

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1 **ITEM 71 - For Possible Action - Any items from the afternoon session that the Council,**
2 **staff and /or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a**
3 **future meeting may be brought forward and acted upon at this time**
4 **Agenda Item 71, for possible action, any items Council, Staff and/or applicant wish to be**
5 **stricken, tabled, withdrawn, held in abeyance to a future meeting may be brought forward**
6 **and acted upon at this time.**

7
8 **ITEM 74 - GPA-72220 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT -**
9 **PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC - For possible action**
10 **on a request for a General Plan Amendment FROM: PR-OS**
11 **(PARKS/RECREATION/OPEN SPACE) TO: ML (MEDIUM LOW DENSITY**
12 **RESIDENTIAL) on 132.92 acres on the east side of Hualapai Way, approximately 830 feet**
13 **north of Charleston Boulevard (APNs 138-31-601-008; and 138-31-702-003 and 004), Ward**
14 **2 (Seroka) [PRJ-72218]. The Planning Commission vote resulted in a tie, which is**
15 **tantamount to a recommendation of DENIAL. Staff recommends APPROVAL.**

16
17 **ITEM 75 - WVR-72004 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING -**
18 **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**
19 **a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE**
20 **47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES**
21 **ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on**
22 **a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road**
23 **(APN 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7**
24 **(Residential Planned Development - 7 Units per Acre) and PD (Planned Development)**
25 **Zones, Ward 2 (Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff**
26 **recommend APPROVAL.**

27
28 **ITEM 76 - SDR-72005 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW**
29 **RELATED TO WVR-72004 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND**

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road (APNs 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 77 - TMP-72006 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-72004 AND SDR-72005 - PARCEL 2 @ THE 180 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a Tentative Map FOR A 75-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.19 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-601-008), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 78 - WVR-72007 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED on a portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71991]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 79 - SDR-72008 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-72007 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 106-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APNs 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71991]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 80 - TMP-72009 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-72007 AND SDR-72008 - PARCEL 3 @ THE 180 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 76.93 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71991]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 81 - WVR-72010 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

ITEM 82 - SDR-72011 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-72010 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 53-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APNs 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

ITEM 83 - TMP-72012 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-72010 AND SDR-72011 - PARCEL 4 @ THE 180 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a Tentative Map FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.80 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.

Appearance List

**CAROLYN G. GOODMAN, Mayor
STEVEN G. SEROKA, Councilman
CEDRIC CREAR, Councilman
MICHELE FIORE, Councilwoman
LUANN D. HOLMES, City Clerk
LOIS TARKANIAN, Councilwoman
BRAD JERBIC, City Attorney
BOB COFFIN, Councilman
SCOTT ADAMS, City Manager**

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

115 STAVROS S. ANTHONY, Councilman
116 ROBERT SUMMERFIELD, Director of Planning
117 TOM PERRIGO, Executive Director, Community Development
118 STEPHANIE ALLEN, 1980 Festival Plaza, on behalf of the applicant
119 MARK HUTCHISON, Counsel for the applicant
120 ELIZABETH GHANEM HAM, in-house Counsel, on behalf of the applicant
121 MICHAEL BUCKLEY, on behalf of the homeowners
122 FRANK SCHRECK, 9824 Winter Palace Drive
123 YOHAN LOWIE, property owner
124 DOUG RANKIN, on behalf of the homeowners
125 BOB PECCOLE, Attorney, and homeowner at 9740 Verlaine Lane

126

127 (1 hour, 54 minutes) [3:25 – 5:19]

128

129 Typed by: Speechpad.com

130 Proofed by: Jacquie Miller

131

132 **MAYOR GOODMAN**

133 Okay. I will start reading.

134

135 **END RELATED DISCUSSION**

136 **RESUME RELATED DISCUSSION**

137

138 **COUNCILMAN SEROKA**

139 Mayor, I'd like to make a motion also. I have some items to discuss.

140

141 **MAYOR GOODMAN**

142 Okay. I think that-

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

143 **COUNCILMAN SEROKA**

144 I would like to-

145

146 **MAYOR GOODMAN**

147 -get through these and then you'll make yours. Or do you want one of those to be discussed?

148

149 **COUNCILMAN SEROKA**

150 No. No, we can do that if you allow me the floor. Thank you.

151

152 **MAYOR GOODMAN**

153 Okay. So please vote on Agenda Items 68 through 91, 98, 99, 110, and 111 for those abeyances,

154 assuming technology is, there we go. Please vote and please post. Councilman?

155

156 **COUNCILMAN SEROKA**

157 Mayor, I have a purely procedural motion. I move to strike-

158

159 **MAYOR GOODMAN**

160 Oh-

161

162 **COUNCILMAN SEROKA**

163 Item 74.

164

165 **MAYOR GOODMAN**

166 -wait, we're not done.

167

168 **COUNCILMAN SEROKA**

169 What?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

170 **MAYOR GOODMAN**

171 Hold one sec, sorry. Councilwoman Fiore and Councilman Crear, please vote on those items.

172

173 **COUNCILMAN CREAR**

174 I apologize (inaudible). Can you restate whatever the motion on the table is?

175

176 **MAYOR GOODMAN**

177 And Councilwoman Fiore. Councilwoman Fiore?

178

179 **COUNCILWOMAN FIORE**

180 I did it.

181

182 **MAYOR GOODMAN**

183 Do it again. Push, push, push.

184

185 **COUNCILWOMAN FIORE**

186 There's no button. There's no button.

187

188 **LUANN D. HOLMES**

189 How would you like to vote?

190

191 **COUNCILWOMAN FIORE**

192 Yea. There's no, there's no vote

193

194 **COUNCILWOMAN TARKANIAN**

195 There's no vote brackets.

196

197 **MAYOR GOODMAN**

198 Okay. Here we go. Now we're posting it. It carries. Now, Councilman-

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

199 **COUNCILMAN SEROKA**

200 -Thank you Ma'am.

201

202 **MAYOR GOODMAN**

203 -Seroka, please.

204

205 **COUNCILMAN SEROKA**

206 I have purely a procedural motion. Based on procedure, I move to strike Agenda Items 74
207 through 83 on the grounds that I will go through here. It is an incomplete application. There is a
208 violation of our 12-month cooling off period, and it is a violation of the law as it stands today,
209 and I will go through those items to demonstrate that we have an incomplete application.

210 According to our Code, Code 90.10.040, modification of a master development plan and
211 development standards, such as Peccole Ranch Master Development Plan Phase 2, requires a
212 Major Modification because it is increasing the density of the development from which was -
213 previously approved. It is also requires a Major Modification, cause it's a change in location of
214 density, and according to our Code, it says that a Major Modification shall be processed in
215 accordance with the procedures and standards applicable to zoning.

216 Further, we have an incomplete application that says due to Nevada Administrative Code
217 278.260 for review of a Tentative Map, which we have here today, it says, A developer shall
218 submit all of the following items of information for its review of a Tentative Map. If a system for
219 a disposal or sewage is to be used or considered, a report on the soil including the types of soil, a
220 table showing seasonal high water levels and the rate of percolation at depth of any proposed
221 system of absorption for soil is required. A smaller item is that a map of the 100-year floodplain
222 for the applicable area must be included. A larger item, and a very significant item in this case, is
223 that also is required a master plan showing the future development and intended use of all land
224 under the ownership or control of the developer in the vicinity of the proposed subdivision. In
225 other words, all 250-acre plan must be submitted with the Tentative Maps. And that is also in
226 accordance with the staff's preferred process as - discussed in their staff analysis, and this is all
227 right out of the Nevada Code. Further, it says that we have violated our, the 12-month cooling off

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

228 period for successive applications of a General Plan Amendment.

229 So, I wanted to go through the requirements for a General Plan Amendment to show that a

230 General Plan Amendment is required in this case, and that since it, has been submitted, the

231 manner in which it's submitted violates the - Code that we have in place for a 12-month cooling

232 off period, and it was, that period would end in June.

233 Under our State laws, we have a law that's called NRS 278.230, governing body must put

234 adopted master plan into effect, and it says except as otherwise provided, whenever a governing

235 body or a city or county has adopted a master plan thereof, for the county or any major section

236 thereof, the governing body shall, upon recommendation of the, of, and I'll skip through some of

237 the language, and if practical needs of putting into effect a master plan, it must be in

238 conformance. The governing body must make sure it's in conformance.

239 Going, and there is some concern about that being whether our State law applies. Well, I'm –

240 gonna describe to you a couple of Supreme Court cases that say that you must amend and require

241 your master plan to be adopted when you change other things.

242 It's, the first case is the (sic) Nova Horizon case, and it is documented in the City documents

243 here that says the City, the courts have held that the master plan is a standard that commands

244 deference and presumption of applicability. The Nevada Supreme Court has held that master

245 plans in Nevada must be accorded substantial compliance, while Nevada statutes require the

246 zoning authority, must adopt zoning regulations that are in agreement with the master plan.

247 Further, there is the second case that says essentially the same thing, in that the master plan of a

248 community is a standard that commands deference and presumption and applicability.

249 So we have established that both at the State that a master plan must be in conformance with the

250 decisions you make on the day. So a General, GPA would be required if we're going to change

251 these items.

252 Further, in our own Title Code, Title 19, Paragraph 19.00.040, it is the intent of the City Council

253 that all regulatory decisions made pursuant to this Title be consistent with the General Plan. For

254 the purpose of this, of this section, consistency with the General Plans means, and it says what it

255 means, both the land use and the density and also all policies, programs of the General Plan

256 include those that promote compatibility of the uses and orderly development.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

257 So we have a State law and City law that says your General Plan must be in conformance with
258 whatever you're doing. So if you change something, you have to change your General Plan. So it
259 is required that we change our General Plan.

260 Further, in 19.16.010, it's titled Compliance with the General Plan. It says, Except as otherwise
261 authorized in this Title, which means it would have to state below that a General Plan
262 Amendment is not required. Otherwise, it is required. So it says except as otherwise authorized,
263 approval of all Maps, which we have today, Site Development Plan Reviews, which we have
264 today, Waivers which we have today, and Deviations and Development Agreements shall be
265 consistent with the spirit and intent of the General Plan.

266 Further, it says Site Development Reviews will be in conformance with the General Plan. In
267 subsequent paragraphs, it says Waivers shall be, granting a Waiver will not be inconsistent with
268 the spirit of the General Plan; and Tentative Maps, it says no application for a Tentative Map is
269 eligible for approval unless it is determined that the proposed, proposal will be in conformance
270 with all applicable zoning regulations, including all applicable provisions of this Title. The
271 zoning classification of the site and all zoning master plan or site plan approvals for the site,
272 including all applicable conditions.

273 So, in order to make the zoning in conformance, you need a Major Modification, as described
274 earlier. But what I have just demonstrated is that a General Plan Amendment is required, and we
275 have a provision in our Code that says if you have successive applications of a similar category,
276 the same category, and it goes on to describe many things that apply here today, and there is a,
277 that have been previously denied, that is a lesser intensity and you come now with a greater
278 intensity, you have to wait a year. Now, let's explain that. I asked for clarification from the
279 attorneys on that issue, and they said they really didn't know the spirit and intent behind that rule,
280 so we'll just clarify that here, since this is a policy making body and that the staff is a policy
281 implementing body, that, in this case, what it's saying is if you had a General Plan Amendment
282 for say, let's say 10 units and it was denied, you can come back with a General Plan Amendment
283 saying, Yeah, we'll - lower that to one, that's less - intense use. And that makes sense. So you
284 could go to a lower intensity or less demand when you come forward. But let's say you were
285 previously denied for 10. It wouldn't make any sense to then come back for, let's exaggerate a

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

286 little bit, for 100. So if you got denied for 10, don't come forward with 100 because that's a
287 successive application, and the waiting period for that is a period of 12 months. The 12-month
288 delay, and that would not expire until June, so we should not have accepted this application
289 based of the General Plan Amendment because it's still within the window. And therefore,
290 without the General Plan Amendment and without the Major Mod, we can't do the Tentative
291 Maps, and the Tentative Maps have to be in conformance with the General Plan as the, our own
292 Code says.

293 Further, in the court case that Judge Crockett ruled, a very respected, highly regarded, very
294 thorough judge, he said that in, he - followed our own rules. He followed our staff
295 recommendations. And these are facts that the Peccole Ranch Master Plan must be modified to
296 change the land use designations from Golf Course Drainage to Multi-family, prior to approval
297 of the General Plan Amendment. That would be a Major Mod.

298 In order to develop, and these are written by our own staff, by the way. In order to redevelop the
299 property as anything other than Golf Course or Open Space, the applicant has proposed a Major
300 Modification of the master plan. So the applicant actually knows a Major Mod is required.
301 The judge further ruled the City's failure to require or - approve a Major Modification without
302 getting is legally fatal to the City's approval. So we knowingly would be operating outside the
303 law. And further, it says the City is not permitted to change the rules or follow something other
304 than the law in place. The staff made it clear the Major Mod was mandatory. Its record shows the
305 City Council chose to ignore that and move past it.

306 So we have this decision by a judge that says a Major Modification is required, amongst other
307 things, in order to move forward on the Peccole Ranch Master Plan Phase 2, of which the entire
308 250 acres is considered Parcel 5 of the Peccole Ranch Master Plan Phase 2. So it doesn't matter if
309 you're talking about one part of the golf course or another, it's all designated Drainage Golf
310 Course. So if you're going to change anything on the 250 acres, you need to have a Major
311 Modification first, a required General Plan Amendment, and then you can do your other steps.
312 So I have demonstrated we have an incomplete application, we're not in conformance with State
313 law, State code, City code, City law, and we have absent the Major Modification that both our
314 own Code requires, and at the current state of things, since we did not appeal the judge's decision

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

315 and we did not ask for a stay, what we have said is we are compelled to abide by the Court's
316 ruling. And the Court ruling says that we are required a Major Modification.
317 Therefore, my motion is to Strike Items 74 through 83. However, I will allow the Applicant the
318 opportunity to withdraw them at this time if they would like to do that. Otherwise, that is my
319 motion.

320

321 **MAYOR GOODMAN**

322 Okay, I'd like some clarification-

323

324 **COUNCILWOMAN FIORE**

325 Could I ask-

326

327 **MAYOR GOODMAN**

328 -If I may, I'm gonna ask for Brad Jerbic, first of all, and then I wanna hear if there was briefing
329 by our City Manager on - these issues. Did you brief the Council? Are they fully knowledgeable
330 that this motion was gonna come? But let's go to Brad Jerbic first, please.

331

332 **BRAD JERBIC**

333 Procedurally, will you please read 74 through 83 into the record?

334

335 **MAYOR GOODMAN**

336 Okay, 74, GPA-72220, on a request for a General Plan Amendment from PR-OS
337 (Parks/Recreation/Open Space) to ML (Medium Low Density Residential) on 132.92 acres on
338 the east side Hualapai Way, approximately 830 feet north of Charleston Boulevard.
339 Number 75, WVR-72004, on a request for a Waiver to allow 40-foot private streets with no
340 sidewalks where 47-foot private streets with 5-foot sidewalks on both sides are required within a
341 proposed gated residential development on a portion of 71.91 acres on the north side of Verlaine
342 Court, east of Regents Park Road, R-PD7 (Residential Planned Development - 7 Units per Acre)
343 and PD (Planned Development) zones.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

344 Number 76, SDR-72005, on a request for Site Development Plan Review for a proposed 75-lot
345 Single Family Residential development on a portion of 71.91 acres on the north side of Verlaine
346 Court, east of Regents Park Road, R-PD7 (Residential Planned Development - 7 Units per Acre)
347 and PD (Planned Development) zones.

348 Number 77, TMP-72006, on a request for a Tentative Map for a 75-lot Single Family Residential
349 subdivision on 22.19 acres on the north side of Verlaine Court, east of Regents Park Road, R-
350 PD7 (Residential Planned Development - 7 Units per Acre) zone.

351 Number 78, WVR-72007, on a request for a Waiver to allow 40-foot private streets with no
352 sidewalks where 47-foot private streets with 5-foot sidewalks on both sides are required on a
353 portion of 126.65 acres on the east side Hualapai Way, approximately 830 feet north of
354 Charleston Boulevard, R-PD7 (Residential Planned Development - 7 Units per Acre) and PD
355 (Planned Development) zones.

356 Number 79, SDR-72008, on a request for a Site Development Plan Review for a proposed 106-
357 lot Single Family Residential development on a portion of 126.65 acres on the east side Hualapai
358 Way, approximately 830 feet north of Charleston Boulevard, R-RPD7 (sic) (Residential Planned
359 Development - 7 Units per Acre) and PD (Planned Development) zones.

360 Number 80, abeyance on a residence for a, on a request for a Tentative Map for a 106-lot single-
361 family residential subdivision on 76.93 acres east side Hualapai, approximately 830 feet north of
362 Charleston Boulevard, R-PD7 (Residential Planned Development - 7 Units per Acre) zone.

363 Number 81, WVR-72010 on a request for a Waiver to allow 40-foot private streets with no
364 sidewalks where 70, 47-foot (sic) private streets with 5-foot sidewalks on both sides are required
365 within a proposed gated community development on a portion of 83.52 acres on the east side of
366 Palace Court, approximately 330 feet north of Charleston Boulevard, R-PD7 (Residential
367 Planned Development - 7 Units Per Acre) and PD (Planned Development) zones.

368 Number 82, SDR-72011, on a request for a Site Development Plan Review for a proposed 53-lot
369 Single Family Residential development on a portion of 83.52 acres on the east side of Palace
370 Court, approximately 330 feet north of Charleston Boulevard, R-PD7 (Residential Planned
371 Development - 7 Units per Acre) and PD (Planned Development) zones.

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

372 And number 83, TMP-72012, on a request for a Tentative Map for a 53-lot Single Family
373 Residential subdivision on 33.8 acres on the east side of Palace Court, approximately (sic she
374 said 350), 330 feet north of Charleston Boulevard, R-PD7 (Residential Planned Development - 7
375 Units per Acre) and PD (Planned Development) zones.

376 The Applicant/Owner of these parcels is the 180 Land Company LLC, at (sic), 180 Land
377 Company LLC, et al.

378 On Item 74, the Planning Commission vote resulted in a tie, which is tantamount to a
379 recommendation of denial, and staff recommends approval. The Planning Commission and staff
380 recommend approval of Items 75 through 83. These are in Ward 2 with Councilman Seroke, are
381 Public Hearings which I declare open.

382 Is the Applicant present? And Mr. Summerfield, are you here, wherever you are?

383

384 **COUNCILMAN COFFIN**

385 Your Honor, Your Honor, before we-

386

387 **MAYOR GOODMAN**

388 -Yes, well, I wanna hear back-

389

390 **COUNCILMAN COFFIN**

391 -there is a motion-

392

393 **MAYOR GOODMAN**

394 -no, no, no, no-

395

396 **COUNCILMAN COFFIN**

397 -there's a motion.

398

399 **MAYOR GOODMAN**

400 Let's wait.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

401 **COUNCILWOMAN FIORE**

402 No.

403

404 **MAYOR GOODMAN**

405 No. No. We're-

406

407 **COUNCILMAN COFFIN**

408 But, Your Honor-

409

410 **MAYOR GOODMAN**

411 -we're hearing from our attorney, please, Councilman.

412

413 **COUNCILMAN COFFIN**

414 Oh, from our attorneys, right, because I see a lot of people approaching, and I wanted to make
415 sure we keep it here in the family.

416

417 **MAYOR GOODMAN**

418 They're fine. Please, please just let's hear from-

419

420 **BRAD JERBIC**

421 I'm gonna make a recommendation, because the Councilman has raised a, an issue, and based a
422 motion on a procedural issue. Staff hasn't read the report yet. There's been no testimony yet. I
423 would suggest, Your Honor, that you open up the hearing just for discussion on the procedural
424 issue. If the procedural issue results in the motion passing, then we don't get to the merits of it. If
425 the procedural issue fails, then you have the staff presentation, and we can do it. That's my
426 recommendation.

427

428 **MAYOR GOODMAN**

429 Okay. May I ask the question, which I was going to before you told me to read them, which was

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

430 correct. I didn't know and I wanted to ask our City Manager, has Council been briefed on these,
431 on these items?

432

433 **SCOTT ADAMS**

434 Scott Adams, City Manager. We did brief our Council last week on all three of these, well,
435 actually, there's 10 total items, three individual actions per each of the three parcels, plus the
436 overall GPA. We did a briefing last week, and then we had a Council briefing yesterday through
437 the agenda where this item came up as well. So we - really covered it over two weeks.

438

439 **COUNCILWOMAN FIORE**

440 Mayor?

441

442 **SCOTT ADAMS**

443 I - would say we're not aware of the action-

444

445 **COUNCILWOMAN FIORE**

446 Right.

447

448 **SCOTT ADAMS**

449 -or the proposed motion. So we're not really in a position to respond technically on the merits of
450 the motion, cause it, it's something that I was not aware of.

451

452 **COUNCILWOMAN FIORE**

453 Right. So Mayor understand, that what just occurred, we were not briefed on what just occurred.
454 We were briefed on what was coming before Council. But what just occurred, none of us had a
455 briefing on of what just occurred. And - I think, I think it's - quite shady, and I don't, I don't see
456 how we can even proceed with the motion that Councilmember from Ward 2 has made.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

457 **MAYOR GOODMAN**

458 Okay. Councilman Crear, I see your light's on.

459

460 **COUNCILMAN CREAR**

461 Thank you, Mayor, I just have a point of clarification. Since the Councilman has brought issues
462 forward to the Council, and how do we make a determination on if those issues are valid or are
463 they not valid? And do we need to make that clarification happen prior to us moving forward so
464 that we could make a determination or not on how we move forward? It seems as though, and
465 I'm not casting one side or the other, that I - don't feel comfortable moving forward since now
466 that I'm aware of some information that I was not aware of prior. And so how do I make a
467 determination on if what the Councilman is saying is, has basis? If it does have basis, then that
468 information seems to be very pertinent into us moving forward, whatever comes on the outcome.
469 Can you answer that for me, Mr. Jerbic?

470

471 **BRAD JERBIC**

472 I can. I think that this would be a really good time to hear from both sides as to the procedural
473 issues only, not opening up a hearing on the applications themselves, but there's been a motion
474 made to strike everything based on the procedural grounds articulated by the Councilman. I think
475 that Mr. Bice will have an opinion, and I know that Lieutenant Governor Hutchison will have an
476 opinion, and I know that Ms. Allen will have an opinion.-

477

478 **COUNCILMAN COFFIN**

479 Your Honor?

480

481 **BRAD JERBIC**

482 So what I would urge you to do, Your Honor, is ask them to limit their comments, at this point in
483 time, just to the procedural issues raised by the Councilman in this motion.

484

485 **MAYOR GOODMAN**

486 Okay.

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

487 **COUNCILMAN CREAR**

488 Madam Mayor?

489

490 **COUNCILMAN COFFIN**

491 Your Honor?

492

493 **COUNCILMAN CREAR**

494 Madam?

495

496 **MAYOR GOODMAN**

497 Excuse me, please-

498

499 **COUNCILMAN CREAR**

500 -Okay.

501

502 **MAYOR GOODMAN**

503 - everybody, please.

504

505 **COUNCILMAN COFFIN**

506 Yeah.

507

508 **MAYOR GOODMAN**

509 I wanna hear from the Council first, their questions to you on this procedural item. So, first,
510 we're gonna go to Councilman Coffin, then we're gonna go to Mayor Pro Tem, then we're gonna
511 go to Councilman Anthony. These are times for you to address questions to our legal staff first.
512 So if you want to sit and rest for a few moments, you may. Please, Councilman Coffin.

513

514 **COUNCILMAN COFFIN**

515 Thank you, Your Honor. Okay, first of all, a motion-

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

516 **MAYOR GOODMAN**

517 This is to here. This is to Brad Jerbic.

518

519 **COUNCILMAN COFFIN**

520 -Right, thank you, and/or whoever can hear. The motion is made under the correct order of
521 business, motion accepted. Discussion on the motion is occurring. No advance notice has to be
522 given to anybody, for, no one in this body or any legislative body that I know of needs to give
523 notice of a procedural motion in advance or in essence, seek permission. That's not required. And
524 we've got a master of the gavel out there in the audience, the Lieutenant Governor, He - knows
525 this. You don't, never know when a motion's gonna come in.

526 So, it's hard to say we haven't been briefed, when in reality, what a briefing would do would be
527 to give an indication that this motion was coming. And so it's - his business. I mean, it is his, it's
528 his properly recognized motion. I - don't think that, frankly, I don't think we need to go even into
529 public discussion, because I - don't even know if you've made a ruling or you're just suggesting,
530 Brad, because procedural, we do not allow the public to tell us how to run our dais. Who is, if I
531 could have your attention, Brad, who is the Parliamentarian, the Clerk or Council?

532

533 **BRAD JERBIC**

534 It's me.

535

536 **COUNCILMAN COFFIN**

537 Okay.

538

539 **COUNCILWOMAN TARKANIAN**

540 It's you.

541 **COUNCILMAN COFFIN**

542 That's good, because I wasn't sure. I thought the City Clerk might be the Parliamentarian.

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

543 **BRAD JERBIC**

544 We work together very closely.

545

546 **COUNCILMAN COFFIN**

547 Okay.

548

549 **BRAD JERBIC**

550 I don't think we're gonna work closely on this issue cause I don't think anybody wants to get near
551 it, but go ahead.

552

553 **COUNCILMAN COFFIN**

554 It's hard to hear you. But anyway, the idea is that you'd have to say, well, if you're the
555 Parliamentarian, would you agree that the motion is properly made under the order of business?

556

557 **BRAD JERBIC**

558 Yes. There, there's no obligation for any member of the Council to share their motion in advance
559 with any other member of the Council. So when it comes to, if - the question is staff did not brief
560 me, it's because staff isn't making the motion and staff didn't craft the motion. We didn't research
561 these issues. The Councilman is entitled on his own to do his own research, craft his own motion
562 and present it, and he's done that. So the motion is proper.

563

564 **COUNCILMAN COFFIN**

565 I think that's a good establishment there, Your Honor.

566

567 **MAYOR GOODMAN**

568 Thank you. Okay, MAYOR PRO TEM? And Mr. Jerbic, can you pull your mic closer to you as
569 you respond, please? Thank you. Go ahead.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

570 **COUNCILWOMAN TARKANIAN**

571 Mr. Jerbic, is there validity to the rules and regulations of the State and of our own City that
572 Mr. Seroka has brought forth? Are, if they exist, do they then affect what we're doing today or
573 would be doing today?

574

575 **BRAD JERBIC**

576 Let - me state a couple of things and you're going to have to make the judgment on this.

577

578 **COUNCILWOMAN TARKANIAN**

579 It sounds as if they are, but I don't know.

580

581 **BRAD JERBIC**

582 Let - me state a couple things that are just fact, but you're going to have to make a judgment call
583 on the policy end of it. It is a fact that we believe, as staff, a General Plan Amendment should be
584 required for this. The applicant submitted one under protest, so there is a General Plan
585 Amendment. The question the Councilman has raised is, do you believe it is so duplicitous with
586 the General Plan Amendment that was denied that he's in the one-year timeout box? Under our
587 Code, you can't bring back an application that's the same or similar, if you've been denied, for a
588 period of one year.

589 But the Councilman has argued, if I heard it correctly, and Councilman, stop me if you, if I get it
590 wrong, what he's argued is that this application, submitted under protest or not, is necessary but
591 it's untimely because he hasn't waited the full year yet because it's too similar to the GPA that
592 was denied last year. And without that, the rest of the project can't go forward. That, that's one
593 argument.

594 The next argument I heard, and I'm - getting a nod from Councilman Seroka, so he agrees with
595 the way I - summarized that. You're going to have to decide if you think staff did not think it was
596 duplicitous. But you can overrule staff and you can say, I think it was. You can say, I think this
597 GPA was filed too soon, he should have waited another month.

598 Having said that, the next issue is whether or not a Major Modification is required. There is not a

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

599 Major Modification that goes with this application. Staff did not believe a Major Modification
600 was necessary. There was a lawsuit in front of Judge Crockett, and Judge Crockett ruled on an
601 application that was before this Council last year for 435 condominiums on the northeast
602 quadrant of what we call Queensridge or Badlands Country Club. The applicant came in with a
603 request for 720 units. He needed a, we believed he needed a zone change, he needed a General
604 Plan Amendment. He filed for both.

605 The Council granted a General Plan Amendment and gave him medium density under the
606 General Plan. He filed for a zone change. He got R-3 as a zone change, and then he got his site
607 development plan approved for 435 units. There was a challenge to that, to that action, by the
608 City Council, that went to Judge Crockett. The argument that was made and, again, anybody out
609 there can correct me, I'll try and get this as just straight down the line as I can - tell it. The
610 argument, I believe, was that there was a General Plan, a Master Plan for Queensridge, called
611 Peccole Ranch Phase 2, and it didn't have units in it that could be built on the golf course. It had
612 (sic) a number of single-family units that could be built, a number of multi-family units, but
613 when it got to golf course, open space or drainage, it had a dash. There were no units there.

614 So I believe the argument was before the Council approved the 435, they should have required a
615 Major Modification of that plan, because it didn't have a unit count for the open space, and that
616 was where the 435 was going to be built was on the open space. Judge Crockett agreed with that
617 argument, and he issued a written opinion. And everybody's got it, we've talked about.

618 The written opinion is on appeal. The Council decided not to join in that appeal, but the
619 applicant, 180 Acre LLC at like, and the like, appealed that to the Nevada Supreme Court, where
620 it's pending. The Council was asked to make a policy call. To end the argument completely, you
621 could make a decision to change your Code or just make a policy call as to whether or not you
622 wanted a Major Modification to accompany these applications. The Council, on a 4-2 vote said,
623 No, we don't, and it was before Judge Crockett's decision.

624 So a 4-2 vote, no Major Modification, Judge Crockett says, Yes, you need a Major Modification.
625 Then a reconsideration of the 4-2 vote occurred, and there were not enough votes to reconsider it.
626 So that's the only statement you've made on this so far, a 4-2 vote before Judge Crockett,
627 Judge Crockett, and then you didn't take back your 4-2 vote because there weren't enough votes

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

628 for it. So-

629 I'm just, I'm just going through, that, that's what I've heard so far. So without going further into

630 it, those are two policy calls that you can make right now, and they can be directly addressed by

631 the applicant and anybody else as to whether or not, just break down into pieces. Do you think

632 the GPA is duplicitous with the previous one that was denied? And if you think that's true, then

633 there's a timeout period for the GPA, and without the GPA, the rest of the applications really

634 couldn't be heard. They - need the GPA to go with it, that's what staff believes. So that's number

635 one.

636 Number two, if after you know about Judge Crockett's decision and everything I've just said, you

637 think there should be a Major Modification, say that, and if you think there should be a Major

638 Modification, then that also would be something that would, is missing from this current

639 application that would cause it to be incomplete.

640 If you decide, on the other hand, the GPA is not duplicitous and a General Plan, and a Major

641 Modification is not required, then you go forward with the other procedural arguments one by

642 one. If they are exhausted, then you hear the application. If you hit a stumbling block at any one

643 that you believe is the policy of this Council, you have every right to interpret your own law and

644 - enforce it your own way. But of you believe procedurally at any point you've reached a dead

645 end, then the applications could be, you would vote on the motion to strike. That's my

646 recommendation.

647

648 **MAYOR GOODMAN**

649 If I might add, Mr. Jerbic, one last thing. If in fact, the applicant has made appeal to the Supreme

650 Court of the State of Nevada, is that a fact?

651

652 **BRAD JERBIC**

653 In my opinion, no.

654

655 **MAYOR GOODMAN**

656 They have not?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

657 **BRAD JERBIC**

658 These are separate applications that have nothing to do with that particular appeal.

659

660 **MAYOR GOODMAN**

661 Then it is not-

662

663 **BRAD JERBIC**

664 I - think ultimately - here's - how it works. When a judge rules, it's not insignificant, but the
665 ultimate law of the land is made by the Nevada Supreme Court. The Nevada Supreme Court will
666 be the ultimate determiner as to whether or not a Major Modification is necessary. And if they
667 agree with Judge Crockett, it will be my advice, if that happens, that Major Modification is
668 required for everything that comes before this Council. If they disagree with Judge Crockett, then
669 we're back to where we were before. You don't require a Major Modification, but you do require
670 a GPA.

671

672 **COUNCILMAN SEROKA**

673 Mayor, if, Mayor if - I may on that point-

674

675 **MAYOR GOODMAN**

676 Yes.

677

678 **COUNCILMAN SEROKA**

679 -It's my understanding that Nevada Civil Practice Manual addresses this a bit as well, that when a
680 judge makes a ruling, you have an opportunity to appeal it, you have an opportunity to stay it. If
681 you don't do that, that's the law of the land at the time. And right now, this is the law of the land
682 that we have right now guiding us in our decision for this process. It doesn't mean it'll be the law
683 of the land later. It could change, as you said, through a Supreme Court change. But at the time
684 that we are hearing this, this is the law of the land, and that is the decision we have made to abide
685 by it.

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

686 **COUNCILWOMAN FIORE**

687 So Mayor-

688

689 **MAYOR GOODMAN**

690 Well, let me, let's hear from Councilman Anthony.

691

692 **COUNCILMAN ANTHONY**

693 Thank you, Mayor. So - Brad, explain the - motion is to strike. So explain what that means
694 exactly to strike.

695

696 **BRAD JERBIC**

697 Quite often before the Planning session begins, you make motions to strike things that aren't
698 ready, that you're not ready to hear for, or you make motions to hold things in abeyance.

699

700 **COUNCILWOMAN FIORE**

701 Can he talk into the mic? I can't hear him.

702

703 **MAYOR GOODMAN**

704 Pull your mic closer, can't hear what you're saying down here.

705

706 **BRAD JERBIC**

707 I'm sorry. Part - of it is just my allergies, so forgive me. My voice is just-

708

709 **MAYOR GOODMAN**

710 Okay, but turn it more towards your mouth, if you would.

711

712 **BRAD JERBIC**

713 Okay.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

714 **MAYOR GOODMAN**

715 Good.

716

717 **BRAD JERBIC**

718 Quite often you do procedural things all the time. So forget about Badlands for a moment. You
719 take motions to strike at the beginning of every planning session. You do motions to abey at the
720 beginning of every planning session. Those motions are because an applicant has requested it or
721 because something isn't right or somebody changed their mind and doesn't want a project. That
722 happens all the time. That is almost always with the applicant's consent, all, more than often than
723 not at their request. This one's different. There's a procedural motion, which is properly made,
724 but I'm don't have a doubt that the applicant is not good with it. And so I think, in this particular
725 case, the motion to strike, if you believe there is a procedural defect, Councilman, after hearing
726 the testimony, if you believe there's a missing piece of this application or you believe the GPA
727 should not have been accepted because it's duplicitous with the one that was denied last year and
728 he hasn't waited a year yet to file the new one-

729

730 **COUNCILMAN ANTHONY**

731 Right, I understand that, but-

732

733 **BRAD JERBIC**

734 If you believe either one of those, then you vote on the motion.

735

736 **COUNCILMAN ANTHONY**

737 What - happens to the agenda items if - a strike motion passes?

738

739 **BRAD JERBIC**

740 Applicant will have to start over.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

741 **COUNCILMAN ANTHONY**

742 What does that mean start over?

743

744 **BRAD JERBIC**

745 That means he'll have to refile.

746

747 **COUNCILMAN ANTHONY**

748 The whole project would start all over again.

749

750 **BRAD JERBIC**

751 That's right.

752

753 **COUNCILMAN ANTHONY**

754 Okay. So-

755

756 **MAYOR GOODMAN**

757 And with a time limit, if I might question on top of that?

758

759 **BRAD JERBIC**

760 On the strike? Well strike is, since it's not on the merits, there's no one-year time limit that goes
761 with it, but I can assure you, without even speaking to the applicant or to their counsel, they'll be
762 in court tomorrow.

763

764 **COUNCILMAN SEROKA**

765 Mayor, if I may, I did let, offer-

766

767 **MAYOR GOODMAN**

768 -Well hold on if you would, let's hear from

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

769 **COUNCILMAN SEROKA**

770 -offer to withdraw without prejudice.

771

772 **MAYOR GOODMAN**

773 Wait, wait, wait, wait, let -

774

775 **COUNCILMAN ANTHONY**

776 -I just wanna ask - my questions.

777

778 **MAYOR GOODMAN**

779 -Let Councilman Anthony finish his questions, please.

780

781 **COUNCILMAN ANTHONY**

782 Thank you. Okay. So a motion to strike, if it passes, means the whole thing starts from square
783 one, is that correct?

784

785 **BRAD JERBIC**

786 Correct, they have to resubmit.

787

788 **COUNCILMAN ANTHONY**

789 Okay. So-

790

791 **MAYOR GOODMAN**

792 -And could you ask, wait one second, Councilman, and there is no, you have said there is no time
793 limit. If the motion to strike is agreed to, they can come back and file-

794

795 **COUNCILMAN ANTHONY**

796 Next week.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

797 **MAYOR GOODMAN**

798 -tomorrow.

799

800 **BRAD JERBIC**

801 Tomorrow. They could, they could do both. They could go to court and file tomorrow.

802

803 **MAYOR GOODMAN**

804 But they have to do it according to the new parameters. Okay.

805

806 **BRAD JERBIC**

807 Correct.

808

809 **COUNCILMAN ANTHONY**

810 My - next kind of question or comment is 95 percent of what Councilman Seroka said was, I
811 heard it for the first time. So I - don't know what it means. I don't understand it. I, there's no way
812 I can vote on the 95 percent because I need time to digest all that and I'm not gonna do it up here.
813 The one thing that - we have been briefed on though, which Councilman Seroka brought up, is
814 this, and you brought up, is the Major Modification that was required by this judge. So, in my, in
815 my 30 years in law enforcement world, if a judge ruled a certain way, then you followed the
816 judge's ruling. I mean, that's just the way it is. If - the police conduct a search and the judge rules
817 it's an unconstitutional search, well, it's an unconstitutional search until somebody says different,
818 and you have to follow the judge's ruling. I mean, that's - normally how you do it. Okay. There,
819 you can have a stay, you can, there's appeals and all that stuff, but in the general sense, the judge
820 rules it that way, you gotta kind of, if we, I mean, either that or we just ignore judges' rulings and
821 there's chaos. So there may be some ways to do that, and one of them is there is an appeal to the
822 Nevada Supreme Court on whether the judge's ruling was correct or not. So my question I guess,
823 for Mr. Perrigo or from Brad, is if - I or we or whoever decides that a Major Modification is
824 needed, is required, then what happens to the applications before us today? How would you,
825 what would be the process for going through that today?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

826 **MAYOR GOODMAN**

827 They would have to be refiled all over again.

828

829 **BRAD JERBIC**

830 Right. Well, there's a number of ways. First of all, there's a motion on the floor, and the motion is

831 to strike. If that motion passes, then what would happen when the applicant, and if you decide-

832

833 **COUNCILMAN ANTHONY**

834 -No, I'm just, I'm just talking strictly about the Major Modification.

835

836 **BRAD JERBIC**

837 Right.

838

839 **COUNCILMAN ANTHONY**

840 It -, just deal with that particular item. If a Major Modification is required, if I believe that-

841

842 **BRAD JERBIC**

843 -Right.

844

845 **COUNCILMAN ANTHONY**

846 -then that will help me decide how I'm gonna vote, but what happens to the stuff that's before us

847 today, if that is a requirement today?

848

849 **BRAD JERBIC**

850 I got it. I understand the question. The, if you require a Major Modification, you – could, I'm

851 sorry. If you require a Major Modification, I don't know why, normally I'm so loud, it's just very

852 quiet today, so I apologize. If you require a Major Modification, you can do it one of two ways.

853 One is you don't hear anything until the applicant submits one. It goes through the process, and I

854 think it has a Title 19 provision it has to go the Planning Commission, but that's something that

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

855 you can waive if you want to accelerate it. But he - would have to file a Major Modification, and
856 then all pieces of this would come to the Council together. So instead of 11 or 10 pieces you
857 have now, you would have an 11th that would be the Major Modification. That's what would
858 happen. The other way to do it, and it's - possible, but I don't recommend it, and that is vote on
859 the 10 that you have now, contingent upon a Major Modification coming in within 60 days or
860 whatever. You could do that too. But-

861

862 **COUNCILMAN ANTHONY**

863 -Well, I - don't, I mean, I don't know if that's a way I would go. I mean, if a Major Modification
864 is required and I believe that, then we should start, that, that's kind of the, a first step, right?

865

866 **BRAD JERBIC**

867 I - make no policy recommendation here, I just give you the legal options.

868

869 **COUNCILMAN ANTHONY**

870 Right, but - on an application like this, if a Major Modification is required, that would have to be
871 submitted before these agenda items, is that correct, Tom? Is that how-

872

873 **BRAD JERBIC**

874 If - you had, if you had decided months ago that a Major Modification required, these
875 applications wouldn't be on the agenda unless there was a Major Modification with them.

876

877 **COUNCILMAN ANTHONY**

878 Correct. Okay. All right. So, all right, so if I believed that, then I would support the motion to
879 strike. I guess another way to look at it is if it is being appealed to the Supreme Court, I guess
880 another way to deal with this would be since the Major Modification is the first step and a key
881 element, is to abey all this stuff until the Nevada Supreme Court decides, cause you said rightly
882 they have final say. So any idea when the Nevada Supreme Court would hear the (sic) and make
883 a final ruling on the Major Modification? Any idea?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

884 **BRAD JERBIC**

885 I'm looking at a very amused Lieutenant Governor right now who knows how this works. There's
886 no predicting-

887

888 **COUNCILMAN ANTHONY**

889 There isn't.

890

891 **BRAD JERBIC**

892 -when the Nevada Supreme Court's gonna hear this or - rule on it. Even if they set a briefing
893 schedule and all the briefs were turned in by a certain date, let's make up a date, October 1st,
894 they gotta have a hearing and they could sit on it for months or years. You never know.

895

896 **MAYOR GOODMAN**

897 If I may interject here-

898

899 **COUNCILMAN ANTHONY**

900 -Okay, okay, I'm good.

901

902 **MAYOR GOODMAN**

903 -I mean, I - thank you very much, Councilman. It seems to me we did vote 4-2, I understand that,
904 against Major Modification. A single judge made a decision to overrule that vote and change it.
905 We know it is gonna end up in the courts. I don't know why we would be messing with this. I've
906 been saying this same thing for over six, eight months. I don't understand why we are to vote on
907 this. I understand the legal ramification when a judge makes a decision, that decision holds.
908 That's the issue. But I have said again and again this is gonna end up there. Why are we ruling on
909 anything? Let the, this is in the courts, let them decide en banc and tell us what we should, we
910 already voted 4-2 against Major Modification. So why would we go against what we believed in
911 originally? And you told me you can't abey unless you don't have information, and I would add
912 that this information to strike is this total thing, and with all the information, and due respect to

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

913 Councilman Seroka, who obviously has done a great deal of homework on it, I - don't have the
914 information. So in that sense, from my vantage point, the answer is either no or abstain. And you
915 said I can't abstain.

916 I want the courts to tell us. They rule. One judge doesn't make it go. And so where do we go,
917 where would I go with my vote? Am I allowed to abstain cause I don't have the information?

