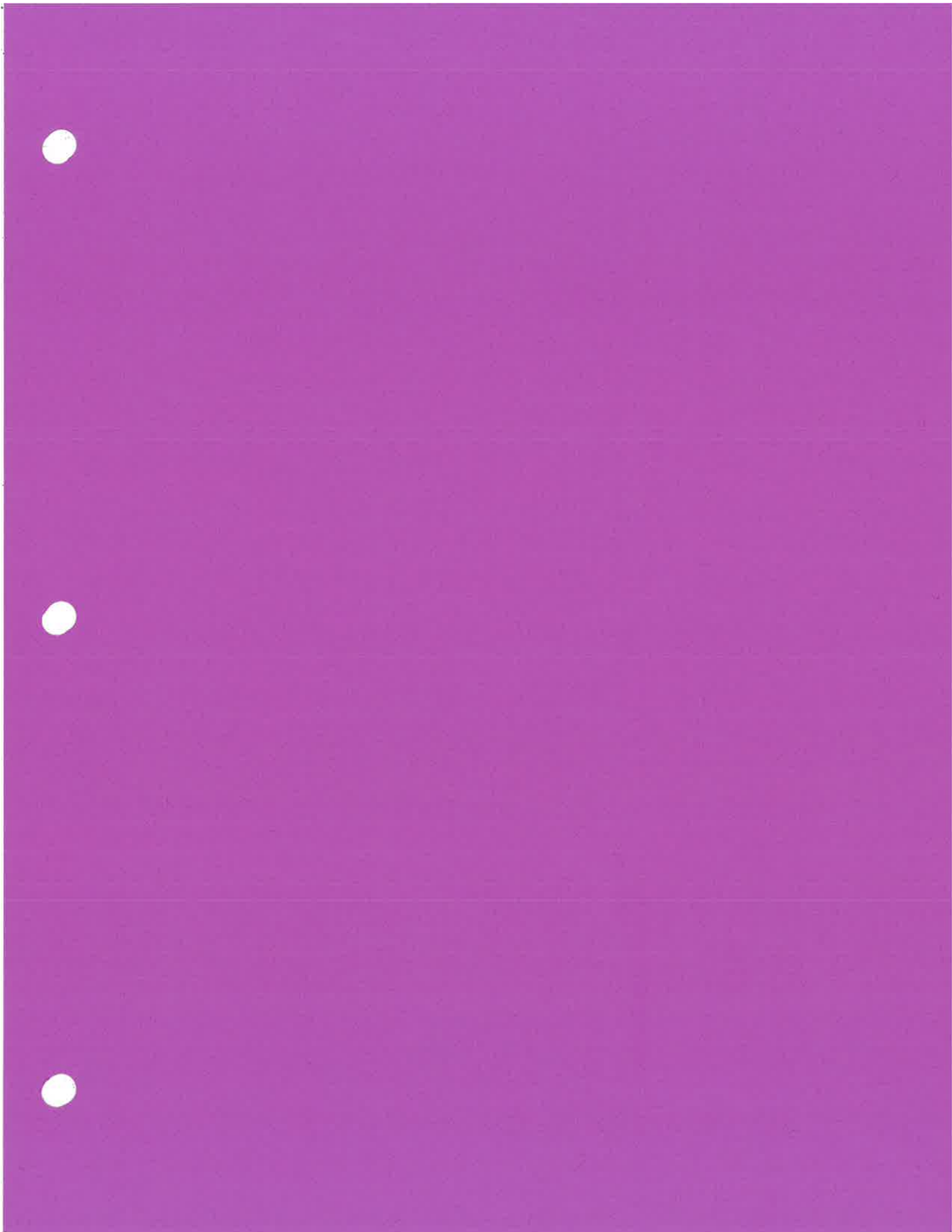
Agenda Item

94

510-015-554

ROR023069

24478



ROR023070

24479