

**Peccole Ranch Community Association**

9501 Red Hills Road  
Las Vegas, NV  
Phone: (702) 255-3351  
Fax: (702) 243-5819  
www.peccoleranch.net



**Peccole Ranch Design Review Application Form**

**Submission Requirements:** *The Committee meets on the first Thursday of each month unless otherwise noted. Deadline for completed staff review of applications is \_\_\_\_\_. Please allow up to three business days for staff review. Incomplete applications will not be considered by the DRC Committee.*

Owner's Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Work: \_\_\_\_\_  
Preferred method of contact:  Mail or  Email \_\_\_\_\_  
Proposed Improvement:  Landscape & Irrigation  Painting  Major Addition  Patio  Pool  Other  
1) \_\_\_\_\_  
2) \_\_\_\_\_  
3) \_\_\_\_\_  
4) \_\_\_\_\_  
REQUEST FOR APPROVAL: *(Please provide a brief description of the project. Use attachments for additional exhibits which provide for details, drawings, photographs, plans or catalog-cuts, copies of required permits, analysis of plant coverage, etc.)*

**Homeowner Checklist**

- \_\_\_\_\_ Application Fee (See attached rate sheet) \_\_\_\_\_  
(check or money order only)
- \_\_\_\_\_ Photos of your property
- \_\_\_\_\_ Landscape Form Attached
  - Complete Set of Plans
  - Set-Backs are clearly marked on plans
  - Dimensions listed
  - Vegetation listed (# of each type provided)
    - o Trees minimum of 24" box
    - o Plants minimum of 5 al
- \_\_\_\_\_ Decorative Rock Sample (size and Color listed on plans)
- \_\_\_\_\_ Artificial Turf Sample (6 - 12 in square)
- \_\_\_\_\_ Patios Form Attached
- \_\_\_\_\_ Paint Scheme Form Attached
  - Neighbor Awareness Form attached
- \_\_\_\_\_ Solar Panel Installation
  - Site-Diagram Attached which also notes panel locations

**Self-Build only:** \_\_\_\_\_ I understand, this application is for review and approval of the described improvements listed above. Anything not listed here and not clearly shown on plans will not be a part of this review. Approval is for aesthetic purposes only and does not constitute approval as to compliance with applicable state, county or city law, building and safety requirements or zoning ordinance. I agree to take no action to implement this project until receipt of the final written decision of the DRC. I hereby certify that the above-named person has the authority vested by the owner to commit to design changes and otherwise represent the property owner to the DRC. In addition, the information provided in this application is accurate to the best of my knowledge. I understand I will be liable for all costs necessary to bring the work up to the current standards. Permission is granted to PRCA staff to enter the subject property as necessary in performance of their duties. ***I have read and understand by doing this improvement without a contractor, I 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.***

**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&Rs.

**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.

"HOMEOWNER"

\_\_\_\_\_  
Name

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

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

"CONTRACTOR"

\_\_\_\_\_  
Name

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

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor's License

\_\_\_\_\_  
Limit

<b>FOR COMMITTEE USE ONLY:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> CONDITIONAL APPROVAL <input type="checkbox"/> REJECTED
CHECK RECEIVED:
COMMENTS/CONDITIONS:

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



**Peccole Ranch Community Association**  
2017 Design Review Committee Fee Schedule

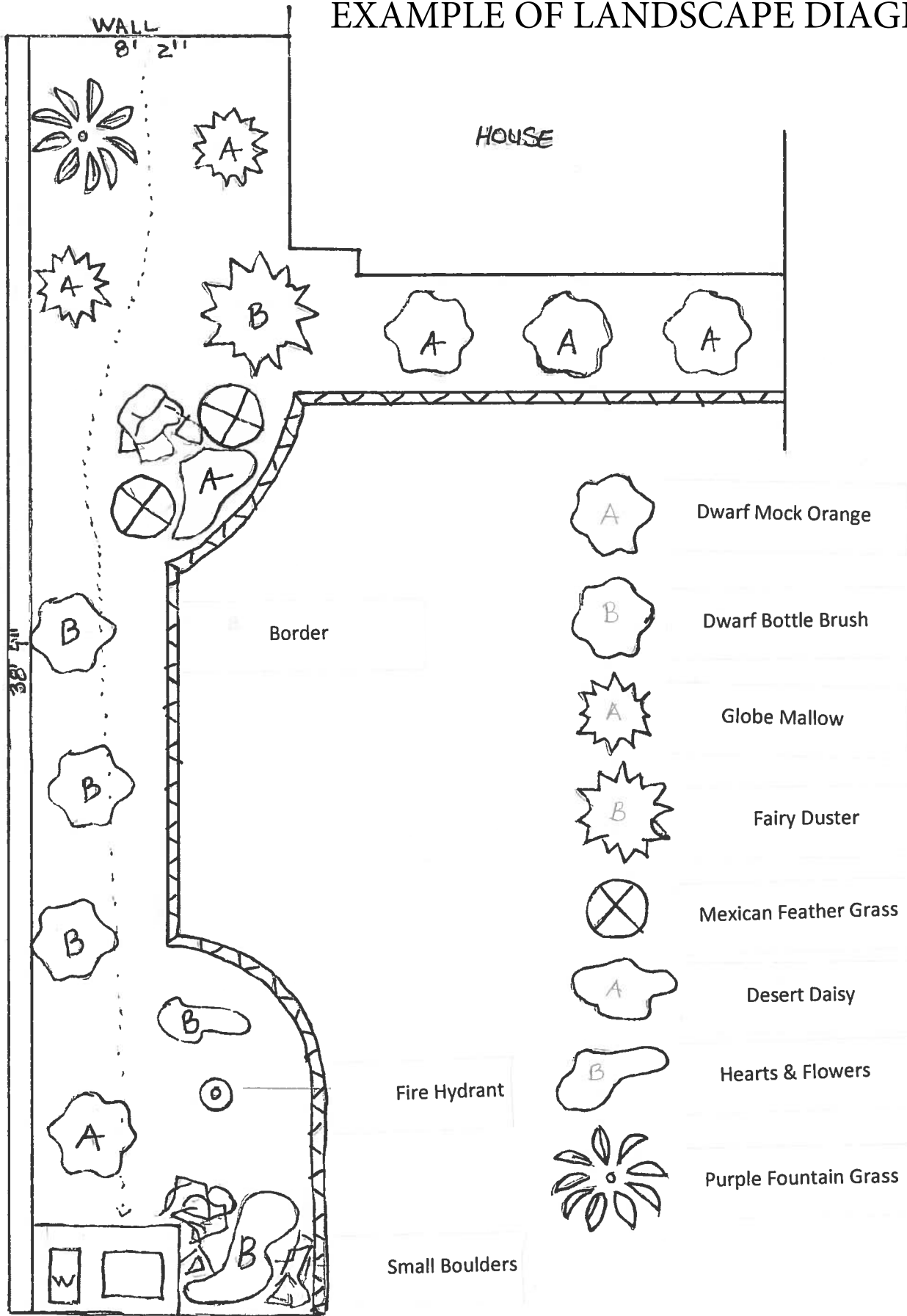
NOTE: ALL IMPROVEMENTS REQUIRE SUB ASSOCIATION APPROVAL PRIOR TO REVIEW BY THE PECCOLE RANCH COMMUNITY ASSOCIATION DESIGN REVIEW COMMITTEE. Review fees shall be subject to change as determined necessary by the DRC in order to offset the Association's expense for processing, copying and mailing. If the Application includes proposed work in more than one category, only the highest fee category will apply. **Owners who install without approval are still required to submit an application. In these cases, the applicable fee for each type of work installed without approval shall be applied. If the fee does not accompany the application, the application will be denied.** Checks may be made payable to: Peccole Ranch Community Association (PRCA).