918

919 **COUNCILMAN SEROKA**

920 Can withdraw.

921

922 **BRAD JERBIC**

923 We - we've unfortunately set this precedent before. Several of you have come to me on very rare
924 occasion and said, I'm not informed enough to vote. And then you go for an abeyance, not a
925 strike. You go for abeyance to get up to speed. That's happened once or twice, that happened
926 with Councilwoman Tarkanian when we had the argument regarding the Major Modification.
927 She said pretty plainly on the record, I don't have enough information about this to vote right
928 now, and so she abstained. The, when you do that, you don't get to un-abstain later on, on - a, on
929 the procedural motion. So when the, when the motion to require a Major, not require a Major
930 Modification passed on a 4-2 vote, later on one of the members in the majority wanted to bring it
931 back to rescind that vote. Councilwoman was not allowed to un-abstain-

932

933 **MAYOR GOODMAN**

934 Correct.

935

936 **BRAD JERBIC**

937 -for that because she didn't vote on the first vote.

938

939 **MAYOR GOODMAN**

940 Correct.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

941 **BRAD JERBIC**

942 But if it had been reversed, she would have been able to join back in on the conversation. So if
943 you abstain now for more information, you could, when you get up to speed, vote. But I will
944 state on the record, the question that you asked that's a fundamental question, Why do you have
945 to vote right now?

946

947 **MAYOR GOODMAN**

948 Right.

949

950 **BRAD JERBIC**

951 The Applicant is entitled, because he owns property, to seek permission from his government to
952 use that property in the way he wants to seek it. It doesn't mean you have to give it. It doesn't
953 mean he's right. But he has every right to ask. He has every right to due process. And at some
954 point in time, to link your obligation as an elected body to give him that due process to a whole
955 other system of justice that is out of our control, doesn't give him due process, in my opinion, on
956 this matter. Does he get due process if you strike based on a procedural thing? Sure, because
957 you've had a discussion on it, and then you can make your policy call there. But having a right,
958 he has a right to have you vote and not wait for the Nevada Supreme Court a year or two from
959 now.

960

961 **MAYOR GOODMAN**

962 But-

963

964 **BRAD JERBIC**

965 He also, the flip side of this is this, and I think the applicant knows this. If the applicant believes
966 he doesn't wanna submit a Major Modification, we're not requiring him to submit a Major
967 Modification, and later the Supreme Court rules not only is a Major Modification required on the
968 435, but on everything out at - Queensridge, well, that's the risk he's taking, and he understands
969 that. And so, and it would be reversed.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

970 **MAYOR GOODMAN**

971 And conversely, if I might, if the Supreme Court says he does not-

972

973 **BRAD JERBIC**

974 Right.

975

976 **MAYOR GOODMAN**

977 -votes over and reverses the District Court decision, then he just proceeds on, correct?

978

979 **BRAD JERBIC**

980 If - the Supreme Court reverses the District Court, the 435 is his again. It gets restored. If the

981 Supreme Court says Major Modification required for everything at Queensridge, any victory he

982 gets without a Major Modification goes away.

983

984 **MAYOR GOODMAN**

985 So why aren't we waiting for the Supreme Court? I don't get it.

986

987 **BRAD JERBIC**

988 The applicant wants you to hear it now knowing that.

989

990 **MAYOR GOODMAN**

991 All right.

992

993 **BRAD JERBIC**

994 They know that.

995

996 **MAYOR GOODMAN**

997 So you did instruct us as well, if I may. You said this is procedural only.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

998 **BRAD JERBIC**

999 I think the discussion right now should be on the procedure only. No point in getting into the
1000 merits of it since we have two arguments that the Councilman has made, well more than two, but
1001 two that I identified, the GPA argument and the other. I would just break these down very
1002 simply. Let's talk about the GPA, do you think it's duplicitous? If it is, you vote and you decide
1003 whether or not, and if you decide it is, then there's - another month left on the timeout window
1004 from the denial of the GPA last year.

1005

1006 **MAYOR GOODMAN**

1007 Okay. You're not through. Don't go away yet, please. There is a motion on the floor, I believe
1008 that Councilman Seroka, that was a motion, correct?

1009

1010 **COUNCILMAN SEROKA**

1011 Yes, Mayor.

1012

1013 **MAYOR GOODMAN**

1014 Okay. It was a, do we go ahead and vote the motion and then go into procedural comments from
1015 both sides, or do we go ahead and vote and see how it flies and then go into the procedural
1016 discussion?

1017

1018 **COUNCILWOMAN FIORE**

1019 I just have a question, Mayor.

1020

1021 **MAYOR GOODMAN**

1022 One more question.

1023

1024 **COUNCILWOMAN FIORE**

1025 Yeah, so, okay, so it's to our staff, it's to Peter and Robert. Do you guys believe the GPA was the
1026 same or similar? The GPA that - we want to discuss, do you believe this GPA on these items that

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1027 Councilman Seroka wants to strike, do you believe the GPA was the same or similar?

1028

1029 **ROBERT SUMMERFIELD**

1030 Madam Mayor, through you, the - GPA that was submitted was at the request of staff, and
1031 therefore, we have not treated it as a successive application. Therefore, we have not run the test
1032 of is it a more restrictive or less restrictive request. So, again, the GPA was requested by staff, it
1033 was submitted under protest by the applicant, and therefore, again, it was a request of staff to
1034 submit the application. And so the - language about a less restrictive application was - not a part
1035 of the test that we did. We requested the application.

1036

1037 **COUNCILWOMAN FIORE**

1038 Okay.

1039

1040 **COUNCILMAN CREAR**

1041 What does that mean?

1042

1043 **COUNCILWOMAN FIORE**

1044 Okay. Through your request, though, are - you saying that you're, it's different, or is it similar?

1045

1046 **ROBERT SUMMERFIELD**

1047 It's a request to change from PR-OS to a residential zoning district in that, or residential
1048 designation. In that regard, it's similar. They're different requests. It's a different area that's being
1049 requested for than the original GPA, and it is a different designation that's being requested.

1050

1051 **COUNCILWOMAN FIORE**

1052 So then if it's different, then we should hear it.

1053

1054 **ROBERT SUMMERFIELD**

1055 That I would refer to your legal counsel.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1056 **COUNCILWOMAN FIORE**

1057 That's what I'm saying. If it's different, then all the legal mumbo jumbo, cause this is more of a
1058 legal argument that Councilman Seroka had just talked about, goes out the door. If it's different,
1059 then we can hear these items.

1060 And this is very shocking, I have to tell you. First time we're hearing it, we're supposed to digest
1061 this information in a minute up here. I - just don't, I, this is the first for me and - I cannot support
1062 this.

1063

1064 **MAYOR GOODMAN**

1065 Okay. Councilman Crear?

1066

1067 **COUNCILMAN CREAR**

1068 Thank you, Madam Mayor. I - concur with Regent, excuse, wow, Regent Anthony, my former
1069 colleague on the Board of Regents, Councilman Anthony that we did just hear this, and I think
1070 it's a lot of information to take in, in a very short period of time. But I am very, very, very
1071 perplexed at how we cannot get definitive answers on some of the questions that we're asking. I
1072 don't understand how legal counsel cannot tell us if there are merits that are, that are based upon
1073 the - comments that Councilman Seroka has made.

1074 Our - Planning Director is sort of hedging on if we have, if there's any continuity between the
1075 previous application and the application now. Those are very pertinent answers that we need in
1076 order to make a - determination on if we're gonna vote on the motion on the floor. And because,
1077 I'm not saying that Councilman Seroka is not correct, I think the way he presented it seems very,
1078 very, very accurate. And I'm not here to say if - it is or isn't. But we do have highly intelligent
1079 people, who have a long history in the law, that seem to also be hedging on this issue.

1080 Is what he says, he - quoted statute, he quoted ordinances that were there. It seems pretty - legit
1081 to me. But then you're saying that we can make the determination, which we don't have all the
1082 information on. So if we don't have all the information, then I don't even know how we can vote
1083 on the item to strike it, one way or the other. Right? And then, even if moving forward, how can
1084 we vote on this issue if we don't have the proper information, which Councilman Seroka has

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1085 raised questions to? And I do believe that if the law, Crockett, Judge Crockett has made a
1086 determination, like it or not, a judge has made a determination, and for us to just discard it as if it
1087 does not exist is basically impossible for us to do. We have to take it for what it's worth.
1088 Now, will that change? Possibly. But as of now, it seems as though that is what a judge decided
1089 on. The judge tells me I got, I go to jail, I don't have the luxury to say, well, that's just your
1090 opinion, Judge. I'm going to the joint. And it's not until I appeal it or whatever I do to try to get
1091 out, then I have to do it. But I have to go serve time. And it seems as though this is the same
1092 situation. I just don't understand how we can just discard it and to be sort of laissez-faire about it.
1093 That's all. Thank you.

1094

1095 **MAYOR GOODMAN**

1096 Okay. Back to you, Mr. Jerbic. What are we doing on the motion? Do we vote it, or do we hear
1097 on procedure?

1098

1099 **BRAD JERBIC**

1100 Let me, let me break it down. Councilman Crear asked a good question. So let me just play it
1101 straight down the line as your lawyer.

1102

1103 **MAYOR GOODMAN**

1104 And mic, microphone right to your mouth.

1105

1106 **BRAD JERBIC**

1107 Okay. Let me play it straight down the line as your lawyer. There is a disagreement as to what
1108 the law means. I will tell you that what I think it means, and there's, there are people that
1109 disagree, and the Councilman disagrees. And there are areas where we totally agree. So let me
1110 tell you where we, what I think the law says and why I think the GPA has been requested and not
1111 required.

1112 I don't have a doubt that the law says if you come in with a new request for zoning that's
1113 inconsistent with a General Plan, you have to mandatorily require a GPA. Correct, staff? They're

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1114 nodding yes. The law does not require a General Plan Amendment when the zoning is already in
1115 place and you're not requesting a change in the zoning.

1116

1117 **MAYOR GOODMAN**

1118 Correct.

1119

1120 **BRAD JERBIC**

1121 In this case, this is where we go down the rabbit hole a little bit. But this is legally the facts. The
1122 applicant believes R-PD means, R-PD7 means one thing, the Councilman believes it means
1123 another thing. The people in the litigation believe it means another thing. The only thing we have
1124 ever said is that it means zero to 7.49 units per acre, and he's got a right to ask for things on it.
1125 That could be zero. That could be 7.49 or something in between. But because the zoning is in
1126 place, whatever it means, and the zoning occurred before the PR-OS applied to the property,
1127 there's not a provision or a code that makes it mandatory he file for a GPA. But staff has
1128 requested it because we always want our General Plan to be synchronized with the zoning.
1129 Now, that may sound like a bunch of mumbo jumbo, but I think that's accurate. Staff, is that your
1130 position?

1131

1132 **ROBERT SUMMERFIELD**

1133 Madam Mayor, through you, yes, that is staff's position with regard to the General Plan
1134 Amendment, right.

1135

1136 **BRAD JERBIC**

1137 So there is, there's a disagreement with staff over that. That's up to you to decide. You're always
1138 allowed to disagree with your staff. You do all the time. It doesn't matter if it's Badlands. How
1139 many people come in here for a Variance? Staff recommends denial, you give approval. So this
1140 is nothing personal. This is a policy call where you can inject your personal belief as to what our
1141 policy should be in spite of what we tell you the written letter of the law is.

1142 If you decide that this General Plan Amendment is required, and you're entitled to say that, and

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1143 you can say it because you believe the law reads differently than I read it or you can say it's
1144 required just cause it's good policy to require it.

1145

1146 **COUNCILMAN SEROKA**

1147 Could I say something on regard to that? And - you'll agree in our meeting last Tuesday, what we
1148 did agree on was that this was R-PD7 with, and you refer to the plan when you have an R,
1149 Residential Planned Development District is what that word is per our Code, is that in that
1150 particular case of the Parcel 5, the Badlands drainage golf course area, was that there are zero
1151 entitlements currently. So way it sounds currently is there are zero, so you have to change that if
1152 you want to do any development on that golf course as it's designated. Further, I have the chart
1153 here that says master plan land use designations, and when it's PR-OS, you have no entitlements
1154 as well. So you do have to change, you don't have the zoning as it stands. You can get it, but you
1155 don't have it as it stands. There's zero.

1156

1157 **BRAD JERBIC**

1158 I'll address that too. I am not a planner. I don't have access to the Panning computers. But the
1159 applicant came to the Planning Department years ago and said, What is the zoning for this
1160 property that we call the Badlands Country Club? And they gave him a letter saying it's R-PD7. I
1161 have seen no evidence that they are wrong in what they gave him. And - staff, have you looked
1162 at that again to see if the letter that you gave is incorrect?

1163

1164 **ROBERT SUMMERFIELD**

1165 Madam Mayor, through you, again, in all of our review of the zoning atlas, the zoning for the
1166 subject sites that are on the agenda today is R-PD7.

1167

1168 **MAYOR GOODMAN**

1169 Thank you.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1170 **BRAD JERBIC**

1171 As a lawyer, I'm limited to the facts my client gives me. I can't make up the facts, I can't change
1172 the facts. The fact that they've given me, from then until now, says it's R-PD7, which is zero to
1173 7.49. What the Councilman just said is correct. It was treated as zero.
1174 The - General Plan, which was changed after the zoning was in place, said zero. PR-OS is zero.
1175 So staff - believes that you should, for good policy reasons, require a General Plan Amendment,
1176 and you should synchronize the General Plan with the zoning if that's what you want. So that's
1177 why it's on the agenda. Now, if – you, if you want to know the next part of it, is it redundant or
1178 overly, it overlaps too much with the previous application; staff doesn't believe it does. You can
1179 disagree with staff. You could ask them, What did the previous application have in it, and then
1180 what does the current application have in it? And then look for yourself like it's a Venn diagram.
1181 Are they, are they too much overlap there? And if you think there is, disagree with staff.

1182

1183 **COUNCILMAN SEROKA**

1184 What I heard staff say in that case is they believe, since it was requested and not required, the
1185 General Plan Amendment, that this didn't apply. However, I believe we've shown that the
1186 General Plan Amendment is required to move forward per Nevada State law and our City law.
1187 So that's where the City planners seem to disagree.

1188

1189 **TOM PERRIGO**

1190 Your - Honor, if I might, Tom Perrigo-

1191

1192 **MAYOR GOODMAN**

1193 Okay.

1194

1195 **TOM PERRIGO**

1196 -for the record. Yeah. So let - me try to see if I can hopefully clarify just a little bit. In, on June
1197 21st, 2017, Council denied an application for a General Plan Amendment for property that, for
1198 an area that covered the exact same area you're considering today, so the GPA areas are

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1199 consistent. That application was to go from PR-OS to L, Low Density Residential. That was
1200 denied.
1201 So the question of whether or not they're similar areas, within a year, it's clear that they are. The
1202 question, and I'll let Mr. Summerfield correct me if I'm not saying this accurately, the question is
1203 whether or not that GPA would be a required application with the Waiver, the Site Plan, and the
1204 Tentative Map. Staff's opinion is that, per statute and our Code, a GPA is not required with a Site
1205 Plan. It is clear in the Code that the desire is for the zoning to be consistent and the Site Plan and
1206 Tentative Map and the zoning to be consistent with the General Plan, but, in this case, is not
1207 required. Since it's not required, the applicant did not submit it. Staff requested it be submitted,
1208 but because it's not required, as Mr. Summerfield has said, they didn't apply the test as to
1209 whether or not it was a similar GPA for similar property within a year. It clearly is. The only
1210 question, I think, is whether or not you feel it should be required rather than requested.

1211

1212 **COUNCILMAN SEROKA**

1213 If I could mention, I will quote right out of our Code, These - items shall be consistent with the
1214 spirit and intent of the General Plan, 19.16.10. And before that, it says the City Council will, it is
1215 the intent of City Council that all decisions made pursuant to this Title be consistent with the
1216 General Plan. So the General Plan has to be consistent with what you're asking, it's not an option,
1217 it's not a request, it's a requirement. And that is our own City Code, Title 19, our own law. And
1218 that's not even specifying further the State law that says the (sic), essentially the same thing. So it
1219 appears that a General Plan is required-

1220

1221 **MAYOR GOODMAN**

1222 Can you read that again, if you would, because it doesn't say, I think you read it said is the intent,
1223 not it is required. So could you read that a little slower for me please?

1224

1225 **COUNCILMAN SEROKA**

1226 The intent of the City Council-

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1227 **MAYOR GOODMAN**

1228 Yes.

1229

1230 **COUNCILMAN SEROKA**

1231 -so what the City, in this law it says what we're trying to do here is that all decisions this body
1232 make be consistent with the General Plan. So it's our intent to be consistent. And then after that,
1233 it says it shall be, not could be, may be, would be, we'd like it to be; it says it shall be consistent
1234 with the spirit and intent of the General Plan. And the items that we're considering here are listed
1235 by Title, unless specified otherwise, which means it would have to say it doesn't apply here. So
1236 even if it doesn't say it further down in the document, which it does anyway, it says it shall be
1237 consistent with the General Plan. So if it's not consistent, you must amend the General Plan. You
1238 must have a GPA. It's not a request, it's a requirement to adjust the General Plan.
1239 Same with our State law. So we - have multiple cases and Supreme Court cases that say that. So
1240 it is a requirement that we have a General Plan Amendment. It is the case, as we've stated, with
1241 our City Manager for Planning, Deputy City Manager for Planning saying it's the same parcel
1242 and it is a greater use, more intense use from a previously denied application. I think we covered
1243 all the tests.

1244

1245 **MAYOR GOODMAN**

1246 Okay, back to you, Mr. Jerbic. At this point, there's a motion on the floor. Do we vote for the
1247 (sic) or vote for or against the motion and then go to the procedural commentary from applicant
1248 and/or others? Or do we hear first on the procedures?

1249

1250 **BRAD JERBIC**

1251 Again -, it's my recommendation that you limit this part of the discussion to procedure only, but
1252 you give the applicant and anybody else who wants to speak on the procedural issues only an
1253 opportunity to talk.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1254 **MAYOR GOODMAN**

1255 And therefore, I'm going to ask you when it gets sliding off the procedural piece to make
1256 comment.

1257

1258 **BRAD JERBIC**

1259 We'll stop anybody who goes off the procedural piece of this discussion.

1260

1261 **MAYOR GOODMAN**

1262 Okay.

1263

1264 **STEPHANIE ALLEN** Good afternoon, Your Honor, members of the Council, Stephanie Allen,
1265 1980 Festival Plaza, here on behalf of the applicant. We appreciate the opportunity to at least
1266 address the procedural issues.

1267 From our perspective, the City creates the rules. You have your Code, you have your rules.

1268 We're trying to play within those rules, and I feel like it's been years of us trying to play within
1269 those rules, and the rules keep changing. The goal line keeps moving.

1270 We've had multiple applications, and they've changed throughout the course of the last three
1271 years, mostly at the direction of City staff or - this Council. So we've made adjustments and
1272 changes, but those have all been at the request of City, which we've been trying to play within
1273 the rules.

1274 In this particular instance, it's again the same thing. The development agreement was a few years
1275 ago. There was huge outcry over the development agreement, and that was denied. So we had to
1276 start over with the, with the applications that are before you today. We had those applications.

1277 We've had them in the system. Until today, we haven't heard that this was an issue or that you
1278 wanted to strike them from the agenda. You abeyed them three months ago, specifically because
1279 you said this was such an important vote that you wanted Councilman Crear to be here.

1280 I met with Councilman Seroka and counsel a couple days ago and all of you, actually. Never
1281 once was there a request that we, or even a mention that these issues needed to be addressed

1282 today. So this is a surprise to us, and I feel like the rules (sic) continue to change. The procedural

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1283 rules continue to change, and we're constantly trying to come up with our arguments at the dais
1284 just so that we can have some due process and have a public hearing.

1285 So to address the two points that he has raised today, that I was unaware of, the GPA, State law
1286 is very clear in 278A that zoning takes precedent over a General Plan. It's in 278A in the
1287 Tentative Maps - statute-

1288

1289 **COUNCILMAN COFFIN**

1290 Your Honor, I, I've got to-

1291

1292 **MAYOR GOODMAN**

1293 No, no, no, let - her finish, please.

1294

1295 **STEPHANIE ALLEN**

1296 -and state law-

1297

1298 **COUNCILMAN COFFIN**

1299 Well, I, she can finish. I'm just trying to be polite here. What I'm saying is though we have to be
1300 careful not to move into the issue. The question should be, Has the attorney made the right
1301 interpretation in your opinion, or is the Councilman's motion out of order, in your opinion? That,
1302 that's got to be pretty much what I think we have agreed to, or we will fight the whole battle for
1303 another six or eight hours.

1304

1305 **MAYOR GOODMAN**

1306 Please continue.

1307

1308 **STEPHANIE ALLEN**

1309 Through you, Your Honor, procedurally, the issues that he's brought up, I have to start with the
1310 statute cause that's the way that law works, and I know the Councilman's quoting all kinds of
1311 statutes and - case law that I'm not aware of and haven't had an opportunity to look at. But I'm

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1312 happy to look at those cases. But I can tell you zoning law, under 278A.349 says that zoning
1313 takes precedent over a General Plan. And this particular property has R-PD zoning. Before this
1314 applicant bought the property, we came to the City and asked for a zoning opinion letter, and that
1315 zoning opinion letter says we're allowed up to 7.49 units to the acre. That's where we started.
1316 That was the first rule of the game. Do we have zoning, and if so, what can we do under that
1317 zoning? Up to 7.49. So that was the first play we made before he even closed on this land. Then
1318 we start submitting applications, and they have changed significantly over the course of the last
1319 three years. And the opposition has done a great job of playing within those rules and
1320 maneuvering and having procedural games, if you will. Sorry for lack of a - better word, but they
1321 seem like games to us from our perspective.

1322 The GPA is in your Staff Report right now and says that that is not required, and your Code says
1323 that it is not required. It is, it is, it shall be considered to be in the spirit, and the reason that
1324 language is in there, when you come in with a zone change, your staff requires us to submit a
1325 GPA because, of course, you cannot come in with a zone change until you have a General Plan
1326 that matches that. In this case, the zoning's in place, and the General Plan is not consistent. So
1327 your staff has said time and time again, your City Attorney has said time and time again, it's not
1328 required because the reality is if you deny the GPA, we still have zoning on the property. We
1329 have R-PD7 zoning.

1330 So, today, to strike it from the agenda is just another delay tactic to put us back to the beginning,
1331 to probably put us under the ordinance that passed just a few hours ago, and to create this
1332 additional bureaucratic layer of things that we have to comply with, rules that continue to
1333 change, that are trying to prohibit the development of this property. At least that's the way it
1334 feels from our perspective, from our procedural perspective.

1335 Every property owner in the City has a right to due process. Whether you like the applications or
1336 not, they have a right to bring applications forward. Your staff accepted those applications, and
1337 by the way, it's a fine staff, they know what they're doing. They've done this for years and years
1338 and years. They have Staff Reports that are consistent with exactly this type of situation, where
1339 they have made these type of recommendations. They accepted it back in 2007. They asked us to
1340 file a GPA amendment. So, again, a rule they're asking us to comply with. We said we don't

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1341 think we need a GPA. They said file it even if it's under protest. So, again, trying to play within
1342 the rules, we file the GPA request under protest for a different designation; the first one was
1343 Low, this is Medium Low. On a different portion of the property. There's been a GPA on the
1344 corner, there's been a GPA on a portion of this property, and this is the first one that's been
1345 submitted under Medium Low.

1346 We complied. We did as your staff asked. And in fact, even though it was under protest, we said
1347 okay, we held the application. We took more delay, more time just so that we could comply with
1348 your staff's request. We'd like a hearing on that.

1349 As far as the Major Modification, which is the second point. Judge Crockett's ruling is one -
1350 judge, and I'd argue that this Council, and there's State law to support this, has the authority to
1351 interpret your own laws, and you cannot, your judgment cannot be superseded or substituted by
1352 any judge, not the Supreme Court, not Judge Crockett. No judge can step in your shoes and make
1353 a judgment call that supersedes your decision. It's against the law. It would eliminate the reason
1354 for you all to be up here, to even have your leadership in the spots you're in if any judge could
1355 come in and say, I think that they did that wrong, and they should, we should substitute this and
1356 do it differently.

1357 So Judge Crockett's ruling, at that hearing, your attorney, again these are the rules we're playing
1358 by, your attorney argued that there is no Major Modification required. I have the transcript, and
1359 I'm happy to submit it for the record. But this is Mr. Burns, who did a nice job at the hearing,
1360 said the Court's entire finding is based upon the premise that the Major Mod, under 19.10.040,
1361 applies to this property, and it doesn't. He says that in the hearing. And then this Council decides
1362 to not appeal that determination. So he argues no Major Mod is required. We argue no Major
1363 Mod is required. We come to you and say, Can you, this is the only application you've approved,
1364 by the way, it's the corner, the 435 units at the corner, the only application that this Council has
1365 approved. We go to court on the hearing. Your attorney does a fine job of arguing it. We argue it.
1366 The judge rules differently, and then we come to you to ask that it be appealed, and you all say,
1367 No, we're not gonna appeal that decision. And then you turn around and you're gonna say we
1368 need to do a Major Mod. I mean, it's - amazing. We either, we've gotta decide which direction
1369 we're going. We'd ask for this Council's leadership to please give us the rules, we'll play by the

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1370 rules, and - let us move forward and give us a hearing under those rules, rather than continuing to
1371 change things and put blockades in front of this particular applicant.
1372 All he wants to do is develop. If you wanna say no, you have that discretion. Give us a public
1373 hearing and allow us the opportunity to make our case and have the due process, and then the
1374 courts will weigh in. But you all have the authority and the discretion to interpret your Code and
1375 to use your judgment as to whether this development is appropriate or not. So we would very
1376 much appreciate a hearing today.

1377

1378 **MAYOR GOODMAN**

1379 Thank you, thank you.

1380

1381 **MARK HUTCHISON**

1382 Mayor, thank you. City Council members, thank you for the opportunity to appear before you.
1383 I'm Mark Hutchison, appearing in my private capacity as counsel for the applicant. Just wanted
1384 to just make one clarification with Ms. Allen's point on the GPA. The - statute is NRS 278.349. I
1385 just want to make sure that was - clear on the record.
1386 On the Major Modification point raised by Councilman Seroka, you've heard repeatedly and, in
1387 fact, there's been findings judicially that the property that's the subject of these tentative maps is
1388 zoned R-PD7. It was established back in 2001, by Ordinance 5353, which was unconditional and
1389 all prior ordinances in conflict with the zoning were - repealed. Under those terms, the Peccole
1390 Ranch Master Plan, adopted in 1990, has no application to the property or to the tentative map.
1391 Initially, it was repealed by the 2001 Ordinance No. 5353, which I'm happy, again, to - submit
1392 for purpose of the record.
1393 But let me turn now to what was discussed extensively about Judge Crockett. First off, you're
1394 wading into an area of law that is - not simple. You want to say Judge Crockett's decision applies
1395 to every single parcel that's out there with the Badlands Golf Course or every application from
1396 my, from my client. That is vehemently opposed legally by my client as a matter of law. You
1397 need to understand that Judge Crockett's decision did not involve this applicant, did not involve
1398 this applicant. It did not involve this application, did not involve the property subject to this

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1399 application. It involved the 535 units, as you've already heard and as your staff has already
1400 indicated to you. And so the idea that Judge Crockett's opinion applies across all the properties is
1401 hotly disputed and is a legal question not for this Council.

1402 Secondly, I'm a little concerned that if you were briefed extensively on the Judge Crockett
1403 decision, why you were not equally briefed on the Judge Smith decision. Maybe you were. If you
1404 weren't, I'd like to submit this for the record. Judge Smith held a extensive evidentiary hearing,
1405 multiple days, involving the actual applicant of 180 Land. And he ruled just the opposite of
1406 Judge Crockett and said the golf course land and the land was developable. And so I would like
1407 to have the City Council briefed on this case. And I'm not sure why you weren't briefed on this
1408 case. Two different opinions, two different conclusions, but this Council ought to make its own
1409 decision, ought to make its own (sic) conclusion.

1410 And Mayor, you asked a fair question in terms of why not let the Supreme Court sort all this out.
1411 And - Brad, you can, you can back me up and Todd or whoever else is here as - counsel. You're
1412 not talking months for the, for the Nevada Supreme Court, you're talking years.

1413 And - your City Attorney is absolutely right. My client is entitled to due process. Two and a half
1414 years has already passed. Another three years or two years for the State of Nevada, the - Nevada
1415 Supreme Court to rule, that's not due process. That's not equal protection under the law. You
1416 might as well just concede the inverse condemnation. There's been so much delay, so much
1417 delay. And I know you cringe about that a little bit up there. I would too if I were in your
1418 position, but that's what happens. You can't keep kicking the can down the road. Eventually, the
1419 courts say it's futile to - be before this body. You're just gonna keep continuing it. You're just
1420 gonna keep delaying it. And that's what we saw, I think, with this motion now. We were here in
1421 February, and it was very clear, come back in May. We want to make sure we've got a full City
1422 Council, super important issues being decided. The first thing out of, out of anybody's mouth is
1423 let's delay this more. This is, we're - if we're not already there, we're quickly approaching the
1424 point where it's just futile to be before the City Council. If you don't want this property
1425 developed, condemn it and pay for it, because that's where it's headed, and it seems like the
1426 continued delay takes us in that direction.

1427 So I'll just ask the Council to consider both opinions, because you've got two different judges.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1428 One of them actually had this applicant before him in making the decision. Judge Crockett didn't.
1429 And this property wasn't before Judge Crockett either and neither was this, neither was this
1430 application. So I would just ask, if you would, please to let us proceed with this application. If
1431 you're gonna deny it, you're gonna deny it. If you're gonna grant it, you're gonna grant it. But
1432 don't abate [sic] it. Don't dismiss it. Don't strike it. My client's entitled to a decision from this
1433 body.

1434 Thank you very much, Your Honor. Thank you very much to the City Council.

1435

1436 **MAYOR GOODMAN**

1437 Thank you.

1438

1439 **ELIZABETH GHANEM HAM**

1440 Good afternoon. Elizabeth Ghanem Ham, on behalf of the applicant. I just wanna clarify one
1441 other thing because I have been involved with the hearing since I've joined this applicant as in-
1442 house counsel. And having heard your decision on the appeal was - a few things, and that is that
1443 staff and Mr. Jerbic aptly reported to this Council that Judge Crockett's decision was legally
1444 improper. Told you all that, and - that's on the record. In doing so, you decided that the reason
1445 you wouldn't appeal it, the sole reason you wouldn't appeal it, at least it was Mr. Seroka,
1446 Councilman Seroka's position, excuse me, that the basis was that you didn't want to spend the
1447 resources on it, although we believe you have proper City attorneys that could have and should
1448 have been appealing it. So I just want to make clear that your own staff and your own counsel
1449 told you at the time it was a legally improper decision. And that's all I wanted to add to it. Thank
1450 you.

1451

1452 **MAYOR GOODMAN**

1453 Thank you.

1454

1455 **MICHAEL BUCKLEY**

1456 Madam, Mayor, members of the Council, Michael Buckley, on behalf of the homeowners. I -

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1457 think there's really a couple of things that are very simple here that - get obfuscated in - the
1458 process. This property has a GPA designation of PR-OS. That's a fact, that's - a fact. It's been
1459 there.

1460 The applicant filed last year to a, for a General Plan Amendment to Low. That was denied on
1461 June 21st. They have now filed a GPA for Medium Low. That is a less intense use. Under the
1462 Code, an application for a General Plan Amendment for a parcel in which all or any part was the
1463 subject of a previous General Plan Amendment application for the same land use category or a
1464 less restrictive land use category shall not be accepted until the year has passed. So it is PR-OS.
1465 Whatever the City staff has determined, that is a fact, it's PR-OS and this is a GPA to a less
1466 intense use, or excuse me, a more intense use. That's as far as the GPA. So this GPA should not
1467 have been accepted until after June 21st.

1468 With regard to the Major Modification and Judge Crockett's ruling, there's the statement that the
1469 rules have changed. Well, the applicant has known since Judge Crockett made his ruling that a
1470 Major Modification is required. A Major Modification could have been filed along with the
1471 GPA. There's - no reason why that couldn't have been filed.

1472 But the - City and - regarding Judge Smith's lawsuit, the City is a party. The City is bound, I
1473 think Councilman Seroka, Councilman Crear, Councilman Anthony recognize the Judge ruled.
1474 The - order is not stayed. The City is bound by that order. If the, if the City processes this
1475 without a Major Modification, the City is opening itself up to some kind of a motion by the other
1476 side for contempt of the, of the order. I mean the - City is bound by the order.

1477 So I think it's really pretty simple. And I think one thing I think it's - important to remember too,
1478 Judge Crockett didn't invent the Major Modification. He went back and he said this is what your
1479 staff, when you first filed this application, back in the end of 2015, the staff said this is part of
1480 Peccole Ranch Phase 2 Master Plan, you need a Major Modification. That - that's what Judge
1481 Crockett ruled, that was what the staff ruled, the, so the judge didn't invent this. The judge came
1482 and -supported what your staff had originally stated was the case. So, and - as far as whether the
1483 435 is bound by this or not, the Judge ruling applies to Peccole Ranch Phase 2, it applies to all of
1484 it. So two things, this is PR-OS. It needs a GPA before you can build residential on it, and the
1485 City is bound by the Major Modification according to Judge Crockett. Thank you.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1486 **MAYOR GOODMAN**

1487 Thank you.

1488

1489 **FRANK SCHRECK**

1490 Madam Mayor, members of the City Council, Frank Schreck, 9824 Winter Palace Drive. Just a
1491 couple things I want to touch on and they're purely procedural. We've gone over this a lot of
1492 times, so I'm just gonna touch the highlights.

1493 Mr. Jerbic for two and a half years has now said that there's hard-zoned R-PD7 on the golf
1494 course. There isn't. Have him show you where it is actually zoned. The letter from December of
1495 2014 was from a level one staffer that said exactly what it was, that Peccole Ranch was an
1496 R-PD7, and then it explained what an R-PD was. It's a development that you could have mixed
1497 residential uses, open space, golf courses, recreational things. It's not a zoning letter. It was never
1498 intended to be a zoning letter.

1499 The City did issue a zoning letter in 1990 after it had its hearings on the zoning. And that zoning
1500 letter said under the R-PD7 district. Now that's what that letter says. It talks about a district, and
1501 the district was 996 acres of Peccole Ranch Phase 2. That's what it was. There's not each acre
1502 zoned seven. Mr. Jerbic would like you to believe that it's R-7. It's not. It's R-PD7. The seven
1503 was picked by the developer as a number, because he wanted to multiple the seven times 996
1504 acres because that's what the ordinance says. It says you take your entire district, you select a
1505 number. Canyon Gate was four, I think Painted Desert is nine, I think Silverton is three. They
1506 pick whatever number they want, and they multiply it times the gross acres in that district to
1507 come out with the maximum number of residential units you can have within that whole district.
1508 That's exactly the process that was filed. They got a number. The developer gave up in front of
1509 the City Council, when he got his approval of the master plan and specific zoning, he gave up
1510 2,200 of them and asked for 4,247, and that's been the number of residential units for the last 25
1511 plus years.

1512 Okay. So it is, that is in the zoning letter. The only zoning, final zoning letter that's came out was
1513 the letter that came out in 1990 from the City, because what the City said in - your minutes, that's
1514 all you have to look at, the City said with the applications for the developer that here's what the

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1515 developer wants, and they're listed there. Here are the uses. They listed 401 acres of single-
1516 family, 60 acres of multi-family, 211 acres of drainage.
1517 Then they go to what the zoning is gonna be. The 401 will be 401 acres of R-PD7 hard zone.
1518 That's the hard zone, 401 acres. It's off the golf course. If the whole thing was R-PD7 hard
1519 zoned, why would you have to come in and ask for 401 acres to be hard-zoned R-PD7? You
1520 don't. So they did 401 acres of R-PD7. They multiplied seven times the 401. They took 60 acres
1521 of R-3, which is 24 to an acre. They multiplied that. They got the total of 4,247 and that's what
1522 they asked for and that's what they received and that's what the letter says. The only specific
1523 residential zoning ever until you zoned the 435 in 2016-

1524

1525 **COUNCILWOMAN FIORE**

1526 So, Mr. Schreck, since I'm new-

1527

1528 **FRANK SCHRECK**

1529 -but can - I just finish?

1530

1531 **COUNCILWOMAN FIORE**

1532 Yeah, I just wanna be crystal clear I heard you right.

1533

1534 **FRANK SCHRECK**

1535 Sure. Okay.

1536

1537 **COUNCILWOMAN FIORE**

1538 You're basically telling us and the Council that our legal counsel is wrong. Is that-

1539

1540 **FRANK SCHRECK**

1541 Absolutely, 100 percent, and we've said that for two and a half years.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1542 **COUNCILWOMAN FIORE**

1543 I just had to clarify that you are basically saying our legal counsel is wrong. Okay, thank you.

1544

1545 **FRANK SCHRECK**

1546 I've said that for two and a half years.

1547

1548 **COUNCILWOMAN FIORE**

1549 Thank you, Mr. Schreck.

1550

1551 **FRANK SCHRECK**

1552 And we've submitted briefs on it. We've submitted a professor from the University that said the
1553 same thing. We're not just making this up. We've submitted the documents. If you've ever had
1554 the interest in looking at what your zoning was in 1990, you'll see what the City zoned in 1990. It
1555 didn't zone R-PD7 on the whole golf course. The golf course was - drainage and golf course, no
1556 residential on it. And in 1992, the City picked that up when they did their - General Plan in 1992,
1557 and by ordinance, they adopted PR-OS over every master plan community, including the one in
1558 your district or the ones in your district. That PR-OS was done on all of these, not just
1559 Queensridge. And it's been that way since 1992, recognizing what had already been zoned in all
1560 these master plan communities. So it isn't 7.49 per acre or zero to 7.49 per acre. And that's the
1561 key to Judge Crockett's decision. As was mentioned, Judge Crockett took your own Staff
1562 Reports. Ms. Allen says, Your staff is great, look at those reports. Well, you look at those reports
1563 with his first application. Three that he won at 740, and then those were kind of substituted with
1564 four applications after that, which was for 250 acres. And those seven went along together,
1565 which they shouldn't have, but we argued that the four superseded the three, but they kept going
1566 forward.

1567 And within those four applications, the developer recognized he needed a Major Modification.
1568 He had a Major Modification, and we're hearing now that somehow the - GPAs, General Plan
1569 Amendments are somehow, well, you don't need them, maybe you don't. They filed for how
1570 many GPAs over the last two and a half years? If they weren't necessary, why were they filed?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1571 It's the same thing the court said. Why did all of a sudden the requirement for Major
1572 Modifications just kind of disappear?
1573 And now, according to your staff, the requirement for GPAs suddenly just disappears. There's
1574 never been any zoning, you know, entitlements on that golf course. What your staff said, and it
1575 says really clearly and we provide you all the transcripts, your staff said if you want to put
1576 residential on the golf course, you have to follow two steps. The first step is you have to amend
1577 the Peccole Ranch Master Plan by a Major Modification, according to your ordinance and
1578 according to your staff. And once you do that, then you have to amend your General Plan,
1579 because the General Plan is PR-OS, no residential. So you have to amend that too.
1580 You have to take step one, step two. That's what your staff says over and over again in those
1581 Staff Reports of 2016. Interesting that staffer that wrote those reports, which were actually, you
1582 know, real, we've never seen them again. Somehow the - guy that wrote those is now no longer
1583 writing your reports.
1584 But here is a key that you better take into consideration, and that is the basis of the inverse
1585 condemnation lawsuit against you is that the developer has rights to build on that golf course,
1586 that he has a right to build from zero to 7.49, that Mr. Jerbic has been arguing over and over and
1587 over again. The prophylactic defense you have in inverse condemnation is Judge Crockett's
1588 decision, that thank God you didn't appeal, because Judge Crockett's decision says you need to
1589 have a Major Modification. Which what does that mean? It means you don't have any
1590 entitlements on that golf course. You have no residential on the golf course. So you have to get a
1591 Major Modification to come in and put it on. So you can't take away a right from this developer
1592 that he has never had. And if you look at those inverse condemnation lawsuits, the only people
1593 quoted and the only positions taken are by your staff. And we've said that all along. And Mr.
1594 Jerbic has been wrong for two and a half years and going onto this, and we've showed you not
1595 our opinions, we've showed you, we brought in expert testimony, we brought in all the
1596 documents, we brought in everything to show you just exactly what it was. And if you want to
1597 know, Councilman Fiore, just go look at the 1990 approvals from the City Council. You'll see
1598 what it was zoned.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1599 **COUNCILWOMAN FIORE**

1600 Thank you, Mr. Schreck. Can I ask my staff if what he is saying is correct?

1601

1602 **ROBERT SUMMERFIELD**

1603 Madam Mayor, through you, he said a lot of things. So I would need to know specifically what
1604 you would like us to verify.

1605

1606 **COUNCILWOMAN FIORE**

1607 Thank you, Robert. So yes, what I'd like to know is as we've been going along this and staff has
1608 been advising Council on the zoning issues on all of this, what Mr. Schreck is saying is that
1609 you've been wrong all along all this time. Can you tell me if you're, is this correct? Do you feel
1610 you're wrong?

1611

1612 **ROBERT SUMMERFIELD**

1613 Again, through you, Madam Mayor, staff's position has been consistent throughout this process.
1614 The development has changed based on the - nature of the discussions that have occurred and the
1615 changes that the applicant has made to their requests. Therefore, our analysis has changed based
1616 on those different circumstances, depending on the size of the project, the nature of the
1617 applications that were requested. But the overall analysis has stayed consistent, in my opinion, as
1618 the current Director of Planning, and I do not believe that we are incorrect.

1619

1620 **COUNCILWOMAN FIORE**

1621 Thank you. And Mr. Jerbic?

1622

1623 **BRAD JERBIC**

1624 I - will say one thing. One, I'm not gonna get involved in the politics of this. I'm just trying to
1625 give you the law. But if the law were as simple as Mr. Schreck says it is, he would have done us
1626 a big favor and won this in court three years ago. Because if - we were wrong and I was wrong
1627 and I've been wrong before and I'll be wrong again, but if I'm wrong on this issue, then I really,

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1628 really wish the opposition had gone to court and won a victory and spared us the agony of this
1629 hearing right now. That did not happen.

1630

1631 **FRANK SCHRECK**

1632 Yeah, it did-

1633

1634 **BRAD JERBIC**

1635 That did not happen.

1636

1637 **FRANK SCHRECK**

1638 The first-

1639

1640 **BRAD JERBIC**

1641 And - in spite of what, you know, here's the other thing. We have a saying in my office
1642 sometimes when we get into this kind of a discussion and it's too much college, not enough high
1643 school. Everybody's up here trying to turn this into a legal argument and trying to make an
1644 attorney say something or - do something that isn't the appropriate role for the attorney. My role,
1645 whether you like it or not or Mr. Schreck likes it or not, is to tell you what I think the law is as I
1646 read it. I don't really care one way or the other about the application, or I should put my name on
1647 a ballot and run for City Council.

