IN THE SUPREME COURT OF THE STATE OF NEVADA

Case No. 84345

Electronically Filed
Mar 09 2022 04:59 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

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

Appellant

v.

180 LAND CO, LLC, a Nevada limited-liability company, FORE STARS LTD., a Nevada limited liability company,

Respondents

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

APPELLANT'S APPENDIX VOLUME III

LAS VEGAS CITY ATTORNEY'S OFFICE Bryan K. Scott (#4381) Philip R. Byrnes (#166) Rebecca Wolfson (#14132) 495 S. Main Street, 6th Floor Las Vegas, NV 89101 Phone: 702.229.6629 Fax: 702.386.1749 bscott@lasvegasnevada.gov pbyrnes@lasvegasnevada.gov rwolfson@lasvegasnevada.gov	McDONALD CARANO LLP George F. Ogilvie III (#3552) Amanda C. Yen (#9726) Christopher Molina (#14092) 2300 W. Sahara Ave, Suite 1200 Las Vegas, NV 89102 Phone: 702.873.4100 Fax: 702.873.9966 gogilvie@mcdonaldcarano.com ayen@mcdonaldcarano.com cmolina@mcdonaldcarano.com
LEONARD LAW, PC Debbie Leonard (#8260) 955 S. Virginia St., Suite #220 Reno, NV 89502 775-964-4656 debbie@leonardlawpc.com	SHUTE, MIHALY & WEINBERGER, LLP Andrew W. Schwartz (CA Bar No. 87699) (Admitted pro hac vice) Lauren M. Tarpey (CA Bar No. 321775) (Admitted pro hac vice) 396 Hayes Street San Francisco, California 94102

Attorneys for Appellant

CHRONOLOGICAL INDEX TO APPELLANT'S APPENDIX

DATE	DOCUMENT	VOLUME	PAGE RANGE	
2017-07-18	Landowners' Petition for Judicial Review	I	AA0001	AA0008
2017-09-07	Landowners' First Amended Petition for Judicial Review and Alternative Verified Claims in Inverse Condemnation	I	AA0009	AA0027
2017-09-20	Affidavit of Service of Summons and First Amended Petition for Judicial Review on City of Las Vegas	I	AA0028	AA0028
2018-02-05	City of Las Vegas' Answer to First Amended Petition for Judicial Review	I	AA0029	AA0032
2018-02-23	Landowners' First Amended Complaint Pursuant to Court Order Entered February 2, 2018 for Severed Alternative Verified Claims in Inverse Condemnation	I	AA0033	AA0049
2018-02-28	Landowners' Errata to First Amended Complaint Pursuant to Court Order Entered February 2, 2018 for Severed Alternative Verified Claims in Inverse Condemnation	I	AA0050	AA0066
2018-02-28	Landowners' Second Amended Petition for Judicial Review to Sever Alternative Verified Claims in Inverse Condemnation per Court Order Entered on February 1, 2018	I	AA0067	AA0081

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2018-03-19	City's Answer to Second Amended Petition for Judicial Review	I	AA0086	AA0089
2018-06-26	Portions of Record on Review (ROR25813-25850)	I	AA0090	AA0127
2018-11-26	Notice of Entry of Findings of Fact and Conclusions of Law on Petition for Judicial Review	I	AA0128	AA0155
2018-12-11	Landowners' Request for Rehearing/Reconsideration of Order/Judgment Dismissing Inverse Condemnation Claims (Exhibits omitted)	I	AA0156	AA0174
2018-12-13	Landowners' Motion for a New Trial Pursuant to NRCP 59(e)	I	AA0175	AA0202
2018-12-20	Notice of Appeal	I	AA0203	AA0206
2019-02-06	Notice of Entry of Order *NUNC PRO TUNC* Regarding Findings of Fact and Conclusion of Law Entered November 21, 2018	I	AA207	AA0212

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2019-05-08	Notice of Entry of Findings of Fact and Conclusions of Law Regarding Plaintiff's Motion for a New Trial, Motion to Alter or Amend and/or Reconsider the Findings of Fact and Conclusions of Law, and Motion to Stay Pending Nevada Supreme Court Directives	II	AA0213	AA0228
2019-05-15	Landowners' Second Amended and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation	II	AA0229	AA0266
2019-06-18	City's Answer to Plaintiff 180 Land Company's Second Amendment and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation	II	AA0267	AA0278
2020-07-20	Scheduling Order and Order Setting Civil Jury Trial, Pre-Trial/Calendar Call	II	AA0279	AA0283
2020-08-31	Amended Order Setting Civil Jury Trial, Pre-Trial/Calendar Call	II	AA0284	AA0287
2020-10-12	Notice of Entry of Findings of Fact and Conclusions of Law Regarding Plaintiff Landowners' Motion to Determine "Property Interest"	II	AA0288	AA0295