<b>Type I - \$10 Require Prior Review *</b>	<b>Type II - \$15</b>	<b>Type III - \$25</b>	<b>Professional Review \$100**</b>
Antennas * Satellite Receivers	Awnings	Attic Ventilation -	Balcony Additions
Barbecues, Gas Grills, Fire pits (Portable)	Concrete Work	<b>BBQ</b> (Built in)	Casitas /Permanent Structure
Flagpoles	Dog Houses / Dog Runs	Courtyard Walls	Garage Additions
Fountains (Plug in)	Doors — Wrought Iron Entry, Garage, Front door replacement	Fencing/ Wall Modification	Home Exterior Architectural Modifications
Gate Screening	Driveways and Driveway Coatings/Colors	Fireplaces/Fire Pits (Built- in)	Pools, Spas and Water Features (plus \$300 construction deposit)
Landscape Lighting	Evaporation/ Swamp Cooler / AC	Landscaping (Installations or Modifications)	Room Additions including 3 season patios
Painting (Exterior Existing Color Palette )	Gates	Patio Covers	Second Story Additions
Roofing Repair or Replacement (same materials and color)	Gutters/Downspouts	Patios/Decks	
Signage	Home Security: Cameras/Lighting	Pergola - Ramadas - Gazebos (Permanent)	
Window Tint, Stained Glass *	Lampposts	Pilasters or Entrance Structures	
Security Doors - Standard Stock – Lowe's/Home Depot	Lighting (Exterior)	Accessory Building /Storage Shed (removable)	
	Play Sets/Swing Sets	Stone Veneer/Facia Stone	
	Rolladen or Rolling Shutters	Temporary Shade Structures/Sales Palpas----	
	Solar Equipment: Panels or Screens	Windows Replacement	
	Standing Trellises /Arbor	Skylights / Solar Tubes	
		Wind Power	

**" Professional Review:** If the plans submitted are of such complexity that additional review by an architectural or landscape expert is warranted, the fee charged by such expert shall be the responsibility of the homeowner. The fee shall be based on the hourly rate of the Licensed Architect employed by the Mountain's Edge Master Association or its Agents. Payment is required prior to review.

**Neighbor Notification may be required on any Improvement prior to approval.**

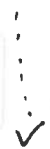
# EXAMPLE OF LANDSCAPE DIAGRAM



3' Setback for Plants

5' Setback for Trees

Drainage Flow



**Peccole Ranch Design Review Application Form**

**EXAMPLE EXHIBIT A: LANDSCAPE CALCULATION FORM**

Property Length (Left of Driveway)	38.9
Property Width (Left of Driveway)	8.2
<b>L: Total square feet left of driveway</b>	<b>318.98</b>
Property Length (Right of Driveway)	0
Property Width (Right of Driveway)	0
<b>R: Total square feet right of driveway</b>	<b>0</b>
<b>Total to be Converted = L + R</b>	<b>318.98</b>
<b>40% of Total to be Converted (Total x .40)</b>	<b>127.592</b>

\*\*\*Minimum 5 gallon size installation required

Quantity	Plant or Shrub	Product Name	SQ FT Credit (SNWA)	Total
1	4	Dwarf Mock Orange	13	52
2	3	Dwarf Bottle Brush	7	21
3	2	Globe Mallow	7	14
4	1	Fairy Duster	7	7
5	2	Mexican Fairy Grass	3	6
6	1	Desert Daisy	7	7
7	2	Hearts & Flowers	7	14
8	1	Purple Fountain Grass	7	7
<b>****Total Square Footage to be Installed</b>				<b>128</b>

Existing Plant(s)	SQ FT Credit per SNWA	Total
1		0
2		0
3		0
4		0
5		0
<b>Total Square Footage of Vegetation Already Installed</b>		<b>0</b>
<b>TOTAL SQUARE FOOTAGE OF VEGETATION TO BE ON PROPERTY (NEW &amp; EXISTING)</b>		<b>128</b>

\*\*\*Minimum 24 gallon box size installation required

Tree Name	Quantity
1	
2	

**Rock Color** Apache Gold

**Rock Size** 3/4 inch

**Boulder Color** Apache Gold