1648 I'm not the eighth member of this Council. I'm just here to give you legal advice, and sometimes
1649 it's a little murky. Sometimes it's not exactly what you want to hear. But at the end of the day,
1650 this is a little more high school, not so much college, cause all of these legal arguments, as -
1651 stimulating as this debate is, really mean nothing until a court rules on it. If I am wrong, then
1652 Mr. Schreck should take me court and say there's no R-PD7, and therefore, you are, the
1653 developer doesn't have a right to develop. That would make this so much cleaner. That has not
1654 happened. Okay?

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1655 **FRANK SCHRECK**

1656 It has happened. That's the Crockett decision. The first time there was any residential zoned onto
1657 our golf course, we went to court, we had it reviewed, and the gravamen of Judge Crockett's
1658 decision is you need to have a Major Modification. You wouldn't have to have a Major
1659 Modification if there was already entitlements for residential on the golf course. That's what his
1660 decision says.

1661

1662 **BRAD JERBIC**

1663 Let me-

1664

1665 **FRANK SCHRECK**

1666 That's what your Staff Report says, Mr. Jerbic, which you never refer to anymore. Your Staff
1667 Reports make it clear, in – 19 (sic) 2016, that you have to have a Major Modification cause
1668 there's no residential on the golf course. And that's, we waited until we got some ruling against
1669 us, and we did go to court as soon as we could, Mr. Jerbic, and we did get a decision saying and
1670 confirming what we've been saying all along. You just haven't wanted to accept it.

1671

1672 **BRAD JERBIC**

1673 Mr. Schreck, we're not gonna debate, and you are wrong. That is just a flat-out truth. You are
1674 wrong. The Judge said there's a Major Modification. If you get a judge to say there's no R-PD7
1675 out there, I will follow that decision right now, and these applications will be gone.

1676

1677 **FRANK SCHRECK**

1678 It's an R-PD7 district. It's not hard-zoned R-PD7 residential on a golf course.

1679

1680 **BRAD JERBIC**

1681 Well, and I - can also produce a transcript of a Planning Commission meeting from October of
1682 2016, when then Commissioner Crear, when he was Planning Commissioner, asked me on the
1683 record what the R-PD7 meant, and I don't have it with me today, because I didn't anticipate this

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1684 discussion, but I said flat-out it gives the applicant the right to ask. That's it. And I don't want
1685 anybody saying anything more. And he is here asking. That's all this is.
1686 So trying to boil this down to something simple that you can get your arms around before we get
1687 into some massive legal debate here, that means nothing until a court rules. My recommendation
1688 is apply the high school part of our brain, not the college part and ask yourself do you believe
1689 there's substantial overlap between the GPA today and the old one. And if you do, then it's
1690 untimely and he's got to wait another month. If you don't believe there's substantial overlap
1691 between the two of them, then go ahead and move past that procedural issue on to the next one.
1692 The next one is Judge Crockett's decision. If you believe that you should follow that as the law of
1693 the land until the Supreme Court intervenes, that's fine with me. I don't think that's the way
1694 individual judge's decisions are interpreted, but if you want to make it into that, that's fine and
1695 say you require a Major Modification. If you think it is a judge and you wanna wait until the
1696 Supreme Court and you wanna disagree with that judge with all due respect, you can do that too.
1697 That's playing the law right down the line and not playing the politics of it. I know it's not a black
1698 and white answer that makes you happy, but that's the law.

1699

1700 **FRANK SCHRECK**

1701 That - isn't the law. Let - me just finish and I'll sit down.

1702

1703 **COUNCILWOMAN FIORE**

1704 Yeah.

1705

1706 **FRANK SCHRECK**

1707 The law is what Judge Crockett said it is. He interpreted your ordinance differently than
1708 Mr. Jerbic did. You didn't appeal it, so that's the City basically accepting it, and then you didn't
1709 ask for a stay, so it's applicable right now, tonight, as Mr. Buckley said. It applies to you now.

1710

1711 **MAYOR GOODMAN**

1712 Thank you.

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1713 **YOHAN LOWIE**

1714 Okay. Yohan Lowie, property owner for the record. Judge Crockett's order is faulty, because he
1715 bought into the lie and deception and corruption that Frank Schreck had raised in the beginning
1716 with his Peccole Ranch Master Plan. We are simply not a part of Peccole Ranch Master Plan.

1717 Judge Crockett asked your City Attorney in court, are we, if this is a part of Peccole Ranch
1718 Master Plan. And his answer was, it's very complicated, because God forbid the City will take
1719 the position that right now, after all this mess, it's not a part of Peccole Ranch, it is not a part of
1720 Peccole Ranch Master Plan.

1721 So let me just clue you in on this. Peccole Ranch Master Plan was two pieces of paper. One
1722 action was 17 pages conceptual Peccole Ranch Master Plan. The next page was a drawing that
1723 shows requested zoning. The Peccole Ranch Master Plan has zoning only categories for R-PD7,
1724 R-3 and C-1. And he talks about is a conceptual master plan that it, it's a trend. And it is these
1725 trends that becomes the basis of the plan that will be maintain - flexibility to accommodate future
1726 market changes, which mean they can change zoning and densities any way they want to.

1727 Furthermore, this Peccole Ranch Master Plan is governed, has to be governed under this
1728 document by CC&R they're applying to the property. So we, when we purchase a property, we
1729 research it with this body here, with your staff for six months about all the history of this piece of
1730 property. Not one time anybody mention Peccole Ranch, because it's not recorded on the
1731 property because it's expired. By its own term here, the second action, the zoning action was
1732 under resolution of intent and expired in 1995. Peccole - Ranch Master Plan does not apply.

1733 And then - I went, we went when - they raised it in litigation. A few months after we purchased
1734 the property, they raise, oh, Peccole Ranch Phase 2 applies to the property. When you look at the
1735 documents for Peccole Ranch Master Plan, which is out of [inaudible], it says specifically within
1736 the documents that if Phase 2 is not annexed into Phase 1, the public area and all public spaces
1737 annexed into Phase 1, including a future maybe golf course annexed into Phase 1, is not a part of
1738 Peccole Ranch.

1739 Peccoles had a lawsuit with Triple Five and had stopped the – partner, partnership with Triple
1740 Five in late '95 and in '96 have created a new master plan called Queensridge. The master plan
1741 community of Queensridge does not include any portion of the golf course, except the nine

CITY COUNCIL MEETING OF

MAY 16, 2018

VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1742 holes, almost 100 acres that in this bogus Peccole Ranch Master Plan that somehow we're trying
1743 to apply to this piece of property show the property as R-PD7. So there is large area of the golf
1744 course today, of the old golf course that is developable property today, is developable under the
1745 original Peccole Ranch if it was to apply.

1746 Judge Crockett, it was never in front of Judge Crockett if the master plan applies to this piece of
1747 property. He would have to find out that it's not. It could not. It possibly cannot, because
1748 somebody has to get a notice. And to sit here and discuss here and in court Peccole Ranch
1749 Master Plan, we have to put an end to this, and we're going with another inverse condemnation
1750 based on that. So there'll be new lawsuits filed, you know, after the ordinance that just passed,
1751 and some more lawsuits will be filed after these applications will be heard if they don't pass. We
1752 are not a part of Peccole Ranch Master Plan, so, therefore, Major Mod cannot be required.

1753 Now, let's talk about this PR-OS. The old PR-OS that is installed on this piece of property took
1754 all the units off from 7.5 units per acre to zero. It's an illegal action, admitted by City Attorney
1755 and staff. You don't have one document to show how you had a notice to the public. Few days
1756 after legal notice meeting, some staffer runs in and changed the designation, changed the color of
1757 the golf course in 2005 into green.

1758 What you heard today that, in 1992, this piece of property was PR-OS, it's an absolute lie. It
1759 could not be because the property was not identified. So I saw something from the staff now,
1760 changing the position and saying, oh, in '92, we did the blob. Maybe your house was in the
1761 PR-OS, maybe somebody else. We gonna go on every blob and every piece of property going to
1762 come from development, we're gonna file a suit under your ordinance that it is within this blob of
1763 this PR-OS. It should be. It's not, but it should be.

1764 So the ordinance that you just passed is - so cumbersome and involves so many properties. I
1765 know you tried to target, and it's only targeting my property, the Badlands. But you know, for
1766 Councilman Seroka, all you've done here and all this dishonesty, when we accept this dishonesty,
1767 it leads to criminality. Sometimes it's in the form of corruption, and sometimes is in the form of
1768 government abuse, and in this case, it's both. Thank you.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1769 **MARK HUTCHISON**

1770 Your Honor, I'm - sorry to come up a second time, I neglected to just ask that these documents
1771 be submitted for the record. I'm - sorry when I was up here.

1772

1773 **MAYOR GOODMAN**

1774 Please.

1775

1776 **MARK HUTCHISON**

1777 And what they are, Your Honor, they just go to, again, the procedural issue and what Mr. Jerbic
1778 was - addressing. It's the Notice of Decision of the State Board of Equalization as well as three
1779 different determinations by the Clark County Assessor's Office. They determined that, in fact,
1780 the land that we're talking about ceased to be used by a golf course on December 1, 2016. It no
1781 longer falls within the definition of open space real property and is no longer deemed to be used
1782 as open space for tax purposes. Further, the land has been converted to a higher use.
1783 The Nevada State Board of Equalization approved that, Your Honor, and as a result, my clients
1784 have paid over \$1.2 million in taxes, not based on PR-OS, but based on 233 acres vacant multi-
1785 family residential, excuse me, vacant single-family residential. Another 17 acres vacant multi-
1786 family residential. General Commercial on 2.37. My client is paying taxes not on PR-OS, but on
1787 residential and commercial designations, Your Honor. That's according to the State of Nevada
1788 and Clark County. Thank you.

1789

1790 **BRAD JERBIC**

1791 I -, I'm gonna jump in here.

1792

1793 **MAYOR GOODMAN**

1794 Is that submitted?

1795

1796 **BRAD JERBIC**

1797 The - two arguments that were on the floor right now, and I asked everybody to contain

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1798 themselves to, are the argument about the GPA, whether or not it's duplicitous, and that's a
1799 procedural part of the Councilman's motion, and whether or not a Major Modification should be
1800 required. The, it's beginning to squirt now into PR-OS and all this other stuff. If - the people at
1801 the podium can contain themselves just to the procedural argument right now, there will be
1802 plenty of time later, if we get past it, to talk if the motion doesn't pass. All right.

1803

1804 **DOUG RANKIN**

1805 Doug Rankin, on behalf of the homeowners in the area. I - will save my part regarding the
1806 zoning ordinance of 2001, if - it does move forward, to discuss what that ordinance did as the
1807 final act of ordinance all of the properties in Peccole Ranch.

1808

1809 **BRAD JERBIC**

1810 Right. If it does move forward, we'll, you'll absolutely have an opportunity to make that record.

1811

1812 **DOUG RANKIN**

1813 Thank you.

1814

1815 **BOB PECCOLE**

1816 Bob Peccole. I'm a homeowner. I live at 9740 Verlaine Lane. I am an attorney. I've been a
1817 practicing attorney in this state for over 55 years. A couple things I'd like to address.

1818 First of all, Mr. Hutchins (sic) stood up here with the Judge Smith decision and flashed it. I

1819 happen to be the attorney that has appealed that decision to the Nevada Supreme Court. It is now

1820 in a position to be set for hearing. And just like Mr. Jerbic, I feel that I'm correct and it - will be

1821 reversed. It will be set aside. And I challenge Mr. Hutchins (sic) who says that Judge Smith ruled

1822 one way and Judge Crockett ruled the other way. I don't see anything in Judge Smith's decision

1823 talks about Major Modification. And I ask him to present that part of the case to you, instead of

1824 just standing up here and flashing that decision. I've lived with it for almost a year and a half, so

1825 I know what's in that decision.

1826 Another part, I've been a Chief Deputy Attorney General for the State of Nevada. Among my

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1827 clients as a Chief Deputy were some of the top agencies in the State of Nevada that I legally
1828 advised. How about the Athletic Commission, which is the Boxing Commission? How about the
1829 Architectural Board? How about the Racing Commission and many others, including this entire
1830 office of the Attorney General down here in Clark County?

1831 I would be appalled to tell any of my agencies when there is a decision of a court judge telling
1832 me I must recognize a certain point and I must abide by that. That ruling becomes one that is the
1833 law. And if I were to tell my client, oh well, but as a matter of policy, you can ignore it, I would
1834 have the same concerns that Councilman Crear has. Am I going to jail? Yes, you are. I don't
1835 know if any of these attorneys sitting in the public here have ever been involved in those types of
1836 hearings when you're held in contempt.

1837 I've been involved in those, and I know how they work. And it wouldn't take anything if you
1838 were to take Mr. Jerbic's advice and say, well, we can ignore that decision because this is the
1839 way I think it works. Well, you could all end up in jail. And it, and it does happen. And it just
1840 depends on who - pushes that contempt. So you got to keep that in mind. You can't just ignore it
1841 because that isn't the way it works.

1842 Now, that judgment stands solid until it's either stayed by the court or it's reversed by the court.
1843 But until those two things happen, that judgment is solid. Now I, and that's an argument they've
1844 used against me in the Smith case. They've said because you don't have a stay, that judgment is
1845 valid. So what do they do? They take Smith's judgment, sues me and my wife for \$30 million.
1846 That's Mr. Yohan. He's quite the guy.

1847 But in any event, I would just like to say do not ignore the Crockett decision, because you're
1848 going to put yourself in trouble. The other part of it is you might have to take Mr. Jerbic's advice,
1849 you know, like maybe a grain of salt.

1850

1851 **COUNCILMAN SEROKA**

1852 Mayor, I'd like to call the question at this time. I believe we have established that the GPA is
1853 duplicitous and the GPA should not have been accepted, and that I also believe we've established
1854 that the law of the land, as it stands today, is Judge Crockett's decision, which requires a GPA
1855 and a Major, or correction, Judge Crockett's decision requires a Major Modification. And my

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1856 bottom line here is that I expect everyone to follow the Code and the law. If we're following the
1857 Code and the law, we all move forward. If we don't follow the - Code and the law, we have
1858 challenges.

1859 **So I move to strike the 74 through 83 from today's agenda, cause they should not have been**
1860 **accepted in the first place.** I did offer, and a head nod would work just fine, the offer to
1861 withdraw without prejudice your applications if you would like to do that, or not.

1862

1863 **STEPHANIE ALLEN**

1864 Through you, Madam Mayor. No, we would not like to withdraw those. We'd like to have those-

1865

1866 **COUNCILMAN SEROKA**

1867 **Okay. Then my motion stands, Mayor, and I call the question. I call for the vote.**

1868

1869 **MAYOR GOODMAN**

1870 Okay. There's a motion made by Councilman Seroka. And again, I'm gonna ask you, Mr. Jerbic,
1871 if in fact Council members feel that they don't have enough information and clarity on this, they
1872 have the permission to abstain.

1873

1874 **BRAD JERBIC**

1875 They do. I, I've never told anyone up here to vote when you don't feel you have enough
1876 information.

1877

1878 **MAYOR GOODMAN**

1879 But again, you have to reiterate they can't-

1880

1881 **BRAD JERBIC**

1882 I will, I will say this. It's gonna take four votes for the motion to strike to pass. If it doesn't pass
1883 and you've abstained and now we're onto the merits of the application-

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1884 **MAYOR GOODMAN**

1885 You can't come back in.

1886

1887 **BRAD JERBIC**

1888 You're still abstained.

1889

1890 **MAYOR GOODMAN**

1891 Right.

1892

1893 **BRAD JERBIC**

1894 And so it creates a - really, this is a law school question, to be honest with you.

1895

1896 **MAYOR GOODMAN**

1897 Right, and we're not lawyers.

1898

1899 **BRAD JERBIC**

1900 It's just bizarre.

1901

1902 **MAYOR GOODMAN**

1903 But my question is if, let's assume four members or five members abstain because they don't feel

1904 they have enough information and clarity, that's left with two people voting for it.

1905

1906 **BRAD JERBIC**

1907 It takes four people under any circumstances to pass, no matter who abstains.

1908

1909 **MAYOR GOODMAN**

1910 So then the motion dies. The motion at this point would die if in fact if people felt they are, have

1911 not enough clarity, enough information to make a sound judgment.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1912 **BRAD JERBIC**

1913 That's correct. And by extrapolation, if it died and you went on to the merits, that same
1914 abstention would carry over to that as well.

1915

1916 **MAYOR GOODMAN**

1917 And so as these issues, should it die, and as these issues are discussed item by item, because
1918 someone has abstained, they may not comment on those items as they come back?

1919

1920 **BRAD JERBIC**

1921 It -, It's hard to make an argument that you're not informed enough to vote on a motion for, to
1922 strike, but you are informed enough to vote on the merits of the case. Again, I - think this has
1923 been way overly complicated. They've tried, on both sides, have tried to turn this Council into a
1924 courtroom and -, by doing so, have - tried to make this decision a lot sloppier than it is. Which is-

1925

1926 **MAYOR GOODMAN**

1927 Which is why I said from the beginning let the courts decide. I don't understand why we're put in
1928 this position. There's not a lawyer-

1929

1930 **COUNCILMAN SEROKA**

1931 I believe I called the question to a vote.

1932

1933 **MAYOR GOODMAN**

1934 Excuse me, Councilman. Excuse me. This is something that is a legal issue. I don't know maybe,
1935 you have, and all deference, have done a lot of research in a legal manner. I don't feel confident
1936 in a, in a legal educational background to do other than rely on our staff, to, who are supposed to
1937 not be judgmental and advise us according to how they interpret the law.

1938 Now, the fact that the law has been set down by the District Court, are they and is Judge Crockett
1939 saying you must now address this and do this and change that and ask for a Major Mod on

1940 everything, or is it just a status quo, he's made his ruling and if there are further applications, new

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1941 applications coming in because of his decision, the applicant would have to do it?

1942

1943 **BRAD JERBIC**

1944 Well, the - legal answer is his decision is limited to that set of facts. By extrapolation, if
1945 somebody went there with more lawsuits and said, hey, even though this is a different project, it's
1946 the same argument, you need a Major Modification, I have no doubt that Judge Crockett would
1947 say the same thing about every one of these applications. You don't know if you're gonna get
1948 Judge Crockett, and you don't know what the Supreme Court's gonna do.

1949 So let me just maybe suggest a different approach. There's kind of a cart before the horse thing
1950 here. The applicant gets a decision and then you go to court. You don't go to court and then get
1951 an application. Then we have zoning by judge. The applicant's entitled to a vote, up or down,
1952 and unless you think for procedural reasons he's incomplete in his application and then you make
1953 that record and that's what the Councilman has tried to with his motion on the procedural
1954 grounds, but if you think the procedural grounds are valid, then vote, you know in favor. If you
1955 don't, then move on to the next part of the application, and then let the courts decide.

1956 If - we do it the other around, the courts don't have facts to decide in this case. How does the
1957 applicant get to court on these three applications without you making a decision? You have to
1958 make the decision, or there's nothing, no record for the court to vote on, whether you go for or
1959 against it.

1960 So that's what I'm saying in the procedural motion, I wouldn't overly complicate it and think it's a
1961 big legal decision. I think it's your call to look at your ordinance and say do you think this GPA
1962 is duplicitous and, therefore, you're subject to the one-year timeout, and he's a month too early.
1963 Or two, you think Judge Crockett's decision or your own policy or both require a Major
1964 Modification and he doesn't have one, so he's incomplete. I think it's a pretty simple call.

1965

1966 **MAYOR GOODMAN**

1967 Okay. There's a motion then. Please vote and please post. Councilwoman, Councilwoman your
1968 vote?

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1969 **COUNCILWOMAN FIORE**

1970 It's, look.

1971

1972 **MAYOR GOODMAN**

1973 Oh.

1974

1975 **COUNCILWOMAN FIORE**

1976 My - computer is broken.

1977

1978 **COUNCILMAN CREAR**

1979 Should we withdraw the vote?

1980

1981 **COUNCILWOMAN FIORE**

1982 Should we withdraw the vote?

1983

1984 **COUNCILWOMAN TARKANIAN**

1985 Well, tell her.

1986

1987 **COUNCILMAN COFFIN**

1988 It didn't register the vote.

1989

1990 **COUNCILWOMAN FIORE**

1991 Here. Now it's just left.

1992

1993 **COUNCILMAN COFFIN**

1994 Now it's, now it's voted.

1995

1996 **COUNCILWOMAN FIORE**

1997 No, I didn't (inaudible)

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

1998 **MAYOR GOODMAN**
1999 Give her an oral.
2000
2001 **COUNCILWOMAN TARKANIAN**
2002 You can give her your vote orally.
2003
2004 **MAYOR GOODMAN**
2005 I - voted. Give your vote orally.
2006
2007 **COUNCILWOMAN FIORE**
2008 Are you getting it? Nay.
2009
2010 **LUANN D. HOLMES**
2011 Nay?
2012
2013 **COUNCILWOMAN FIORE**
2014 Nay.
2015
2016 **MAYOR GOODMAN**
2017 Okay. The motion passes.
2018
2019 **COUNCILMAN COFFIN**
2020 Post? You gotta post it.
2021
2022 **MAYOR GOODMAN**
2023 And it's posted.
2024
2025 **COUNCILMAN CREAR**
2026 No, hold on. Hold on. It's got the wrong vote for me. It says I hit, I voted nay. I voted yes.

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

2027 **LUANN D. HOLMES**

2028 It says you voted nay.

2029

2030 **COUNCILMAN CREAR**

2031 No.

2032

2033 **MAYOR GOODMAN**

2034 Right, he says he votes yes. So he needs the change. It passes anyway.

2035

2036 **COUNCILMAN COFFIN**

2037 It passed.

2038

2039 **COUNCILMAN CREAR**

2040 Then let's record it right. Accurate.

2041

2042 **COUNCILMAN COFFIN**

2043 Wanna revote?

2044

2045 **COUNCILWOMAN TARKANIAN**

2046 He wants a green check.

2047

2048 **COUNCILMAN CREAR**

2049 Where do you do that?

2050

2051 **LUANN D. HOLMES**

2052 So Councilman Crear? For the record, if you'd like us to reflect your vote voted in favor of the

2053 strike, we'll do that for the record.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

2054 **COUNCILMAN CREAR**

2055 Great. How does, what's that procedure that, does that happen now? You – show it again, or-
2056

2057 **LUANN D. HOLMES**

2058 No, for the minute record we'll change it to show that orally you want us to reflect that you voted
2059 in favor to strike it.

2060

2061 **COUNCILMAN CREAR**

2062 Yes, I voted in favor to strike it.

2063

2064 **BRAD JERBIC**

2065 For the record, it's a 4-3 vote to strike the item from the agenda, so the item is stricken, and it's
2066 on to the next order of business.

2067

2068 **MAYOR GOODMAN**

2069 Okay.

2070

2071 **COUNCILMAN CREAR**

2072 No, no, no. Hold on, hold on, hold on, hold on, hold on. Point of clarification. It's not a-

2073

2074 **BRAD JERBIC**

2075 5-2, I'm sorry. It's 5-2.

2076

2077 **COUNCILMAN CREAR**

2078 It's not a 4-3 vote.

2079

2080 **BRAD JERBIC**

2081 Yeah, 5-2, I'm sorry. My mistake.

CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

2082 **MAYOR GOODMAN**

2083 It's 5-2 vote. (The motion to Strike passed with Mayor Goodman and Councilwoman Fiore
2084 voting No).

2085

2086 **COUNCILMAN CREAR**

2087 Thank you.

PLANNING COMMISSION MEETING

FEBRUARY 14, 2017

VERBATIM TRANSCRIPT – AGENDA ITEMS 21-24

868 **STEVE SEROKA**

869 Good evening. I'm Colonel Steve Seroka. I reside at 10100 Stony Ridge Drive, not in
870 Queensridge. I live in the neighborhood across the street, and I'm here to represent not only
871 myself and my neighbors, but my neighbors of Queensridge and the hundreds of thousands of
872 folks that are in our community as well. I think it's fair to say tonight that not just the majority of
873 people in this room, barring those that are being paid by the developer, but hundreds and
874 thousands of the people that I've talked to in my community are not happy and are not supportive
875 of this project.

876 On the issue of the waivers that we're discussing tonight, pre-recession, we had an attitude of
877 grow at all costs. We had an attitude of approve all waivers that are in the interest of the
878 developer and lobbyist. We don't need to emulate that now again in 2017. We don't need skinny
879 streets. We don't need streets where a fire vehicle cannot even turn around. We do not need to be
880 fearful of the complexity of this issue and the large terminology that is thrown out. We do not
881 need to be fearful of that.

882 In fact, we wouldn't be here today, if in the beginning we had said as responsible representatives
883 of the community, over my dead body will I allow a project that will drive property values down
884 30% in just a year; over my dead body will I allow those constituents to have a decrease
885 compared to their residents in other parts of our city at 45% relative property values; over my
886 dead body will I allow a project that will set a precedent that will ripple across the community
887 that those property values do not just be impacted in Queensridge, but throughout the
888 community.

889 I ask you to find that moral courage to stand up. I ask you to find that Fallujah moral courage,
890 that Pork Chop Hill moral courage, that Heartbreak Ridge and Doolittle Raid moral courage to
891 stand up for what you know is right. I ask you to stand up and be accountable to your
892 constituents. So tonight I ask you no waivers that only benefit the interest of the developer, and I
893 ask that you consider the precedent that you are setting in our community. Thank you.

894

895 **CHAIRMAN SCHLOTTMAN**

896 Thank you, sir. Good evening. Please hold your applause. Good evening, ma'am.



Las Vegas Planning Commission Meeting

2/14/2017



#LVPlanning

21. GPA-68385 180 LAND COMPANY, LLC Ward 2



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-68481** APN: 138-31-702-002

Name of Property Owner: 180 Land Co. LLC

Name of Applicant: 180 Land Co. LLC

Name of Representative: Yohan Lowie

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Yohan Lowie

Subscribed and sworn before me

This 28 day of December, 2016

LeeAnn Stewart-Schencke
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR
 Project Address (Location) Alta Drive and Hualapai Way
 Project Name Parcel 1 @ the 180 Proposed Use R-PD7
 Assessor's Parcel #(s) 138-31-702-002 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing R-PD7 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 34.07 Acres Lots/Units 61 + 12 Density 1.79
 Additional Information CL

PROPERTY OWNER 180 Land Co. LLC Contact Yohan Lowie
 Address 1215 South Fort Apache Road # 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address yohan@ehbcompanies.com

APPLICANT 180 Land Co. LLC Contact Yohan Lowie
 Address 1215 South Fort Apache Road # 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address yohan@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Blvd Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State NV Zip 89146
 E-mail Address cgee@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* see attached

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Yohan Lowie

Subscribed and sworn before me

This 21st day of December, 2016
Jennifer Knighton

Notary Public in and for said County and State

Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # **SDR-68481**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-67184
01/04/17

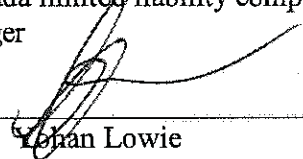
OMS 876

LO 00000933

180 Land Co LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

180 Land Co LLC
Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: 
Name: John Lowie
Its: Manager
Date: 12/21/16

SDR-68481

PRJ-67184
01/04/17

OMS 877

LO 00000934

SEC Alta Drive & Hualapai Way

Proposed 61 unit single family residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	61	9.52	581
AM Peak Hour			0.75	46
PM Peak Hour			1.00	61

Existing traffic on nearby streets:

Hualapai Way

Average Daily Traffic (ADT)	18,715
PM Peak Hour (heaviest 60 minutes)	1,497

Alta Drive

Average Daily Traffic (ADT)	11,744
PM Peak Hour (heaviest 60 minutes)	940

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Hualapai Way	44,468
Alta Drive	35,490

This project will add approximately 581 trips per day on Hualapai Wy. and Alta Dr. Currently, Hualapai is at about 42 percent of capacity and Alta is at about 33 percent of capacity. With this project, Hualapai is expected to be at about 43 percent of capacity and Alta to be at about 35 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 61 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-68482** APN: 138-31-702-002

Name of Property Owner: 180 Land Co. LLC

Name of Applicant: 180 Land Co. LLC

Name of Representative: Yohan Lowie

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Yohan Lowie

Subscribed and sworn before me

This 28 day of December, 2016

LeeAnn Stewart-Schencke
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Alta Drive and Hualapai Way
 Project Name Parcel 1 @ the 180 Proposed Use R-PD7
 Assessor's Parcel #(s) 138-31-702-002 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing R-PD7 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 34.07 Acres Lots/Units 61+12 Density 1.79
 Additional Information CL

PROPERTY OWNER 180 Land Co. LLC Contact Yohan Lowie
 Address 1215 South Fort Apache Road # 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address yohan@ehbcompanies.com

APPLICANT 180 Land Co. LLC Contact Yohan Lowie
 Address 1215 South Fort Apache Road # 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State NV Zip 89117
 E-mail Address yohan@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Blvd Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State NV Zip 89146
 E-mail Address cgee@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* see attached
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Yohan Lowie

Subscribed and sworn before me
 This 21st day of December, 2016
Jennifer Knighton

Notary Public in and for said County and State

Revised 03/28/16



FOR DEPARTMENT USE ONLY

Case # **TMP-68482**

Meeting Date:
 Total Fee:
 Date Received:*
 Received By:

application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.

PRJ-67184
01/04/17

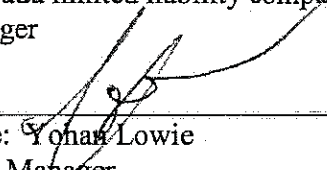
OMS 880

LO 00000937

180 Land Co LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

180 Land Co LLC
Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: 
Name: Yonah Lowie
Its: Manager
Date: 12-21-16

TMP-68482

PRJ-67184
01/04/17

OMS 881

LO 00000938

BUILDING SETBACK TABLE (RPO7)			
MIN. SETBACK SETBACKS (MINIMUM)	LOTS ≤ 20,000 SF		LOTS > 20,000 SF
	10,000 SF	20,000 SF	
FRONT YARD	30'	35'	
FRONT YARD W/ ACCESS EASEMENT	30'	35'	
SIDE YARD	5'	7.5'	
CORNER SIDE YARD	11.5'	15'	
REAR YARD	25'	35'	
LOT COVERAGE	DICTATED BY SETBACKS		DICTATED BY SETBACKS

	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
NECESSARY STRUCTURES (MINIMUM)	10'	12'
POPPET CORNER TO PRIVATE STREET	15'	15'
SIDE LANE DAMAGE TO SIDE YARD PL	20'	20'
PAVED CORNER/ 3RD STORY DOOR	5'	5'
SEPARATION FROM MAIN BUILDING	5'	5'
CORNER SIDE YARD	5'	5'
REAR YARD	5'	5'
SIDE YARD	5'	5'

ACCESSORY STRUCTURES MAY HAVE TREES/CANDY/CORNER

BUILDING HEIGHTS TABLE (RWD7)		
BUILDING HEIGHTS	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
MAIN STRUCTURE	40'	50'
ACCESSORY STRUCTURES	25'	30'
# OF FLOORS – SHALE AND TWO STORY ON SLAB OR OVER BASEMENT # OF FLOORS – ON LOTS > 35,000 SF, A THIRD STORY IS ALLOWED		

INDIVIDUAL COMMON LOT AREAS	PRIVATE PARK	PRIVATE ROADWAYS/ ENTRY	LANDSCAPE AREAS
CL-A	0.15 AC		0.15 AC
CL-B	0.30 AC		0.30 AC
CL-C	0.60 AC		
CL-D	0.09 AC		0.09 AC
CL-E	0.03 AC		0.03 AC
CL-F	0.28 AC		0.28 AC
CL-G	0.09 AC	0.09 AC	
CL-H	0.24 AC		
CL-I	0.04 AC		0.04 AC
CL-J	4.36 AC	4.36 AC	
CL-K	0.05 AC		0.05 AC
CL-L	0.04 AC		0.04 AC
TOTAL	8.33 AC	1.13 AC	0.98 AC

BUILDING ELEVATIONS AND FLOOR PLANS

THE LOTS ARE CUSTOM LOTS AND THEREFORE ELEVATIONS AND FLOOR PLANS ARE NOT PROVIDED.

STABILITY FACTOR = LINKS / # NODES = 1.75

PRIVATE STREET/ EASEMENT	PRIVATE STREET/ EASEMENT

OVER-LENGTH CUL-DE-SAC
LENGTH

1" STREET TO "D" AVENUE = 19670
"E" AVENUE = 101E

ON-SITE PRIVATE STREET WIDTH IS 30' 6" TO 8' 0" WITH
30' ROLL CURB, WHERE 37' IS REQUIRED WITH 4' "C"
TYPE CURB.

40' ROLL CURB ON ALL ON-SITE PRIVATE STREETS.

[illegible]

REQUIRED OFF STREET PARKING
2 PARKING SPACES PER DWELLING UNIT
1 PARKING SPACE PER CASTA
ASSUME: 61 DWELLING LOTS W/ A CASTA
61 DWELLING UNITS + CASTA = 188 SPACES
PROVIDED OFF STREET PARKING
2 SPACES PER GARAGE
2 SPACES PER DRIVEWAY
4134-244 OFF STREET PARKING SPACES
ON STREET PARKING WILL NOT BE ALLOWED
UNLESS BY RESOLUTION

LAS VEGAS VERTICAL POINT "GLITCHES", BEING A PLATE IN TOP OF CURB CORNER OF CHARLESTON & N IN PORK CHOP ISLAND.	2914.54 (FEET)	888.305 (METERS)
---	-------------------	---------------------

BASIS OF BEARINGS
 BEING OF THE SOUTH LINE OF THE
 SECTION 31, TOWNSHIP 20 SOUTH,
 RANGE 14 NORTH, MERIDIAN 10 WEST,
 AS SHOWN IN THE BOOK 77, PAGE 23 OF
 THE CLARK COUNTY, NEVADA RECORDS OFFICE.

PARCEL 1 AS SHOWN BY MAP THERE OF
OF PARCEL MAPS, PAGE _____ IN THE OFFICE OF CLARK COUNTY
RECORDERS OFFICE, CLARK COUNTY, NV

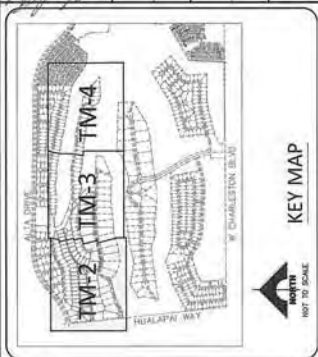
OMS 882

2 OF 5 SHOTS
DATE: 00-00000

180 LAND COMPANY, LLC
PARCEL 1 @ THE 180
TENTATIVE MAP 1

GCM ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
F: 702.804.2000
F: 702.804.2289
gcmengineering.com

840-054

[illegible][illegible]

NOTE:
ALL PROPOSED, INTERIOR STREETS ARE PRIVATE DRIVE
ALLES, WITH PUBLIC UTILITY EASEMENTS.



DATE: 00-0000

GCW
ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
F: 702.804.2299
F: 702.804.2000
gcwengineering.com

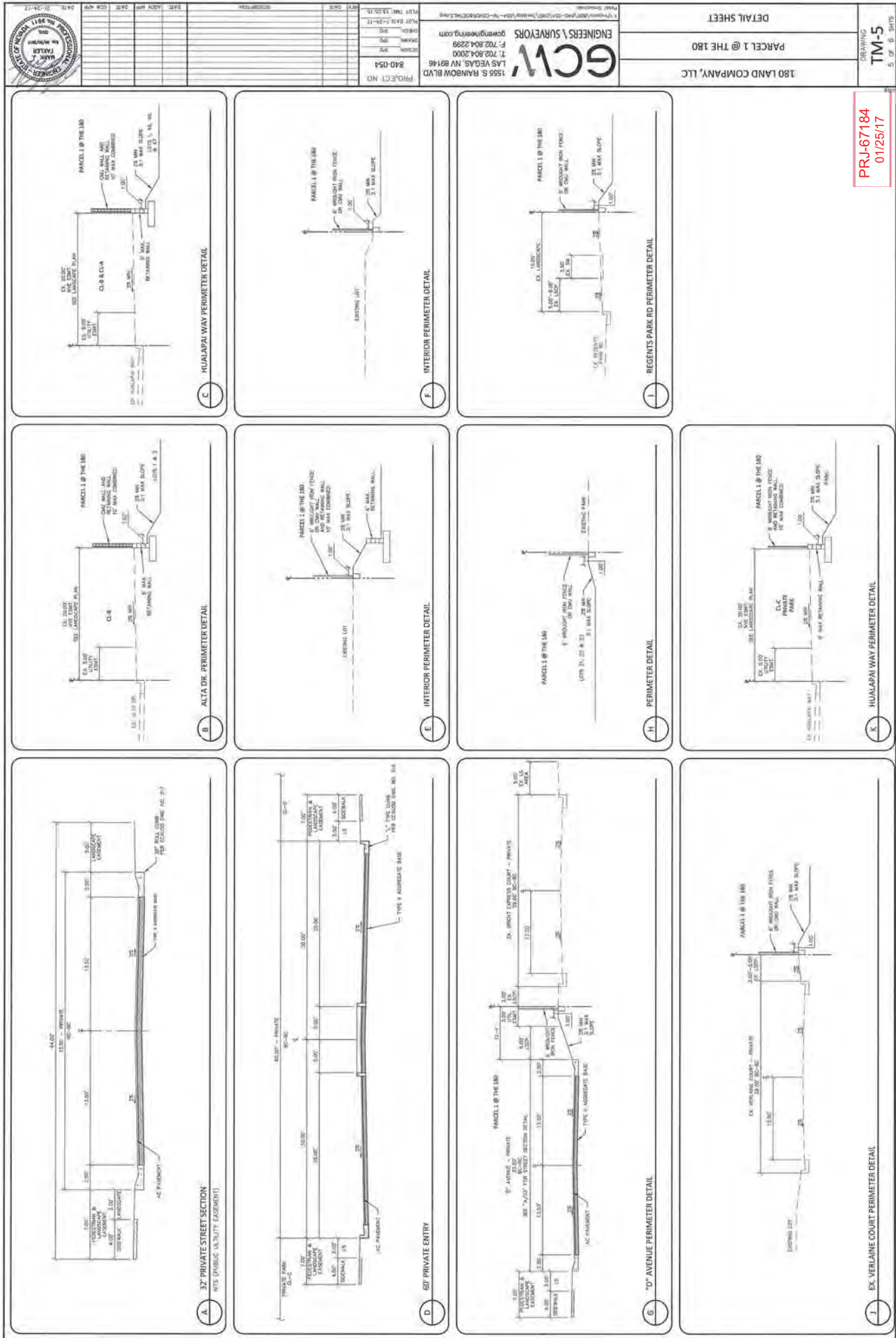
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KEY MAP



KEY MAP

M-2 TM-3 TM-4



PROJECT NO. 840-054

DATE 11/20/13

BY [Signature]

CHECKED [Signature]

DATE 11/20/13

PROJECT 180 LAND COMPANY, LLC

ENGINEER'S SURVEYORS

1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
F: 702.804.2299
GOMINGHERING.COM

DETAIL SHEET

PARCEL 1 @ THE 180

180 LAND COMPANY, LLC

PROJECT NO. 840-054

DATE 11/20/13

BY [Signature]

CHECKED [Signature]

DATE 11/20/13

PROJECT 180 LAND COMPANY, LLC

ENGINEER'S SURVEYORS

1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
F: 702.804.2299
GOMINGHERING.COM

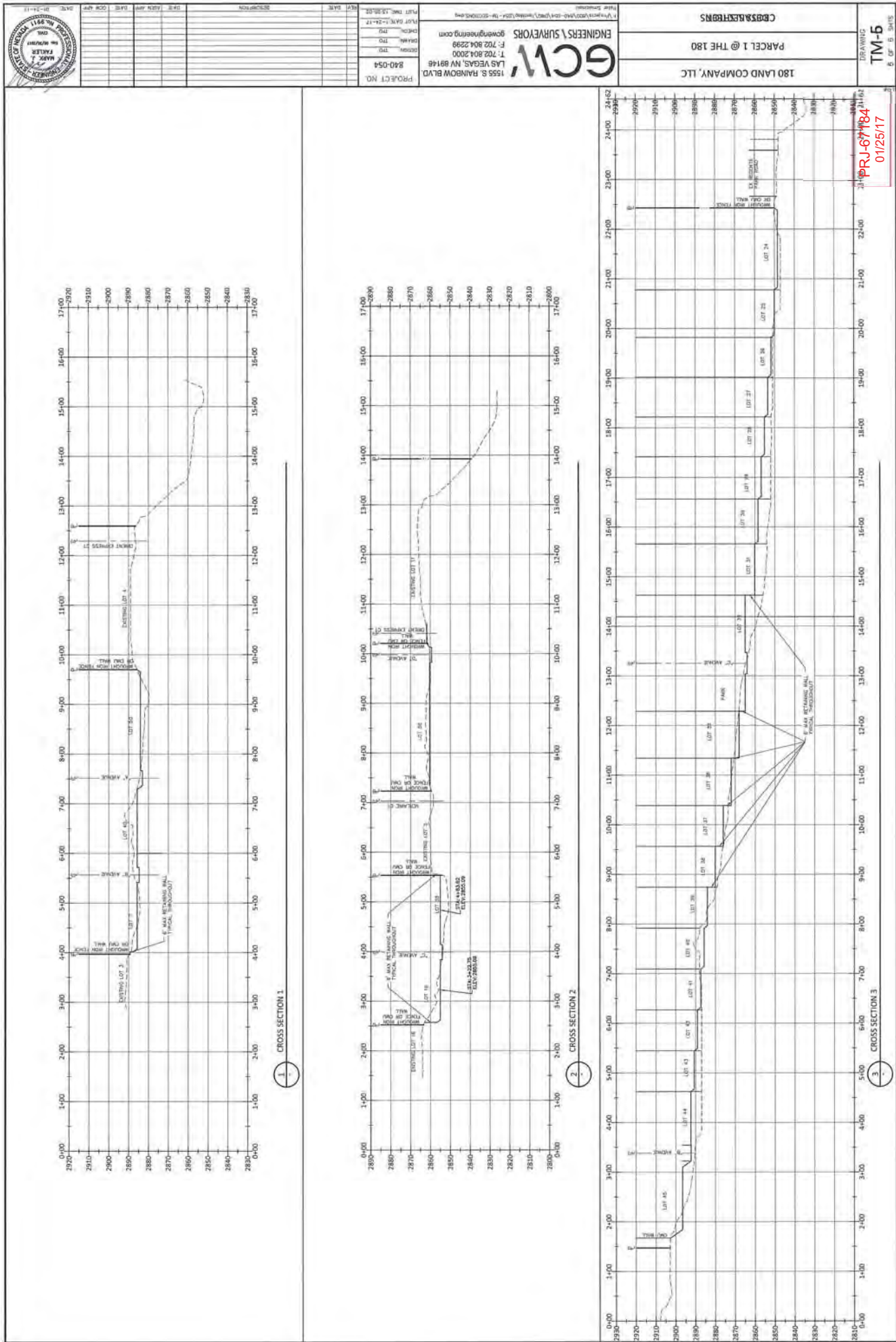
DETAIL SHEET

PARCEL 1 @ THE 180

180 LAND COMPANY, LLC

PRJ-67184
01/25/17

TMP-68482 - REVISED



180 LAND COMPANY, LLC
PARCEL 1 @ THE 180

ENGINEERS \ SURVEYORS
GCM ENGINEERING, LLC
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2299
F: 702.804.2299
gcmengineering.com

PROJECT NO. 840-054
DATE 12/12/17
SCALE 1"=40'

DRAWING TM-5
DATE 01/25/17
BY J. B. SHAW
CHKD J. B. SHAW

180 LAND COMPANY, LLC
PARCEL 1 @ THE 180

180 LAND COMPANY, LLC
PARCEL 1 @ THE 180

TMP-68482 - REVISED



DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME PARCEL 1@THE 180
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

180 LAND COMPANY LLC BY ITS MANAGER
EHB COMPANIES LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact FRANK PANKRATZ at (702)-940-6930. Thank you.
X 353

Sincerely, BY 180 LAND COMPANY LLC BY ITS MANAGER
EHB COMPANIES LLC

[Signature]
(Signature)

By. Vickie DeHart
(Print) ITS: MANAGER



Subscribed and sworn before me

This 3 day of JANUARY, 20 17.

