

**PECCOLE RANCH COMMUNITY ASSOCIATION  
DESIGN REVIEW PROCEDURES**

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The attached Design Review package contains an Architectural Change Request, Indemnity Agreement, Neighbor Awareness Form and a Construction Checklist.

**Any and all exterior improvements** to your property must be submitted to the Design Review Committee for review and approval (CC&R's, Article 4, Section 4.3)

The following details the procedure for submitting items for review by the Design review Committee:

- 1) Submit one (1) completed copy of the Architectural Change Request Form, Indemnity Agreement, Neighbor Awareness form and construction drawings, which must include a site plan with dimensions, setbacks, etc., along with material samples (i.e. rocks (natural earthtone at least ¾ inch in size), color samples or other material samples) if applicable. Also, please submit a picture of the area to be improved and a picture or brochure showing what it will look like when completed. If painting the exterior of your home, please submit a picture of your home and a picture of the home at each side of your home.
- 2) A non-refundable design review fee (administrative fee) in the amount of \$25.00 (check or money order, please) is required for all submittals. Combined submittals, such as, pool, patio cover and landscaping only require one (1) fee **if submitted at the same time.**
- 3) A \$300.00 refundable construction deposit check is required for any improvements that require the use of construction equipment. (Backhoes, concrete trucks, dump trucks, rock delivery vehicles, bobcats, etc.)
- 4) **All submittals must be received by the 1<sup>st</sup>. day of the month to be reviewed at that month's meeting.**
- 5) Upon review of your plans by the Committee, you will receive written notice of their approval, rejection or conditional approval within ten (10) days of the meeting date.

**CONSTRUCTION IS NOT TO BEGIN  
UNTIL YOUR PLANS HAVE BEEN APPROVED.**

To avoid construction delays, please ensure plans are complete as submitted and are in compliance with the Peccole Ranch CC&R's and Design Guidelines. If you do not have a copy, please contact the association office.

**INCOMPLETE SUBMITTALS WILL DELAY THE REVIEW  
PROCEDURE**

**PECCOLE RANCH COMMUNITY ASSOCIATION**

ARCHITECTURAL CHANGE REQUEST FORM

SUB-DIVISION: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

HOME PHONE #: \_\_\_\_\_ WORK PHONE #: \_\_\_\_\_

SITE ADDRESS IF DIFFERENT FROM ABOVE: \_\_\_\_\_

LIST IMPROVEMENT OR TYPE OF CONSTRUCTION: \_\_\_\_\_

TO BE INSTALLED/CONSTRUCTED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTRACTOR'S LICENSE #: \_\_\_\_\_ LIMIT: \_\_\_\_\_

HOMEOWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**FOR COMMITTEE USE**

DATE APPLICATION RECEIVED: \_\_\_\_\_ DATE OF MEETING: \_\_\_\_\_

( ) \$25.00 DRC FEE CK# \_\_\_\_\_ ( ) \$300.00 CONSTRUCTION DEPOSIT CK# \_\_\_\_\_

( ) APPROVED ( ) REJECTED ( ) CONDITIONAL APPROVAL

COMMENTS/CONDITIONS: \_\_\_\_\_

COMMITTEE MEMBER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMITTEE MEMBER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMITTEE MEMBER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## PECCOLE RANCH COMMUNITY ASSOCIATION INDEMNITY AGREEMENT

**OWNER** (identified below) is the owner of property located within Peccole Ranch and wishes to commence construction of improvements (hereinafter the "improvements") set forth as attached hereto.

**CONTRACTOR** (identified below) has been hired by Owner to effect the improvements.

**CONSTRUCTION** for the improvements is subject to the Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements for Peccole Ranch, as well as certain Rules and Regulations of the Peccole Ranch Community Association and/or Design Review Committee.

**THE ASSOCIATION** and the DRC may (but are not obligated to) exercise supervisory responsibility with respect to ascertaining that Contractor's operations and improvements comply with the Rules and Regulations, Design Guidelines and CC&R's.

**CERTAIN INDEMNITIES** are required of the Owner and Contractor, as follows, prior to commencement construction of any improvements.

**ACCORDINGLY, OWNER AND CONTRACTOR** hereby agree to construct the improvements in accordance with the Rules and Regulations, Design Guidelines and Declaration of Covenants, Conditions and Restrictions of the Peccole Ranch Community Association.