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2021-02-10	3rd Amended Order Setting Civil Jury Trial, Pre-Trial/Calendar Call	II	AA0300	AA0303
2021-03-26	Appendix of Exhibits in Support of Plaintiff Landowner's Motion to Determine Take and for Summary Judgment on the First, Third, and Fourth Claims for Relief - Exhibit 150 (004669-004670)	II	AA0304	AA0309
2021-08-25	[1]City's Accumulated App'x Exhibit G - Ordinance No. 3472 and related documents (Second Amendment) (CLV65-000114-000137)	II	AA0310	AA0334
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2021-08-25	City's Accumulated App'x Exhibit III - 9th Circuit Order in *180 Land Co. LLC; et al v. City of Las Vegas, et al.*, 18-cv-0547 (Oct. 19, 2020) (1123-1127)	IV	AA0666	AA0671
2021-08-25	City's Accumulated App'x Exhibit NNN - March 26, 2020 Letter from City of Las Vegas to Landowners' Counsel (CLV65-000967-000968)	IV	AA0672	AA0674
2021-08-25	City's Accumulated App'x Exhibit OOO - March 26, 2020 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 133 Acres (CLV65-000971-000973)	IV	AA0675	AA0678
2021-08-25	City's Accumulated App'x Exhibit PPP - April 15, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 35 Acres –l (CLV65-000969-000970)	IV	AA0679	AA0681

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Intentionally Omitted		IV	AA0695	AA0733
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2021-09-22	City's Accumulated App'x Exhibit SSSS - Excerpts of NRCP 30(b)(6) Designee of Peccole Nevada Corporation – William Bayne (3776-3789)	V	AA0760	AA0774
2021-09-22	City's Accumulated App'x Exhibit VVVV – Declaration of Seth Floyd (3804-3805)	V	AA0774A	AA0774C
2021-09-22	City's Accumulated App'x Exhibit VVVV-1 – Master planned communities with R-PD Zoning (3806-3810)	V	AA0774D	AA0774I
2021-09-22	City's Accumulated App'x Exhibit VVVV-2 – General Plan Maps for Master Planned Communities with R-PD zoning (3811-3815)	V	AA0774J	AA0774O

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Intentionally Omitted		V	AA0780	AA0787
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2021-10-19	City's Accumulated App'x Exhibit BBBBB - 2005 land use applications filed by the Peccole family (CLV110456, 126670, 137869, 126669, 126708)	V	AA0851	AA0857

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2021-10-25	Notice of Entry of Findings of Fact and Conclusions of Law Granting Plaintiffs Landowners' Motion to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for Relief and Denying the City of Las Vegas' Countermotion on the Second Claim for Relief	V	AA0858	AA0910
2021-10-28	Decision of the Court	V	AA0911	AA0918
2021-11-05	Notice of Entry of Findings of Fact and Conclusions of Law Denying City of Las Vegas' Emergency Motion to Continue Trial on Order Shortening Time	V	AA0919	AA0930
2021-11-18	Findings of Fact and Conclusions of Law on Just Compensation	V	AA0931	AA0950
2021-11-18	Notice of Entry of Order Granting Plaintiffs' Motions in Limine No. 1, 2 and 3 Precluding the City from Presenting to the Jury: 1. Any Evidence or Reference to the Purchase Price of the Land; 2. Any Evidence or Reference to Source of Funds; 3. Argument that the Land was Dedicated as Open Space/City's PRMP and PROS Argument	V	AA0951	AA0967

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2021-11-24	Landowners' Verified Memorandum of Costs (Exhibits omitted)	VI	AA0968	AA0972
2021-11-24	Notice of Entry of Findings of Fact and Conclusions of Law on Just Compensation	VI	AA0973	AA0995
2021-12-06	Landowners' Motion for Reimbursement of Property Taxes (Exhibits omitted)	VI	AA0996	AA1001
2021-12-09	Landowners' Motion for Attorney Fees	VI	AA1002	AA1030
2021-12-09	Landowners' Motion to Determine Prejudgment Interest	VI	AA1031	AA1042
2021-12-21	City's Motion to Amend Judgment (Rules 59(e) and 60(b)) and Stay of Execution	VI	AA1043	AA1049
2021-12-22	City's Motion for Immediate Stay of Judgment	VI	AA1050	AA1126
2022-01-26	Court Minutes	VI	AA1127	AA1127
2022-02-10	Notice of Entry of Findings of Fact and Conclusions of Law and Order Denying the City's Motion for Immediate Stay of Judgment; and Granting Plaintiff Landowners' Countermotion to Order the City to Pay the Just Compensation	VI	AA1128	AA1139