[Signature]
Notary Public in and for said County and State

PRJ-67184
01/04/17

TMP-68482

OMS 888

LO 00000945

SEC Alta Drive & Hualapai Way

Proposed 61 unit single family residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	61	9.52	581
AM Peak Hour			0.75	46
PM Peak Hour			1.00	61

Existing traffic on nearby streets:

Hualapai Way

Average Daily Traffic (ADT)	18,715
PM Peak Hour (heaviest 60 minutes)	1,497

Alta Drive

Average Daily Traffic (ADT)	11,744
PM Peak Hour (heaviest 60 minutes)	940

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Hualapai Way	44,468
Alta Drive	35,490

This project will add approximately 581 trips per day on Hualapai Wy. and Alta Dr. Currently, Hualapai is at about 42 percent of capacity and Alta is at about 33 percent of capacity. With this project, Hualapai is expected to be at about 43 percent of capacity and Alta to be at about 35 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 61 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-68480** APN: 138-31-702-002

Name of Property Owner: 180 Land Co. LLC

Name of Applicant: 180 Land Co. LLC

Name of Representative: Yohan Lowie

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Yohan Lowie

Subscribed and sworn before me

This 28 day of December, 2016

LeeAnn Stewart-Schencke
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Revised Waiver - allowing for 44' private street sections with sidewalk (1 side)

Project Address (Location) Alta Drive and Hualapai Way

Project Name Parcel 1 @ the 180 Proposed Use R-PD7

Assessor's Parcel #(s) 138-31-702-002 Ward # 2

General Plan: existing _____ proposed _____ Zoning: existing R-PD7 proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 34.07 Lots/Units 61+12 (CL) Density 1.79

Additional Information This street section is generally similar to the as-built street section condition of the adjacent San Michelle neighborhood of Queensridge (not part of the property).

PROPERTY OWNER 180 Land Co. LLC Contact Yohan Lowie

Address 1215 South Fort Apache Road #120 Phone: (702) 940-6930 Fax: (702) 940-6931

City Las Vegas State NV Zip 89117

E-mail Address yohan@ehbcompanies.com

APPLICANT 180 Land Co. LLC Contact Yohan Lowie

Address 1215 South Fort Apache Road #120 Phone: (702) 940-6930 Fax: (702) 940-6931

City Las Vegas State NV Zip 89117

E-mail Address yohan@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee

Address 1555 South Rainbow Blvd. Phone: (702) 804-2107 Fax: (702) 804-2299

City Las Vegas State NV Zip 89146

E-mail Address cgee@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* see attached

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This 24th day of January, 20 17.

Jennifer Knighton

Notary Public in and for said County and State

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **WVR-68480**

Meeting Date: _____

Total Fee: _____

Date Received: * _____

Received By: _____



*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

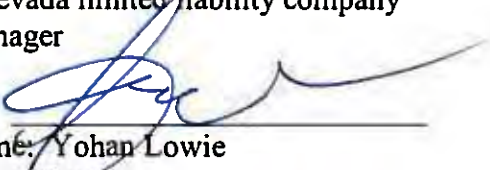
OMS 891

LO 00000948

180 Land Co LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

180 Land Co LLC
Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: 
Name: Yohan Lowie
Its: Manager
Date: January 4, 2017

WVR-68480

PRJ-67184
01/04/17

OMS 892

LO 00000949

*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JUNE 21, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: - APPLICANT/OWNER: 180 LAND COMPANY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-68385	Staff recommends APPROVAL.	
WVR-68480	Staff recommends APPROVAL, subject to conditions:	GPA-68385
SDR-68481	Staff recommends APPROVAL, subject to conditions:	GPA-68385 WVR-68480
TMP-68482	Staff recommends APPROVAL, subject to conditions:	GPA-68385 WVR-68480 SDR-68481

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 32**NOTICES MAILED**

1,025 - GPA-68385 (By City Clerk)
 255 - WVR-68480 and SDR-68481 (By City Clerk)
 255 - TMP-68482 (By City Clerk)

APPROVALS

24 - GPA-68385
 0 - WVR-68480 and SDR-68481
 0 - TMP-68482

PROTESTS

121 - GPA-68385
 67 - WVR-68480 and SDR-68481
 60 - TMP-68482

**** CONDITIONS ****

WVR-68480 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-68385) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68481) and Tentative Map (TMP-68482) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

SDR-68481 CONDITIONS

Planning

1. The single family residential subdivision shall be limited to no more than 61 residential lots.
2. The residential subdivision shall be gated.
3. A separate HOA from that of the Queensridge HOA shall be created.
4. Sidewalks shall be installed on one side of each street within the residential subdivision.
5. Landscaping within the community shall meet or exceed City standards. Palm trees are a permitted plant material within common lots and buildable lots.
6. Development within the community shall be limited to single-family residential homes only.
7. Building heights shall not exceed 46 feet.

8. A minimum home size of 3,000 square feet on lots less than or equal to 20,000 square feet in size shall be required.
9. A minimum home size of 3,500 square feet on lots over 20,000 square feet in size shall be required.
10. Perimeter and interior walls shall be composed of decorative block wall, wrought iron fencing or a combination of both. Perimeter decorative block walls are to comply with Title 19 requirements.
11. No construction shall occur during the hours of 8:00 pm and 6:00 am.
12. The subdivision's associated CC&Rs are to include design guidelines generally compatible with the Queensridge design guidelines.
13. Approval of a General Plan Amendment (GPA-68385) and approval of and conformance to the Conditions of Approval for a Waiver (WVR-68480) and Tentative Map (TMP-68482) shall be required, if approved.
14. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
15. All development shall be in conformance with the site plan, date stamped 01/25/17 and landscape plan, date stamped 01/26/17, except as amended by conditions herein.
16. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
17. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Three

June 21, 2017 - City Council Meeting

18. The standards for this development shall include the following:

Standard	Lots less than or equal to 20,000 sf*	Lots greater than 20,000 sf
Minimum Lot Size	10,000 sf	20,000 sf
Building Setbacks:		
• Front yard to private street or access easement	30 feet	35 feet
• Side yard	5 feet	7.5 feet
• Corner side yard	12.5 feet	15 feet
• Rear yard	25 feet	30 feet

Standard	Lots less than or equal to 20,000 sf*	Lots greater than 20,000 sf
Accessory structure setbacks:		
• Porte cochere to private street	15 feet	15 feet
• Side loaded garage to side yard property line	15 feet	15 feet
• Patio covers and/or 2 nd story decks	20 feet	20 feet
• Separation from principal dwelling	6 feet	6 feet
• Side yard	5 feet	5 feet
• Corner side yard	5 feet	5 feet
• Rear yard	5 feet	5 feet
Building Heights:		
• Principal dwelling	46 feet	46 feet
• Accessory structures	25 feet	30 feet
• Floors	2 stories on slab or over basement	3 stories on lots greater than 35,000 sf; otherwise 2 stories
Permitted uses	Single family residence and accessory structures**	Single family residence and accessory structures**

*Includes Lots 1, 2 and 24.

**Accessory structures may have a trellis or canopy attached to the principal dwelling.

19. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

20. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
21. 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.
22. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

23. Correct all Americans with Disabilities Act (ADA) deficiencies on the public sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed subdivision. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Curbing on one side of the 32-foot private streets shall be constructed of red concrete and shall be in accordance with the adopted Fire Code (Ordinance #6325). The required curb coloring, painting, and signage shall be privately maintained in perpetuity by the Homeowner's Association.
25. All landscaping and private improvements 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.
26. Coordinate with the Sewer Planning Section of the Department of Public Works to determine the appropriate location and depth of public sewer lines servicing this site prior to approval of construction drawings for this site. Provide appropriate Public Sewer Easements for all public sewers not located within existing public street right-of-way. Construct paved vehicular access to all new Public Sewer Manholes proposed east of this site concurrent with on-site development activities. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

27. A 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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by TMP-68482 may be used to satisfy this condition.
28. Site Development to comply with all applicable conditions of approval for TMP-68482 and any other site related actions.

TMP-68482 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a General Plan Amendment (GPA-68385) and approval of and conformance to the Conditions of Approval for Waiver (WVR-68480) and Site Development Plan Review (SDR-68481) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief

description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Grant all required public easements (sewer, drainage, fire, etc.) that are outside the boundaries of this site prior to or concurrent with the recordation of a Final Map for this site.
8. Correct all Americans with Disabilities Act (ADA) deficiencies on the public sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed subdivision. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Curbing on one side of the 32-foot private streets shall be constructed of red concrete and shall be in accordance with the adopted Fire Code (Ordinance #6325). The required curb coloring, painting, and signage shall be privately maintained in perpetuity by the Homeowner's Association.
11. All landscaping and private improvements 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.

12. Coordinate with the Sewer Planning Section of the Department of Public Works to determine the appropriate location and depth of public sewer lines servicing this site prior to approval of construction drawings for this site. Provide appropriate Public Sewer Easements for all public sewers not located within existing public street right-of-way. Construct paved vehicular access to all new Public Sewer Manholes proposed east of this site concurrent with on-site development activities. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easements.
13. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with the Title 19.
14. A 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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
15. 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 improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that curved sewers are not allowed and do not comply with City Standards.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 61-lot gated single-family residential development on a portion of a large lot currently developed as a golf course generally located at the southeast corner of Alta Drive and Hualapai Way. The development would feature custom homes and contain small open space and park areas.

ISSUES

- A General Plan Amendment is requested from PR-OS (Parks/Recreation/Open Space) to L (Low Density Residential) on the primary parcel (that makes up the Badlands Golf Course).
- A Waiver of Title 19.02 is requested to allow 32-foot wide private streets with a private sidewalk and landscape easement on one side and another landscape easement on the other side where 47-foot wide streets including sidewalks on both sides are required within a proposed gated development. Staff supports this request.
- A Site Development Plan Review for a single-family residential development on this site is required for all planned developments zoned R-PD (Residential Planned Development). The proposal includes developer-proposed standards for development of the site.
- A Tentative Map is requested for a 61-lot single-family residential subdivision on a 34.07-acre parcel, which is a portion of the primary golf course parcel that is the subject of the proposed General Plan Amendment.
- A Parcel Map (PMP-64285) dividing the majority of the Badlands Golf Course into four separate lots, including a 34.07-acre lot at the southeast corner of Alta Drive and Hualapai Way that defines the extent of the proposed residential development, was recorded on 01/24/17. Although Assessor's Parcel Numbers have not yet been assigned, recordation of the Parcel Map has created four legal lots with valid legal descriptions.

ANALYSIS

The subject parent parcel (APN 138-31-702-002) is a significant portion of a developed golf course that is located within the Peccole Ranch Master Plan. The parcel is zoned R-PD7 (Residential Planned Development – 7 Units per Acre), allowing up to 7.49 dwelling units per acre spread out across the zoning district. The proposed L (Low Density Residential) General Plan designation allows density up to 5.49 dwelling units per acre, which is consistent with the density permitted by the existing R-PD7

zoning across the Peccole Ranch Master Plan area. The approved 1990 Peccole Ranch Master Plan indicates that the subject area is planned for both single family residential and golf course/open space/drainage uses. Over time, the development pattern in this area did not follow the master plan as approved.

Title 19.16.110 states that “except as otherwise authorized by this Title, approval of all Maps, Vacations, Rezoning, Site Development Plan Reviews, Special Use Permits, Variances, Waivers, Exceptions, Deviations and Development Agreements shall be consistent with the spirit and intent of the General Plan.” Within the area known as the Peccole Ranch Master Plan, the 1992 General Plan for the City of Las Vegas designated the proposed golf course area P (Parks/Recreation/Open Space) and the various residential areas around the proposed golf course as ML (Medium Low Density Residential). As other uses within the Peccole Ranch Master Plan were proposed that deviated from the established General Plan or zoning, a General Plan Amendment or Rezoning was required for consistency with the General Plan. As the proposed land area is no longer intended for a golf course or open space, but instead for residential development, an amendment to the General Plan is necessary and appropriate.

As a Residential Planned Development, density may be concentrated in some areas while other areas remain less dense, as long as the overall density for this site does not exceed 7.49 dwelling units per acre. Therefore, portions of the subject area can be restricted in density by various General Plan designations. A closer examination of the existing development reveals that single-family lots adjacent to the golf course average 12,261 square feet and a density of 3.55 units per acre along Queen Charlotte Drive west of Regents Park Road, an average of 11,844 square feet and a density of 3.68 units per acre along Verlaine Court and an average of 42,806 square feet and a density of 1.02 units per acre along Orient Express Court west of Regents Park Road. Each of these adjacent developments are designated ML (Medium Low Density Residential) with a density cap of 8.49 dwelling units per acre. The proposed development would have a density of 1.79 dwelling units per acre, with an average lot size of 19,871 square feet. In addition, open space and planned park areas are included as required for all new R-PD developments. Compared with the densities and General Plan designations of the adjacent residential development, the proposed L (Low Density Residential) designation is less dense and therefore appropriate for this area, capped at 5.49 units per acre.

Open space is provided in the form of three small park areas totaling approximately 62,000 square feet. Approximately 44,000 square feet or 1.01 acres of the development must consist of usable open space, which this proposal meets. An eight-foot buffer and six-foot wrought iron fence would separate the proposed “D” Avenue from Orient Express Court to the south. These areas are all common lots to be privately maintained.

Title 19.04 requires private streets to be developed to public street standards, which require 47-foot wide streets with sidewalks on both sides of the street, as well as either a three-foot amenity zone with street trees or a five-foot planting zone on the adjacent private properties. This is to allow adequate space for vehicular travel in both directions, as well as a safe environment for pedestrians, bicycles and other modes of transportation. In the existing adjacent residential developments, the streets range in size from 36 feet to 40 feet in width with wide roll curbs. In addition, the San Michelle North development abutting this site to the north also contains a four-foot sidewalk, six-foot amenity zone and three-foot landscape strip within a common element on the north side of Queen Charlotte Drive. The side streets in that development contain the 36-foot private roadway with a four-foot sidewalk and five-foot amenity zone on one side contained in a private easement for a total sectional width of 45 feet.

The applicant is requesting a street section comparable to San Michelle North, with proposed 32-foot private streets with 30-inch roll curbs, a four-foot sidewalk and three-foot private landscape easement on one side and a five-foot private landscape easement on the other side for a total sectional width of 44 feet. A 32-foot wide street will allow for emergency vehicle access while still permitting parking on one side. Red colored concrete and signage will be required to clearly mark the side of the street with no parking. This design is comparable to the private streets in the adjacent gated subdivisions along the golf course. Staff can support the Waiver request with conditions that include a requirement for the applicant to coordinate with the Fire Protection Engineering Section of the Department of Fire Services to discuss the design and layout of all onsite private circulation and access drives to meet current fire codes.

The Site Development Plan Review describes two lot types with different development standards; those that contain 20,000 square feet or less and those containing greater than 20,000 square feet. However, three lots (Lots 1, 2 and 24) are included with the "20,000 square feet or less" classification for consistency of development. Development standards for lots that are 20,000 square feet or less are generally consistent with R-D zoned properties, while those in the category greater than 20,000 square feet are generally consistent with R-E zoned properties. Some exceptions include building height, which is proposed to be 40-50 feet where 35 feet is the requirement in the standard zoning districts, and patio covers, which are treated the same as second story decks unlike in the Unified Development Code. The additional height is comparable to existing residential dwellings in the R-PD7 zoning district. It is noted that no building height restriction was conditioned for the existing residential development surrounding the subject property.

The submitted Tentative Map contains the elements necessary for a complete submittal. The natural slope from west to east across the site is approximately 2.5 percent. Per Title 19, a development having a natural slope of greater than two percent is allowed to contain up to six-foot retaining walls and eight-foot screen walls on the perimeter, with a maximum height of 12 feet. A 10-foot combined perimeter wall consisting of no more

than six feet of retaining is proposed along Hualapai Way, set back 20 feet from the property line. Only the screen wall would be visible from Hualapai Way. A six-foot screen wall or fence is proposed on the east perimeter at Regents Park Road.

The submitted north-south cross section depicts maximum natural grade at two percent across this site. Per Title 19, a development with natural slope of two percent or greater is allowed to contain up to six-foot retaining walls and eight-foot screen walls on the perimeter, with a maximum height of 12 feet. The retaining walls along the northern property line are shown as maximum six-foot retaining walls, with a maximum of 10 feet of both retaining and screening. From the adjacent properties, no more than 10 feet of wall or wrought iron fencing would be visible.

Per Title 19.04.040, the Connectivity Ratio requirement does not apply for R-PD developments. In addition, per Title 19.04.010, where a proposed development is adjacent to existing improvements, the Director of Public Works has the right to determine the appropriateness of implementing Complete Streets standards, including connectivity. In this case, Public Works has determined that it would be inappropriate to implement the connectivity standards, given the design of the existing residential development and configuration of available land for development.

FINDINGS (GPA-68385)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The density of the proposed General Plan Amendment is compatible with the existing adjacent land use designations, which include ML (Medium Low Density Residential), MLA (Medium Low Attached Density Residential) and PR-OS (Parks/Recreation/Open Space); the L (Low Density Residential) designation is less dense than any of these residential land use designations. However, as a Residential Planned Development, density may be concentrated in some areas while other areas remain less dense.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The overall residential development, including the proposed site and surrounding adjacent residential development, is zoned R-PD7 (Residential Planned Development – 7 Units per Acre), which is allowed by the proposed amendment. Additionally, the zoning districts allowed by the proposed L (Low Density Residential) designation would be less dense than the existing R-PD7 zoning district.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Additional streets, utilities and open space amenities would be constructed or extended to support the residential uses permitted by the proposed General Plan Amendment to L (Low Density Residential).

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed General Plan Amendment is consistent with the Peccole Ranch Master Plan, which designates the subject area for single family residential uses.

FINDINGS (WVR-68480)

Staff supports Title 19 requirements for streets within the city, which require private streets to be developed to public street standards. The Unified Development Code requires 47-foot wide private streets that contain sidewalks on both sides. However, none of the existing residential developments with private streets in this area adhere to this standard. The applicant is proposing streets that provide similar amenities and widths to the adjacent private streets, once private easements are granted. This configuration would be more compatible with the surrounding development than the required 47-foot streets. Build-out of the proposed streets will not cause an undue hardship to the surrounding properties and will allow for fire access and limited on-street parking. Therefore, staff recommends approval of the requested waiver, with conditions.

FINDINGS (SDR-68481)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed residential lots throughout the subject site are comparable in size to the existing residential lots directly adjacent to the proposed lots. The development standards proposed are compatible with those imposed on the adjacent lots. Several small park and open space amenities are provided for the benefit of residents.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development would be consistent with the General Plan if the plan is concurrently amended to L (Low Density Residential) or a lower density designation. The proposal for single-family residential and accessory uses is consistent with the approved 1990 Peccole Ranch Master Plan, which designates the subject area for single family uses. The proposed R-PD development is consistent with Title 19 requirements for residential planned developments prior to the adoption of the Unified Development Code. However, streets are not designed to public street standards as required by the Unified Development Code Title 19.04, for which a waiver is necessary.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is proposed from Hualapai Way through a gate that meets Uniform Standard Drawing specifications. The street system does not connect to any existing streets and therefore should not negatively affect traffic within the existing residential areas.

4. **Building and landscape materials are appropriate for the area and for the City;**

Custom homes are proposed on the subject lots, which will be subject to future permit review. Landscape materials are drought tolerant and appropriate for this area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Custom homes are proposed on the subject lots, which will be subject to future permit review against the proposed development standards.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Development of this site will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (TMP-68482)

The submitted Tentative Map is in conformance with all Title 19 and NRS requirements for tentative maps.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
04/15/81	The Board of City Commissioners approved a General Plan Amendment (Agenda Item IX.B) to expand the Suburban Residential Land Use category and add the Rural Density Residential category generally located north of Sahara Avenue, west of Durango Drive.
	The Board of City Commissioners approved a Generalized Land Use Plan (Agenda Item IX.C) for residential, commercial and public facility uses on the Peccole property and the south portion of Angel Park lying within city limits. The maximum density of this plan was 24 dwelling units per acre.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. [Peccole Ranch Master Development Plan]
02/15/89	The City Council approved a Rezoning (Z-0139-88) on 448.80 acres from N-U (Non-Urban) under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7 (Residential Planned Development – 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). [Peccole Ranch Phase One]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
08/14/97	The Planning Commission approved a request for a Site Development Plan Review [Z-0017-90(20)] for a proposed 76-lot single family residential development on 36.30 acres south of Alta Drive, east of Hualapai Way. Staff recommended approval.
03/30/98	A Final Map (FM-0190-96) for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
10/19/98	A Final Map (FM-0027-98) for a 45-lot single family residential subdivision (San Michelle North) on 17.41 acres generally located south of Alta Drive, east of Hualapai Way was recorded [Book 86 Page 74 of Plats].
12/17/98	A Final Map (FM-0158-97) for a 21-lot single family residential subdivision (Peccole West – Parcel 20) on 20.65 acres generally located south of Alta Drive, east of Hualapai Way was recorded [Book 87 Page 54 of Plats].
09/23/99	A Final Map (FM-0157-97) for a 41-lot single family residential subdivision (Peccole West – Parcel 19) on 15.10 acres generally located south of Alta Drive, east of Hualapai Way was recorded [Book 91 Page 47 of Plats].
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The Planning Commission voted [6-0] to hold requests for a General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development in abeyance to the March 8, 2016 Planning Commission meeting at the request of the applicant.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/08/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the April 12, 2016 Planning Commission meeting at the request of the applicant.
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].
04/12/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
04/12/16	The Planning Commission voted [7-0] to hold requests for a Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Plan; a Development Agreement (DIR-63602) between 180 Land Co., LLC, et al. and the City of Las Vegas; a General Plan Amendment (GPA-63599) from PR-OS (Parks/Recreation/Open Space) to DR (Desert Rural Density Residential) and H (High Density Residential); and a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-E (Residence Estates) and R-4 (High Density Residential) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
05/10/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the July 12, 2016 Planning Commission meeting at the request of City staff.
	The Planning Commission voted [7-0] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the July 12, 2016 Planning Commission meeting at the request of City staff.
07/12/16	The Planning Commission voted [5-2] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting.
	The Planning Commission voted [5-2] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the October 11, 2016 Planning Commission meeting.
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting. Action was then taken to reschedule the hearing of these items at a special Planning Commission meeting on 10/18/16.
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the October 11, 2016 Planning Commission meeting. Action was then taken to reschedule the hearing of these items at a special Planning Commission meeting on 10/18/16, at which they were recommended for denial.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/16	<p>At the applicant's request, the City Council voted to Withdraw Without Prejudice requests for a Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Plan; a Development Agreement (DIR-63602) between 180 Land Co., LLC, et al. and the City of Las Vegas; a General Plan Amendment (GPA-63599) from PR-OS (Parks/Recreation/Open Space) to DR (Desert Rural Density Residential) and H (High Density Residential); and a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-E (Residence Estates) and R-4 (High Density Residential) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial; staff recommended approval.</p> <p>The Planning Commission voted to hold in abeyance to the January 18, 2017 City Council meeting a General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.</p>
01/10/17	The Planning Commission voted to hold in abeyance to the February 14, 2017 Planning Commission meeting GPA-68385 [PRJ-67184].
01/18/17	The City Council voted to hold in abeyance to the February 15, 2017 City Council meeting GPA-62387, ZON-62392 and SDR-62393 at the applicant's request.
01/24/17	A four-lot Parcel Map (PMP-64285) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [File 121 Page 100 of Parcel Maps].
02/14/17	<p>The Planning Commission voted to recommend APPROVAL on the following requests:</p> <ul style="list-style-type: none"> • Waiver (WVR-68480) TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-68481) FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-68482) FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/14/17	The Planning Commission vote resulted in a TIE which is tantamount to DENIAL on a request for a General Plan Amendment (GPA-68385) which is a FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].
03/15/17	<p>The City Council voted to hold the following four related items in abeyance to the April 19, 2017 City Council meeting.</p> <ul style="list-style-type: none"> • General Plan Amendment (GPA-68385) which is a FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) • Waiver (WVR-68480) TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-68481) FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-68482) FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]
04/19/17	<p>The City Council voted to hold the following four related items in abeyance to the May 17, 2017 City Council meeting.</p> <ul style="list-style-type: none"> • General Plan Amendment (GPA-68385) which is a FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) • Waiver (WVR-68480) TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-68481) FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-68482) FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/17	<p>The City Council voted to hold the following four related items in abeyance to the June 21, 2017 City Council meeting.</p> <ul style="list-style-type: none"> • General Plan Amendment (GPA-68385) which is a FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) • Waiver (WVR-68480) TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT • Site Development Plan Review (SDR-68481) FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT • Tentative Map (TMP-68482) FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]

<i>Most Recent Change of Ownership</i>	
11/16/15	A deed was recorded for a change in ownership on APN 138-31-702-002.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses relevant to these requests.	

<i>Pre-Application Meeting</i>	
09/29/16	A pre-application meeting was held to discuss submittal requirements for Site Development Plan Review and Tentative Map applications. The applicant proposed 30-foot wide private streets with 30-inch roll curbs. Staff indicated that a Waiver would be necessary to deviate from public street standards. There was concern that the long and narrow streets would come into conflict with fire codes and that the applicant should work with staff to address these issues. In addition, the applicant was advised that a parcel map currently in review would need to be recorded prior to these items being notified for hearing.
12/06/16	The requirement for a General Plan Amendment and neighborhood meeting was added to the original submittal checklist.

Neighborhood Meeting	
01/09/17	<p>A neighborhood meeting was held at the Badlands Golf Course Clubhouse at 9119 Alta Drive, Las Vegas, Nevada. Approximately 50 members of the public were in attendance, as well as seven members of the development team, one City Council Ward staff member and one Department of Planning staff member.</p> <p>The applicant set up display boards showing the proposed General Plan Amendment. At sign in, neighbors were given a handout describing the request, which noted that the item had been requested to be abeyed to the February 14, 2017 Planning Commission meeting. No formal presentation was given; instead, members of the public were invited to examine the request and approach development team members with any questions.</p>

Field Check	
01/05/17	The site contains a well-maintained golf course surrounded by existing single-family residential dwellings.

Details of Application Request	
Site Area	
Net Acres (GPA)	166.99
Net Acres (WVR/SDR/TMP)	34.07

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		

IN THE SUPREME COURT OF THE STATE OF NEVADA

Case No. 78792

CITY OF LAS VEGAS, a political subdivision of the State of Nevada

Petitioner

v.

Electronically Filed
May 21 2019 12:29 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

EIGHTH JUDICIAL DISTRICT COURT of the State of Nevada, in and for the County of
Clark, and the Honorable Timothy C. Williams, District Judge,

Respondents

and

180 LAND CO., LLC, a Nevada limited liability company,

Real Party in Interest

District Court Case No. A-17-758528-J
Eighth Judicial District Court of Nevada

**REAL PARTY IN INTEREST'S APPENDIX
TO OPPOSITION TO EMERGENCY MOTION UNDER NRAP 27(e)
FOR STAY PENDING WRIT PETITION
VOLUME 4
OMS 671 - OMS 914**

LAW OFFICES OF KERMITT L. WATERS

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INDEX TO REAL PARTY IN INTEREST'S APPENDIX

DOCUMENT	VOL	PAGE RANGE
Second Amendment and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation	1	OMS 001-OMS 038
Opposition to the City of Las Vegas' Motion to Stay Proceedings Pending Resolution of Writ Petition to the Nevada Supreme Court on Order Shortening Time and Countermotion for <i>Nunc Pro Tunc</i> Order	1	OMS 039-OMS 222
Reporter's Transcript of City of Las Vegas' Motion to Stay Proceedings Pending Resolution of Writ Petition to the Nevada Supreme Court on Order Shortening Time and Countermotion for Nunc Pro Tunc Order	2	OMS 223-OMS 316
Map of 250 Acres	2	OMS 317
CLV Ordinance No. 5353	2	OMS 318-OMS 399
Zoning Verification Letter dated December 30, 2014	2	OMS 400
11.16.16 City Council Meeting Transcript	2-3	OMS 401-OMS 670
6.21.17 City Council Meeting Transcript	4	OMS 671-OMS 798
5.16.18 City Council Meeting Transcript	4	OMS 799-OMS 872
2.14.17 Planning Commission Meeting Transcript excerpt	4	OMS 873-OMS 874
35 Acre Applications: SDR-68481; TMP-68482, SDR-68481, TMP 68482	4	OMS 875-OMS 892
Staff Recommendations 6.21.17 City Council Meeting GPA-68385, WVR-68480, SDR-68481, TMP 68482	4-5	OMS 893- OMS 919
8.2.17 City Council Meeting Transcript excerpt	5	OMS 920- OMS 1074
MDA Combined Documents	5	OMS 1075-OMS 1122
12.15.17 Thoughts on: Eglet-Prince Opioid Proposed Law Suit	5	OMS 1123-OMS 1125
Tax Assessor's Real Property Info.	5	OMS 1126-OMS 1141
5.16.18 Council Meeting Transcript	5	OMS 1142-OMS 1162
5.16.18 City of Las Vegas Agenda Summary Page	5	OMS 1163-OMS 1176
4.6.17 Bob Coffin emails	5	OMS 1177-OMS 1184

1.3.18 City Council Meeting Transcript	5-6	OMS 1185-OMS 1267
City Confirmation of R-PD7	6	OMS 1268-OMS 1273
Approval Land Uses in Peccole Conceptual Plan	6	OMS 1274
City of Las Vegas' Response to Requests for Admission, Set One	6	OMS 1275-OMS 1289
35 Acre in Relation to Peccole Plan	6	OMS 1290
The Two Fifty Develop Agreement's Executive Summary	6	OMS 1291
MDA City Concessions Signed by Yohan	6	OMS 1292
8.24.17 American Fence Company, Inc.'s Denial Letter	6	OMS 1293
8.24.17 Seventy Acres, LLC's Denial Letter	6	OMS 1294

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned does hereby affirm that Real Party in Interest's Appendix does not contain the social security number of any person.

DATED this 21st day of May, 2019

LAW OFFICES OF KERMITT L. WATERS

By: /s/ Autumn Waters

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CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

NOTE: This combined verbatim transcript includes Items 82 and 130 through 134, which were heard in the following order: Items 131-134; Item 130; Item 82.

ITEM 82 - NOT TO BE HEARD BEFORE 3:00 P.M. - Bill No. 2017-27 - For possible action - Adopts that certain development agreement entitled “Development Agreement For The Two Fifty,” entered into between the City and 180 Land Co, LLC, et al., pertaining to property generally located at the southwest corner of Alta Drive and Rampart Boulevard. Sponsored by: Councilman Bob Beers

ITEM 130 - NOT TO BE HEARD BEFORE 3:00 P.M. - DIR-70539 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-70542]. Staff recommends APPROVAL.

ITEM 131 - NOT TO BE HEARD BEFORE 3:00 P.M. - GPA-68385 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184]. Staff has NO RECOMMENDATION. The Planning Commission failed to obtain a supermajority vote which is tantamount to DENIAL.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

ITEM 132 - NOT TO BE HEARD BEFORE 3:00 P.M. - WVR-68480 - ABEYANCE ITEM - WAIVER RELATED TO GPA-68385 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Waiver TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. The Planning Commission (4-2 vote) and Staff recommend APPROVAL.

ITEM 133 - NOT TO BE HEARD BEFORE 3:00 P.M. - SDR-68481 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-68385 AND WVR-68480 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. The Planning Commission (4-2 vote) and Staff recommend APPROVAL.

ITEM 134 - NOT TO BE HEARD BEFORE 3:00 P.M. - TMP-68482 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO GPA-68385, WVR-68480 AND SDR-68481 - PARCEL 1 @ THE 180 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184]. The Planning Commission (4-2 vote) and Staff recommend APPROVAL.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of the Law Offices of Kermitt L. Waters, and that on the 21st day of May, 2019, a copy of the foregoing **REAL PARTY IN INTEREST'S APPENDIX TO OPPOSITION TO EMERGENCY MOTION UNDER NRAP 27(e) FOR STAY PENDING WRIT PETITION VOLUME 4** was electronically filed with the Clerk of Court for the Nevada Supreme Court by using the Nevada Supreme Court's E-Filing system (E-Flex). Participants in the case who are registered with E-Flex as users will be served by E-Flex system and others not registered will be served via U.S. mail as follows:

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CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

52 **Appearance List – Items 131-134:**

53 CAROLYN GOODMAN, Mayor

54 BRAD JERBIC, City Attorney

55 BOB COFFIN, Councilman

56 TODD BICE, Legal Counsel for the Queensridge Homeowners

57 STEPHANIE ALLEN, Legal Counsel for the Applicant

58 FRANK SCHRECK, Queensridge resident

59 CHRIS KAEMPFER, Legal Counsel for the Applicant

60 TOM PERRIGO, Planning Director

61 GEORGE C. SCOTT WALLACE

62 LILIAN MANDEL, Fairway Pointe resident

63 DAN OMERZA, Queensridge resident

64 TRESSA STEVENS HADDOCK, Queensridge resident

65 NGAI PINDELL, William S. Boyd School of Law

66 DOUG RANKIN, 1055 Whitney Ranch Drive

67 LOIS TARKANIAN, Councilwoman

68 GEORGE GARCIA, 1055 Whitney Ranch Drive

69 MICHAEL BUCKLEY, on behalf of Frank and Jill Fertitta Family Trust

70 STAVROS ANTHONY, Councilman

71 SHAUNA HUGHES, on behalf of the Queensridge homeowners

72 HERMAN AHLERS, Queensridge resident

73 BOB PECCOLE, on behalf of Appellants in the Nevada Supreme Court

74 DALE ROESSNER, Queensridge resident

75 ANNE SMITH, Queensridge resident

76 KARA KELLEY, Queensridge resident

77 PAUL LARSEN, Queensridge resident

78 LARRY SADOFF, Queensridge resident

79 LUCILLE MONGELLI, Queensridge resident

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

80 **Appearance List continued – Items 131-134:**

81 RICK KOSS, St. Michelle resident

82 HOWARD PEARLMAN

83 SALLY JOHNSON-BIGLER, Queensridge resident

84 DAVID MASON, Queensridge resident

85 TERRY MURPHY, on behalf of the Frank and Jill Fertitta Trust

86 ELAINE WENGER-ROESSNER

87 TALI LOWIE, Queensridge resident

88 JAMES JIMMERSON, Legal Counsel for the Applicant

89 YOHAN LOWIE, Applicant/Owner

90 RICKI BARLOW, Councilman

91 BOB BEERS, Councilman

92

93

94 **Appearance List – Item 130:**

95 CAROLYN GOODMAN, Mayor

96 BRAD JERBIC, City Attorney

97 LOIS TARKANIAN, Councilman

98 CHRIS KAEMPFER, Legal Counsel for the Applicant

99 YOHAN LOWIE, Applicant/Owner

100 BOB COFFIN, Councilman

101 JAMES JIMMERSON, Legal Counsel for the Applicant

102 STEVEN D. ROSS, Councilman

103 STEPHANIE ALLEN, Legal Counsel for the Applicant

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

104 **Appearance List – Item 82:**

105 CAROLYN GOODMAN, Mayor

106 BRAD JERBIC, City Attorney

107 CHRIS KAEMPFER, Legal Counsel for the Applicant

108 STEVEN D. ROSS, Councilman

109 STEPHANIE ALLEN, Legal Counsel for the Applicant

110

111

112

113 In the order noted above:

114 **Items 131-134**

115 (7:29:35 – 10:27:00) [2 hours, 58 minutes, 35 seconds]

116 **Item 130**

117 (10:27:00 – 10:48:47) [21 minutes, 47 seconds]

118 **Item 82**

119 (10:48:47 – 10:51:57) [3 minutes, 10 seconds]

120

121 Typed by: Speechpad.com

122 Proofed by: Arlene Coleman

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

123 **ITEMS 131-134**

124 **MAYOR GOODMAN**

125 Alright, we're on to Agenda Item 130.

126

127 **BRAD JERBIC**

128 Your Honor, if I could interrupt for a moment.

129

130 **MAYOR GOODMAN**

131 Okay. Hold on one second until I've got everybody here. Okay. We have to have – excuse me.

132

133 **COUNCILMAN COFFIN**

134 Well, I can hear it.

135

136 **MAYOR GOODMAN**

137 You can hear it as you walk in back?

138

139 **COUNCILMAN COFFIN**

140 Yes, I can hear it.

141

142 **MAYOR GOODMAN**

143 Okay. Wait. They're still talking. Okay, Mr. Jerbic.

144

145 **BRAD JERBIC**

146 Thank you. As I indicated earlier, I have a recommendation on 130 and Item 82, which are kind
147 of companion items. But I've been in contact with the developer's attorney, and I believe it would
148 be in the interest of the Council to hear four other items before you hear the Development
149 Agreement for Badlands. There happen to be four other items that are not related to the
150 Development Agreement, they are standalone items: Items 131, 132, 133 and 134, that all relate

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

151 to a request for 61 individual home sites on the property known as Badlands. I would ask that
152 you at this time call 131 through 134 and hold that hearing before we discuss Item 130.

153

154 **MAYOR GOODMAN**

155 And when do we get to 82?

156

157 **BRAD JERBIC**

158 After you vote on 131 through 134 -

159

160 **MAYOR GOODMAN**

161 Okay.

162

163 **BRAD JERBIC**

164 We'll hear –

165

166 **MAYOR GOODMAN**

167 Okay. So 131 through – okay, 131 through 134.

168

169 **BRAD JERBIC**

170 That's correct.

171

172 **MAYOR GOODMAN**

173 Then back to 130, then to 82.

174

175 **BRAD JERBIC**

176 That's correct. Okay. So I will read –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

177 **TODD BICE**

178 We'd like to be heard on this abeyance issue.

179

180 **BRAD JERBIC**

181 We haven't gotten to that yet, Mr. Bice.

182

183 **MAYOR GOODMAN**

184 What abeyance issue?

185

186 **TODD BICE**

187 I think the problem with that is, is that -

188

189 **MAYOR GOODMAN**

190 You want to go to the microphone? Please.

191

192 **TODD BICE**

193 My apologies.

194

195 **MAYOR GOODMAN**

196 And then who are you, please, for the record.

197

198 **TODD BICE**

199 Todd Bice. My address is 400 South 7th Street. We don't believe that it's accurate to say that

200 these items are unrelated to Item 82 and Item 130, which pertain to the Development Agreement.

201 This is all part and parcel of the same development.

202 I do agree with the City Attorney that the Development Agreement, quite frankly, has to be held.

203 We dispute that it is even properly on this agenda. But nonetheless, with respect to that item,

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

204 these other items are – the City is allowing the developer to submit competing items. These are
205 competing with that, and you don't allow any other developer to do that.
206 So, with all due respect, not only does that Development Agreement need to be held, which
207 applies to this same property, so do these items. Otherwise, you're allowing competing items to
208 be put on the agenda, or you then turn around and you're allowing this sort of piecemeal
209 development, where well, we'll consider this application, we'll consider that application, we
210 won't consider others. That is, again, inconsistent with everything you do for every other
211 developer. It's just simply not consistent with your conduct on everyone else.
212 So we ask that if you're, that all these items should be considered together and they should all be
213 held. Just because, as I agree with the City Attorney, the Development Agreement has to be held.
214 So that's our position. I thank you.

215

216 **STEPHANIE ALLEN**

217 Your Honor, members of the Council, Stephanie Allen here on behalf of the applicant for all of
218 the items listed. The reason we prefer to hear the former items rather than the earlier items is to
219 avoid, basically, a multiple-hour discussion on the abeyance issue. We've had 19 abeyances up
220 'til today's date. We've been going at this for two years.
221 So we'd very much appreciate your consideration on the items that have been on the agenda.
222 They were held intentionally so that the holistic project could catch up to them and you'd have
223 them both on your agenda, with the idea that one of them would be withdrawn. To the extent the
224 Development Agreement is going to be held tonight, we'd very much appreciate your
225 consideration on those items that have been held in abeyance.

226

227 **MAYOR GOODMAN**

228 Okay. So returning back, as stated.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

229 **BRAD JERBIC**

230 Again, I believe the request for the applicant is to have 131 through 134 heard first. Mr. Bice, let
231 me ask you a question. I assume you intend to ask for an abeyance on 131 through 134. And my
232 question to you is: Do you want to make that case right now, or do you want to make it after the
233 developer does their presentation?

234

235 **TODD BICE**

236 No. I think they need to be held in an abeyance just like the – you can't, with all due respect, I
237 don't believe it's appropriate to separate the Development Agreement aspect out of these
238 applications and say, well, let's consider that after the fact. That's an admission by the developer
239 that he's trying to use one as a bargaining chip for the other to try and offer up inconsistent
240 positions. That's not the purpose of a planning meeting for the City Council. We have simply
241 made the point all along. They've brought this Development Agreement forward. The
242 Development Agreement governs the entire project. It has to be held in abeyance.
243 This attempt to thread – spot zone isn't the right terminology, but it's the equivalent of
244 piecemealing a project by these individual applications, which are then, in fact, in competition
245 and in conflict with the very application for the Development Agreement, that the developer has
246 proposed and sought an approval of from the Planning Commission. It's just simply not the way
247 in which the City has done business for anyone else, and it's inconsistent with the City Code.
248 So yes, we ask right now all of these items be held in abeyance until the Development
249 Agreement is considered, because that's ultimately what overrides all of this.

250 I thank you. Go ahead.

251

252 **FRANK SCHRECK**

253 Frank Schreck, 9824 Winter Palace. This item has been held three times. It's been held at the
254 request of the City. It's been held at the request of the City and then the request of the developer.
255 It was held four months in a row – April, March, April and May. Or no, I guess April, May and
256 June at the request of the City and a request of the developer. We were all here, but those were

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

257 held in abeyance. We've asked to have this held in abeyance, because it conflicts, you know, with
258 the Development Agreement which covers the same land.

259 So now you're piecemealing it and doing this now. What are you going to approve when you
260 approve a development agreement later? They already have this already approved. It's
261 inconsistent. They shouldn't be on the same agenda, as Todd said, and the three continuances
262 were asked by them and the City, not us.

263

264 **CHRIS KAEMPFER**

265 First of all, Your Honor, may I respond to those comments and actually those of Mr. Bice? It is
266 not fair to say that considerations like this have never been granted to any other developer in the
267 history of the City of Las Vegas. I have been around for a lot of years, and I can tell you
268 considerations are granted when it's fair and when it's right. The application that is before you
269 now, the first is (sic) the applications 131 through 134. Those are the applications that in due
270 course are said here.