**OWNER** shall be responsible for the conduct of Contractors, its employees and agents within Peccole Ranch. Owner and contractor understand and agree that violations of the Rules and Regulations may be met with a warning, stop work order, lien assessments, and/or revocation of Contractor's right to enter Peccole Ranch property.

**OWNER AND CONTRACTOR** hereby indemnify Peccole Ranch Community Association and the Design Review Committee, and agents thereof, and hold them harmless against and from any and all liabilities, claims, losses, damages and expenses connected with the improvements or construction of the improvements.

AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_

"HOMEOWNER"

"CONTRACTOR"

\_\_\_\_\_  
Name (s)

\_\_\_\_\_  
Name (s)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone Number (s)

\_\_\_\_\_  
Phone Number (s)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*PECCOLE RANCH COMMUNITY ASSOCIATION*

*NEIGHBOR AWARENESS*

HOMEOWNER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUB-DIVISION: \_\_\_\_\_

**PROJECT:** \_\_\_\_\_

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NEIGHBOR'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER(S): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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NEIGHBOR'S NAME: \_\_\_\_\_

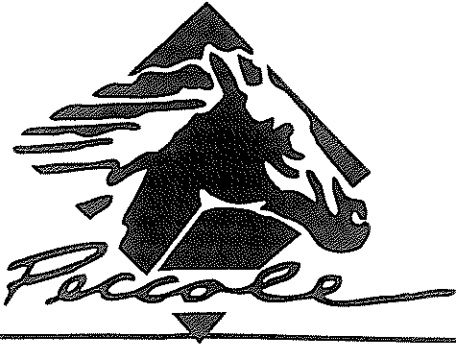
ADDRESS: \_\_\_\_\_

PHONE NUMBER(S): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**This form MUST be completed for ALL submittals**



**PECCOLE RANCH COMMUNITY ASSOCIATION**

9501 Red Hills Road

Las Vegas, Nevada 89117

(702) 255-3351 • FAX (702) 243-5819

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R A N C H

To All Homeowners:

The Design Review Committee and the Homeowners Association have agreed to accept the City of Las Vegas' recommendation to prohibit the following plants:

1. Oleanders – except dwarf Oleanders.
2. Common Olive trees
3. Mulberry bushes

Also, be aware that because of the invasive nature of cottonwood trees they can not be planted in Peccole Ranch.

Please review the PRCA Approved Plant Palette – plants from this list must be chosen for your landscaping project.

Thank you for acknowledging this information by signing below.

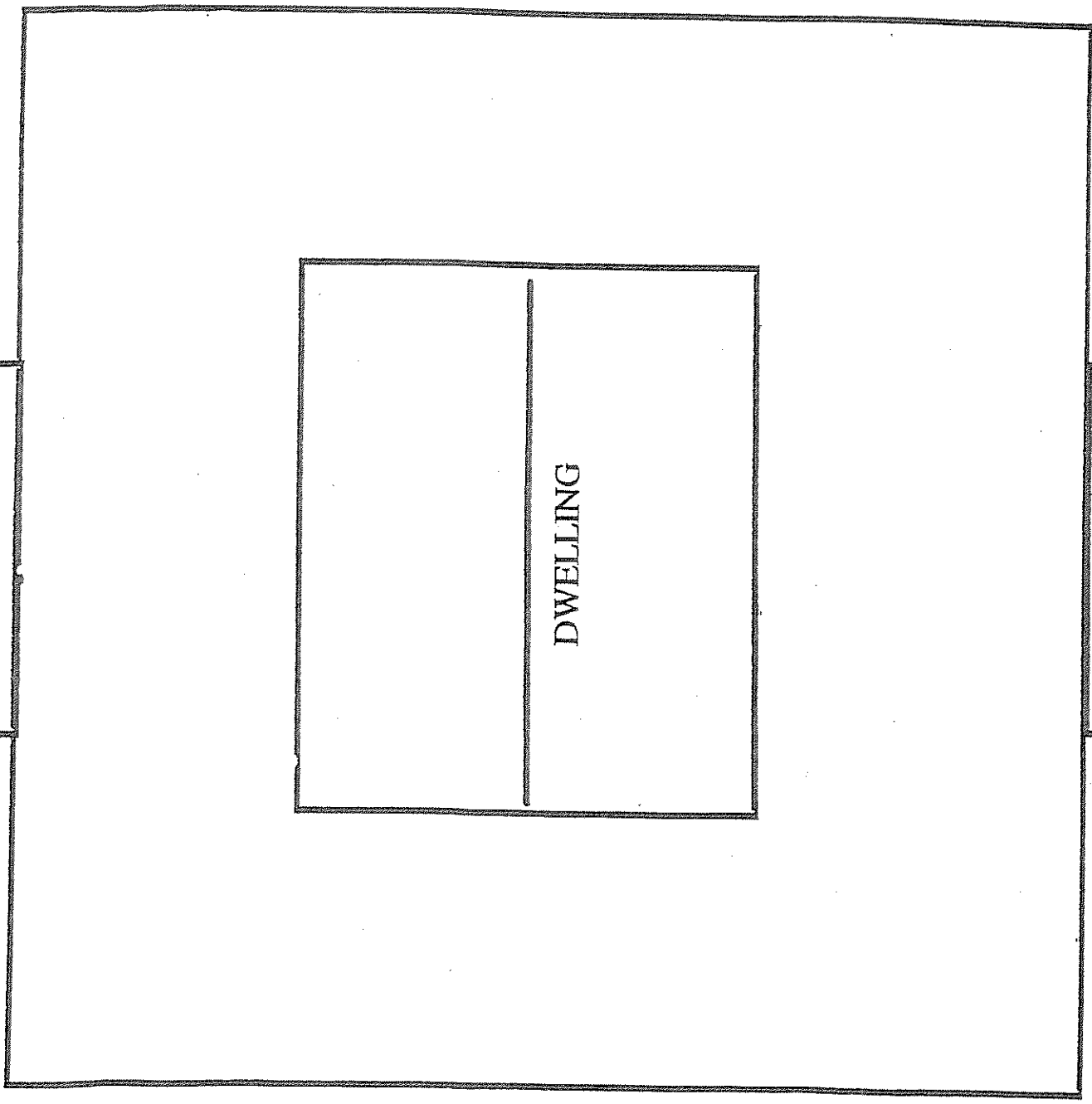
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Homeowner applying for DRC approval.