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2022-02-17	Notice of Entry of Order Granting Plaintiffs Landowners' Motion for Reimbursement of Property Taxes	VI	AA1140	AA1150
2022-02-17	Notice of Entry of Order Granting in Part and Denying in Part the City of Las Vegas' Motion to Retax Memorandum of Costs	VI	AA1151	AA1162
2022-02-22	Notice of Entry of Order Granting Plaintiff Landowners' Motion for Attorney Fees in Part and Denying in Part	VI	AA1163	AA1176
2022-02-28	Minute Order granting Plaintiff's Motion for Pre-Judgment Interest	VI	AA1177	AA1177
2022-02-28	Notice of Entry of Order Denying City of Las Vegas' Motion to Amend Judgment and Stay of Execution	VI	AA1178	AA1188
2022-03-02	Notice of Appeal	VII	AA1189	AA1280

ALPHABETICAL INDEX TO APPELLANT'S APPENDIX

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2017-07-18	Landowners' Petition for Judicial Review	I	AA0001	AA0008
2018-12-11	Landowners' Request for Rehearing/Reconsideration of Order/Judgment Dismissing Inverse Condemnation Claims (Exhibits omitted)	I	AA0156	AA0174
2019-05-15	Landowners' Second Amended and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation	II	AA0229	AA0266
2018-02-28	Landowners' Second Amended Petition for Judicial Review to Sever Alternative Verified Claims in Inverse Condemnation per Court Order Entered on February 1, 2018	I	AA0067	AA0081
2021-11-24	Landowners' Verified Memorandum of Costs (Exhibits omitted)	VI	AA0968	AA0972
2022-02-28	Minute Order granting Plaintiff's Motion for Pre-Judgment Interest	VI	AA1177	AA1177
2018-12-20	Notice of Appeal	I	AA0203	AA0206
2022-03-02	Notice of Appeal	VII	AA1189	AA1280

DATE	DOCUMENT	VOLUME	PAGE RANGE	
2022-02-10	Notice of Entry of Findings of Fact and Conclusions of Law and Order Denying the City's Motion for Immediate Stay of Judgment; and Granting Plaintiff Landowners' Countermotion to Order the City to Pay the Just Compensation	VI	AA1128	AA1139
2021-11-05	Notice of Entry of Findings of Fact and Conclusions of Law Denying City of Las Vegas' Emergency Motion to Continue Trial on Order Shortening Time	V	AA0919	AA0930
2021-10-25	Notice of Entry of Findings of Fact and Conclusions of Law Granting Plaintiffs Landowners' Motion to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for Relief and Denying the City of Las Vegas' Countermotion on the Second Claim for Relief	V	AA0858	AA0910
2021-11-24	Notice of Entry of Findings of Fact and Conclusions of Law on Just Compensation	VI	AA0973	AA0995
2018-11-26	Notice of Entry of Findings of Fact and Conclusions of Law on Petition for Judicial Review	I	AA0128	AA0155

DATE	DOCUMENT	VOLUME	PAGE RANGE	
2019-05-08	Notice of Entry of Findings of Fact and Conclusions of Law Regarding Plaintiff's Motion for a New Trial, Motion to Alter or Amend and/or Reconsider the Findings of Fact and Conclusions of Law, and Motion to Stay Pending Nevada Supreme Court Directives	II	AA0213	AA0228
2020-10-12	Notice of Entry of Findings of Fact and Conclusions of Law Regarding Plaintiff Landowners' Motion to Determine "Property Interest"	II	AA0288	AA0295
2022-02-28	Notice of Entry of Order Denying City of Las Vegas' Motion to Amend Judgment and Stay of Execution	VI	AA1178	AA1188
2022-02-17	Notice of Entry of Order Granting in Part and Denying in Part the City of Las Vegas' Motion to Retax Memorandum of Costs	VI	AA1151	AA1162
2022-02-22	Notice of Entry of Order Granting Plaintiff Landowners' Motion for Attorney Fees in Part and Denying in Part	VI	AA1163	AA1176
2022-02-17	Notice of Entry of Order Granting Plaintiffs Landowners' Motion for Reimbursement of Property Taxes	VI	AA1140	AA1150