271 Now, were they delayed at the request of the City a couple of times? Yes. And then the other one,
272 the neighbors suggested to us that they should be delayed, and we said okay. So it was our
273 request working with the neighborhood to delay it. But we are entitled to be heard on an
274 application that staff is recommending approval on, that the Planning Commission recommended
275 approval on and that conforms to every standard of zoning practice in the City of Las Vegas.
276 We're saying if this item is heard and approved, then the holding of the other item and working
277 with that to get that thing resolved would then handle the whole thing. But right now, we would
278 like to proceed with an application that has been noticed properly for this hearing now.

279

280 **MAYOR GOODMAN**

281 Well, what I'm going to do is I'm going to do as our attorney has suggested. I am going to read
282 Items 131 through 134, because you will understand as we get to the commentary at the end of
283 that, then I will read 130, and then we'll go back to Agenda Item whatever that is, 82.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

284 So 131, GPA-68385, on a request for a General Plan Amendment from PR-OS
285 (Parks/Recreation/Open Space) to L (Low Density Residential) on 166.99 acres at the southeast
286 corner of Alta and Hualapai Way.
287 Agenda Item 132, WVR-68480, on a request for a waiver to allow 32-foot private streets with a
288 sidewalk on one side where 47-foot private streets with sidewalks on both sides are required
289 within a proposed gated residential development.
290 And related Item 133, SDR-68481, on a request for a Site Development Plan Review for a
291 proposed 61-lot single-family residential development.
292 And related Item 134, TMP-68482, on a request for a tentative map for a 61-lot single-family
293 residential subdivision on 34.07 acres, southeast corner of Alta and Hualapai Way (Lot 1 in File
294 121 Page 100 of Parcel Maps on file at the Clark County Recorder's Office, formerly a portion of
295 APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone.
296 The Applicant/Owner is 180 Land Company, LLC. Staff has no recommendation on Item 131,
297 and the Planning Commission failed to obtain a supermajority vote on Item 131, which is
298 tantamount to denial. The Planning Commission and Staff recommend approval on Items 132
299 through 134. These are in Ward 2, with Councilman Beers, and are public hearings which I
300 declare open.
301 So, at this point, to continue on with that, we will go forward on these, or shall I read in 130 at
302 this point and include that?

303

304 **BRAD JERBIC**

305 No. I believe that you should hear these at this point. Let me say for the record too that I agree
306 with Mr. Bice that these two things are incompatible. The Development Agreement, as
307 contemplated, does not have 61 custom home sites. It's got 65 total for the whole 183 acres of the
308 golf course. This is simply 61 sites at 34 acres.
309 I think the answer is pretty clear. If this passes, then there will have to be a reconciliation in the
310 future if there is a development agreement. And I think that Mr. Kaempfer will be the first to
311 stipulate that if the Development Agreement contains 65 custom home sites, then they'll rescind

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

312 this request if that agreement is eventually approved. But I think that's the way that this is
313 resolved is you can certainly vote up or down on this. Now, and, of course, if you vote no on this
314 right now, you don't have any issue at all. There's no inconsistency with anything.

315

316 **MAYOR GOODMAN**

317 I have a question of you, because we have been meeting on this for a long, long time with a lot of
318 issues. And when we approved the development on the, let's see, the south – what is it – the
319 southeast corner for the development under the high rises, I personally, with the support of
320 Council, asked you if you would go in and try to negotiate so we were not in piecemeal
321 development and could come through with an agreement where everybody is, you know, I mean,
322 he's a great developer. I've never seen anything he's built that hasn't been absolutely fabulous.
323 But we were at a point that we made the decision to go ahead with that, that corner that is
324 actually it's the northeast corner, not the southeast. It's the northeast corner at Rampart and Alta
325 for that development.

326 And so my request to you, specifically with the support of the Council was: Can you get in there
327 so we can approve the whole thing and then move from there? So where are we before I even go
328 into this?

329

330 **BRAD JERBIC**

331 Yeah. I don't want to say too much right now, because you haven't called 130 forward. But when
332 we get to 130, I'm going to make a record that's exactly what we have been doing since you gave
333 that direction in January of this year. Mr. Perrigo and myself have been meeting with Mr. Lowie
334 and his team on a regular basis. We've been meeting with neighborhood groups, neighborhood
335 attorneys on a regular basis, individual neighborhoods that are uniquely affected.

336 We, I believe, are very, very, very close in my opinion. There may be some disagreement. But I
337 think we are very, very close to a, an agreement. But last night we had a couple of issues, that I
338 will talk about later when we get to 130, that did not resolve. At the same time, there is not a

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

339 development agreement in the backup that reflects any of the changes that were approved by the
340 Planning Commission or by Recommending Committee.

341 Our plan was to put that all together in one big amendment that we'd be presented today -

342

343 **MAYOR GOODMAN**

344 Right.

345

346 **BRAD JERBIC**

347 - without the missing pieces yesterday. I'll go into more detail later as to why I think it's not
348 complete right now and I think it should be held in abeyance.

349

350 **MAYOR GOODMAN**

351 But in all fairness – and I'm no attorney, thank God – to go through and vote on these items
352 before you can answer the question that I asked about. I mean that's not, to me that's not in good
353 faith. It is where are we with the whole –

354

355 **BRAD JERBIC**

356 Right now –

357

358 **MAYOR GOODMAN**

359 What we asked you to do, which I know you've been working 24/7 forever on this and it is
360 absolutely, you know, we see it a working relationship that can be developed where everybody,
361 nobody gets 100 percent, but everybody's got their 85 percent. And so, to me, the whole has to
362 work before you start – unless you're telling me go through each one of these, take the vote, have
363 the public hearing, go through it piecemeal – is that what you're telling us to do?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

364 **BRAD JERBIC**

365 I'm telling you that the developer has requested that. He has had this individual, standalone
366 project up before this Council and the Planning Commission for a very long time. And it would
367 have gone away if there had been a development agreement considered today and approved
368 today. But because I am recommending that you don't even consider it today, it clearly won't be
369 approved today. If it's approved in the future, it'll go away. But he wants to get moving on what
370 he has a right to ask for right now in his opinion. He believes he has a right to ask for the
371 standalone, as you call it, piecemeal part of Queensridge.

372 And that is exactly what it is. I wish I could tell you that we had a development agreement and
373 you didn't have to consider this a piece at a time. But we don't right now, in my opinion, and I
374 believe it should be held in abeyance so we can continue to pursue that. But in the meantime, he
375 wants to go forward with this piece in spite of that.

376

377 **MAYOR GOODMAN**

378 Okay. I mean, that's the prerogative. My further question to you, because it's got to be very clear
379 to me, maybe they're further ahead and get it, but I don't yet. If in fact we – how close do you
380 feel the parties are to resolving issues that may not be resolved?

381

382 **BRAD JERBIC**

383 If I could, Your Honor, we really need to call 130 if we're going to go any further on this,
384 because I'm really talking on items that are not right now up for consideration.

385

386 **MAYOR GOODMAN**

387 Okay. All right. Here we go.

388

389 **BRAD JERBIC**

390 I will get into that. I will answer that.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

391 **MAYOR GOODMAN**

392 Well, let's go do it. Off we go. So the applicant present or representative, we know that. So please
393 go ahead.

394

395 **CHRIS KAEMPFER**

396 Okay. And Your Honor, let me address why this isn't what it might seem to be.

397

398 **MAYOR GOODMAN**

399 Okay.

400

401 **CHRIS KAEMPFER**

402 We have –

403

404 **MAYOR GOODMAN**

405 I'm going to make sure today – we've had a long meeting with something that was extremely
406 long and involved, and I asked everybody absolutely no applauding, no screaming, no yay, no
407 nothing. And we worked through it, and it was just, it was a wonderful, wonderful work through.
408 We're going to get there. We are going to get there. But please be courteous, everybody to
409 everybody else, and let's not have any comments, no laughter, no applause, no kumbaya. So go
410 ahead, please, Mr. Kaempfer.

411

412 **CHRIS KAEMPFER**

413 Okay. Let me finish what I, not from you, but from the crowd, what I was about to say.

414

415 **MAYOR GOODMAN**

416 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

417 **CHRIS KAEMPFER**

418 We have a developer here who has spent literally hundreds of thousands of dollars a month on
419 this project. He has a lender who is saying: You don't have any real entitlements to show me
420 except one 435, out of all this acreage 17 acres. You better start showing me some kind of
421 entitlement, or we're going to have some issues, and you're not going to be able to spend the
422 money you're spending watering the golf course and doing those kinds of things because we have
423 to have something.

424 This is a plan that will allow us to move forward with the development agreement, give you, give
425 all of us 30, 60 days, whatever it is, to wrap it up. And upon that Development Agreement being
426 finalized, this, this zoning here will be consumed by it and will be superseded by the
427 Development Agreement. But without this, you cannot expect him to continue to pour those
428 kinds of dollars in. He's fighting litigation. He's fighting everything that he has to, and he's
429 putting everything he can, financially and his heart, into trying to make this thing work.
430 So, this application conforms to everything, in terms of solid zoning practices and principles. But
431 if I could just take – and I know this is more of a general comment and I'm going to let Stephanie
432 get into the particulars. The reason why we're here is not a fault, and the reason why you hear
433 that acrimony and the laughter –

434

435 **MAYOR GOODMAN**

436 No, no, don't even go there. Just stay on this.

437

438 **CHRIS KAEMPFER**

439 But it's not their fault.

440

441 **MAYOR GOODMAN**

442 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

443 **CHRIS KAEMPFER**

444 That's the point I'm making.

445

446 **MAYOR GOODMAN**

447 Okay.

448

449 **CHRIS KAEMPFER**

450 Two years ago, the HOA hired an attorney who stood in front of an HOA meeting and said this

451 property could not be developed. And people looked at him and said: Are you saying that if the

452 golf course closes, they can't develop it? And the attorney the HOA hired said, no, they cannot.

453 And when he was walking out, I'll never forget it. It's burned in my mind. Some homeowner

454 said: So they can't develop at all? And he said, quote: Not a single home.

455 And when I asked him – does the City support that position? I got lawyer speak. And I'm a

456 lawyer, and I know what it is. And he said: I do not believe that the City disagrees with that

457 position.

458 And from that meeting, that is the foundation upon which this opposition has been based. And

459 again, I don't blame people for thinking about that. But I live there too. And so what I did, I got a

460 hold of the City Attorney, I got a hold of the Planning Director, and I said: Can this be

461 developed? And they both said yes.

462 And then I looked at the zoning, and it's R-PD7. And I looked at the CC&Rs, and it says the golf

463 course is not a part of Queensridge and is not intended to be part of Queensridge and can never

464 be a part of Queensridge. And then I saw the documents that people signed saying the golf course

465 can be built on and views aren't protected. They could put commercial and residential. All of this

466 was designed with one purpose in mind, and that is to preserve this for development in the

467 eventuality that the golf course were (sic) to go away.

468 Now, that is the real Queensridge that Mr. Lowie and his group acquired, and that's what we're

469 dealing with. And not only does the City Attorney and the Planning Director, and for what it's

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

470 worth, me and others who have looked at it, there's other land use lawyers who have looked at it
471 and come to the same conclusion, but two separate courts have held its developable.
472 Now, the whole idea of this ultimately is to get something that works for everybody. But without
473 something to show, without something that he can show a lender, his lender, that there's
474 something positive, that this Council believes that this property can and should be developed, he
475 is going to have problems that may not be surmounted. And so, I am, we are respectfully asking
476 that as we go through, you take a look at this plan and ask yourself if this does not – forget about
477 where it is and forget about – if this were coming in as a separate project, ask yourself: Would
478 you not support something at a density of 1.7 units per acre in this particular area?
479 And so, I'm going to let Stephanie take it from here. But trust me, this is one of those things that
480 when we all sit down, we're all going to hopefully, and thanks very much to Brad Jerbic. He has
481 worked tirelessly and the Planning Director as well, but especially Brad in this case to try to
482 bring people together.

483

484 **MAYOR GOODMAN**

485 Yes, he has.

486

487 **CHRIS KAEMPFER**

488 And he's right. Maybe we're there. Maybe we're almost there. But we need what the law allows
489 us to have so we can move forward. Go ahead Stephanie.

490

491 **MAYOR GOODMAN**

492 And if I may ask on that and this, we'll go through the process, so we'll have comments from the
493 public too and Mr. Perrigo. In speaking to just agenda, number 131, that is – and again, it's GPA-
494 68385, on a request for a General Plan Amendment from PR-OS (Parks/Recreation/Open Space)
495 to L (Low Density Residential) on the 166.99 acres at the southeast corner of Alta and Hualapai.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

496 **STEPHANIE ALLEN**

497 Your Honor and members of the Council, Stephanie Allen, 1980 Festival Plaza. All of Agenda
498 Items 131 through Agenda Item 134 are all related items that we would like to be heard together
499 if we could.

500

501 **MAYOR GOODMAN**

502 Okay. All right. So we'll go from that. Okay.

503

504 **STEPHANIE ALLEN**

505 Okay. So, with that said, we thank you for your consideration today. I echo Chris' sentiments that
506 we very much appreciate Mr. Jerbic's work as well as all of your staff on this and the neighbors
507 that are here tonight. I know I haven't been in all of those meetings. Mr. Jerbic has been. I was in
508 one last night.

509 And I will say, for the record, there is a possibility of getting this done, I think, in my opinion.

510 And I think if this, if we can move forward, instead of constantly being delayed, and have
511 something to show to the lenders, to this developer, then we've got some good faith going
512 forward that we'll work on the Development Agreement and the holistic plan. And I think we can
513 get there, so we appreciate you considering this first.

514 So, with that said, if I could have you look at the overhead. There are four applications before
515 you. One is the GPA amendment, and the GPA amendment goes beyond the 34 acres that are
516 before you today. The GPA amendment covers all of the green area here, except for the piece in
517 Section A. And the request is to go from what the City currently has designated as PR-OS to
518 Low. There's a dispute as to the PR-OS designation.

519 We've done a lot of research and haven't been able to find any indication of how PR-OS was
520 placed on this property. It looks as though at some point, because it was a golf course, the City
521 made that correction to PR-OS. But it was without any notice or hearing on behalf of the
522 property owner. So PR-OS is in dispute, but the request, needless to say, the request is to go to
523 Low on this portion of the property, which is consistent and actually less than what the

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

524 Queensridge property is, which I believe is Medium Low. So it's even lower than what
525 Queensridge is.

526 There is no zone change before you. The property is zoned R-PD7. So currently, this is the 34
527 acres we're talking about. Currently, you can develop up to 7.49 units to the acre under the
528 existing zoning on the property. We are not suggesting that and never would, because frankly it's
529 not consistent with the Queensridge homes out there.

530 What we're proposing, as Chris mentioned, is 1.79 units per acre. And the way this has been laid
531 out is to be compatible and consistent with the homes that are already existing in Queensridge.

532 Keep in mind, this will have different street networks. So the entrance would be on Hualapai. So
533 this would be a new street network, with a new HOA, and it will be below the existing home
534 elevation. So it would be below grade and more in the goalie, for lack of a better word.

535 But you'll see here, let me just show you, for example, there are 17 homes along this existing
536 Queensridge property line. We are proposing 15 homes. So you've got less density adjacent to the
537 lots that exist in Queensridge. Similarly, up here, you've got 20, I guess about 21 homes adjacent
538 to just about 20 homes up here to the north. So we've taken the lot sizes that exist in Queensridge
539 and we've put compatible, comparable zoning adjacent to it and come to a density of 1.79 units
540 to the acre.

541 As Chris mentioned, if this were any other project and we were coming in on a standalone infill
542 project, and you had us come in with a density of 1.79 units to the acre adjacent to higher density
543 or the exact same density, this Council would approve it in a heartbeat.

544 The other two applications relate to – there's a waiver for the street sections to allow private
545 street improvements. So this is the proposed street section, which would have a 32-foot street
546 with roll curbs and then an easement area on either side for landscaping. In Queensridge, in San
547 Michelle, there's only one sidewalk in the street, so it's got the additional two sidewalks.

548 So it, I guess, exceeds some of the existing Queensridge neighborhoods in that regard, and it's
549 been approved in other private communities, just like on the D.R. Horton application that was on
550 your agenda not too long ago. So that's the requested waiver application.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

551 And then the tentative map is consistent with the site development plan review to allow these 61
552 lots on 34 acres with a density of 1.79 units to the acre.

553 Again, should this Council be willing to approve this, we will give you our word that we'll
554 continue to work with the neighbors, the neighbors that are here, that we met with as late as
555 night, to see if we can get to a development agreement, and should that development agreement
556 be approved for the whole property, it would supersede this. But in the meantime, we'd very
557 much appreciate your approval of this so that we can take it to the lenders and say the two years
558 that have gone by have been worth it. We've got something to show you, and at least we can
559 move forward.

560 So we appreciate your consideration, and we're happy to answer any questions.

561

562 **MAYOR GOODMAN**

563 Any questions at this point? Let's see, Mr. Perrigo, you want to make comments?

564

565 **TOM PERRIGO**

566 Thank you, Madame Mayor. This is the same report that was given to Planning Commission so
567 many months ago. The proposed 61-lot residential development would have a net density of 1.79
568 dwelling units per acre. The proposed low density general plan designation, which allows up to
569 5.49 units per acre, allows for less intense development than the surrounding established
570 residential areas, which allows up to 8.49 units per acre. The densities and average lot size of the
571 proposed development are comparable to the adjacent residential lots. Staff, therefore,
572 recommends approval of the General Plan Amendment to low density residential.

573 The applicant is requesting interior streets that do not meet Title 19 standards. However, the
574 proposed private interior streets will provide roadways, sidewalks, and landscaping in a
575 configuration similar to and compatible with that of the surrounding development. The 32-foot
576 wide streets will allow for emergency access and limited on-street parking, while the adjacent
577 sidewalk and landscaping will provide safe pedestrian movement and enhance the aesthetics
578 within the subdivision. Staff therefore recommends approval of the requested waiver.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

579 The development standards proposed by the applicant fall into two categories – those containing
580 20,000 square feet or less and those containing greater than 20,000 square feet. Standards for lots
581 20,000 square feet or less are generally consistent with R-D zoned properties, and lots greater
582 than 20,000 square feet are generally consistent with R-E zoned properties. If applied, these
583 standards would allow for development that is compatible with that of the surrounding gated
584 neighborhoods.

585 In addition, the proposed plan includes usable open space that, usable open space areas that
586 exceed the requirement of Title 19. Staff, therefore, recommends approval of the site
587 development plan review and tentative map.

588

589 **MAYOR GOODMAN**

590 Thank you very much. All right. Is there anyone from the public who wishes to be heard on this
591 item? Please come forward. State your name for the record. Yes, please.

592

593 **GEORGE C. SCOTT WALLACE**

594 Your Honor, Councilwoman –

595

596 **MAYOR GOODMAN**

597 Oh yes, I see there are enough people. Let's keep each one's comment to a minute, unless it is a
598 representative of a particular group that we've already heard from. So please.

599

600 **GEORGE C. SCOTT WALLACE**

601 Your Honor, Councilwoman, Councilmen, my name is George C. Scott Wallace. I'm a retired
602 professional engineer. I live at, in Las Vegas since 1960; it's been my home. I reside now at 9005
603 Greensboro Lane.

604 I am speaking in favor of the application. My background, very briefly, is I came to Las Vegas in
605 1960. I started an engineering design company in 1969. Our company, which I sold in the year

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

606 2000, provided engineering services to many land developers, including Del Webb, where I met
607 Frank Pankratz. And through Frank, I met Yohan Lowie.

608 In my business, I used to come very frequently before your Council and the Planning
609 Commission to represent, to represent many clients with regard to their request for approvals. By
610 the way, these clients included Bill Peccole, developer of the Badlands Golf Course. In my entire
611 professional career, no one, no one did a better quality project than Yohan.

612

613 **MAYOR GOODMAN**

614 Okay. I'm going to have to –

615

616 **GEORGE C. SCOTT WALLACE**

617 The One Queen –

618

619 **MAYOR GOODMAN**

620 I'm sorry, Mr. Wallace, as much as we have such high regard for you and everything that you
621 have done with your company and everything here, we're going to have to stick on the minutes,
622 because we are going to be here for a long, long time. But I think you got your approval and your
623 appreciation for Mr. Lowie clearly stated.

624

625 **GEORGE C. SCOTT WALLACE**

626 Quality builder/developer. Thank you.

627

628 **MAYOR GOODMAN**

629 So if you would. Thank you. Yes, ma'am.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

630 **LILIAN MANDEL**

631 Oh, hello. My name is Lillian Mandel, and I've been in Las Vegas 27 years, and 17 years I've
632 been at Fairway Pointe, which is adjacent to the Badlands. And when we bought in that situation,
633 we were told that was Badlands and was open up to the public.

634 And then when it was sold, I all of a sudden was worried, and then I heard it was Mr. Lowie. And
635 because of all the projects he's done in this city, I was thrilled, because I'm right up against the
636 fifth hole. And mainly, one of the main things was the Tivoli Village. It was sitting on a wash, a
637 big hole that said nobody could build anything. He was capable of doing it.

638 So I approve his ability of building things that are beautiful. I don't have a problem with it, and
639 I'm glad that it's not a builder who's going to build big homes back there. So I would love for
640 them to deal with logic instead of anger. That's all I have to say.

641

642 **MAYOR GOODMAN**

643 Thank you. Thank you very much, and thank you for staying on the time.

644

645 **LILIAN MANDEL**

646 You're welcome.

647

648 **DAN OMERZA**

649 Mayor Goodman and ladies and gentlemen, my name is Dan Omerza, and I live in Queensridge.

650 I don't live on the golf course. I met with Mr. Lowie's representatives when he first proposed the
651 project. I went to his office, and it was very grand. And since that time, he's changed his position
652 many, many times, which makes everyone in the Queensridge development very nervous. Okay.

653 I think that since we just had a very big election and some folks will no longer be here on this
654 Council in a few short weeks, I think it would be disingenuous to vote on anything right now
655 until the people who have put the people in this, in your Council, are here to vote with our
656 representatives as we picked them. I think it would be very sad if we pushed things forward at
657 this point. Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

658 **MAYOR GOODMAN**

659 Thank you, Mr. Omerza. I appreciate it.

660

661 **DAN OMERZA**

662 Thank you. Yes, ma'am.

663

664 **TRESSA STEVENS HADDOCK**

665 Good evening. Tressa Stevens Haddock; I'm the lady that keeps coming back outside the gates
666 where the construction is. And I just want to know on what you're voting on this evening?

667 Where's the construction, because, again, that's my concern. I moved there for health reasons,
668 and I'm the person that there's only one road where construction, and no one said tonight. Did
669 they change the location of where construction is, or is it still going to be Clubhouse, which is
670 right where my house is located? That's my question.

671

672 **MAYOR GOODMAN**

673 Thank you.

674

675 **FRANK SCHRECK**

676 Mayor, members of the City Council, Frank Schreck, 9824 Winter Palace. We have a bunch of
677 professionals to address some of the issues that have been raised, so we'd like to have the time to
678 be able to do that. We'll try to make it as brief as possible, but this is obviously a serious matter
679 for our community. We voiced our concern already that this is inconsistent with the general, the
680 Development Agreement and it shouldn't even be heard tonight.

681 One thing I do want to start off saying, there are not two courts that have said that the developer
682 has a right to develop. They got one decision that had findings of fact and conclusion of law from
683 Doug Smith's court that had nothing at all to do that was of the issues that were in front of him.
684 The other court, that we're involved in, has denied our 278A. We've appealed that. And the

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

685 mapping issue, they've upheld that. So that's going forward. So there's only one court, and it
686 didn't even have in front of it really the issues that they're doing there.

687 But what I want to say is, to ntroduce to you is Ngai Pindell, who is a professor of law at the
688 university, at the Boyd Law School, who is going to speak to several of these issues as a matter
689 of law.

690

691 **MAYOR GOODMAN**

692 I'm gonna let him have five minutes if he wants it with his presentation. Yeah.

693

694 **NGAI PINDELL**

695 Thank you very much. I'm Ngai Pindell, Professor of Law at the William S. Boyd School of Law.
696 So I've written a lot about how effective planning produces good land use results, and that was
697 my interest in this issue. It seems to be a case where good planning has occurred, and now we're
698 in this dispute and there's some danger that good planning might be subverted.

699 I've submitted a report on the Master Development Plan Phase II, which is here, to the
700 homeowners. And I'd like to introduce that into record and then just make three or four
701 highlighted points about the report.

702 So, first, I think we don't want to lose sight of the fact that there's a Master Development Plan
703 here. So the property, earlier we talked about the property being developable or not. Indeed, the
704 golf course property is developable – I can't say that word – but there's a process that can be
705 followed. When I look at the different Planning staff reports from earlier applications in this
706 process – and there have been many applications – the Planning staff indicated that a major
707 modification of the Master Development Plan, Phase II, was appropriate and then a General Plan
708 Amendment, all of which in conformance with a General Plan.

709 And so I think that is a sensible approach and a good land use approach to do. It gives all of the
710 stakeholders a chance to be heard, other arguments to be properly considered, and is consistent
711 with good land use practice.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

712 The other part that I wanted to say was that there's an argument about the underlying zoning. And
713 this is where I want to bring you back to the Master Development Plan. Indeed it was a Master
714 Development Plan, where the developer asked for a number of different land uses. There was
715 residential, single-family residential, commercial, open space, golf course and the multi-family.
716 The residential was on 401 acres. The developer asked for those uses. The City approved those
717 uses, and those uses have been reflected in the Master Development Agreement and in the City's
718 General Plan for well over 25 years.

719 So to change those uses now is possible, but I think it should rightly go through a process of a
720 modification to that Master Development Agreement, followed by the General Plan Amendment,
721 again for conformance with the General Plan.

722 I know this is a long and contentious case, so I wanted to keep my comments brief, but I hope
723 you'll consider those land use planning principles.

724

725 **MAYOR GOODMAN**

726 Thank you very much. I appreciate it.

727

728 **FRANK SCHRECK**

729 As Professor Pindell indicated, there is a tremendous amount of work that was put into the staff's
730 reports for the applications that were submitted early, the 720 and then the 250 acres that had a
731 development agreement. Those had huge staff reports. And in those staff reports, they said over
732 and over and over again what the process is to develop the Queensridge golf course. This is not
733 us speaking. This is your Planning Department speaking. And I can give you tons of quotes from
734 it.

735 But this is a quote from the July 2016 Staff Report, which is, what, less than ya ear ago? Nothing
736 has changed. The golf course is there. The Master Plan is there. The General Plan is there.
737 Everything is there.

738 Here's what it says. Is it on there? Can you, do I zoom down, or do you zoom down? This is –
739 from their Staff Report, Planning Commission meeting of July 12th, 2016. The existing

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

740 designation to the southwest of the subject property is R-PD7, Residential Planned Development,
741 7 units per acre. We all agree on that.

742 However, without prior approval of a modification to the Peccole Ranch Master Plan on this
743 area, residential units would not be allowed. Then the top paragraph says the Peccole Master
744 Ranch Plan must be modified to change the land use designation from golf course drainage to
745 multi-family, and in this case single-family, prior to approval of the proposed General Plan
746 Amendment.

747 So that as Professor Pindell said, there is a procedure to develop the golf course. The staff has
748 recognized it. They talked about it over and over again. There is no pre-existing right to develop
749 on that golf course.

750 What the developer has to do and what the developer did in those early applications — applied
751 for a major modification, that was the application they filed in February, a major modification of
752 the Peccole Ranch Master Plan to change the golf course, which was designated for all this time
753 as drainage golf course to multi-family and single-family. And then the next step they said you
754 have to do is the, because there's no residential in the drainage and golf course under the City's
755 approval of that Master Plan.

756 And then the second step you have to do is you have to change what they've asked for here. You
757 have to change the General Plan, because it's Park/Recreation/Open Space, which has no
758 residential. So to make it consistent with what the Peccole Ranch Master Plan is, once the major
759 modification is done there, you amend the General Plan to provide the density cat, zoning
760 categories that provide the density that's requested.

761 You have to have both of those steps. Your staff said that over and over and over again. I can
762 read them ad nauseam from those big reports.

763 When we get to this one, all of a sudden the requirement for a major modification is gone,
764 mysteriously gone. It has to be there. You can't even do the General Plan Amendment, because
765 it's not going to be consistent with the Master Plan of the Peccole Ranch. The Peccole Ranch,
766 that has to be modified first through an amendment, and then you do the General Plan after that.
767 There's (sic) two steps to it.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

768 So it isn't that people have said that it can never be residential on it, but there is a process that has
769 to be followed. It's not being followed here. There's no major modification.

770

771 **MAYOR GOODMAN**

772 Okay. Thank you. Next please.

773

774 **DOUG RANKIN**

775 Good evening, Mayor.

776

777 **MAYOR GOODMAN**

778 Hi.

779

780 **DOUG RANKIN**

781 Doug Rankin, 1055 Whitney Ranch Court. I'm here to answer the question that appears to be
782 eluding everyone, which is: How did these open space areas on R-PD become green?

783 Well, there was a process. The City of Las Vegas has had a Master Plan since 1959 and has
784 amended their Master Plan and replaced it multiple times. 1985, the City's Master Plan looked
785 like this. And this is the Peccole Ranch area. It's kind of a blob map. It shows this is suburban
786 with commercial.

787 This is what is called a small area plan. The small area plans incorporated the large plan, per the
788 1985 Master Plan. They had small area plans, a concept short range plan, and residential plan
789 districts, R-PDs. And those, that made up the plan. So that plan was replaced in 1990 by the City
790 Council, with the Peccole Ranch Master Plan Phase I and Phase II, '89 in Phase I, 1990 in Phase
791 II.

792 The Master Plan was agendaed as a Master Plan; the Master Development Plan Amendment
793 related to Z-1790, the zoning case of the R-PD7 and the other zonings, the R-3 and the C-1
794 approved by Council. As part of that approval, it set the amount of space they were going to do.
795 How many acres of this? How many acres of single-family? How many acres of open space?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

796 Accompanying that was the zoning; the zoning set the total unit cap for this location, which I'll
797 come to in a little bit. It was even conditioned to have a maximum of 4,247 dwelling units. That's
798 the most units you can have by condition of approval by the City Council on the zoning.
799 So, we have the small area plan from 1990. After that, the City of Las Vegas adopts a new Master
800 Plan in 1992. This is the land use plan from that. Once again, we see for the first time, the green.
801 How did it get there?

802

803 **COUNCILMAN COFFIN**

804 Are you going fast because you've got a time limit?

805

806 **DOUG RANKIN**

807 That's why I'm going fast, yeah.

808

809 **COUNCILWOMAN TARKANIAN**

810 Don't go fast.

811

812 **DOUG RANKIN**

813 Would you like me to slow down?

814

815 **MAYOR GOODMAN**

816 Do you have a question, Councilman?

817

818 **COUNCILMAN COFFIN**

819 Yeah. Well, I was asking you procedurally. He's in a rush, but I don't know if it's because of our
820 time limit. And I'm just wondering –

821

822 **MAYOR GOODMAN**

823 I had asked general public, I was giving them a minute.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

824 **COUNCILMAN COFFIN**

825 Because these are really kind of expert testimonies, and we'll have it from both sides.

826

827 **DOUG RANKIN**

828 I'll go a little slower.

829

830 **COUNCILMAN COFFIN**

831 I hate to have it rushed right by me.

832

833 **MAYOR GOODMAN**

834 But I think – oh, I thought we were keeping up with it pretty well. Maybe have a little more iced
835 tea or something.

836

837 **DOUG RANKIN**

838 And I'll have a little less caffeine. I'll take a breath.

839

840 **COUNCILMAN COFFIN**

841 I need something illegal, I think.

842

843 **MAYOR GOODMAN**

844 He's in 1992, for heaven's sakes.

845

846 **DOUG RANKIN**

847 Right.

848

849 **MAYOR GOODMAN**

850 We've been through this before.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

851 **DOUG RANKIN**

852 Well, actually, you haven't heard this part before.

853

854 **MAYOR GOODMAN**

855 So I'd like you to keep going. Okay.

856

857 **DOUG RANKIN**

858 Mayor, you haven't heard this part before, because in 1992, the City adopts a new Master Plan.

859 Norm Standerfer becomes the Planning Director, and we move away from the blob maps. As part

860 of that, the Master Plan adopted the Land Use Plan, where the green color comes in. It was done

861 with 3,000 Las Vegas residents participating, a committee approved by the Council of 35 people.

862 As part of that process, the existing land use conditions were considered. And I quote: Accurate

863 assessment of existing land use is an essential step in developing the recommended future land

864 use patterns in the General Plan. A major task accomplished in the General Plan update was the

865 documentation of existing land use conditions throughout the City."

866 Staff went and looked, and they said what was approved everywhere to do this. Before we had a

867 blob map, not by parcel. New plan, by parcel. They went and looked and saw that here it was

868 commercial. So they made it red. Here, they saw they had approved open space on these master

869 plan communities. This is approved open space. The appropriate land use they adopted was

870 Park/Recreation/Open Space. Legally, for a Council, thousands of hours of work went into this

871 new Master Plan. That Master Plan continued.

872 This is where the first time the City considers general plan amendments with this new Master

873 Plan. Here's an example of one from Peccole Ranch, GPA-54-94, where they moved some of it

874 around, noting here that on this, they have their P for Park/Recreation/Open Space. This is from

875 the Peccoles. They submitted this plan. They were moving some of their densities around.

876 Staff even notes that Staff has no objection to the required, to the request given the change in

877 alignment of Alta Drive and the golf course. Some changes to the Master Development Plan are

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

878 to be expected. Also the changes in the designation does not increase the total number of uses
879 permitted for the project. And they recommended approval of this GPA.
880 Staff tracked it through something called the Red Book. Most planners in the Planning
881 Department are familiar with the Green Book. Before computers and GIS technology, there was
882 a green book for zonings so they could map them as they changed on parcels, keep track of them,
883 and there was a red book for General Plan.
884 This is the Red Book page, from 1995, showing that this is Park/Open Space, Medium Low. This
885 is the golf course area, and these are the development areas of Medium Low, Service
886 Commercial, because this changed eventually to R-PD7 zoning, and Low Density Residential at
887 one point. I have another picture of the east end of the golf course, once again, from the Red
888 Book. So they were tracking it all along.
889 Then as you're about to do, adopt a brand new Master Plan, the 2045 I believe, staff is going to
890 go through this same process: look at the existing conditions, document them, consider them for
891 future uses. In 2001, the City redoes their Master Plan again. They adopt the capstone document,
892 the 2020 Master Plan; it takes them a while to do the land use element, five years, four or five
893 years, 2005, they go through and adopt, with all the general plan amendments and rezonings that
894 were part of the record from 1992 to 2005 that hadn't been fixed on the plan out of the Red Book
895 documented, updated the Plan, brought it to City Council for approval. The green continued from
896 '92 to today.
897 This is the 2005 Plan. This is the 2015 Plan, just recently updated. Your Land Use Plan was just
898 recently updated by this Council. It was approved. It was heard as a public hearing reaffirming
899 the Park/Recreation/Open Space. It didn't come out of the thin air. Thousands of hours of work
900 went into it.

901

902 **COUNCILWOMAN TARKANIAN**

903 Excuse me. Can you tell me what year that was again?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

904 **DOUG RANKIN**

905 What's that? Sorry, I'm getting a little dry mouth, so I apologize. Okay. As a matter of fact, the
906 Plan even documents that Peccole Ranch is an important master developed community, and it
907 calls it out in the southwest sector. The following Master Development Plan areas are located
908 within the southwest. We have Canyon Gate, The Lakes – I showed you pictures of those – and
909 Peccole Ranch, preserving what was approved in 1990.

910 I'm running out of time. I had some more things about what they approved, which was the
911 densities at this location. They approved approximately 4,000 units and change. At this time,
912 there are 820, 17 units not developed or entitled. The Master Plan that's being proposed at 5.49
913 units per acre will exceed that density. I realize the request today is for a tentative map.

914 Yes?

915

916 **TOM PERRIGO**

917 Freshen your whistle again.

918

919 **DOUG RANKIN**

920 Thank you so much, Tom. I appreciate it. Thank you. Currently, if you approve the 5.49 dwelling
921 units per acre — and the applicant says they only want 1.7 units per acre. You could actually
922 approve a lower density general plan here to meet that. You could go all the way down to 2 units
923 to the acre, but they've asked for 5.49 on 166 acres. If you approve all of those, you will exceed
924 your unit cap that was approved by Z-1790 by 99 units. That concludes my presentation. I
925 appreciate your time.

926

927 **MAYOR GOODMAN**

928 Thank you very much.

929

930 **DOUG RANKIN**

931 For the Clerk's Office.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

932 **MAYOR GOODMAN**

933 Yes.

934

935 **COUNCILMAN COFFIN**

936 Your Honor?

937

938 **MAYOR GOODMAN**

939 Yes, please, Councilman?

940

941 **COUNCILMAN COFFIN**

942 The stakes are too high on this to have people running at full speed trying to show us stuff that
943 some of us might assume that we all know by heart, but maybe we haven't lived it. I know the
944 Councilman for the ward has, the City Attorney has, and maybe you have, Mayor. But it's still as
945 if it's new, because this doesn't come up every day. So I would appreciate if witnesses are given
946 time that they need to present. All the sides should have that courtesy. And I can stay here as long
947 as they do. Thank you.

948

949 **MAYOR GOODMAN**

950 Thank you.

951

952 **GEORGE GARCIA**

953 Thank you. Mayor, members of the City Council, George Garcia, 1055 Whitney Ranch Drive,
954 Suite 210. Pleasure to be before you. Continuing on some of the points that the Professor made
955 and that Doug has made, but I also want to go back to the comments that the applicant made. The
956 comments of the applicant were that the neighbors had every reason to be upset because they
957 were essentially confused and had been misled, I guess to put in my own words.
958 But I think maybe the reverse is really true. You have to ask was the developer or the applicant
959 the one who was really confused and misled? Because at the end of the day, as Doug has said, it

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

960 is Parks, Recreation and Open Space. And as he showed you, there's no development density
961 allowed in that golf course open space area. And I'll show you again.

962 So if you buy the land with no contingency and you thought that that was the correct answer was
963 you have the right to build 7 units per acre – and we've heard that said that there's a right to build
964 based on 7 units per acre – we don't believe that's the case. And we think if anybody's confused,
965 maybe the developer is the one who's confused, and they have every right to be indignant and
966 upset. And I think that's the real source of the confusion.

967 The other point that was made by the applicant at the outset was we have done everything the
968 right way whenever possible. Well, I'll start with just one example of doing things the wrong
969 thing and doing it the wrong way. One of those, and we could not find anywhere in the
970 documents associated with this particular request, what's called a development impact notice and
971 assessment or DINA, for short.

972 If we go to the overhead, part of that requirement is it says for a project of significant impact, a
973 project of significant impact is defined as one that's a tentative map, final map, or planned unit
974 development of 500 units or more. Well, we're clearly in a condition with 166 lot, plus acres.
975 Given the density of 5.49 all the way up to 7.49, the density will well exceed the possibility of
976 500 units. And they can say, well, it's only 61 at this time. Well, that's fine. But if you read the
977 Code, a zoning map or local land use plan that could result in development meeting or exceeding
978 any of the above criteria requires a DINA. We have not seen evidence, and I would ask where
979 that DINA is and if it can be produced.

980 Absent also in this, you see the General Plan Amendment, the absence of piece that was
981 mentioned before by the professor and indicated by Mr. Schreck in his, in prior staff reports as
982 well. Another thing that we see is missing – and I'd ask where it is – is a major modification.
983 As you can see on this map here, it shows in the southwest sector map, that Mr. Rankin was
984 referring to the list, this is actually the pictorial representation of those plans, planned areas, the
985 special area plans within the overall City's General Plan. And this one in tan here, sort of
986 brownish color, is the Peccole Ranch Plan, which is identified here as part of the Peccole Ranch,
987 and then, of course, you have many others as well.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

988 But the point of that is that you say, okay, then what does that tell you? It says the development
989 of property within a planned development district may proceed only in strict accordance with the
990 approved master development plan and development standards. And if you're going to deviate
991 from that, it goes on to further say that you have required to do a master development plan. And
992 that's found in your – this is straight out of your Uniform Development Code. And this is from
993 your General Plan. So we would ask where's the major mod?
994 This is going back – and I think, again, Mr. Schreck talked about this – this comes out of the staff
995 reports. Basically, it's an excerpt. This one in particular is from July 12th Planning Commission
996 meeting. It says the proposed plan requires a major modification of the Peccole Ranch Master
997 Plan. This was at that time regarding specifically Phase II.
998 Another one over here, major modification of the Peccole Ranch Master Plan, General Plan
999 Amendment and rezoning must be approved in order to allow the types of development
1000 proposed. Again, and there's more, but all of it points to the fact that where is the major
1001 modification that's essential to achieve what the applicant would seek to achieve. So we don't
1002 think it's properly before you.
1003 So let's go back to a point we've talked about just briefly before, but I think it's worth reiterating.
1004 So what would the developer or a resident in, not Queensridge, but within the Peccole Ranch
1005 Master Plan area, because this is not about just Queensridge as we know it, as it was developed,
1006 because the golf course, while it may not be part of Queensridge, is part of the Peccole Ranch
1007 Master Plan. So while it may not be bound by the private sales and deals, it's bound by the
1008 strictures put on it by the City in its approvals, as Mr. Rankin has pointed out and others.
1009 I will go back to that Peccole Ranch Master Plan, because what it says, it starts, it goes back to
1010 golf course drainage area, the acreage, and, of course, Doug was showing where it was amended,
1011 but it shows no density, zero density and no units. That's why this City ultimately defines it to be
1012 PR-OS, no density, no units allowed. So while that potentially could have been more, it was
1013 capped with the number of units, 4,247 maximum density, and it specifies the number of acres.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1014 So that chart pretty much says to anybody who wants to buy in this community, Peccole Ranch
1015 Master Plan, what should they reasonably expect. Then they, so they would come to the City to
1016 look for those documents, and this is what they would find.

1017 They also then would look at the purchase documents that they have obtained, that were part of a
1018 requirement. One of the things that's required if you're going to be doing any of these things is
1019 you have to have CC&Rs. Well, we don't see any CC&Rs yet today either, but we'd ask where
1020 those are. But for Queensridge, one of the areas – and this is typical of all of them – did contain
1021 design guidelines that were very extensive, very complete. But what you'll see again, what would
1022 a buyer reasonably expect? No right to the golf course, no control over the golf course, no right
1023 to use it.

1024 And state statutes are very clear that it's not about the use. It can also be about the enjoyment.
1025 And what is that enjoyment? The enjoyment is of the, what is identified here with the homes that
1026 were being built along the golf course had every right to expect golf course open space and very
1027 specifically views of that golf course open space. That was the reasonable expectation that they
1028 had. We think they had every right to rely on it. And we think state statute, NRS 278A – and I
1029 know the City Attorney doesn't think that that applies because they, you didn't adopt it – we think
1030 it applies regardless, the State being, and I think as the Mayor knows very well, the superior
1031 body. So we think that applies.

1032 And why that's so important is because 278A says that residents in a completed master plan
1033 community, which this is, or PUD, as the State refers to it as one of the ways to refer to it, gives
1034 great deference and protection to those residents in a completed plan to rely on the types of
1035 things the Peccole Ranch Master Plan and these documents entailed.