REAR PROPERTY LINE

FRONT PROPERTY LINE

DWELLING



# Construction Checklist

## POOLS AND SPAS:

- \_\_\_\_\_ Location of pool equipment, filters, heaters, pumps, etc., are indicated on plans. Drain line must be connected to sewer main via a control valve.
- \_\_\_\_\_ Pool equipment is screened from street view and located where noise is insulated from adjacent neighbors.
- \_\_\_\_\_ Plans to restore landscaping must be submitted with pool plans.
- \_\_\_\_\_ Hardscaping/decking must be at least 3 feet from any wall or structure - water line (or water feature) must be at least 5 feet from any wall or structure. Check with association office if zero lot line.
- \_\_\_\_\_ Fountains, water features or similar do not exceed wall height.

## LANDSCAPING:

- \_\_\_\_\_ Plant materials and sizes are indicated on plan and conform with Peccole Ranch approved plant palette (list available at association office). Plants must be 3 feet, and trees five feet from any block wall.
- \_\_\_\_\_ Minimum plant requirements and set-back requirements have been met.
- \_\_\_\_\_ Material Sample (Rock, artificial turf, etc) attached. Rock must be natural earthtone at least 3/4 inch in size. Border/Edging material indicated on plan.
- \_\_\_\_\_ Light fixtures conform to guidelines and brochure/picture is attached.

## PATIO COVERS, BALCONIES, AND GAZEBOS:

- \_\_\_\_\_ Roof must be full tile to match existing or open lattice only.  
(Built-up roofs with tile edging, rolled roofing and shingles are not allowed.)  
Contact the association office for current policy on aluma-wood covers
- \_\_\_\_\_ Color sample and photo of manufactures finished product. (patio cover, spa, etc.)  
Structure must be painted or stuccoed to match existing home.
- \_\_\_\_\_ Detailed site plan with dimensions (size & height) and set-back measurements required for all patio covers.
- \_\_\_\_\_ Balcony? (Please indicate yes or no).

## MISCELLANEOUS:

- \_\_\_\_\_ All set-back requirements have been met.
- \_\_\_\_\_ Describe access of heavy equipment to construction site on plans.  
(Access from greenbelt or through common, or party block walls prohibited).
- \_\_\_\_\_ \$300.00 refundable construction deposit made payable to Peccole Ranch Community Association attached. Will be returned upon verification that project is completed according to approved plan and no damage has been done to common areas.
- \_\_\_\_\_ \$25.00 non-refundable Design Review fee made payable to Peccole Ranch Community Association attached.
- \_\_\_\_\_ Approval from Sub-Association (Wellington Park, Stoneridge) attached.