DATE	DOCUMENT	VOLUME	PAGE RANGE	
2021-11-18	Notice of Entry of Order Granting Plaintiffs' Motions in Limine No. 1, 2 and 3 Precluding the City from Presenting to the Jury: 1. Any Evidence or Reference to the Purchase Price of the Land; 2. Any Evidence or Reference to Source of Funds; 3. Argument that the Land was Dedicated as Open Space/City's PRMP and PROS Argument	V	AA0951	AA0967
2019-02-06	Notice of Entry of Order *NUNC PRO TUNC* Regarding Findings of Fact and Conclusion of Law Entered November 21, 2018	I	AA207	AA0212
2018-06-26	Portions of Record on Review (ROR25813-25850)	I	AA0090	AA0127
2020-07-20	Scheduling Order and Order Setting Civil Jury Trial, Pre-Trial/Calendar Call	II	AA0279	AA0283

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED this 9th day of March, 2022 BY: /s/ Debbie Leonard

LAS VEGAS CITY ATTORNEY'S OFFICE Bryan K. Scott (#4381) Philip R. Byrnes (#166) Rebecca Wolfson (#14132) 495 S. Main Street, 6th Floor Las Vegas, NV 89101 Phone: 702.229.6629 Fax: 702.386.1749 bscott@lasvegasnevada.gov pbyrnes@lasvegasnevada.gov rwolfson@lasvegasnevada.gov	McDONALD CARANO LLP George F. Ogilvie III (#3552) Amanda C. Yen (#9726) Christopher Molina (#14092) 2300 W. Sahara Ave, Suite 1200 Las Vegas, NV 89102 Phone: 702.873.4100 Fax: 702.873.9966 gogilvie@mcdonaldcarano.com ayen@mcdonaldcarano.com cmolina@mcdonaldcarano.com
LEONARD LAW, PC Debbie Leonard (#8260) 955 S. Virginia St., Suite #220 Reno, NV 89502 775-964-4656 debbie@leonardlawpc.com	SHUTE, MIHALY & WEINBERGER, LLP Andrew W. Schwartz (CA Bar No. 87699) (Admitted pro hac vice) Lauren M. Tarpey (CA Bar No. 321775) (Admitted pro hac vice) 396 Hayes Street San Francisco, California 94102

Attorneys for Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of Leonard Law, PC, and a copy of the foregoing document was electronically filed with the Clerk of the Court for the Nevada Supreme Court on today's date 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 the E-Flex system and others not registered will be served via U.S. mail at the following addresses.

KAEMPFER CROWELL
Christopher L. Kaempfer
Stephanie H. Allen
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135
ckaempfer@kcnvlaw.com
sallen@kcnvlaw.com
Attorneys for Respondents
180 Land Company, LLC and Fore Stars Ltd.

LAW OFFICES OF KERMITT L. WATERS
Kermitt L. Waters, Esq.,
kermitt@kermittwaters.com
James J. Leavitt, Esq.
jim@kermittwaters.com
Michael A. Schneider, Esq.
michael@kermittwaters.com
Autumn L. Waters, Esq.
autumn@kermittwaters.com
Michael K. Wall, Esq.
mwall@kermittwaters.com
704 South Ninth Street
Las Vegas, Nevada 89101
Attorneys for Respondents
180 Land Company, LLC and Fore Stars Ltd.

HUTCHISON & STEFFEN, PLLC
Mark A. Hutchison
Joseph S. Kistler
Matthew K. Schriever
Peccole Professional Park
10080 West Alta Drive, Suite 200
Las Vegas, NV 89145
mhutchison@hutchlegal.com
jkistler@hutchlegal.com
mschriever@hutchlegal.com
Attorneys for Respondents
180 Land Company, LLC and Fore Stars Ltd.

Elizabeth Ham, Esq.
EHB COMPANIES
1215 S. Fort Apache Road, Suite 120
Las Vegas, NV 89117
eham@ehbcompanies.com
Attorneys for Respondents
180 Land Company, LLC and Fore Stars Ltd.