1036 And absent, basically, the owner's consent in that completed plan, this application that today is
1037 before you shouldn't even be before you, because they haven't consented. Hence, I think the
1038 mayor's direction for we need an agreement of all the parties before this comes back.

1039 So with that, Mayor, we'd be happy to answer any questions, and it concluded my presentation.

1040 Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1041 **BRAD JERBIC**

1042 I actually have a question, if I could, Mr. Garcia. Could you go back two foam boards earlier?

1043

1044 **GEORGE GARCIA**

1045 Which one?

1046

1047 **BRAD JERBIC**

1048 I believe it's a staff report, and at the beginning it has a GPA and it has some other things at the

1049 top. That's the one. Can you read the top of it where it says GPA dash? I'm having a hard time

1050 reading that. It's a GPA dash.

1051

1052 **GEORGE GARCIA**

1053 Yes. It refers to GPA, in this case, 62387.

1054

1055 **BRAD JERBIC**

1056 62387. And then the SDR says what?

1057

1058 **GEORGE GARCIA**

1059 The SDR is 62393.

1060

1061 **BRAD JERBIC**

1062 62393. Are you aware that Item 131 is a completely different GPA? It's Item 68385. That's a staff

1063 report on a completely different General Plan Amendment request, and that the SDR in 133 is

1064 SDR-48481, and that's a report on a completely different SDR request?

1065

1066 **GEORGE GARCIA**

1067 Fully aware. And my point isn't that this is specific to this request. This is not saying this is what

1068 staff said in this particular case. It's what it said in prior cases. As Mr. Schreck was pointing out,

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1069 we have numerous references over the history of all of the last almost two years, where staff has
1070 indicated very clearly you need the general plan and the major mod along with the other
1071 elements of this. So that's the point. This is not to say this is this case. It's to say, using the
1072 references to those other cases, that there should be not only a general plan but a major mod as
1073 well. And again, we see evidence, no evidence of a major mod, no evidence of the DINA, and
1074 would ask where both those are.

1075 And for that, and basically to make it clear, perhaps maybe I would include for the record,
1076 Mayor, that everything basically over the entire history of the Peccole Ranch Master Plan and
1077 most recently over the last approximate two years, every application, that has been, whether it's
1078 been approved, denied, withdrawn, abeyed, all that entire record and history should be included
1079 for the record, so if and when this ever goes before a court, they'll be able to look at all that
1080 information over the entire - history of all of this so they can make a clear decision. Thank you.

1081

1082 **BRAD JERBIC**

1083 Which is why I want to make a couple more observations here. I want to make it abundantly
1084 clear there's no legal issue, in my mind, that would involve the City Attorney Office in this pure
1085 land use request. There are a number of legal issues that are being raised that I may have to argue
1086 in court someday. So whether you vote for this or not is not any of my business. That's a
1087 planning issue entirely.

1088 But I do want to put on the record that I believe that report contained a request for a major mod
1089 and other things, because it was tied to a development agreement. It wasn't tied to this individual
1090 request for 61 individual lots.

1091 We have looked at the Peccole Ranch Master Plan. Page 18 has a number of maximum
1092 residential units, maximum multi-family units, maximum that. If you're going to exceed those
1093 numbers by some exorbitant amount, we get into a discussion about a major modification, which
1094 is why that's in that document. That Development Agreement was withdrawn.

1095 I've been negotiating an updated, better, I hope, Development Agreement. That isn't here yet.

1096 That's why I'm recommending continuance. But I don't want you to think that those requests that

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1097 accompany that Development Agreement in 2016 have any bearing, in my opinion, on these four
1098 requests today. And I just want to make that part of the record.

1099

1100 **MAYOR GOODMAN**

1101 Thank you. Thank you, Mr. Jerbic. Okay, next?

1102

1103 **MICHAEL BUCKLEY**

1104 Good afternoon, Mayor and members of City Council, Michael Buckley representing the Frank
1105 and Jill Fertitta Family Trust.

1106 A couple things I want to just point out. First of all, the Planning Commission did not approve
1107 this matter. It failed because it required a supermajority. So this was actually a denial by the
1108 Planning Commission of the General Plan Amendment.

1109 Secondly, there's been a lot of references to the fact that the golf course is not part of the
1110 Queensridge and that there's reference to the CC&Rs, there's reference to Mr. Peccole's plan. And
1111 I'd like you to direct you to the overhead where I've blown up some documents. These are design
1112 guidelines, and these are actually recorded; this was recorded in 1996, and it governs the custom
1113 lots in Queensridge. I don't show you the beginning of it, but this is an 84-page document that at
1114 the beginning, it references the fact that it is adopted in accordance with the master CC&Rs. And
1115 it is the building design guidelines that any home in Queensridge has to follow.

1116 Just to point out that what is being built, what is this community, I mean I think we gloss over the
1117 fact that Queensridge is a golf course community. So the description of the custom lots states that
1118 it is an enclave of one-third to one-acre lots completely surrounded by the golf course, and the
1119 larger lots, an exclusive enclave offering custom home sites of one and a half plus acres. This
1120 enclave is completely surrounded by the golf course.

1121 On page C-2 of this document, this is the exhibit to the design guidelines; it describes the golf
1122 course. And again, this is adopted pursuant to the CC&Rs. There's another document. This
1123 applies to the custom lots. There's a similar one for luxury lots, move-up lots and executive lots.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1124 Those are part of the record. I submitted those at the Planning Commission on the Development
1125 Agreement on this.

1126 But let me just read you what the recorded design guidelines state. The Badlands 18-hole
1127 championship golf course with a planned addition of nine holes, which is a daily fee course
1128 designed by Johnny Miller, meanders through the arroyos and neighborhoods of the village.
1129 Significant view corridors are provided at key locations throughout Queensridge to enhance the
1130 open character of the community.

1131 In reference to the parks, and you may remember that in the Peccole Ranch Phase II Master Pla,
1132 it specifically states that the golf course open space is in lieu of any public parks in the
1133 development. But here there's reference to a view park providing passive open space overlooking
1134 the golf course.

1135 And what I think is particularly interesting is that the City participated in this, because the
1136 document on page C-4, "Responsibility of Review," basically states that the City will require a
1137 review approval letter from the DRC prior to reviewing any documents or issuing any permits
1138 for work performed on the custom lots within Queensridge. So the City actually helped create
1139 this value that they are now, the City is now planning to take away.

1140 And I think that's what I want to say. Thank you.

1141

1142 **MAYOR GOODMAN**

1143 Thank you. Yes, please.

1144

1145 **COUNCILMAN ANTHONY**

1146 Mr. Buckley?

1147

1148 **MAYOR GOODMAN**

1149 Hold on one second please. Mr. Buckley, come back, please.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1150 **COUNCILMAN ANTHONY**

1151 What were those documents that you were referring to? I didn't get that part.

1152

1153 **MICHAEL BUCKLEY**

1154 Yes. One is, and I'll put these to the record, because they were at the Planning Commission on
1155 the Development Agreement matter. One is the Supplemental Declaration for the Adoption of
1156 Section C of the Queensridge Master Plan Community Standards, recorded in Book 970117,
1157 Document 1434 official records.

1158 The other is a Supplemental Declaration for the Adoption of Section B of the Queensridge
1159 Master Plan Community Standards, recorded in Book 960924, Document 92 official records.

1160 And I guess I would point out that it's my understanding that this developer has actually
1161 developed custom lots in Queensridge. So it has to be fully aware of these building design
1162 guidelines.

1163

1164 **COUNCILMAN ANTHONY**

1165 So those are Queensridge documents?

1166

1167 **MICHAEL BUCKLEY**

1168 They're Queensridge documents.

1169

1170 **COUNCILMAN ANTHONY**

1171 They're not City -.

1172

1173 **MICHAEL BUCKLEY**

1174 They're adopted pursuant to the Master CC&Rs.

1175

1176 **COUNCILMAN ANTHONY**

1177 Okay. Were they based on City approval? Or it's just –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1178 **MICHAEL BUCKLEY**

1179 Well, I think, what I have been listening to here is this is a master plan community, and this is
1180 part of the master plan is that these would be built according to the Queensridge, the philosophy
1181 of Queensridge.

1182

1183 **COUNCILMAN ANTHONY**

1184 Okay. All right. Thank you.

1185

1186 **FRANK SCHRECK**

1187 Mayor, just very briefly, I need to correct the record. Mr. Jerbic said that major modifications
1188 somehow only applies to development agreements in this matter that we've been discussing.
1189 They do. They're mandatory if you have the development agreement. But that's not all they apply
1190 to.

1191 The first application for development filed by this developer was for 720 units. That was filed in
1192 I think it was November of 2015. And there was a staff report on that request for 720 units on
1193 that 17.49 acres. To the staff report, in dealing with that, says without equivocation this site, the
1194 site is part of the Peccole Ranch Master Plan. The appropriate avenue for considering any
1195 amendment to the Peccole Ranch Master Plan is through the major modification process as
1196 outlined in Title 19.10.040. As this request has not been submitted, staff recommends that the
1197 General Plan Amendment, rezoning, and site plan development plan review request be held in
1198 abeyance and no recommendation on these items at this time.

1199 So what the Planning Department did is said you can't go forward to the Planning Commission
1200 with that first application without having a major modification. It had nothing to do with a
1201 development agreement.

1202 And here's the second page in that. It is the determination of the Department of Planning that any
1203 proposed development not in conformance with the approved Peccole Ranch Master Plan would
1204 be required to pursue a major modification of the plan prior to or concurrently with any new
1205 entitlements.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1206 So it was required by the staff for the 720 application, which was the first one, and it wasn't
1207 allowed even to go to the Planning Commission without having that application for a major
1208 modification. So it isn't just with general. It's not just with development agreements. It's with any
1209 development within the Peccole Ranch, you have to have a major modification if you can put
1210 any kind of residential, and you have to then have a general plan amendment to be consistent
1211 with that major modification.

1212

1213 **BRAD JERBIC**

1214 If I could, Your Honor, again as we go through this piece by piece, I want to make sure the
1215 record is abundantly clear. I would agree theoretically with Mr. Schreck; there could be
1216 standalone projects that absolutely require a major mod, even if they're not part of a development
1217 agreement. That's true. But let me ask a question of the Planning Director. Do you believe a
1218 major modification is required for this application, and if so, why and if not, why not?

1219

1220 **TOM PERRIGO**

1221 Staff spent quite a bit of time looking at this, and we do not believe a major modification is
1222 required as part of this application.

1223 First and foremost, the Master Plan adopted by City Council specifically calls out those master
1224 plan areas that are required to be changed through a major modification. This Peccole Ranch is
1225 not one of those. Yes, some of the exhibits you've been shown discuss Peccole Ranch and a
1226 whole bunch of other areas as being master plan areas, but it also specifically calls out only those
1227 that require a major modification. So that's first. Peccole Ranch is not one of them.

1228 Second, there have been, and some of the exhibits you've seen have shown where parcels have
1229 been changed from commercial to multi-family, from multi-family to residential and so on. There
1230 have been six actions on this property that were done without a major modification for that very
1231 reason that it's not required. Those actions were done through a general plan amendment and a
1232 rezoning. What's before you now, that you're considering, is a general plan amendment, and just
1233 like those other previous actions, they did not require a major modification.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1234 **FRANK SCHRECK**

1235 Just briefly in response, the part of the General Plan that he's referring to are special area plans
1236 where Peccole Ranch nor The Lakes nor any other master plan communities are listed. The other
1237 part of the City General Plan of 2020 has, and you already saw George Garcia listed the master
1238 plan communities that have been approved, and your ordinance specifically says, as he showed
1239 you, in a master development plan community, if you're going to make a change, you have to
1240 have a major modification, no equivocation. That's what your law says, and that's what you
1241 should follow.

1242

1243 **MAYOR GOODMAN**

1244 Please. Let's continue and no more repetitions. I think you've had your time. Thank you.

1245

1246 **SHAUNA HUGHES**

1247 Mayor, members of the Council, Shauna Hughes, 1210 South Valley View, Suite 208. I'm here
1248 representing the Queensridge Homeowners Association. This has all been very interesting so far,
1249 but I'd like to say that I think we can cut to the chase and get to the bottom line a lot more
1250 quickly.

1251

1252 **MAYOR GOODMAN**

1253 Thank you.

1254

1255 **SHAUNA HUGHES**

1256 This application is a sham. Let me explain what I mean. The last time I was here and the Mayor
1257 ordered Frank Pankratz and I to meet and negotiate and make some changes so that we could
1258 come back with a global settlement and a global development agreement, we started those
1259 meetings. After the second or third one, I don't remember which, I'd have to go back to my
1260 calendar, which I don't have with me, this application gets filed. I said: What is that? How is that
1261 negotiating in good faith?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1262 I was told, and I quote – not by Frank, I'd like to make that clear – I was told by another staff
1263 member that's what's called a shot over the bow. I said: Excuse me? And I was told: We don't
1264 want this either, but we need the neighborhood to know that we will proceed in this direction if
1265 we don't go back to the development that we originally proposed and the one that we originally
1266 wanted.

1267 So this is nothing more than a sham to scare the neighbors into agreeing to something that they
1268 don't want to agree with, which did not happen. I should have stopped the meetings at that point.
1269 I should have recognized this for what it was then, and I actually did, but I never will be the last
1270 person to walk away from a negotiating situation ever, and so we kept meeting.

1271 And I thought, okay, this is threatening, and it's intended to be threatening, but the Mayor and the
1272 Council are not going to let them get away with this. The Mayor and the Council made it very
1273 clear they want a unified agreement, a unified development proposal. They're not going to let
1274 them come in and piecemeal it 20 and 30 acres at a time. And yet, here I find myself in exactly
1275 that situation.

1276 So if you're a neighbor in this neighborhood, this is what you're now looking at. You're gonna
1277 have 20 and 30 acres shoved down your throat of exactly what you've got here now, because if
1278 you approve this, how are you going to say no to the next 20 that's adjacent? You can't. So this is
1279 nothing more than a strategic, deliberately strategic maneuver on their part to crush the
1280 opposition to their original plan, which is what they always wanted to go back to.

1281 And I think it's a really, really big problem, and I want to call this for what it is. There are a lot of
1282 technical things wrong with this application in front of you, but the biggest thing wrong is that
1283 you are being asked to participate in what amounts to, in my opinion, a blackmail effort against
1284 the people who have been living in that neighborhood, negotiating in good faith. Your City
1285 Attorney and Mr. Perrigo have been killing themselves trying to get concessions from this
1286 developer, trying to move something along.

1287 We're close. We're not here, obviously. That's the next item to be continued, because it's not done.
1288 But in the meantime, what do you think the message is to every homeowner who, for the 800th
1289 time, has come out to come to a meeting? The message is it's not really a level playing field,

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1290 because we'll get squashed with these 20, 30-acre applications at a time. And that's exactly what
1291 is happening here.

1292 And I honestly can't quite figure out and get my head wrapped around how we managed to get
1293 into this position, how this was allowed, how you put competing applications on the same
1294 agenda. Told one's gonna be continued, but you do the other one. None of this makes a bit of
1295 sense. And I just don't want any of you to naively not understand that this is a deliberate, tactical
1296 error to scare these neighbors into shutting up and agreeing to something.

1297

1298 **MAYOR GOODMAN**

1299 Okay. I think, I don't know about everybody that's here, but Mr. Jerbic, how do we move this
1300 along? Because I think all of us are in a position to make some decision on something. We've
1301 heard these comments. Something new may be coming.

1302 But really, from my perspective as Mayor, I had asked for something. Shauna just alluded to it,
1303 and I want to move this along so we can get the decision to work together, which is what I asked
1304 you to work and Frank and Shauna, to get together so we can come to some type of reasonable
1305 way for this project to move forward, but not on a piecemeal level. I said that from the onset.
1306 After we approved that one project that's down there on the northeast corner that we want this
1307 moving forward, and there needs to be some type of consensus.

1308 So, at this point, rather than hearing more comments, I mean, we can be here until 2:00 in the
1309 morning and everybody wants another say, the bottom line is we need to make decisions on
1310 specific instructions as to what we can do so we can vote. And I want to ask you, at this point,
1311 were you – and listening to Shauna, you and Tom worked very hard to try to mediate and pull
1312 things, not I wouldn't even say that, facilitate, negotiate impartially to try to get the sides to make
1313 this something that's doable.

1314 And under what we have understood all along, these are separate pieces, the golf course and
1315 public spaces from the residential, and that's what we have been assured is the fact. And so when
1316 can we get to resolution on it? How do we proceed with these items? To me, it was in a very

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1317 different venue that we're going to hear more and more on the specifics before we get to the
1318 whole.

1319

1320 **BRAD JERBIC**

1321 Let me just jump in real quick.

1322

1323 **MAYOR GOODMAN**

1324 So tell us what to do.

1325

1326 **BRAD JERBIC**

1327 This is a public hearing, and there is a legal requirement that people be heard at the public
1328 hearing. And to cut it off without having people be heard will create a legal issue, and I don't
1329 recommend that. So I recommend that everybody who wants to speak have an opportunity to
1330 speak.

1331

1332 **MAYOR GOODMAN**

1333 With or without a time limit?

1334

1335 **BRAD JERBIC**

1336 That's the second part is you can set any time limit you want. If you want to restrict the time
1337 limit, that's totally within your discretion. But restricting people from talking is not. We need to
1338 let everybody talk.

1339

1340 **MAYOR GOODMAN**

1341 Okay. So I understand that, and that's exactly what we're going to do. We're going to hear from
1342 everybody. And most of you we've heard from before, and maybe there's something new you're
1343 adding, which we would hope that might make some difference, and we will hear from you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1344 So what I'm going to say and our principals to the issue of any different length, is there any
1345 recommended difference for an attorney representing a group or the principal speaking or
1346 anything else, in your recommendation, so everybody has a chance to speak?

1347

1348 **BRAD JERBIC**

1349 It's typically been your tradition that if there's a group spokesman, you've allotted them more
1350 time. If it's an individual spokesman, you've allotted them less. That's within your discretion.

1351

1352 **MAYOR GOODMAN**

1353 Okay. So what we will do is limit everybody, unless you are a principal representing a group and
1354 have not appeared and you have something new to add, we will then let you have, we'll give
1355 somebody new who's not a principal two minutes. Anybody that's a principal that is representing
1356 or responding to gets their five minutes.

1357 How will you know? Pardon, they will tell us who they are and if, in fact, they are a principal, an
1358 attorney for a particular group, or if, in fact, whatever their relationship is. And if they've spoken
1359 to us before, it would help when they tell you their name.

1360 So please come on up, sir. In fact, I will tell you if I can figure it out.

1361

1362 **HERMAN AHLERS**

1363 Mayor Goodman and Council people, I'm Herman Ahlers.

1364

1365 **MAYOR GOODMAN**

1366 We're going to do two minutes and five minutes. But if you don't use your two or your five, that's
1367 fine too. But you're two minutes.

1368

1369 **HERMAN AHLERS**

1370 I'm Herman Ahlers. I live at 9731 Orient Express Court. I've been there for 18 years.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1371 **MAYOR GOODMAN**

1372 Yeah. And because you're so tall, can you get closer to the mic? I'm sorry. Our microphones are
1373 very short. Thank you.

1374

1375 **HERMAN AHLERS**

1376 I'd just like to make two comments in regard. I guess what we're talking about this 61-lot
1377 subdivision. Is that what's on the agenda?

1378

1379 **MAYOR GOODMAN**

1380 That's part of it, but I would say down here that's Agenda Item 134.

1381

1382 **HERMAN AHLERS**

1383 Can you put this picture up of the existing-

1384

1385 **MAYOR GOODMAN**

1386 Yeah, there you have it. It's there.

1387

1388 **HERMAN AHLERS**

1389 Okay. This is actually where this subdivision is trying to get put in.

1390

1391 **MAYOR GOODMAN**

1392 Correct. We know that.

1393

1394 **HERMAN AHLERS**

1395 But I have a subdivision inside a subdivision that borders on all corners is very, very difficult to
1396 be attractive. Number one, the elevations in this particular golf course area is somewhere around
1397 14 feet below the elevation of all the rest of the homes. Secondly, the amount of variances that
1398 this developer, some of them have already been granted smaller streets, less sidewalk, less

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1399 setback, no open space, no hard amenities, or no hard improvements. So it's really a tough
1400 situation to have it inside of a tight subdivision.

1401 The other point is the entrance. The entrance on Hualapai is a total disaster. We've had two
1402 people that were killed at that corner of Hualapai and Alta. Now, if they want to build an
1403 entrance, that entrance should be similar to the entrance that we have coming in to Queensridge
1404 North. That is guarded. It is 24/7. It is state of the art. If they're going to put an entrance in,
1405 they've got to put an entrance that would secure all of us.

1406

1407 **MAYOR GOODMAN**

1408 Thank you.

1409

1410 **HERMAN AHLERS**

1411 Okay?

1412

1413 **MAYOR GOODMAN**

1414 Thank you. Yes, please. Thank you.

1415

1416 **BOB PECCOLE**

1417 Bob Peccole, I live at 9740 Verlaine. I am a principal. I represent appellants in the Nevada
1418 Supreme Court.

1419 The first thing I'd like to bring to your attention has to do with the Development Agreement. The
1420 Development Agreement is wrong right on its face. Now, the reason I say that, and I'm going to
1421 try to make it very clear so you'll understand why I'm saying it. First of all, there were two deeds
1422 once Fore Stars got the golf course. The first deed was a quitclaim deed from Fore Stars to 180
1423 Land Company, LLC. The second deed was from 180 Land Company to Seventy Acres, LCC.
1424 Okay?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1425 Now, when you look at the Property Settlement Agreement or, excuse me, the Development
1426 Agreement, you will see on page 46, which is the signature page, it only allows for the signature
1427 of 180 Land Company, LLC. That's one.

1428 Now, we already know that Seventy has 70 acres. Okay, let's now try to clear that up. What
1429 happened is there was a loan based upon this property, and the first loan had to do with Thomas
1430 Spiegel. He was involved in a lending of \$15.8 million that went to Mr. Yohan Lowie.

1431 And what happened then? Well, the legal description of that particular trust deed was lot five,
1432 which was all of the golf course, the 18 holes. Subsequently, that note was transferred over to
1433 Western Alliance Bank. Western Alliance Bank ended up with a new trust deed.

1434 Now, this is important to understand. This trust deed was written and given by Seventy Acres,
1435 LLC, who is not a party to this Development Agreement. And why are they not a party? Because
1436 they own 70 acres of the total of 250.92 that this Property Settlement Agreement covers. You've
1437 got to understand 70 acres is out of this agreement, because of this other company, this Seventy
1438 Acres, LCC. They own it, but it's under trust deed to the bank. Well, what effect does that have?
1439 Well, we'll see right here. It says that this trust deed covers a promissory note for \$15.8 million.
1440 That's the promissory note. It was transferred over.

1441 So then what happens? Well, you have to really take a look at the different things in these trust
1442 deeds. This particular trust deed takes away everything that they could actually do anything with.
1443 They gave up all their rights under this trust deed for the \$15.8 million loan. So that leaves you
1444 now with a situation where Seventy Acres, LCC could never be a party to this Property
1445 Settlement Agreement because they've already signed away all their rights under the trust deed to
1446 the bank.

1447 I think Mr. Jerbic knows that, and I think that's why when they put in the application for this
1448 Development Agreement, they put it in for the full 290 acres. But that could never be, because
1449 the 70 acres is already removed. So it's a false document. And if you're going to sit here and
1450 listen to everybody throw around these development agreements and their understandings, well,
1451 they're working on a false premise.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1452 And I would just say that if you ever look at the actual Property Development Agreement, you
1453 know, Mr. Lowie never intended to build or develop, and he's snowing you guys. He's making
1454 fools out of you, because what he has in mind is he needs the entitlements. Those entitlements
1455 are worth millions and millions of dollars without him ever turning a shovel of dirt.

1456

1457 **MAYOR GOODMAN**

1458 Thank you.

1459

1460 **BOB PECCOLE**

1461 And what's really surprising is – I'd just like you to know this. This is an important part. What
1462 has happened is he bought this property in 19, it would have been 1994. In fact, he bought it just
1463 – okay, let me just look here for a minute. Okay, he bought it in December of 2015. Actually,
1464 there's some discrepancy, because it might have been 2014. But here's what he says in a lawsuit
1465 where he filed it against me and my wife for \$30 million of damages.

1466 I want you to hear this. On December 1st, 2015, Plaintiff Seventy Acres, LLC entered into an
1467 agreement for purchase and sale of property with a luxury apartment builder to acquire 16 to 18
1468 acres of land for \$30,240,000. He's already sold it, and this was in '85. He didn't even have it a
1469 year and he had no entitlements. He'd already sold it. So that was the 70 acres that was in the
1470 Seventy Land, LLC.

1471 This is crazy. It shows you exactly what he's up to. He's not trying to develop anything. He
1472 doesn't have to. If you give him the entitlements, like he's asking you to do now, not only are you
1473 fools, you're making fools out of all of us.

1474

1475 **MAYOR GOODMAN**

1476 Next, please.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1477 **DALE ROESSNER**

1478 Hello, Mayor and members of the Council. My name is Dale Roessner, 9811 Orient Express
1479 Court. I have two maps, I don't know if we can put them up on the screen and if you can see
1480 them or not. Can you see them okay?

1481

1482 **MAYOR GOODMAN**

1483 Yeah. Push them up a little bit.

1484

1485 **DALE ROESSNER**

1486 The 131 represents a General Plan Amendment for the 166 acres. And then we talk about the 61
1487 homes that would really be on lot one, which is this red up in the corner. And Mr. Kaempfer
1488 came up and, you know, he's pleading, you know, for another bite of the apple saying, you know,
1489 I need to get some zoning. I've got to show something to my lenders. And quite frankly, you gave
1490 him a huge bite of the apple a while ago when he got all that zoning for the 435 acres or units.

1491 And also, Mayor Goodman, I remember you saying you really didn't want to see this being
1492 piecemealed. And what really concerns me about these maps is they're going for an amendment
1493 on 166 acres when they really, you know, are kind of dialing it back and in some respects saying,
1494 well, we just want this for the 31.

1495 But if this 131 passes, really, you know, Pandora's box has been opened, you know, for the whole
1496 166 acres, and I feel like that's a big, unintended consequence.

1497 And I'm really – we've already had enough unintended consequences with the vagueness of the
1498 Peccole documents and what we were represented and where we're at today. And I just please ask
1499 you to hold this in abeyance. And I know Brad's been working hard. I've talked to him. I know, I
1500 think everybody's working in good faith. And I just wish that you would stick to your original
1501 position, which was let's get this whole thing done once and for all and not do a piecemeal,
1502 please.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1503 **MAYOR GOODMAN**

1504 I thank you so much for that comment, and if there weren't 7,000 more people waiting to speak,
1505 we could get to a point that we could address what you say. So I appreciate it.

1506

1507 **ANNE SMITH**

1508 Good evening, Mayor and Council. I'm Anne Smith, and I'm from 653 Ravel Court, and I'm
1509 representing all of Ravel Court right now.

1510

1511 **MAYOR GOODMAN**

1512 And as far as I understand, but I'm not sure, I know there's an issue there, and that's one of the
1513 reasons we're hopeful the conversation will continue if tonight ever ends. So I don't think you
1514 have to tell us anything. I know that there were issues, there are certain issues to which the full
1515 Council is not even privy, doesn't have the information yet, and so yours is there. I don't think
1516 you have to say anything. I think the developer is trying to work and figure it out as well. And so
1517 we just want to move this all forward. So you can give her her full two minutes, please.

1518

1519 **ANNE SMITH**

1520 Okay. I'm not going to rehash anything. What we wanted to do was acknowledge you personally
1521 for having Brad Jerbic get involved in this to start with, and whether he was organizing or
1522 mediating our discussions with the developer over the past month. So he's given us the voice in
1523 the process that we've been asking for, for 18 months, and he's gone above and beyond. We have
1524 to say that.

1525

1526 **MAYOR GOODMAN**

1527 And you've moved mountains. I cannot tell you everything and the generosity too of the
1528 developer working and bending and the community and the residents working on it. Victory is
1529 very close.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1530 **ANNE SMITH**

1531 So that's what we wanted to say is that we've gone back and forth and we've had some progress.
1532 And even last night, we met with Brad and Stephanie, and even though we didn't get an
1533 agreement, we feel that compromise is possible. However, we need more time and direction from
1534 you to keep going.
1535 But we are concerned. The reason I'm talking is because we're concerned about what's, the
1536 sequence of the applications tonight, because it just appears that if those are going to be
1537 approved, then the impetus to come to a mutual agreement on the Development Agreement is in
1538 jeopardy. So we plead with you not to do that so that a development agreement can be worked
1539 out, where we all have protection, whether it's us or whether it's the new Two Fifty or whatever it
1540 is. You know, we've always been willing to work this out. And I know you know some of that,
1541 but I want it on the record. And we will say the same to our new Councilman as well. So we're
1542 willing to work on that. Thank you.

1543

1544 **MAYOR GOODMAN**

1545 Thank you.

1546

1547 **KARA KELLEY**

1548 Good evening, Mayor and members of the Council. My name is Kara Kelley. I've been a
1549 Queensridge homeowner for almost 17 years, and I live on Camden Hills. I'm here in support of
1550 the staff recommendation for the developer. I'm hoping that the Development Agreement will
1551 cover, the eventual agreement will cover all of the unresolved issues, but wanted you to know
1552 that on behalf of my family, we are in support of their proposal as it stands. Thank you very
1553 much.

1554

1555 **PAUL LARSEN**

1556 Thank you, Mayor, Council members. As you know, I'm a land use attorney. I'm not representing
1557 anybody here today.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1558 **MAYOR GOODMAN**

1559 No. We don't know your name. We know you're a land use attorney.

1560

1561 **PAUL LARSEN**

1562 My name is Paul Larson. I'm a Queensridge resident. I've only heard three gentlemen speak
1563 tonight who I agree with, from a procedural basis, regarding Items 131 through 134, and that
1564 would be your City Attorney, your City Planning Manager, and Mr. Kaempfer. Everybody else, I
1565 think, is simply creating a record for some kind of litigation down the road without addressing
1566 exactly what's before you. What's before you is, if I can point out the concerns that the residents
1567 have: the residents want the golf course to not be public; they want to keep undesirable elements
1568 out of that space that is now fallow.

1569 So we'd like to see it developed into something. We'd like to see it developed into something
1570 green. We'd like to see it developed into something consistent with the density of the surrounding
1571 neighborhood, and we'd like to see it designed consistent with the surrounding neighborhood.
1572 The application before you hit all four of those major concerns that we have. So that's it.

1573

1574 **MAYOR GOODMAN**

1575 Thank you. Two.

1576

1577 **LARRY SADOFF**

1578 Good evening. My name is Larry Sadoff, and I live at 9101 Alta Drive. And I'll try to brief and
1579 things that have not been brought up.

1580 Three things very quickly: Number one, I think it's presumptuous of anybody here to say they
1581 speak for the residents. The residents are a mosaic of different groups, and no one speaks for the
1582 residents here. So when people say we spoke to the residents, that simply is not true, and no one
1583 is speaking for me.

1584 Number two, and I think is important. I'm going to talk about the whole plan, Mayor, because
1585 you asked to have one concise plan everybody gets together. I sat here in many Planning

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1586 Commission meetings and many City Council meetings, and I heard Mr. Kaempfer last time get
1587 up here and say, okay, we're going down from 720 units to 435, because we're listening to the
1588 residents, and we're going down to a zoning of 24.5. I sat there and, to be very frank, I said to the
1589 person next to me that's a bait and switch. Those units will come up someplace else.
1590 Although it's not in this group here, you're seeing a request for 2,000 units in a very small area,
1591 low rises and high rises with a density of 35 to 37 units per acre, which is much more than
1592 anything else. I've asked the Director a couple of times: Are there any other places outside of
1593 Downtown where you have that density? I cannot get an answer to that.
1594 I've listened with respect to you folks today as you went through some of the other permit
1595 applications considering the fabric of the community. I'm for responsible development. But when
1596 you have these 2,000 units, and then Calida is coming up with another 350 units across the street
1597 there, you are changing the fabric of the community. You need to consider the fabric of the
1598 community and do what's responsible development. And to me, to put 2,300 units in an infill
1599 here, in a suburban area makes it an urban area, and I'm not against urban areas, but this is a
1600 suburban area.
1601 And the last point I'd like to make, I sat until 2 o'clock in the morning on a Planning
1602 Commission meeting last week. And it was very, very fascinating there, because basically there
1603 was point after point after point that came up. Even people who supported the development said:
1604 What about this? And the people at the podium said: Oh, we'll get that in there. We'll get that in
1605 there.
1606 It's interesting that's the only item on the agenda that's heard at this meeting. Every other item
1607 was heard in the 19 July meeting. Why is this being pushed through right now? Why don't we
1608 have a comprehensive plan and get together and heard? Thank you very much. I appreciate it.
1609
1610 **MAYOR GOODMAN**
1611 Thank you very much.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1612 **LUCILLE MONGELLI**

1613 Hello, I'm speaking for a number of residents at One Queensridge Place. Good evening. My
1614 name is Lucille Mongelli, and I live at 9103 Alta Drive, Unit 1202. I'm addressing the City
1615 Council today as I'm requesting that any voting for the Badlands development in its current
1616 proposal be held off until the next Council meeting in July when the newly elected Council
1617 members can have the opportunity to review the Badlands development proposal and consider
1618 their vote which will affect the area for the next 30 years.

1619 I live in Las Vegas, and I have attended several of the meetings held in this room where there
1620 have been multiple changes to what the builder is proposing. Each proposal has been modified,
1621 and the current proposal and what is being proposed this evening is the worst of all. A hotel,
1622 assisted living complex, houses, towers, condominiums, rental units – the gamut is being
1623 presented and none of it is good for the community, nor for the homeowners of the freestanding
1624 homes in Queensridge, on the golf course, nor in the Towers where I reside.

1625 The whole concept has been entertained for over 18 months with no regard for the impact this
1626 over-the-top development will have on schools, water consumption, traffic, hospital overload and
1627 greenspace. There are miles of desert land in the town that could be developed, and this
1628 development does not need to be behind the homes where small children and elderly people
1629 reside.

1630 For months, there has (sic) been postponements of meetings due to Council members' schedules
1631 as well as the mayor's. And why does a vote need to take place now? Is there something to the
1632 rumors of Badlandsgate? This developer has been given extensions and special treatment which
1633 no other developer has ever been given. There have been private meetings in homes with the
1634 developer where there has been no public record. There have been threats made to homeowners
1635 that if they don't agree with the development, there will be consequences.

1636 That in itself speaks volumes as to what is going on here. The developer created a Supreme
1637 Court building recently, and could it be that there are special interests involved here to reward
1638 him?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1639 **MAYOR GOODMAN**

1640 Thank you very much. Appreciate it. Thank you.

1641

1642 **LUCILLE MONGELLI**

1643 Clearly this –

1644

1645 **MAYOR GOODMAN**

1646 Thank you, ma'am.

1647

1648 **LUCILLE MONGELLI**

1649 I'm not done.

1650

1651 **MAYOR GOODMAN**

1652 Well, you're done, because it's two minutes, and that's what we're doing, and we gave the
1653 principals more.

1654

1655 **LUCILLE MONGELLI**

1656 Okay. You have to understand something. I'd like to finish –

1657

1658 **MAYOR GOODMAN**

1659 No, no, no.

1660

1661 **LUCILLE MONGELLI**

1662 I'd like to finish.

1663

1664 **MAYOR GOODMAN**

1665 You made accusations. I'm sorry, ma'am. You've made accusations.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1666 **LUCILLE MONGELLI**

1667 I'd like to finish. Maybe because you don't like what I have to say, but I'd like to finish.

1668

1669 **MAYOR GOODMAN**

1670 No, I don't like your rudeness.

1671

1672 **LUCILLE MONGELLI**

1673 I flew in from New York with a father sick in a hospital.

1674

1675 **MAYOR GOODMAN**

1676 No, I just – I'm sorry.

1677

1678 **LUCILLE MONGELLI**

1679 And Mr. Coffin said that we should be allowed to speak.

1680

1681 **MAYOR GOODMAN**

1682 You are.

1683

1684 **LUCILLE MONGELLI**

1685 Mr. Jerbic said we are allowed to speak.

1686

1687 **MAYOR GOODMAN**

1688 You are, and we said two minutes per resident or anyone else.

1689

1690 **LUCILLE MONGELLI**

1691 Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1692 **MAYOR GOODMAN**

1693 And five minutes for the principals. Thank you very much.

1694

1695 **RICK KOSS**

1696 Hi, my name is Rick Koss and I'm scared. No. I promise to be about a minute and a half.

1697

1698 **MAYOR GOODMAN**

1699 Thank you.

1700

1701 **RICK KOSS**

1702 Just a two quick points. Probably the only representation of what the residents think, I hate to say
1703 this, is the election, which was probably the only – this was the key issue in Ward 2. If there was
1704 any other issue, I'm not sure what it was. So if anything spoke to how the residents think, that
1705 would only be the proper representation, nothing else that any one person would say. That was
1706 what the best public forum was.

1707 The other is I hear about these meetings. I live in St. Michelle. This specific 61 units, I have yet
1708 to sit in a meeting. I have several of my neighbors. I have yet to be in a meeting yet to talk about
1709 what's going to be in my backyard. So this particular project I have yet to have a conversation
1710 on. So to say I participated is an error, and I have a number of my neighbors there. Thank you.

1711

1712 **MAYOR GOODMAN**

1713 Thank you. Thank you very much.

1714

1715 **HOWARD PEARLMAN**

1716 My name is Howard Pearlman, 450 Fremont Street, Las Vegas. How many minutes do architects
1717 get? I just came up here to say that very simply, speaking as an architect, probably the best
1718 architect in this city is not an architect. The best architect in the city is right here, this guy right
1719 here.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1720 **MAYOR GOODMAN**

1721 He is very good.

1722

1723 **HOWARD PEARLMAN**

1724 And I say that and I'm an architect. And my mom thinks I'm the best, but I know who the best is.

1725 It's this guy right behind me.

1726 Queensridge Towers, Tivoli Village, the Supreme Court building. And I know him personally.

1727 And I know the passion that he has not only for every single detail of every stone of every

1728 project that he does, but I know him as a passionate and compassionate man. And I've worked on

1729 projects with him. And when it comes to how his project affects neighbors, he is extremely

1730 diligent in making sure that he doesn't adversely affect anybody. He is a caring, good man.

1731 And if I can give the City Council just one little piece of advice that I've had on my chest for

1732 about 40 years, it's this. If you want to have a great city, listen to your planners. You've got an

1733 excellent planning staff. If the planning staff is for this, listen to them and let the planners work it

1734 out.

1735 I've been to a lot of these meetings, and I've heard a lot of neighbors say that: You know, this is

1736 the worst thing that could ever happened to me. And then it's built, and I see them in a grocery

1737 store five years later, 10 years later. Thank you, Mr. Pearlman. It was beautiful. I'm so sorry I

1738 opposed you.

1739 Listen to your planners. Thank you very much, Mayor. Thank you, Council.

1740

1741 **MAYOR GOODMAN**

1742 Thank you very much.

1743

1744 **SALLY JOHNSON-BIGLER**

1745 My name is Sally Johnson-Bigler. I live at 9101 Alta Drive. There's been a lot said about how

1746 wonderful all of the work is that Mr. Yohan Lowie has done. I live in the Towers. We have

1747 persistent leaks. We have spas that don't work. We have things that need to be torn out constantly.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1748 We are in the middle of a huge lawsuit, a \$200 million lawsuit, which we were just given thirty
1749 some million dollars, and it's not over yet. So his building is not all that great. You just need to
1750 keep in mind that these are the facts that his construction has a lot of problems. I live there.
1751 Also, who's going to hold his word to the fire? We asked that Mr. Beers recuse himself. He's not
1752 going to be on this Council any longer, so the rest of you will be left with the rest of this. Also,
1753 all of these folks that are here, I would wonder how many of them could stand and say that they
1754 are his sycophants or shills that are here, possibly family members, employees being paid to be
1755 here. Are they homeowners? Are they genuinely affected by this, or are they just here as a favor
1756 or on the payroll?

1757 We are taking time out of our lives because this directly affects us. We are not here as favors or
1758 being paid. We are here because these are our homes. This is where we live. This is our
1759 investment. These are our friends and families that live in these areas. That's all I want to say.

1760 Thank you.

1761

1762 **MAYOR GOODMAN**

1763 Thank you.

1764

1765 **DAVID MASON**

1766 Hi, I'm David Mason, 1137 South Rancho, Las Vegas 89102. I'm going to give you my personal
1767 experience. I've heard numerous times and it finally got to me tonight, similar to her
1768 conversation about what a wonderful builder Yohan is. I think he's a wonderful designer. I do not
1769 believe he's a wonderful builder.

1770 I was on the first Board that took over from – I've lived in Queensridge since '07 when it opened.

1771 I was on the first Board, the President of the Board, and I contended with tremendous problems
1772 from the construction. I want to correct a little bit of what she said, and it's not a \$200 million
1773 lawsuit. It was a \$100 million lawsuit based on a bond that was put up by Mr. Yohan Lowie and
1774 the contractor. I heard for months and years before I got on the Board that it was the contractor
1775 that created these problems, it was the contractor, contractor.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1776 When I got on the Board and I personally went into units, saw the problems, and through my
1777 investigation somewhere between 70 and a hundred million worth of that work was done by
1778 Yohan. And they just lost. That lawsuit is ended. They just lost a \$30 million lawsuit for, give or
1779 take a half a million, for construction defects. And that's him and the contractor.
1780 They can say they didn't do the work. But I can tell you personally decks, all kinds of areas that
1781 created leaks. I spent \$3.5 million of our money for temporary repairs – temporary repairs. Now,
1782 this is a personal – I'm just telling you my personal experience. When I moved in there and paid
1783 \$750 a square foot for my home, the representations to me were the golf course next store, this
1784 beautiful Renaissance building that's going to be built across the street. We're going to finish
1785 Tivoli, and it will have homes in it. And this is the environment you're moving into.
1786 That environment now is apartments across the street, not a beautiful Renaissance building. The
1787 Tivoli, through a negotiation between him and his partner, I don't know the details of it, but the
1788 bank that he was partnered with took over that development. Now the golf course is going to be
1789 gone if we continue down this path.
1790 So the next time I hear he's a wonderful developer, it's going to even bother me more. He's a
1791 great designer, in my opinion. He's not a great developer. And I don't believe personally that he's
1792 going to do all of this development. Thank you.

1793

1794 **TERRY MURPHY**

1795 Good evening. Terry Murphy, 1930 Village Center Circle. I just have one very important point to
1796 make. The application before you – well, first I'll answer a question that Councilwoman
1797 Tarkanian asked of Mr. Rankin earlier. When was the last master plan approval done? It was in
1798 2015.

1799 And the point I want to make is that you have an application for a general plan amendment on
1800 166 acres for 5.49 units per acre. My math, which isn't great, but I used a calculator, tells me that
1801 is 911 homes. So this Council would be approving nearly half of what would have been done in a
1802 development agreement with no development agreement, no roads, no flood control, no nothing,
1803 just a general plan amendment for 911 homes. And that's the only point I want to make.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1804 Sorry to take your time. I know you guys have had a very long day.

1805

1806 **MAYOR GOODMAN**

1807 Thank you.

1808

1809 **TERRY MURPHY**

1810 But that's a very important point to understand.

1811

1812 **MAYOR GOODMAN**

1813 Thank you.

1814

1815 **ELAINE WENGER-ROESSNER**

1816 Good evening. My name is Elaine Wenger-Roessner. Just for the record, I would like to report
1817 that the Queensridge Owner's Association Board did meet twice in April with the developer and
1818 several of his team. At the first meeting, I requested a comprehensive written plan for the
1819 redevelopment of the Badlands Golf Course.

1820 And since the Board is not empowered to negotiate and/or agree to a potential proposal on behalf
1821 of the entire community, I requested that it be written so the Board could actually function as a
1822 conduit for information to the Queensridge residents. The Board could then facilitate or assist in
1823 neighborhood feedback. I believed we were really beginning to make progress. I personally was
1824 very excited about that.

1825 And Mayor Goodman, I took great comfort in your clearly stated directive that the developer
1826 present a comprehensive development plan. I know that a lot of people are working on that. In
1827 fact, I think I recall you used the term, the phrase "global plan." And I now respectfully request
1828 you to deny the applications before you, because I feel like they would be piecemeal, and I'm
1829 really afraid it would undermine all the progress that has been made. Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1830 **MAYOR GOODMAN**

1831 Thank you.

1832

1833 **TALI LOWIE**

1834 Hi. My name is Tali Lowie. I live at 9409 Kings Gate Court. I live with my parents, Merav and

1835 Yohan Lowie, obviously. I would like to speak on behalf of the future generation. If you can see

1836 all the people who are against this plan, they're all kind of older, and people who are more for it –

1837

1838 **MAYOR GOODMAN**

1839 Now watch it. We've had no insults except one. And don't go there.

1840

1841 **TALI LOWIE**

1842 I didn't mean to insult. I was just trying – oh my God, I'm so sorry.

1843

1844 **MAYOR GOODMAN**

1845 I'm kidding you. No, I'm kidding you. You're fine.

1846

1847 **TALI LOWIE**

1848 I'm super nervous as you noticed.

1849

1850 **MAYOR GOODMAN**

1851 No, no, no. You're fine. I got it. It's a joke.

1852

1853 **TALI LOWIE**

1854 But if you look on our side, or the people that are supporting, they're younger and -

1855

1856 **MAYOR GOODMAN**

1857 You know, some of you aren't so young over there. So consider yourself lucky.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1858 **TALI LOWIE**

1859 Yeah. No, of course not. But I mean like there's me, and then there's like someone I know.

1860

1861 **MAYOR GOODMAN**

1862 I see a couple of young ones.

1863

1864 **TALI LOWIE**

1865 Sure. And I know that I think there is one woman that said that 30 years into the future, or
1866 something like that, it's going to matter, and she's right. It's going to be so important, but it's
1867 going to be my generation that carries on that. We're going to be the ones that come and live. And
1868 I know for me, like I'm moving to a different country, and I'm drafting into the military.

1869 But when I grow up, I want to come back, and I want to live in the neighborhood that I've lived
1870 for the last 17 years. And I want to be able to live in a new home and a new developed home, and
1871 I don't see a reason against it. I don't think that there is an issue to building new homes. I think
1872 making our community grow larger and to be bigger is such a great idea. Like we're moving on.
1873 This is the future. We should accept change. We should be happy that there's going to be more
1874 people that want to live in our community.

1875 And there are a few people that said that the development isn't good. And I mean I think you can
1876 go look at the Queensridge Towers and at Tivoli and the Supreme Court that just opened up, and
1877 you can see that it's not only good, it's amazing. And I'm not speaking because it's my father and
1878 because it's his, like company that he works in, but it's truly amazing. Like it's beautiful. And
1879 they don't even try a little. They go beyond, like above and beyond. Above and beyond. And so
1880 why wouldn't you want people to go above and beyond to keep going above and beyond? That's
1881 all I have to say. Thank you.

1882

1883 **MAYOR GOODMAN**

1884 Thank you. Your dad doesn't have to say a word. Good job. Okay. Anyone else? These are five
1885 each. Now, Mr. Jimmerson, as much as I admire you, I'm going to hold you to five.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1886 **JAMES JIMMERSON**

1887 Okay.

1888

1889 **MAYOR GOODMAN**

1890 Now that's hard, I know. But you're going to have to do it.

1891

1892 **JAMES JIMMERSON**

1893 Your Honor, listen, I'm going to shrink my remarks.

1894

1895 **MAYOR GOODMAN**

1896 Shrink them?

1897

1898 **JAMES JIMMERSON**

1899 Shrink them. Reduce them.

1900

1901 **MAYOR GOODMAN**

1902 Thank you.

1903

1904 **JAMES JIMMERSON**

1905 But I will say that you allowed one of the opposed to speak –

1906

1907 **MAYOR GOODMAN**

1908 No, no, you're fine with it. But if you need more, you're right.

1909

1910 **JAMES JIMMERSON**

1911 And they spoke 44 minutes.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1912 **MAYOR GOODMAN**

1913 Right. But can you keep it –

1914

1915 **JAMES JIMMERSON**

1916 I will.

1917

1918 **MAYOR GOODMAN**

1919 Okay. Thank you.

1920

1921 **JAMES JIMMERSON**

1922 Thank you, Ms. Mayor and members of the Council. My name is James Jimmerson. I live at

1923 9101 Alta Drive. I live in the Queensridge Towers, and I have the privilege of representing these

1924 applicants here today.

1925 I'd like to first call your attention to what is being heard presently. What is being heard presently

1926 is Items 131, 132, 133, 134, but particularly 2, 3 and 4, which is the 61-lot application, which

1927 asks you to remove the –

1928

1929 **MAYOR GOODMAN**

1930 Can you get closer to the mic?

1931

1932 **JAMES JIMMERSON**

1933 They ask you to remove a land use designation that was erroneously placed upon this property in

1934 2005, as attested to by Mr. Jerbic in his discussions with you and also in the Planning

1935 Commission meeting of last Tuesday, which I think is really more of a formality because it's not

1936 properly placed there. A waiver to allow a street to be the same size of a street that is presently

1937 existing in the neighbor Queensridge Towers. The Verlaine Street is the same width as we're

1938 being asked here, which is pretty simple.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1939 And the 61 lots, which is, as you know, a less density than even what is existed in the building
1940 there next door to it and that will have amenities that are equal to or greater than what is there
1941 presently now and which is within the entitlements that already exist on my clients, which you
1942 know is R-PD7, up to 7.49 dwelling units per acre with a land use designation of ML, Medium
1943 Low, and by agreement to Low as part of this project only, but historically had been Medium
1944 Low.

1945 That's what's before you. There is no – when you listen to all the fine men and women who have
1946 spoken against the project tonight, they are not addressing this project. They are not addressing
1947 the propriety of your approval, your exercise of sound discretion to grant and approve this 61 lots
1948 on 34.7 acres, or 07 acres. They are more talking about the issue that you have announced will be
1949 probably abeyed, by formal action tonight, to a July 19th hearing or perhaps thereafter.

1950 But on the merits of this project, this project has been pending now more for many, many
1951 months. It's been before you. And it doesn't benefit the Commission to have certain of the
1952 homeowners use terms like blackmail and these are a bunch of sycophants. By the way,
1953 regarding sycophants, could I have the ladies and gentlemen who supported the project please
1954 stand up, please. You may be a bunch of sycophants according to one person, but we're
1955 appreciative of the support, and I thank you very much.

1956 It is important, though, for me to correct the record as best I can in the short time period that I'm
1957 allowed. First, in 1990, a conceptual Master Plan was approved by this Council and its
1958 predecessor. But that plan was abandoned by 1996. The abandonment was a result of litigation
1959 that broke out between the original proponents of the plan in 1990, Triple Five and the Peccole
1960 Family. It was replaced by the Queensridge common use community. And that's one of the
1961 corrections we want to make.

1962 When Mr. Schreck speaks and he talks about the Queensridge golf course, I'm not familiar with
1963 that entity, because I know that there was never a golf course that was ever owned by the
1964 Queensridge interest community, nor has one dollar or one penny ever been spent by any
1965 residents living there, including myself, towards the benefit or control or maintenance of that
1966 golf course community.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1967 Furthermore, there's no pending appeal on the court's ruling, finding as the City had found, that
1968 NRS 278A does not apply, contrary to Mr. Schreck's remarks. There is a direct judgment on the
1969 facts of this case that you heard from Judge Smith and from Judge Alf.
1970 If I could just read documents that I will place in the record here today. Finding number 50, it is
1971 you all, the court says. It is you all who this should be applied. You will make the decisions.
1972 Number 50, the plaintiffs are improperly trying to impede upon the City's land use review and
1973 zoning processes. The defendants are permitted to seek approval, referring to ourselves, to seek
1974 approval of their applications or any applications submitted in the future before the City of Las
1975 Vegas, and the City of Las Vegas likewise is entitled to exercise its legislative function without
1976 interference from the plaintiffs, who are some of the homeowners.
1977 Continuing at 51, and I'll conclude with that. Plaintiffs claim that the applications were illegal or
1978 violations of master declarations or without merit. Those arguments are without merit. The filing
1979 of these applications by defendants or any application by defendants is not prohibited by the
1980 terms of the master declaration, because the applications concerned defendants' own land and
1981 their right to build, and such land that is not annexed into the Queensridge common use
1982 community is therefore not subject to the terms of the CC&Rs.
1983 So I would say with regard to gentlemen like Mr. Buckley or Mr. Rankin or Mr. Garcia, simply
1984 read the court decisions, because the points that they try to argue here are re-litigations of that
1985 which has already been argued and which was adjudicated against them and in favor of the
1986 developer. So one of the things that you know is that we do have the development rights before
1987 you. You've been so advised by your City Attorney, who's done a remarkable job in trying to put
1988 the parties and parts together, as well as the court decisions that we've lodged with you in prior
1989 hearings. I would simply say that we all want to work with every homeowner that we can.
1990 I made a pretty significant and some serious talk with regard to the Planning Commission last
1991 week about you need to try to satisfy as many people as you can, but you have to recognize that
1992 when you have this kind of emotion, it's not going to be always possible to satisfy everyone. But
1993 as it relates to the 61 units, which is before you tonight for this discussion, there is no serious
1994 objection to that. There is no argument with regard to the fact that it meets within the density

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

1995 requirements. It meets within the zoning requirements. It meets within the land use designation
1996 from 1990 and 2001.

1997 I want to also call to your attention – and I know this is a legal point, but you should know this –
1998 you passed a city ordinance in 2001 that confirmed the land rights designation and the zoning to
1999 this property being R-PD7 and ML. And that was without any reference by any of the 20 people
2000 here that mentioned. There's not one reference. All the lawyers stayed away from that. And if you
2001 look at the ordinance, you'll see it is without any conditions whatsoever. So when you start with
2002 that, then the question becomes: What would be appropriate on this location? And you hear these
2003 emotional terms like we don't want piecemeal development.

2004 Well, the answer is that whenever you have a adjoining land property, it is parcel by parcel. It's
2005 not always at one. And these parcels are owned by three different companies. Nonetheless, the
2006 entity here is asking for your discretion and your exercises in voting in favor of approving these
2007 61 lots, and then they will go forward and continue to work on a larger project. But on the merits
2008 of this small project, they certainly are entitled to it, and there's no serious legal or factual
2009 impediment to that. All the comments with regard to the larger project and not to the smaller one
2010 that's been pending now for several months.

2011 And there is a duty, under your Code and under the Nevada Revised Statute 278, that you must
2012 rule on this. You must give our clients the day in court, as you are, as we all are working so hard
2013 and so late into the evening and have done so last week as well. And for that, we are very
2014 appreciative. But when you go through the statutes, particularly 278.0233, there's an obligation
2015 for you to rule and to rule this evening, and there's no legal or factual basis to object to that.
2016 And I did want to also make one correction again to Mr. Garcia, who may not have read the
2017 statutes, but under NRS 278.339 sub 3(e), when there is a dispute or conflict between land use
2018 designation and zoning, zoning trumps. And that occurred here, because historically, as you've
2019 been told by both sides, zoning occurred in 1990. And the first effort to have the introduction of a
2020 concept called land use designation came years afterwards, and clearly zoning trumps the
2021 balance.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2022 And let me tell you that when you listen to the essence of many of the speakers here who oppose
2023 this project, you can't help but come away with the feeling that there's nothing that the developer
2024 is going to be able to do to assuage every single one of them. And so what we've tried to do is try
2025 to take each and every one of their thoughts into consideration. We respect them. We live
2026 amongst them. We work with them. We walk our dogs together. We know them and try to work
2027 with them. And this project, this small project of 61 lots on 34 acres, with the entry off of
2028 Hualapai, with a magnificent entry is going to be a credit to this community and is a beginning
2029 for which this developer has both constitutional and statutory rights as well as just a matter of
2030 common sense and good facts.

2031 Why is it that Mr. Perrigo, why is it that Mr. Lowenstein, why is it that your City Attorney all
2032 speak in favor of this project? Because it's meritorious, both looking at the facts of it as well as
2033 the legal precedents that apply. The response to the position by the homeowners have been
2034 argued and have been rejected by the court after a good deal of hard work by everyone
2035 considered and through a fair result.

2036 I'd like to turn the balance of my time over to Mr. Lowie. You might want to speak to what was
2037 developed, Yohan. You may want to speak to this. Go ahead, sir.

2038 Thank you so much. It's always a pleasure to appear in front of you. Thank you for your time,
2039 Madame Mayor.

2040 Just for the record, we've given your City Clerk the case precedents and case orders that I've
2041 referenced in my opening remarks as well as the current proceedings before you and some
2042 remarks by City Attorney Brad Jerbic with regard to the right to develop. So I place that before
2043 the City Clerk. Thank you, Mayor.

2044

2045 **STEPHANIE ALLEN**

2046 Just briefly, Your Honor, members of the Council, I'd just like to address a few comments that
2047 were made. Most of the comments tonight, as Paul Larson said very briefly and succinctly, have
2048 dealt with the overall global project, and really what's before you tonight is not that.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2049 Although with that said, I would like to just show you briefly on the overhead. There's been a lot
2050 of comments about changes that have been made. This has been a long process with this
2051 Development Agreement.

2052 This is a comparison chart of the major changes that have been made. And so I know we're not
2053 on the Development Agreement, but I think it's worth it to take one minute to show you all of the
2054 concessions that this particular developer has done over the last two years.

2055

2056 **YOHAN LOWIE**

2057 We'll go over the changes.

2058

2059 **STEPHANIE ALLEN**

2060 We started at 3,020 units, and we're down to 2,104. We had 250 – these were at the request of the
2061 City or neighbors, not Yohan's request or EHB's request. These were all at the request of the City
2062 or the neighbors.

2063 The development area unit counts, we had assisted living originally proposed at 250, 200.

2064 Development Area 4 we had 60 homes. Then we went to 75 homes. Now we're back to 65
2065 homes, which you'll see on a future agenda should you abey the next item.

2066 Overall, the acreage, minimum acreage size started at a minimum of one acre. Then we went to a
2067 half-acre. We're now at a minimum of two-acre lots. So we've had some huge concessions that
2068 have gone on between now and the last time we saw you.

2069 Number of towers, we had three towers originally. We're down to two towers. Heights of the
2070 towers were reduced from 250 feet to 150 feet.

2071

2072 **BRAD JERBIC**

2073 Stephanie, I'm sorry to interrupt you, but I have to legally. We are not agendaed on 130 right now
2074 to talk about the Development Agreement. And so I think we'll be in violation of the Open
2075 Meeting Law if we continue with that. I hate to interrupt you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2076 **STEPHANIE ALLEN**

2077 Okay. No, no. So just real quick, so I'd like to just, I guess, summarize it. Everyone has talked
2078 about the Development Agreement tonight. Every single person that testified, their testimony
2079 dealt with the Development Agreement, not with this application. The application that's before
2080 you is like every other application that was on your zoning agenda today, except the zoning is
2081 already in place. The R-PD is in place.

2082 NRS 278.349 right here says that tentative maps must be approved within 45 days. This
2083 particular Applicant signed a waiver, when he submitted this application back in December, to
2084 allow additional time. So we've had months and months and months of this pending tentative
2085 map, trying to work in good faith to come up with an overall global project. We're just not there.
2086 We'd ask that you now consider the application that's before you. We're well beyond the 45 days.
2087 Also in this statute, it says that you must, you shall consider conformity with the zoning
2088 ordinance and master plan, except that if any existing zoning ordinance is inconsistent with the
2089 master plan, the zoning ordinance takes precedent. So, right now, the GPA was submitted with
2090 this application at the request of your Staff, because they asked that you do that, to match the
2091 GPA with the zoning. The zoning is in place. It's R-PD7. So what we have before you, that takes
2092 precedent. We're not asking for anything. We're asking for basically a site development plan
2093 review and a tentative map that conforms with the zoning and is actually compatible and less
2094 dense than the Queensridge homes that are already in there.

2095 So it's a simple application. We'd very much appreciate a vote tonight so that we can move on.
2096 We've told you tonight that we will work in good faith. We will continue discussions with the
2097 neighborhood, although it's discouraging to have the same people here every time, after all of the
2098 concessions we've made, continuing to say the same things and continuing to ask this thing be
2099 delayed. So for purposes of this application, we'd like an up or down vote, please, tonight, so that
2100 we can move on. Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2101 **YOHAN LOWIE**

2102 Good evening, Your Honor, Council members. Yohan Lowie, 9409 Kings Gate Court. And I want
2103 to respond the first time all the allegations that were put in here, but I want to talk about this 61
2104 lots in particular.

2105 You remember the beginning. We started about two and a half years ago. We came to the City
2106 saying this piece of property, I'm going to get it. I just want to know if this piece of property is
2107 developable or not, because if it's not developable and the City has any contract for restriction,
2108 I'd like to know it so we can go work with Peccole of how, you know, this, what's going to
2109 happen here. And the conclusion of your Staff, after months of working, is that this piece of
2110 property is zoned R-PD7. They couldn't believe it's zoned R-PD7, and it's compliant with all the
2111 requirements for development.

2112 Never we heard from the City Peccole Ranch Master Plan. We didn't know it's Peccole Ranch
2113 Master Plan. And I will tell you there's no Peccole Ranch Master Plan, but I don't want to take
2114 your time. I'm not representing there's no. I can tell you it's not recorded. It's not recorded on the
2115 piece of property that we purchased, 250 some odd acres. It's simply not recorded.

2116 So we got a letter saying it's R-PD7. We went and paid for the property, closed it. And before we
2117 closed it, we came to you and to some homeowners for that matter, came to homeowners saying:
2118 Guys, here is the situation, including Clyde Turner, sat with them and said: Here's the situation.
2119 Here's what we got. Here's our idea. We're going to put heavy density. Get some money. Sell a
2120 piece of the property, get the money, put it into behind the houses, and turn it into a park with
2121 about 60 homes originally.

2122 I have the plans. I can show you the original plan. Nothing changed except the original five
2123 homes now. Okay.

2124 Then the first meeting we had with the neighbors, they sent me to talk to the neighbors, and I did
2125 so. And it became a mess. Mr. Schreck stepped in. You can't develop anything on this golf
2126 course. This golf course is not going away. And I say, well, it's a done deal. The operator have
2127 (sic) quit. He quit. It's not in my control. They're not continuing to operate this golf course.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2128 Continue from there, the next meeting after we submit an application, you remember Mr. Bice
2129 standing here and pointing and saying I will have an ex-city employee standing here and telling
2130 you there was a collusion between this developer and some of the staff here.
2131 You know, I've attended that the position of this ex-employee, Mr. Doug Rankin, and I can tell
2132 you what he said. Here's what he said. Nineteen times straight Mr. Jimmerson asked him: Did
2133 this person that signed on this parcel map have colluded with Mr. Lowie or with EHB? No, no,
2134 no collusion. Nice guy.
2135 Did he colluded? No collusion.
2136 Is anybody on the Staff of the City colluded, question number 20 or so? Okay. No, no collusion.
2137 So what is it? He said I don't know. They filed application in good faith.
2138 How about City employees? They work in good faith. Yes, these are good people that work in
2139 good faith, zero collusion.
2140 I'll tell you where there is collusion. Collusion there is between the ex-employee and plaintiff
2141 here to try to plant PCD into the preceding, offering PCD so they can bring a 278A claim and go
2142 behind the back and say, oh, it should have been 278A. It looks like it. It works like it. It must be
2143 it.
2144 What they don't tell you, that a master plan, Z-1790, and if you can see the overheads, I will be
2145 able to show it very clearly. Designate the piece of property in front of you today as an R-PD7
2146 with the developer rights, right to it. And I tell you further, after 15 meetings, today 16 meetings,
2147 and 19 abeyances, today if you abey another item, it's 20.
2148 I'll show you what the Bible for this piece of property is. This is record of every single piece of
2149 property in Queensridge. Every homeowner in Queensridge, including me with all the properties
2150 we own in Queensridge, all the properties we bought in Queensridge, all the property we sold in
2151 Queensridge subject to this massive CC&R. I'd like to tell you what the CC&Rs says.
2152 The first chapter of the CC&Rs, right in the recital, it says the following. And that's in relate
2153 directly to this piece of property, this application in front of you today. In the recital, it says that
2154 the declarant without obligation to develop the property and the annexable property in one or
2155 more phases is planned, mixed use common interest community pursuant to Chapter 116. Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2156 And then I will read from the bottom. The property may, but not required, to include single-
2157 family residential subdivision, attached multi-family dwellings, condominiums, hotel, timeshare
2158 development, shopping centers, commercial and office development, a golf course, parks,
2159 recreation area, open space, walkway, pathway, roadways, driveways, and related facilities.
2160 The maximum number of units, which the declarant reserved the rights to create within the
2161 master plan community, is 3,000.
2162 The existing 18-hole golf course, commonly known as Badlands Golf Course, is not a part of the
2163 property or the annexable property.
2164 To prevent the arguments that all these people came in front of you today made, they put it in
2165 there. And they amended this in 2001 to say 27-hole golf course is not a part of the property nor
2166 the annexable property. So nobody can say I've been here and I bought in there, and I thought it
2167 would be a golf course.
2168 But you know, Peccoles are not stupid. Bill Peccole was a genius. You know furthermore what he
2169 did? And you have this on the record. I just want to make sure that you understand that every
2170 single disclosure, not in small print, were given to buyers in Queensridge to know exactly what
2171 they're buying. They're buying within a master plan community called Queensridge, not Peccole
2172 Ranch. How do you know? The Master Plan, under the designation, is a master plan community
2173 of Queensridge, which is under NRS 116, which has Exhibit C. It shows the Master Plan and
2174 what it is.
2175 If you can see the overhead, this is the master plan community of Queensridge is within the
2176 boundaries, Lot 11, Lot number 12B, 12A, 9, 8, number 4, and you can see that number 10, the
2177 entire number 10 or this piece of property in front of you today is within developable property.
2178 The golf course not a part.
2179 What it shows on the other areas is a diamond. On the side you can see it says subject to
2180 development rights.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2181 **MAYOR GOODMAN**

2182 Okay. Mr. Lowie, I'm going to ask you to condense as much as you can, because otherwise
2183 giving you more time would be inequitable to others. So let's go ahead and if you would –.

2184

2185 **YOHAN LOWIE**

2186 Well, I think, Your Honor –

2187

2188 **MAYOR GOODMAN**

2189 And I understand. I understand.

2190

2191 **YOHAN LOWIE**

2192 The key opposition spent here, you know, at least 18 minutes speaking here.

2193

2194 **MAYOR GOODMAN**

2195 Right.

2196

2197 **YOHAN LOWIE**

2198 I don't think I got even five. Okay.

2199 In the contract, it states in the contract that there is no views guaranteed, and the future
2200 development will include the property, the nearby property. Okay. So, with that, I will tell you
2201 this. I feel you that your feeling is to hold this item until Development Agreement will be
2202 reached.

2203

2204 **MAYOR GOODMAN**

2205 Thank you. No more.

2206

2207 **YOHAN LOWIE**

2208 If –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2209 **MAYOR GOODMAN**

2210 No, that's it. I just, no, because you've been up, and we've had two or three times with

2211 Mr. Schreck. It's not right.

2212

2213 **GEORGE GARCIA**

2214 If I could Mayor, this is important, because what this –

2215

2216 **MAYOR GOODMAN**

2217 It's all important.

2218

2219 **YOHAN LOWIE**

2220 Please, just tell me you can wait, and you can talk, speak afterward. Don't cut my words.

2221

2222 **MAYOR GOODMAN**

2223 Okay.

2224

2225 **YOHAN LOWIE**

2226 Please don't cut my words. Let me finish.

2227

2228 **MAYOR GOODMAN**

2229 Please finish up.

2230

2231 **YOHAN LOWIE**

2232 If you decide that you want to hold this item for Development Agreement, I would like to consult

2233 with my attorneys right now and withdraw the application for Development Agreement. I have

2234 no interest anymore to negotiate, to negotiate to no end to no avail. This opposition, this

2235 organized opposition here has been told every single one what to say and why they have to say it

2236 in order to delay this thing to a new Council. Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2237 I don't mind. There's a new Councilman that ran on a platform of condemning of property. We
2238 are going to resort to our zoning only. And if in the future there will be a development agreement
2239 because an agreement will be reached, that's fine. We have done everything humanly possible to
2240 try to reach an agreement with these homeowners. What they're asking for is a football field of a
2241 park behind every single home, not one but five of them, 580 x 300 feet.

2242 We can't, obviously, lose all our land to parks and recs and somebody else will have to maintain
2243 it. We can't do it. And I think the negotiation have ended in a position that they can't go forward
2244 from that point.

2245 So we're asking to continue with the 61. We have rights only for that. That's half the density that
2246 Queensridge is. Queensridge is 3.48, and this density is 1.78. It's less than half the density. It's
2247 compliant with everything. It's compliant with all the requirements.

2248

2249 **MAYOR GOODMAN**

2250 Thank you.

2251

2252 **YOHAN LOWIE**

2253 You know, I just want to say one thing to you for the Development Agreement. So it's very
2254 important that you hear this, because you've been there. The negotiation with Tivoli was given 20
2255 feet for each home in the back. Okay. We negotiated for months with them, (inaudible) represent
2256 us at the time. They were ecstatic to get from us 20 feet. We landscaped it for them.

2257 You know, those houses, they sit on the same wash, on the same, exact waterway that the
2258 opposition sits on. They've got 20 feet, and they were ecstatic. Why do these people have to be
2259 treated differently? Why do they have to get 300 feet? Why do they have to get 6, 10 times more,
2260 for what reason? How about 15 times more? They think they can get whatever they want to
2261 because we are asking to do one single thing.

2262 The application in front of you today is to develop our property on the current zoning. The
2263 application that you may be denying or abeying for Development Agreement is the mechanism
2264 of which the City, your planners came up with to combine three separate entities that have two

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2265 distinct zonings. Two of the entities have an R-PD7. One has a PD zoning, the same as the tower,
2266 the remnants of the tower, and combining them into one single entity as a massive developer in
2267 order to shift densities from one location to the other to build this project.

2268 If you today abey or decide not to approve, to deny this application for Development Agreement,
2269 you're basically telling us you do not want to shift zoning. So the only thing we have left is to use
2270 the zoning that the property is zoned for today. The Development Agreement only allows for
2271 zoning to shift. And with that, we got a boatload of restrictions and conditions for the next 30
2272 years, governed and demanded by the City.

2273 We only want to develop our property. The harm that you're causing us every time that you're
2274 delaying this thing for the last two years for that matter, okay, is hundreds of thousands of dollars
2275 every month. Once we almost lost the property, and we were able to refinance it. The financing
2276 coming up again in a couple months. Okay. We have to move on with this property or else there
2277 will be serious consequences.

2278 Everybody is happy in the back. They want the consequences. But they don't understand they are
2279 the biggest loser at the end of the day. In a word, there will be nothing there other than the desert
2280 and nothing but fights. So, please, just allow this to move forward. I'm giving you my word as I
2281 always do, and I always kept my word when I gave it to you or to anybody else here on this
2282 Council, that when you approve this application in front of you, in the next 60 days that you, we
2283 will agree to the advance, and in the next 60 days we'll sit again with the homeowners and
2284 negotiate to the best of our ability. And if we can come to an agreement, this will supersede this
2285 application.

2286 You heard before from others here they're saying, oh you already gave them the 435. Not a week
2287 that went by, and I get into my office, the City Attorney, which I just cannot believe how he
2288 worked, how hard he worked to try to get the deal between us and the neighbors. He said hold,
2289 do not build this, because I want you to reduce the heights, and I want you to reduce it for One
2290 Queensridge. Make more concessions to Queensridge.

2291 On top of that, I want you to give them parking. So I can't design the project. I can't move
2292 forward with this project waiting for Development Agreement. And we'll hold this project for 60

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2293 more days. So that could be included into Development Agreement. But we have to get zoning
2294 on our property and move forward.
2295 It is, has been, this today is 19. If you would delay it, it's 20 abeyances that every single one of
2296 them, except one, that we asked for on favor of Shauna Hughes and the homeowners, were asked
2297 by the City, by saying you have to abey it. We're asking you to abey it. And the costs, they just
2298 keep on piling up. Just can't do it. It's simple.

2299

2300 **MAYOR GOODMAN**

2301 Thank you.

2302

2303 **YOHAN LOWIE**

2304 And by the way, for the shot across the bow that Shauna Hughes have just told you here, that,
2305 you know, this is a shot across the bow, I will challenge you we will submit all the tapes to the
2306 record. And I challenge you to find that statement that anybody made on our team. Not one
2307 person in our team made a comment like that, this is a shot across the bow.
2308 And Frank Pankratz can tell you that, and I can submit the tapes to the record. You won't find
2309 anything. What you will find, come on, Frank, you know we can't negotiate in good faith because
2310 really we have to wait for all the litigation to expire.
2311 You can listen to her. You can see if we are right, or if what she's telling you is right. You'll be the
2312 judge. I'm asking you to approve this application, to move it forward.

2313

2314 **MAYOR GOODMAN**

2315 Thank you.

2316

2317 **YOHAN LOWIE**

2318 Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2319 **MAYOR GOODMAN**

2320 You had something you wanted to submit?

2321

2322 **GEORGE GARCIA**

2323 A very simple procedural matter, just to clarify that what I understood was basically the
2324 indication that this item had to move forward because the clock was expiring on the map. There's
2325 a mandatory, within the statutes, there's a mandatory time frame for a map to be approved or
2326 denied. That was what stated by the Applicant's representatives.

2327 I just wanted to indicate that there's a document that's provided and filed by the Applicant,
2328 specifically as part of the Department of Planning's application process. And this is signed by
2329 Vickie DeHart. It says: In so doing, the subdivider acknowledges that this election of the City's
2330 acceptance of a tentative map application as complete shall be deemed to constitute the mutual
2331 consent of the City and the subdivider to extend the time limit set forth in NRS.

2332 So you don't have a binding clock on you. They've already waived that right. I'll submit that to
2333 the record.

2334

2335 **MAYOR GOODMAN**

2336 Okay.

2337

2338 **YOHAN LOWIE**

2339 If you did finish, put that on the clock. This is what the homeowners are entitled to. This is
2340 what's on everybody's deed. I don't have to put it on the magnifier. You can see it. It says "Future
2341 Development." The piece of property that we are trying to develop right now shows in
2342 everybody's document in this book, on page 1.3, future development, shows the entire golf
2343 course's development. This is what's recorded on title, and that's what given to every single
2344 homeowner who's buying a house in Queensridge. Thank you.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2345 **MAYOR GOODMAN**

2346 Thank you.

2347

2348 **COUNCILMAN COFFIN**

2349 Your Honor?

2350

2351 **MAYOR GOODMAN**

2352 Councilman?

2353

2354 **COUNCILMAN COFFIN**

2355 I had a feeling that, because I could not hear Garcia very well, the microphone could not pick
2356 you up. Your remarks are not in the record.

2357

2358 **GEORGE GARCIA**

2359 Let me, then if I can get that document back.

2360

2361 **COUNCILMAN COFFIN**

2362 And I think you've got to do something.

2363

2364 **GEORGE GARCIA**

2365 Thank you. The red light's on, but apparently if it wasn't, I'd be happy to repeat that. So the point
2366 that I believe was made and I heard the Applicant's representative saying that there was some
2367 urgency because the clock had run out or was running out because of the time. There's a statutory
2368 time frame for them to approve maps, for tentative maps. I just want to clarify that there is no
2369 such time frame in this particular instance. The Applicant has waived that right.

2370 Specifically, there was a document that was signed with the application that says in so doing, the
2371 subdivider acknowledges that this election and the city's acceptance of a tentative map

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2372 application as complete shall be deemed to constitute mutual consent of the City and the
2373 subdivider to extend the time limit set forth in NRS.

2374 So that's signed by Vickie DeHart. They basically signed a waiver saying there is no time frame
2375 running. So you have, you are free to take whatever actions as necessary or appropriate.

2376

2377 **MAYOR GOODMAN**

2378 Thank you. And I'm going to close public comment now and –

2379

2380 **STEPHANIE ALLEN**

2381 Well, I was just, Your Honor, I was just going to say I had just that we had signed that waiver. So
2382 we weren't disputing that.

2383

2384 **MAYOR GOODMAN**

2385 Okay. Thank you very much. Okay. At this point, shall we move through the agenda one by one?

2386 Is that what is appropriate? Or is there comment from Council as we go forward?

2387

2388 **BRAD JERBIC**

2389 I think it's up to you to take individual comments from Council and then a motion, and go
2390 through the motions one by one.

2391

2392 **MAYOR GOODMAN**

2393 Okay. Any comments that the Council would care to make at this point before I turn it over? I

2394 guess I turn, yes, Councilman Barlow?

2395

2396 **COUNCILMAN BARLOW**

2397 Yes. There was a comment that was brought forward, that I want clarification on and ask a

2398 question. And that has to do with the 61 units being proposed. Or is it 65? It's 61?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2399 **STEPHANIE ALLEN**

2400 Sixty-one.

2401

2402 **COUNCILMAN BARLOW**

2403 Sixty-one units being proposed. The question that I have is for Tom. Under the GPA, the way I
2404 understand it, we can hold the Applicant to the 61 under the GPA, the 61 units, by condition?

2405

2406 **TOM PERRIGO**

2407 Your Honor, through you, Councilman, you have the discretion, as a Council, to approve or deny
2408 an application, or in the case of a general plan amendment approve it for a lesser density or
2409 approve it for a smaller area. So I think when you're saying to hold it to the 61, I think you're
2410 talking about reducing the acreage to be consistent with the tentative map and the site plan. Is
2411 that what you mean by holding?

2412

2413 **COUNCILMAN BARLOW**

2414 Yes.

2415

2416 **TOM PERRIGO**

2417 Okay. Yes, you do have that discretion.

2418

2419 **COUNCILMAN BARLOW**

2420 Okay. Thank you.

2421

2422 **MAYOR GOODMAN**

2423 Councilman Coffin?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2424 **COUNCILMAN COFFIN**

2425 Thank you. I just have a question about legal counsel's advice. As I understand it, we have been
2426 advised to abey this item. That was a long time ago in this course of events here. But I can
2427 understand why, because it's deeper than I thought. It's, to the people who live it every day, it
2428 must be frustrating. Also, they feel they're on the threshold of something very bad, because the
2429 election was held and seats are going to change. But I'm going to follow the councilman's, I
2430 mean the counsel's advice and suggest we abey. But I don't know how long you would choose to
2431 do that, Mayor. I have no idea what the appropriate amount of time is.

2432

2433 **MAYOR GOODMAN**

2434 Okay. Well, let me, I'm glad you asked that question, because –

2435

2436 **COUNCILMAN BARLOW**

2437 Well, mayor.

2438

2439 **MAYOR GOODMAN**

2440 Yes?

2441

2442 **COUNCILMAN BARLOW**

2443 I didn't hear it that way. And so, for a point of clarification, I heard that we can vote this item up
2444 or down. It was Item 130 that the legal counsel was requesting that item to be abeyed. And so I
2445 don't want to put words in his mouth, but that was the way I interpreted it. So Brad, if you will,
2446 please provide that clarification, that would be helpful.

2447

2448 **BRAD JERBIC**

2449 I don't know why this is (inaudible). That's correct. I did not recommend an abeyance on 131
2450 through 134. In fact, I think I made a pretty clear record. This is a pure planning item, and that's

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2451 between you and the Applicant. With respect to 130 and 82, I do have a recommendation that
2452 those be held on abeyance, and I'll make the record as to the reasons why when that comes up.

2453

2454 **MAYOR GOODMAN**

2455 Okay. Councilman Coffin, you want to turn off your microphone with these new, okay.

2456 As we go ahead, first of all, I want to thank everybody that's been involved in the dialogue trying
2457 to move this forward. I know it's resolvable, and I know how close we've become. And I am
2458 absolutely convinced it can be worked through. There is a timeline. It costs money, and I just –
2459 it's beyond anything. I did say at last the meeting that we had passed that corner property.

2460 And I know you understood it, Yohan Lowie. And out of total respect, I did say that I did not
2461 want to move forward piecemeal, that I would go ahead with that corner and give full support,
2462 even though it was not particularly welcomed at that time, and you did bend so much. And I
2463 know you're a developer, and developers are not in it to donate property. And you have been
2464 donating and putting back, but it has to pencil out. And it's costing you money every single day it
2465 delays.

2466

2467 **YOHAN LOWIE**

2468 Your Honor?

2469

2470 **MAYOR GOODMAN**

2471 And so, to be honest to you, I am only talking for me. I certainly agree with the fact that we've
2472 been working for two years, because we see the value of what you can do, and we know what's
2473 destined for the property. If you had walked away from it, who would come in and develop it?

2474

2475 **YOHAN LOWIE**

2476 They don't want me as the developer, Your Honor. They want somebody else.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2477 **MAYOR GOODMAN**

2478 No, no, no. We're not there. I just want you to understand where I'm coming from, because I
2479 asked for something. We have had two people so involved, working so many hours with you and
2480 with the residents trying to get to a point where you can move the whole property. And what I
2481 said at that meeting, which I have to stand by, I have to stand by the Master Development Plan,
2482 knowing full well that this is exactly what I was talking about. I think your plan up there in the
2483 northwest part of the property seems very fine, but it's exactly that.

2484 And again, on top of it all, I do agree – this is me alone – but I do agree while these two people
2485 that are sitting here have been participatory and heard everything every time, that it is only right
2486 that we have new Council, and they are not going to even be seated until the 19th, when they're
2487 sworn in, because we have no meeting between now and the 19th of July. That's the next Council
2488 meeting.

2489 And we cannot have them vote at that meeting, because they will have had no opportunity.
2490 They're not sworn in. So they have to have opportunity, hopefully, with our Counsel and with our
2491 Planning Director, to be brought up to speed because, at this point, they've only had the public
2492 comment.

2493

2494 **YOHAN LOWIE**

2495 Your Honor, it's a classic case of the surgery is success, has been successful, but the patient died
2496 because it's a little too late. So it's a little too late. If you would like me to abey, to withdraw the
2497 application for the –

2498

2499 **MAYOR GOODMAN**

2500 No, I do not. We are so close.

2501

2502 **YOHAN LOWIE**

2503 We are not close. We are far away because we are going to –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2504 **MAYOR GOODMAN**

2505 Wait. Wait. Wait.

2506

2507 **YOHAN LOWIE**

2508 We are not going to be in control of the property, Your Honor.

2509

2510 **MAYOR GOODMAN**

2511 Okay.

2512

2513 **YOHAN LOWIE**

2514 For the, 60 days from today, 60 days from today, okay, we may be not in control of the property.

2515 So if you want to vote today, I'm asking you – I'm forcing a vote today. I'm asking you to vote

2516 today.

2517

2518 **MAYOR GOODMAN**

2519 Okay. We will.

2520

2521 **YOHAN LOWIE**

2522 Even if I have to withdraw the application.

2523

2524 **MAYOR GOODMAN**

2525 Okay.

2526

2527 **YOHAN LOWIE**

2528 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2529 **MAYOR GOODMAN**

2530 We'll move forward with that. I just, I want you to understand I made a comment. I have to, I'm
2531 sorry, I have to prerogative of the Chair, Yohan.

2532

2533 **YOHAN LOWIE**

2534 Yeah.

2535

2536 **MAYOR GOODMAN**

2537 I've admired your work always. You know that. But I made a comment that I would go for that
2538 property on the northeast corner knowing how well you bend on it and how fabulous it was, and
2539 I said I cannot move forward. In good conscience, I will not, I will not vote. I am one vote out of
2540 this number, and you may have them.

2541

2542 **YOHAN LOWIE**

2543 Please take your vote. We'll appreciate anything you do right now. I just want to tell you if we
2544 have to withdraw the application for the Development Agreement, we will. This is three
2545 companies, separate companies that you're trying to force us to bring them together. I have no
2546 choice, I have to sell them off in pieces. So you're never going to see development agreement as I
2547 told you before. It just took another year, a year.

2548

2549 **MAYOR GOODMAN**

2550 I know.

2551

2552 **YOHAN LOWIE**

2553 Because they are not cooperating and not negotiating. They're only delaying.

2554

2555 **MAYOR GOODMAN**

2556 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2557 **YOHAN LOWIE**

2558 And this delay will cause us to bifurcate the property. So the next time we'll come here, we're not
2559 going to be controlling 250 acres or 235 acres or whatever it is.

2560

2561 **MAYOR GOODMAN**

2562 Okay. We are so close. At least that's what I am told by our Counsel.

2563

2564 **YOHAN LOWIE**

2565 I understand. I have my own problems. Every developer has problems, hundreds of thousands of
2566 dollars a month to maintain a piece of property.

2567

2568 **MAYOR GOODMAN**

2569 Okay. Let me go ahead and move these then.

2570

2571 **YOHAN LOWIE**

2572 We don't have a problem. We're willing to bifurcate. So we will bifurcate the property.

2573

2574 **MAYOR GOODMAN**

2575 Okay. We'll go ahead and we'll move on each one. I'm going to read each item. Or do I turn
2576 these? Now, wait one second. I did read them into the record. So, at this point, Councilman
2577 Beers, we're going to start with you on Agenda Item 131. Do you have a motion?

2578

2579 **COUNCILMAN BEERS**

2580 Yes, Your Honor, I do. Although, I have to say I think for the first time in five years, it doesn't
2581 really matter how I move, nor does it matter how you vote. One of the guys made a comment
2582 earlier about the worst thing that could possibly have happened, and this is it, because this is the
2583 default existing entitlement.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2584 Our choice all along has been this, represented by the 61 units on the 30x acres, or the alternative
2585 scenario, which is non-uniform density, creating additional – well, we all know the plan, creating
2586 the additional density down by the existing Queensridge Tower and unprecedented, exceptional
2587 low density on two-thirds of the land.

2588 So I think actually the fastest way for the property owner to exercise their property rights would
2589 probably be for us to deny this, because then they can go to court and a court will immediately
2590 reverse us, because this is so far inside the existing lines. And, you know, consistently all along
2591 I've had two priorities. The first is protecting taxpayers, and the second is protecting land values
2592 at Queensridge. And unfortunately, we're getting to the worst case scenario.

2593 **So I would move to pass. Motion is to pass number 131.**

2594

2595 **COUNCILMAN COFFIN**

2596 If I may comment?

2597

2598 **MAYOR GOODMAN**

2599 Yes, please.

2600

2601 **COUNCILMAN COFFIN**

2602 Your Honor, I suppose it's on the motion. Well, for a long time, and I still have not given up my
2603 optimism that there could be an agreement on the entire parcel, all 250 acres, whatever it is. They
2604 say we're a long way away. Maybe we are.

2605 I met with Mr. Lowie and his management team twice last year, late last year. I think it was

2606 December, maybe January, and presented what I thought was a good idea to just, as a concept,
2607 consider in order to make the neighbors feel a lot more welcoming to this new thing.

2608 And they chose not to do that. But I feel like, yeah, I still feel like we can do something. They've
2609 got some rights, but the neighbors have a lot of rights too. And while they've been conceding,
2610 everybody's been conceding. So there's been some, but they're still a long way away, as

2611 Mr. Lowie says.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2612 So I can't vote for this. I'm worried about the fact now we've approved one thing on one end, but
2613 we approved something on the other end with a positive vote here and then we're stuck with
2614 something in the middle.

2615 It looks to me that that's kind of how it goes. It's piecemeal, even though you didn't want to do it.
2616 If we approve this, it starts, it's piecemeal. And that then takes away – everybody gives a little
2617 more, leverage disappears, and there's less and less chance for negotiation.

2618 So I have to oppose this, because it's a piecemeal approach, and I still hold out hopes for a
2619 holistic approach to this whole thing. They know my feelings on this. So, you know, we made
2620 that public six months ago. In any event, thank you very much.

2621

2622 **COUNCILMAN BARLOW**

2623 Mayor?

2624

2625 **MAYOR GOODMAN**

2626 Yes.

2627

2628 **COUNCILMAN BARLOW**

2629 Question on the motion.

2630

2631 **MAYOR GOODMAN**

2632 I'm sorry?

2633

2634 **COUNCILMAN BARLOW**

2635 I said question on the motion.

2636

2637 **MAYOR GOODMAN**

2638 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2639 **COUNCILMAN BARLOW**

2640 Someone brought forward a suggestion that I thought maybe quite a few of us may have missed.
2641 You may have; you may have not. But I caught on to it. And that was by moving forward on this
2642 item, that the Development Agreement would supersede anything that we do on this motion. I
2643 believe Mr. Yohan, did you state that?

2644

2645 **BRAD JERBIC**

2646 I can clarify that. I think that there's been an indication by Mr. Lowie and his attorneys, and I
2647 have said the same thing, that if this does pass, it is inconsistent with what we have negotiated
2648 thus far. In order for it to be consistent, they would have to give this up as part of the
2649 Development Agreement negotiation. So the Development Agreement, as currently drafted,
2650 again not finished, but currently drafted, allows for 65 custom homes on 183 golf course.

2651

2652 **COUNCILMAN BARLOW**

2653 Sixty-five or sixty-one?

2654

2655 **BRAD JERBIC**

2656 Pardon?

2657

2658 **COUNCILMAN BARLOW**

2659 Sixty-five or sixty-one?

2660

2661 **BRAD JERBIC**

2662 Sixty-five is what's in the Development Agreement. Sixty-one is what's in this application.

2663

2664 **COUNCILMAN BARLOW**

2665 Okay.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2666 **BRAD JERBIC**

2667 The 61 in this application is in a very limited corner. It's much denser than what would be, in fact
2668 it's as dense as what would be on the entire course virtually if we had a development agreement.
2669 So it is inconsistent, absolutely inconsistent with that Development Agreement that's still not
2670 finished. If that Development Agreement does get finished and it gets up before for the Council,
2671 one of the things that they will have to do, and they're telling you now they will agree to, is give
2672 up the 61 if they win today. Is that right?

2673

2674 **COUNCILMAN BARLOW**

2675 And so, to my understanding, they're on an acre now, and from what I understand further, is that
2676 the Development Agreement could be potentially two-acre parcels instead of one?

2677

2678 **BRAD JERBIC**

2679 It is a sub potentially. It is absolutely the –

2680

2681 **COUNCILMAN BARLOW**

2682 So, in essence, the neighbors will be in a better position?

2683

2684 **BRAD JERBIC**

2685 Well, we believe, in my negotiations with the neighbors that have participated in negotiations,
2686 they have told me they requested two-acre parcels, and that was a concession that we won during
2687 that negotiation. So the entire golf course, the 183 acres, except for one small piece on the
2688 southeast side, which are minimum half-acre parcels and about 15 homes there, the remaining 50
2689 homes of the 65 would be spread out over the rest of the golf course on two-acre minimum
2690 parcels.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2691 **COUNCILMAN BARLOW**

2692 Okay. So, to me, the win/win would be to approve what's before us now. And I believe that's a
2693 part of the motion right now, if I heard the Councilman correctly, and for them to come back
2694 after the Development Agreement is approved and have the Development Agreement supersede
2695 what we have before us here today.

2696

2697 **CHRIS KAEMPFER**

2698 Your Honor?

2699

2700 **COUNCILMAN BARLOW**

2701 Mr. Kaempfer.

2702

2703 **MAYOR GOODMAN**

2704 Your button is off.

2705

2706 **CHRIS KAEMPFER**

2707 We are stating absolutely on the record that an approval today will be superseded by the
2708 Development Agreement. It gets us – I was not making things up. It gets us something today.
2709 Now, alternatively, if you want to go to the next item and approve the Development Agreement
2710 subject to continuing to work on a couple of things and realizing that those things we're
2711 continuing to work on are in an area where a site development review has to come forward
2712 anyway, we can do that. We just need some approval today.
2713 Our suggestion was we approved something that is so squarely in accordance with zoning
2714 practice and zoning law, that we approved that subject to us continuing to negotiate in good faith,
2715 and once that Development Agreement is executed, this zoning is gone.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2716 **COUNCILMAN BARLOW**

2717 Well, I don't see how we can approve the Development Agreement today when, in fact, there's
2718 yet more work to be done. But I do like the idea of the fact that we are working towards that
2719 Development Agreement. And from my understanding, it's almost there? So –

2720

2721 **CHRIS KAEMPFER**

2722 Here's, is where we are. The Development Agreement, and I wish I had something I could show
2723 you, but the, and I think this is a very important consideration.

2724

2725 **COUNCILMAN BARLOW**

2726 Okay.

2727

2728 **CHRIS KAEMPFER**

2729 Especially for those who happen to be having a home for sale. The thing that is killing –

2730

2731 **BRAD JERBIC**

2732 Chris, if I can stop you right there. I understand the question. But we are really wandering way
2733 into Item 130 and the Development Agreement. I think the Council's question is – I think there's
2734 got to be a simpler answer than a big long presentation that wanders way off the topic that we're
2735 agendaed for.

2736 I think that if the question is, do you think we're close or not, I think yes or no and I'll explain
2737 later when we get to 130.

2738

2739 **CHRIS KAEMPFER**

2740 Well, can I, all right. That's a very, very fair point. If you could go to the overhead please and I'll
2741 just show where the issues are.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2742 **COUNCILMAN BARLOW**

2743 That will be helpful. Thank you.

2744

2745 **CHRIS KAEMPFER**

2746 All right. There are no real issues all the way through here. Everybody here gets two acres, a
2747 minimum two-acre lots. Everybody, except for my neighbors and me down here, and we get half-
2748 acre lots.

2749 Now, the areas that we're still working with are here and here, two areas. And this is what I was
2750 trying to point out in the development area that has to be approved with a site development
2751 review. But I won't get there. But that is what everybody has.

2752 Now, one of the issues that has been hurting our community is when you try to sell your home,
2753 they say: What's going to be on the golf course? Can you imagine, can you imagine if you're
2754 selling your home and you say, well, behind me is a two-acre lot, and it's part of Development
2755 Agreement that's already approved.

2756 So all of us, in our minds, have to think that that's where we have to be. But it's here and it's here,
2757 and you have Yohan Lowie's word and he's worked here. You'll have mind and you'll have
2758 Stephanie's that we will continue to work in good faith and get it done. But we need something
2759 today. We need something in order to convince our lender that this is real and it's just not another
2760 step in losing money and putting money into this project..

2761

2762 **COUNCILMAN BARLOW**

2763 Okay. I understand. Thank you.

2764 Mayor, my comment on the motion is the fact that I'm going to, if I heard the Councilman
2765 correctly, that the motion is for approval on 131, so I'm going to support that. However, I'm
2766 going to step out on a limb and also take the recommendation of my City Attorney when we
2767 come to 130. So my motion will be for approval on 131. Thank you. I mean my position on 131
2768 for the motion of approval is to follow the Councilman's position.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2769 **MAYOR GOODMAN**

2770 Okay. There is a motion made to approve Agenda Item 131.

2771

2772 **COUNCILWOMAN TARKANIAN**

2773 Can I say something, Mayor?

2774

2775 **MAYOR GOODMAN**

2776 Please.

2777

2778 **COUNCILWOMAN TARKANIAN**

2779 I would like to say something. And that is yesterday evening, maybe it was 6:30 or so, I spoke

2780 with the lawyer, one of your lawyers, for the developers. And at that time I said to him I'm as

2781 close as I've ever been to vote for this because I don't like the piecemeal stuff. I don't think it

2782 works.

2783 And I want to tell you I don't think Yohan is an ogre. I think he's a brilliant designer. I wish to

2784 heck I could have that design of the gate where I live. And he has done a tremendous amount in

2785 meeting the requests of people who live in that area. I don't know if I've ever seen anybody who's

2786 done as much as far as, you know, filling in gullies and giving you football field lengths behind

2787 you and stuff like that.

2788 But there were a couple questions, maybe three or four that I wanted to check out. And so I

2789 intended to have my staff do that today. I couldn't, because I was exhausted from the short-term

2790 mental preparation and I had no time for it. And so I came today, and I'm told at about 7:45 a.m.

2791 today that this item, that we were going to be abeyed. It was going to be abeyed. And so I told

2792 my staff. I didn't have them go do, look up this information that I needed, because I don't live in

2793 the northwest. They live a different style out there, and I feel I need to study it some.

2794 And so I couldn't tell my staff go out and get it, when I'm being told it's going to be abeyed. I did

2795 not know you were really on the agenda for sure until I saw after 5:00 tonight all of the lawyers

2796 started coming in and I'm wondering, what the heck? It's being abeyed.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2797 So this bothers me because, and I'm not blaming anybody, but I didn't get my questions
2798 answered. I didn't get my question answered. I didn't have time to look into things as much as I
2799 would like to look into things.

2800 I don't blame anybody. I don't think Yohan is terrible. I love all you guys. I've worked with you
2801 before. You've always been up and honest with me.

2802 But I do want to say this. I have felt, I think the Mayor felt the same way, we should not split this
2803 up at the time. We split it up, and I felt we're going to have some problems. I voted against that,
2804 and we have had problems.

2805 And the other concern I wanted to check into was I was going to find out information what other
2806 new buildings are going in there. You know, people quickly show me on a map, but I don't know
2807 that area the way I know my ward. And so they're showing me quickly on the map, oh, they're
2808 going to do this here and they're going to do that there. What is that going to do to the whole
2809 thing and whole complexion?

2810 So, just to let me finish, I do think the people that live there ought to be grateful for what's been
2811 given. I've never seen that much given before. But I can't vote for approval of this because I
2812 haven't had time to look into it. Not your fault. I'm not blaming anybody, but doggone it, I need
2813 to look into these things because I'm not as familiar with them.

2814 And also, I want to tell you, Doug Rankin did not use the word "collusion." Not one time did he
2815 use the word "collusion." I've never heard him use the word "collusion." I've worked with him 10
2816 years. And when Doug comes up here, and he's got all this information. In 10 years that I've
2817 worked with him, I've never found him to give me incorrect information. In fact, when he left
2818 here, I and my staff were aghast, because he has the historical knowledge that nobody else at that
2819 time had.

2820 So I just wanted to tell you how I feel. I'm not knocking anybody with the developer. I just need
2821 more time.

2822

2823 **CHRIS KAEMPFER**

2824 By the way, Your Honor, I think it's important to say Mr. Lowie did not suggest that –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2825 **YOHAN LOWIE**

2826 Doug Rankin.

2827

2828 **CHRIS KAEMPFER**

2829 Doug Rankin said that.

2830

2831 **YOHAN LOWIE**

2832 To the contrary.

2833

2834 **CHRIS KAEMPFER**

2835 That's not.

2836

2837 **YOHAN LOWIE**

2838 I apologize. To the contrary, I said the opposite. I said Mr. Bice said that an ex-city employee

2839 would come here and testify there was a collusion between this developer and Staff. And in

2840 Mr. Rankin's deposition, he said no collusion, absolutely no collusion was done in good faith.

2841 Okay. Thank you very much.

2842

2843 **COUNCILWOMAN TARKANIAN**

2844 I take that back. But I don't take back the praise I gave him, because I've worked with him often.

2845 No really, I mean, but I take back that you said that. I just thought you made a mistake, because

2846 some of us do.

2847

2848 **CHRIS KAEMPFER**

2849 These guys are pretty tremendous themselves in their own right.

2850

2851 **COUNCILWOMAN TARKANIAN**

2852 Yeah, and they are tremendous.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2853 **CHRIS KAEMPFER**

2854 Yes.

2855

2856 **COUNCILWOMAN TARKANIAN**

2857 And doggone it, they've worked their heads off over that, and I understand that. It's just that I just
2858 feel that responsibility that I need to know this. My goodness, look how important this issue is to
2859 everybody that lives up in the northwest. So I just wanted to tell you that.

2860

2861 **MAYOR GOODMAN**

2862 Okay. All right. There's been a motion and a call for the vote. And we're waiting for Councilman
2863 Coffin and then please post it on Agenda Item 131 (Motion passed with Tarkanian, Goodman and
2864 Anthony voting No). The motion carries.

2865

2866 **COUNCILWOMAN TARKANIAN**

2867 Which I thought it would.

2868

2869 **COUNCILMAN COFFIN**

2870 I'm sorry. I pushed the wrong button. I'm really sorry.

2871

2872 **MAYOR GOODMAN**

2873 No. No.

2874

2875 **BRAD JERBIC**

2876 There's been a mistake. If the Clerk could reset the voting machine and recast the votes.

2877

2878 **COUNCILWOMAN TARKANIAN**

2879 Or if the fact we've no board meeting.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2880 **MAYOR GOODMAN**

2881 Okay. So we are polling. Just revote.

2882

2883 **BRAD JERBIC**

2884 We need the Clerk to reset and revote on the motion. **The motion is to approve 131**, and

2885 Councilman Coffin indicated he hit a wrong button, and so you need to revote.

2886

2887 **MAYOR GOODMAN**

2888 And please post (**Motion failed with Coffin, Tarkanian, Goodman and Anthony voting No**).

2889 The motion does not pass.

2890

2891 **BRAD JERBIC**

2892 The motion fails.

2893

2894 **MAYOR GOODMAN**

2895 The motion passes. Please, don't do this. I mean this is such a privilege.

2896

2897 **BRAD JERBIC**

2898 Excuse me, there was a motion to approve that did not pass. There now needs to be a motion to

2899 deny. So somebody who voted in the majority needs to make a motion to deny 131.

2900

2901 **COUNCILWOMAN TARKANIAN**

2902 That's got to be Coffin.

2903

2904 **MAYOR GOODMAN**

2905 Okay. There needs to be a motion to deny made.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2906 **COUNCILMAN COFFIN**

2907 **Your Honor, I'll make a motion to deny Item 131.**

2908

2909 **MAYOR GOODMAN**

2910 Okay. There's a motion to deny 131. Please vote on Agenda Item 131 to deny on 131 and then
2911 please post (**Motion passed with Ross and Beers voting No**).

2912

2913 **BRAD JERBIC**

2914 That motion passes. **The motion, the 131 is denied.** We need a motion on 132.

2915

2916 **MAYOR GOODMAN**

2917 And on 132?

2918

2919 **COUNCILMAN BEERS**

2920 Why don't we let Councilman Coffin make the motions?

2921

2922 **MAYOR GOODMAN**

2923 Okay, Councilman Coffin on 132.

2924

2925 **COUNCILMAN COFFIN**

2926 **Your Honor, I move to deny 132.**

2927

2928 **MAYOR GOODMAN**

2929 There's a motion on Agenda Item 132 to deny. Please vote and please post (**Motion passed with**
2930 **Barlow, Ross and Beers voting No**).

2931

2932 **COUNCILWOMAN TARKANIAN**

2933 We take that back. Thanks.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2934 **MAYOR GOODMAN**

2935 This is a motion to deny on Agenda Item 132, and that carries. On Agenda Item Number 133.

2936

2937 **COUNCILMAN COFFIN**

2938 **Your Honor, I move to deny Item 133.**

2939

2940 **MAYOR GOODMAN**

2941 There's a motion on Agenda Item 133 to deny. Please vote and please post (**Motion passed with**

2942 **Barlow, Ross and Beers voting No**). The motion carries. And Agenda Item 134?

2943

2944 **COUNCILMAN COFFIN**

2945 Your Honor, **I move to deny Item 134.**

2946

2947 **MAYOR GOODMAN**

2948 And there's a motion on Agenda Item 134 to deny. Please vote. Please post (**Motion passed with**

2949 **Barlow, Ross and Beers voting No**). The motion carries.

2950

2951 **ITEM 130**

2952 **MAYOR GOODMAN**

2953 Agenda Item 130, not to be heard, oh that's that, DIR-70539, director's business, public hearing,

2954 Applicant/Owner 180 LAND CO, LLC, ET AL, for possible action on a request for a

2955 Development Agreement between 180 Land Company, LLC, et al. and the City of Las Vegas on

2956 250.92 acres at the southwest corner of Alta and Rampart Boulevard. This is a public hearing, I

2957 declare it open. Do we, now, Counsel?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2958 **BRAD JERBIC**

2959 What I'd like to do, and I know there's gonna be some active discussion on this, but if I could
2960 begin. As the record has already been made, there has been an awful lot of discussion, and it's
2961 really funny every time I talk to the developer, people think that he's pulling my strings; every
2962 time I talk to the neighborhood, they think they are pulling my strings. I can tell you right now,
2963 the only one pulling my strings, Mayor, is you and your request to bring back a development
2964 agreement. And so, I've been working very, very hard to work with neighbors and work with
2965 anybody who will talk and what they would like to see in their neighborhood.

2966 I can tell you that Elaine and Dale Weisner have been incredible. Elaine is head of the board,
2967 and they've had a very, very difficult decision and a very, very difficult time having to try and
2968 gather information only to find out they don't have the authority to negotiate.

2969 Ann Smith and her neighbors on Ravel Court are just wonderful people, who I have tried very,
2970 very hard to try and find a solution to what I think is a uniquely burdensome situation into their
2971 area.

2972 I'm looking out and I see Eddie and Alise on Tudor, and all of you, there's a special situation out
2973 there, that I think we're very, very close to having that resolved.

2974 There's a fourth situation, a fourth situation, that came to my attention through a neighbor that
2975 lives in an area that's gonna receive the two-acre lots; and that request was to have some kind of
2976 agreement to keep critical, and I'm using that word deliberately, critical parts of the golf course
2977 green until development. And the reason was pretty simple: The reason is that if you have a
2978 house for sale in Queensride, you're going to enter through the north gate or the south gate. And
2979 for any of you who have been out there, you will drive past open parts of the golf course that are
2980 normally very green. And the fear that this neighbor expressed to me is if those critical areas, not
2981 the whole golf course, but those critical areas, if they were to turn brown and full of weeds, the
2982 person who drives in to go look at a home for sale is going to turn right around and leave,
2983 because that sets a statement for what the community is and would lower property values.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

2984 I thought those were valuable issues. I thought they were righteous issues. I don't think that they
2985 were issues that people made up. And I still think to this moment they are solvable issues. I don't
2986 think we – there probably are more that people will open up. And I will address everyone
2987 individually. So if anybody has a list of things they think should be in this agreement that are not,
2988 I say these words, speak now or forever hold your peace, because I will listen to you and we'll
2989 talk about it. And if it needs to be in that agreement, we'll do our best to get it in it.

2990 But I do not like the tactics that look like we're working, we're working, we're working and, by
2991 the way, here's something you didn't think of I could have been told about six months ago. So I
2992 understand Mr. Lowie's frustration. There's some of that going on. There really is. And that's
2993 unfortunate. I don't consider that good faith, and I don't consider it productive.

2994 So I say now to the neighbors that are out here, and this is not, that comment was not aimed at
2995 you. You've been wonderful in meeting with me and talking with me, and you've been very
2996 wonderful in giving the ground that you can give and not giving the ground that you can't give to
2997 protect your homes and your property values.

2998 Having said that, we have constantly been accused of changing this Development Agreement.
2999 And I hear it every single Development Agreement meeting. Once again, it's changed again. It's
3000 changed again. But, you know, it's really funny. This Development Agreement has changed
3001 because people have requested changes. And so when you request to get a change request and
3002 you incorporate it, you can't get a rock thrown at your head for doing that. And that's not fair.

3003 And I can also say one more thing, because I just want to say it publicly. I have enormous respect
3004 for both parties. I also have respect for people in the litigation. And it's a fact that when Mr.
3005 Schreck was attacked in the litigation, I defended him. It was a fact that when Shauna was given
3006 a subpoena for a deposition, I got her out of it. I'm not trying to hurt anybody in this negotiation.
3007 For anybody in this room that thinks otherwise, you're just plain wrong. Okay?

3008 So let me go on to the Development Agreement. We deliberately left it on the website in the form
3009 that it was last submitted, without changes. And I did that to avoid one more time having
3010 neighbors come here and say it's changed again. The goal was this. Leave that agreement on the
3011 website, and then when we had changes from the Planning Commission, changes from the

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3012 Recommending Committee, which there was one, and changes that I hoped to negotiate last
3013 night and over the weekend; if we got all those, we'd roll them all into just one last change.
3014 That's why the agreement that's on the website right now doesn't reflect all those changes that
3015 have occurred to date and clearly don't reflect the changes for Ravel, for Tudor Park, for the
3016 greening of the golf course, and the other issue I mentioned.
3017 I think that because we are this close, I think that it would be wrong to have the Council consider
3018 an agreement that you haven't even seen. We haven't presented you with a final version of it. I
3019 don't think it would be right to go forward with open issues that I think could be resolved.
3020 Now, I can be, I'll be proven right or wrong pretty darn quick. There's no doubt about it. If
3021 everybody thinks that this can't be resolved, I'm going to look like an idiot in a month, and I
3022 deserve it. Okay?
3023 But the fact of the matter is I don't believe that. I do believe that it can be resolved. I do believe
3024 there's an awful lot of good faith that's been shown, and I think we are very close. But for that
3025 reason, I don't think it's appropriate right now, well I won't say appropriate, I don't think it's
3026 ready to be heard by the Council right now. I'm certainly not ready to have an agreement
3027 approved with those areas still not completely nailed down.

3028

3029 **MAYOR GOODMAN**

3030 Well, and we have not, if I might, Mr. Jerbic, we have not been privy to the information
3031 regarding those three items and then the fourth one you just brought up, which was brought up
3032 tonight. And my biggest concern is going forward with this and having these two wonderful
3033 Council persons, who have been through the beginning, two years or a year and a half of this,
3034 this is their last Council meeting.
3035 And so to have new members brought on and expect them to be brought up to speed in 24 hours
3036 from their swearing in is an impossibility. So that's beyond our control to have any reasonable
3037 way of bringing two new people on this board up to speed. And they need to have the
3038 information. And the next, unless we call, which I'm going to ask you, instead of, let's say they're

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3039 sworn in, the date is the 19th of July, the following, next scheduled Council meeting is the 21st,
3040 correct?

3041

3042 **BRAD JERBIC**

3043 The 2nd of August.

3044

3045 **MAYOR GOODMAN**

3046 I mean 2nd of August. Sorry. What if? This may be an open-ended question that you can't even
3047 possibly answer. But with everything working as best as it can for two new Council members to
3048 be brought up to speed on a development agreement, what is reasonable to assume, and can we
3049 hold a special meeting so we don't have to wait that long, because every day we wait, Mr. Lowie
3050 is having financial pursuit, to put it that way? What is reasonable, and when can we have a
3051 special session?

3052

3053 **BRAD JERBIC**

3054 That's a good question. I can't read anybody's mind. I know Mr. Seroka is here today, and we
3055 have not had an opportunity to meet yet. I met Ms. Fiore very briefly, just to shake hands a
3056 couple of days ago. And so I haven't had the opportunity to ask them that question – how long
3057 will it take you to really get up to speed?

3058 I can say that I am prepared now to get everything to whoever is going to be sitting here on the
3059 19th of July as soon as it's drafted. And, but the real problem is I am not able to have an
3060 attorney/client conversation with either of the new members of Council until they are technically
3061 sworn in.

3062

3063 **MAYOR GOODMAN**

3064 I was just going to say they're not sworn in.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3065 **BRAD JERBIC**

3066 So I can talk with them. I can provide them with the documents. I can answer questions. But if it
3067 gets into an attorney/client conversation about litigation or something, I won't be able to do that
3068 until the swearing in occurs.

3069 So I'm more than happy to finish this deal. I'm more than happy to accelerate it and get it to the
3070 new members as soon as possible so they can ask all the questions that they need to. But I don't
3071 know if that right number is two weeks, or four weeks, or one day. I don't know.

3072

3073 **MAYOR GOODMAN**

3074 Councilwoman?

3075

3076 **COUNCILWOMAN TARKANIAN**

3077 Mr. Jerbic, we have in the past sworn in new members at a special meeting, not at the Council
3078 meeting, not the regular Council meeting. We didn't even do it in Council chambers. In fact, I
3079 think I was one of them. We did it in a smaller room someplace in the City. So I think you could
3080 call a special meeting. I mean you might want to check that out. But I know that I was, when I
3081 was, well maybe it was – I don't know. I could be wrong.

3082

3083 **BRAD JERBIC**

3084 You may be different. I need to look at this.

3085

3086 **COUNCILWOMAN TARKANIAN**

3087 I'm very tired. It's been over 12 hours now.

3088

3089 **BRAD JERBIC**

3090 You won in a recall election, and I think the recall election was a little bit different. But I'll look
3091 into it and find out if that's a possibility. Then, of course, we'd want to consult with the new
3092 members of Council to see if that's what they would want to do. I don't know.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3093 I do know that right now, if it went on its ordinary trajectory, the swearing in would be July 19th,
3094 and the next meeting after that would be August 2nd.

3095 And so I can tell you I personally believe I will know very quickly, in less than a week, I hope,
3096 whether or not these issues will be resolved or not. And if they are resolved, that written
3097 agreement will be distributed to everybody, including the new members of Council, so that they
3098 can look at it and meet with neighbors and see what the support is, if it's there or not.

3099

3100 **CHRIS KAEMPFER**

3101 Well, Your Honor, if I might chime in here just for a minute. I will not deny the efforts that Brad
3102 has put into this. I mean, it's incredible. And he's not helped us. I mean, if he was here to help us,
3103 we wouldn't have taken it from 3,000 units down to 2,100 units. Thanks, Brad, very much for
3104 knocking 900 units off the project. All right. We wouldn't have two-acre lots everywhere. All of
3105 those things are driven by him and agreed to by us.

3106 But as hard as he worked and as good a man as he is, I'm telling you right now and you – if I'm
3107 wrong, you can say Chris, you're wrong – I don't care what agreement we reach. I don't care.

3108 There will be the same people who come up here and tell you that the Development Agreement
3109 is defective, that it doesn't have this. I've never seen any kind of development agreement that is
3110 this sloppily done. You can't even approve it because this.

3111 We don't want to go through that. We don't want any of that anymore. We're tired. All of us are
3112 tired. All right. Those of us who live in this community are tired.

3113 And what I was hoping the Development Agreement could do was put to rest the uncertainty that
3114 has made living there unbearable for a lot of people, especially like I said, when you're selling
3115 your home and they say, what's happening with the golf course, and you go, I don't know. It may
3116 be developed. It may not be.

3117 There is a mentality on the other side, not the neighbors necessarily, but there's a mentality that
3118 they still want to see, if they can, no development. I was told early on by someone I respect very
3119 much that he would rather see it a desert than a single home built.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3120 Now, that position may have changed, but that's what I'm dealing with. That's what all of us are
3121 dealing with. And I am just so much, I am so afraid that if we don't approve something tonight,
3122 that we'll get nothing. And that's what I think is gonna happen.
3123 I think what's gonna happen on August 2nd, and maybe rightfully so, our new people are going
3124 to look at you and they're going to say: Mayor, Council people, we've only been here two weeks.
3125 We need to hold it another 30 days. And I'm not blaming them. I would probably, you know,
3126 think about saying the same thing. So now another \$80,000 goes out. We're dying. And maybe
3127 that's what they want. Maybe they want this guy to die, so what, you know, I don't know. But I'm
3128 just telling you that's what I've been told to say.
3129 I believe it for Mr. Lowie, and I'm very concerned about the fact if we were to say those three
3130 issues, Tudor, keep it green, Ravel Court, we resolve those three issues, that's not, I mean, I just
3131 don't believe that's going to be it. I think there is going to have the same people come up and say:
3132 Don't you realize the Master Plan and the General Plan and the zoning and all. Forget what these
3133 people think. We're experts. You guys here, you're just the guys that work for the City of Las
3134 Vegas.
3135 To me, I've never seen a situation where you say I disregard completely what these gentlemen,
3136 who are as smart as you'll ever find, as thorough as you'll ever find, and would believe somebody
3137 else who says they're wrong. So whatever you do, God love you and bless you and keep you, but
3138 I'm just saying I can't guarantee what happens with a hold.
3139 I think you ought to approve it, and I think you ought to say I trust you'll work those other issues
3140 out, and that will provide those people, most of us who live on that golf course, with two-acre
3141 lots guaranteed under a development agreement. Thank you.

3142

3143 **YOHAN LOWIE**

3144 Mr. Jerbic, I just want to say, add one more thing. Condition number four is unacceptable. The
3145 golf course is dead. As of today, we cannot, no longer support irrigating and maintaining green
3146 on the golf course. So if you want to continue negotiation, item number four cannot be a part of
3147 this, a part of the negotiation.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3148 Mayor, as I told you, you know, elections have consequences and so does continual denial of our
3149 application, and the ability of us financing this piece of property has consequences. And we
3150 cannot irrigate no longer.

3151

3152 **MAYOR GOODMAN**

3153 All I can tell you is I said what I said very clearly, and I've said it to Mr. Jerbic. Every time he's
3154 gone in to try again with something, and last week he came to me and I said, How are we? And
3155 he said we are so close to this.

3156 And I said it at the time that we voted on the corner of Rampart and Alta. I said it clearly. I
3157 cannot vote for any other project until we've got this resolved. And I believe this man; I've
3158 known him for 35 or 40 years. That puts you older than probably you are. But the reality is he
3159 delivers. He tells the truth to me. I'm not saying you have ever, but we don't have that length of
3160 the relationship. And because he's an attorney and because he's worked with you and your team
3161 and with the residents, and because I made a commitment that I didn't want it piecemeal – I'm
3162 not denying that anything that you touch you haven't – everything that I've seen, contrary to
3163 comments that aren't true, everything I know you will deliver the finest. You will deliver it.
3164 I want to abey this. I want you to hang in to August 2nd. You can do that.

3165

3166 **YOHAN LOWIE**

3167 No, I can't and I will not. And I just want to tell you something. I want to ask you a question.
3168 Under which legal theory are you forcing me to bring three different companies under one
3169 agreement and to give you one holistic project? I've tried it for two years. It doesn't work.

3170

3171 **MAYOR GOODMAN**

3172 No, no, no. I know –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3173 **YOHAN LOWIE**

3174 You don't have – under which, on what are you relying? Which law are you relying to, to force
3175 me to do it?

3176

3177 **MAYOR GOODMAN**

3178 No, no, no. I'm not. All I'm relying on the fact is I know the numbers have to pencil out for you.

3179 So when you reduce an area, in order to make it work for you as the developer, you've got to put

3180 more people in another area. It needs to be compatible with people that are homeowners, with the

3181 feeling of beauty – you can do it. You can do it.

3182

3183 **YOHAN LOWIE**

3184 The 61 lot is compatible. The 61 lot you just denied is compatible.

3185

3186 **MAYOR GOODMAN**

3187 I'm not saying it isn't.

3188

3189 **YOHAN LOWIE**

3190 And every application from now on –

3191

3192 **MAYOR GOODMAN**

3193 I'm not saying it isn't.

3194

3195 **YOHAN LOWIE**

3196 Let me finish. Any other application we're going to bring from now on will be compatible. We

3197 are only going to bring R-PD7. You don't have to worry about development agreement. There is

3198 no development agreement, because we're going to bifurcate this property. I can no longer trust

3199 this Council to ever give us to develop the property.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3200 **MAYOR GOODMAN**

3201 Okay. Oh, wait a minute.

3202

3203 **YOHAN LOWIE**

3204 Wait a minute. To ever allow us to develop the property.

3205

3206 **MAYOR GOODMAN**

3207 No, no, no.

3208

3209 **YOHAN LOWIE**

3210 It's a continuous denial.

3211

3212 **MAYOR GOODMAN**

3213 If you want to divide the property, then we have something.

3214

3215 **YOHAN LOWIE**

3216 What do you have?

3217

3218 **MAYOR GOODMAN**

3219 Well, you just said you could bifurcate the property. You're not going to develop –

3220

3221 **YOHAN LOWIE**

3222 Bifurcate it and sell it off in pieces. But do you think that the next applicant is going to come in

3223 and is going to come in here –

3224

3225 **MAYOR GOODMAN**

3226 No –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3227 **YOHAN LOWIE**

3228 – and you're going to tell him about development agreement and the dream?

3229

3230 **MAYOR GOODMAN**

3231 We're saying we are so close to this.

3232

3233 **YOHAN LOWIE**

3234 Your Honor, we're not so close to it. Now you got further, further than any, because I cannot no

3235 longer hold the property. That's all. You made a decision, and I just want you to know that item

3236 number four cannot be negotiated, because we don't have the funding to do it.

3237

3238 **MAYOR GOODMAN**

3239 Okay. All right. So where are we on this, Mr. Jerbic? What do we vote on this? I don't want to go

3240 into more public comment. I was hoping that we could just go ahead, abey everything, because

3241 we want to get the new Council person seated, have you and Tom Perrigo bring everybody up to

3242 speed, and then move this on the 2nd of August or earlier. But I did look at my calendar, and

3243 literally from the 19th to the 2nd, it is the proper two weeks.

3244

3245 **BRAD JERBIC**

3246 Let me say my recommendation is still for abeyance. I will say that a lot of things Mr. Kaempfer

3247 said are correct. I think that I really do believe and it's true that there are going to be people that

3248 are going to oppose this. No matter what it is, no matter how many people like it, there's going to

3249 be a group that will never like it, and that's a given.

3250 There's also this fear that issues will continue to open up, and there will be more and more

3251 demands. And that's where I have to use my skills to say enough is enough. And that's why I said

3252 tonight, speak now or forever hold your peace.

3253 I think that they have these issues. If somebody comes to me now with an issue they should have

3254 come to me with months ago, I'm going to ignore them, because that's just not fair either. You

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3255 can't continue to whittle away at this agreement by throwing new things at it all the time. There's
3256 been two years for people to make their comments. I think that we are that close.
3257 I know Yohan disagrees with me, but I do believe that – and if at the end of the day, and I'll make
3258 you this promise, Yohan, if at the end of the day, we're down to that one issue and that is the
3259 greening of the golf course and there's no agreement on that, I'll present it to the Council for their
3260 decision.

3261

3262 **MAYOR GOODMAN**

3263 So is my comment –

3264

3265 **BRAD JERBIC**

3266 I will not stop it from going to this Council, because we can't get an agreement on the greening
3267 of the golf course. I'll let them make the decision.

3268

3269 **MAYOR GOODMAN**

3270 Okay.

3271

3272 **BRAD JERBIC**

3273 And if the Council says greening is so important to us, we don't like it, they'll vote you down.

3274 And if they say the greening is something that, in the scheme of the entire agreement, isn't a hill
3275 to die for, then they'll vote you up. But that's how I plan to handle those issues that we can't
3276 negotiate through.

3277

3278 **COUNCILMAN COFFIN**

3279 Your Honor?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3280 **BRAD JERBIC**

3281 I don't plan to use that as an excuse in the future to stop this Council from looking at an
3282 agreement. You've got my word on that.

3283

3284 **COUNCILMAN COFFIN**

3285 Your Honor?

3286

3287 **MAYOR GOODMAN**

3288 Please.

3289

3290 **COUNCILMAN COFFIN**

3291 I'm afraid we've put our Council in a bad position using him as a negotiator. I think the fact is
3292 that he's done all he can, and I think that he should now be our counsel, and that if any
3293 negotiating happens, it should be between the members of the Council and the interested parties.
3294 He's at a point now where I don't want him to be compromised. Not only is he tired, but he also
3295 feels, you know, I'm sure he feels that it's futile.

3296 But I remarked, I earlier remarked that I will still continue to work. And, you know, I may be
3297 heard to be just flapping my gums, but I'm still where I was in December that there could be
3298 something easy on the eyes, something very nice for these people and that land out there. So now
3299 that's my position. I'm still open minded, but I must continue –

3300

3301 **MAYOR GOODMAN**

3302 Okay. What I'd like to do is move a question, with your permission down there, I am going to
3303 move to abey Agenda Item 130 to August 2nd, and then we're going to read into – **I'm going to**
3304 **make that motion to abey this Item 130 to August 2nd.** So that's my motion. Please vote.
3305 Where is Mr. Beers?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3306 **JAMES JIMMERSON**

3307 May we be heard? May the applicant be heard on this motion?

3308

3309 **MAYOR GOODMAN**

3310 Mr. Beers. There's a motion to abey to August 2nd on Agenda Item 130.

3311

3312 **JAMES JIMMERSON**

3313 Can we not be heard on that? Can both sides be heard on that matter, just for three minutes?

3314

3315 **MAYOR GOODMAN**

3316 No, no. No. No. No.

3317

3318 **JAMES JIMMERSON**

3319 We've not been heard on this matter at all.

3320

3321 **YOHAN LOWIE**

3322 Your Honor, we're objecting to the abeyance under the law. Under 278A 0233, we're objecting to

3323 it. 278, I'm sorry, 0233. We're objecting to it. We're asking you, we're asking for a vote.

3324

3325 **MAYOR GOODMAN**

3326 Okay. So you've made your record, and that's what's the most important thing. Could we please

3327 post the vote on the abeyance?

3328

3329 **JAMES JIMMERSON**

3330 With our statement of law and rights in our final decision.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3331 **MAYOR GOODMAN**

3332 Okay. And so that motion carries (**Motion carried with Ross and Beers voting No**). We are
3333 abeyed.

3334

3335 **ITEM 82**

3336 **MAYOR GOODMAN**

3337 I'm going to go to Agenda Item 82, Bill number 2017-27, for possible action, adopts that certain
3338 development agreement entitled "Development Agreement For The Two Fifty", entered into
3339 between the City and 180 Land Co, LLC, et al., pertaining to property generally located at the
3340 southwest corner of Alta and Rampart. Sponsored by: Councilman Bob Beers.

3341 I am going to make the motion. Oh, do we have to read that in? Yes, we'll read that in, please.

3342

3343 **BRAD JERBIC**

3344 Your Honor, bill number 2017-27, an ordinance to adopt that certain development agreement,
3345 entitled "Development Agreement For The Two Fifty", entered into between the City and 180
3346 Land Co, LLC, et al., and to provide for other related matters.

3347

3348 **MAYOR GOODMAN**

3349 **I'm going to move this be abeyed to August 2nd, with the new Council seated**, please. That's
3350 my motion. Please vote, and please post. And that motion carries (**Motion carried with Ross**
3351 **voting No**).

3352 So, at this point –

3353

3354 **CHRIS KAEMPFER**

3355 Your Honor?

3356

3357 **MAYOR GOODMAN**

3358 – I'm gonna ask you, Mr. Jerbic –

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3359 **BRAD JERBIC**

3360 Yes.

3361

3362 **MAYOR GOODMAN**

3363 – as you speak with the developer team that you continue to do your best, depending upon where
3364 they come with this, and that you will meet, if, in fact, everything can move forward with the
3365 new seated Council, Ms. Fiore and Mr. Siroka, and make appointments for them to get up to
3366 speed with all these items so that they are ready to move forward on August 2nd, pending how
3367 you work forward and where needed with Mr. Perrigo joining in.

3368

3369 **CHRIS KAEMPFER**

3370 Your Honor –

3371

3372 **BRAD JERBIC**

3373 Thank you. We will.

3374

3375 **MAYOR GOODMAN**

3376 Please. Could you speak –

3377

3378 **CHRIS KAEMPFER**

3379 May I say a couple of words –

3380

3381 **MAYOR GOODMAN**

3382 It's up to Councilman –

3383

3384 **CHRIS KAEMPFER**

3385 – to the Councilman?

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3386 **MAYOR GOODMAN**

3387 – my Council over here. Is that alright, more?

3388

3389 **BRAD JERBIC**

3390 Oh, yes.

3391

3392 **CHRIS KAEMPFER**

3393 I just want to say a couple of words to the departing Councilmen, if I might.

3394

3395 **MAYOR GOODMAN**

3396 Yes, but please get closer ‘cause you’re so far up.

3397

3398 **CHRIS KAEMPFER**

3399 Okay. I just wanted to say, Councilman Ross, Councilman Beers, thank you very much for all of
3400 the years of working together. The hard work, the compromise, whatever, you are both class
3401 gentlemen, and I know wherever, whatever you do, whatever you decide is better than this,
3402 you’re gonna have a great time.

3403 And I just want to say seriously, thank you for all of your hard work and for being such good
3404 people. And although it’s not really cool any more to say it, I want to say God bless you and
3405 keep you well. Okay. Thank you.

3406

3407 **COUNCILMAN ROSS**

3408 With your permission, Mayor? Thank you, Mr. Kaempfer.

3409

3410 **MAYOR GOODMAN**

3411 Yes. Please, wait Mr. Kaempfer, he’s responding.

CITY COUNCIL MEETING

JUNE 21, 2017

COMBINED VERBATIM TRANSCRIPT – AGENDA ITEMS 82, 130-134

3412 **COUNCILMAN ROSS**

3413 Thank you, Mr. Kaempfer.

3414

3415 **STEPHANIE ALLEN**

3416 I just wanted to echo that. We'll miss you, and we appreciate all of your hard work and time and
3417 dedication. So thank you so much for everything you've done for the City of Las Vegas to make
3418 it so great.

3419

3420 **COUNCILMAN ROSS**

3421 Thank you.

3422

3423 **STEPHANIE ALLEN**

3424 We appreciate it.

3425

3426 **MAYOR GOODMAN**

3427 Thank you.

3428

3429 **COUNCILMAN ROSS**

3430 Thank you.

3431

3432 **MAYOR GOODMAN**

3433 And I can assure you the Council feels the same way. We're very proud of these gentlemen and
3434 everything that they have done as public servants, both with the legislature and City Council.
3435 Mayor Pro Tem Ross, for his 12 years here and devotion to the citizens and people and
3436 development, just kudos.

3437 **(END OF DISCUSSION)**

3438 /ac