Dated: March 9, 2022

/s/ Tricia Trevino
An employee of Leonard Law, PC

EXHIBIT “N”

FIRST AMENDMENT

BILL NO. 2005-46

ORDINANCE NO. 5787

AN ORDINANCE TO ADOPT THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Adopts the Land Use Element of the Las Vegas 2020 Master Plan.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The document that is attached to this Ordinance, which was approved by the City Council on July 6, 2005, is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The attached document shall function as the Land Use Element of the Las Vegas 2020 Master Plan and shall replace and supersede any corresponding element or inconsistent provision of the City's General Plan, as adopted by Ordinance No. 3636 and amended thereafter.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 14th day of September, 2005.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 9-7-05
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the 17th day of August, 2005, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7th day of September, 2005, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE":	Mayor Goodman Councilmembers: Reese, Brown, Weekly, Wolfson, and Ross
VOTING "NAY":	None
EXCUSED:	Tarkanian
ABSTAINED:	None

APPROVED:

OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

LAND USE ELEMENT

LAS VEGAS 2020 MASTER PLAN

introduction

relationship to other elements

existing land use

land use hierarchy

future land use

description of area plan land use categories

land use maps

overview of general plan amendment / major modification process

gaming enterprise district

Approved by
City Council 7-06-05

The City of Las Vegas Land Use Element

of the Las Vegas 2020 Master Plan

was adopted by

City Council on July 6, 2005

(GPA-6363).

Land Use Element

LAND USE ELEMENT

Land Use Ele;Plans-MPlan;indd;rs6/07/05

CITY OF LAS VEGAS LAND USE ELEMENT
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- Southeast Sector 6
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LAND USE HIERARCHY

The land use hierarchy of the city of Las Vegas is designed to progress from broad to specific. In descending order, the land use hierarchy progresses in the following order: 2020 Master Plan; Land Use Element; Master Plan Land Use Designation; Master Development Plan Areas; and Zoning Designation. The following is a brief explanation of the role assumed by each level of the land use hierarchy.

2020 MASTER PLAN

In 2001, the city of Las Vegas adopted the 2020 Master Plan, that provided a broad and comprehensive policy direction for future land use planning. Within this document, the city was divided into four strategy areas whose boundaries were roughly adopted from the 1992 General Plan Sector Plans. The areas are defined as the Downtown Reurbanization Area, Neighborhood Revitalization Area, Newly Developing Area, and Recently Developed Area. Within these areas, broad goals, objectives, and policies were developed in order to direct planning efforts until the year 2020.

LAND USE ELEMENT

Within the Land Use Element, the city is divided into the Centennial Hills Sector, Southeast Sector, Southwest Sector, and the Downtown Area. The sector plans have been modified from their original 1992 configuration so that they now have the same geographical boundaries as the four strategy areas (Downtown Reurbanization, Neighborhood Revitalization, Newly Developing, and Recently Developed) identified in the Master Plan 2020.

While the 2020 Strategy Areas and Land Use Element Sector Plans have different names, the objectives and policies developed for each Strategy Area in the Master Plan also directs future planning policy for its corresponding Sector Plan.

The following list depicts the 2020 Master Plan Strategy Areas and its Land Use Element equivalent.

2020 Plan Strategy Area	Land Use Element
Downtown Reurbanization Area	Downtown Area
Neighborhood Revitalization Area	Southeast Sector Plan
Newly Developed Area	Centennial Hills Sector Plan
Recently Developed Area	Southwest Sector Plan

2 *Recently Developed Areas was added through a revision of the 2020 Master Plan dated July 6, 2005.*

MASTER PLAN DESIGNATION

The Master Plan Designation determines its future land use. There are 16 land use designations within the Master Plan that allow for various residential, commercial, industrial, and public facility uses. Within each designation, a specific set of zoning districts are allowed.

MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

Master Planned areas are comprehensively planned developments with a site area of more than eighty acres [3]. Other area plans are intended for neighborhood and other smaller areas where it is determined that a more detailed planning direction is needed. These area and Master Planned areas are located throughout the city and are listed by Sector Plan in the Future Land Use section of this element.

Some plan areas have separate land use designations that are unique to that particular plan. These special land use designations are described within the Description of Master Plan Land Use Designations in the Future Land Use section of this element.

ZONING

Zoning is the major implementation tool of the Master Plan. The use of land as well as the intensity, height, setbacks, and associated parking needs of a development are regulated by zoning district requirements. Each Master Plan designation has specific zoning categories that are compatible, and any zoning or rezoning request must be in substantial agreement with the Master Plan as required by Nevada Revised Statutes 278.250 and Title 19.00 of the Las Vegas Municipal Code. The land use tables within the Future Land Use section of this element depict the allowable zoning districts for each Master Plan designation.

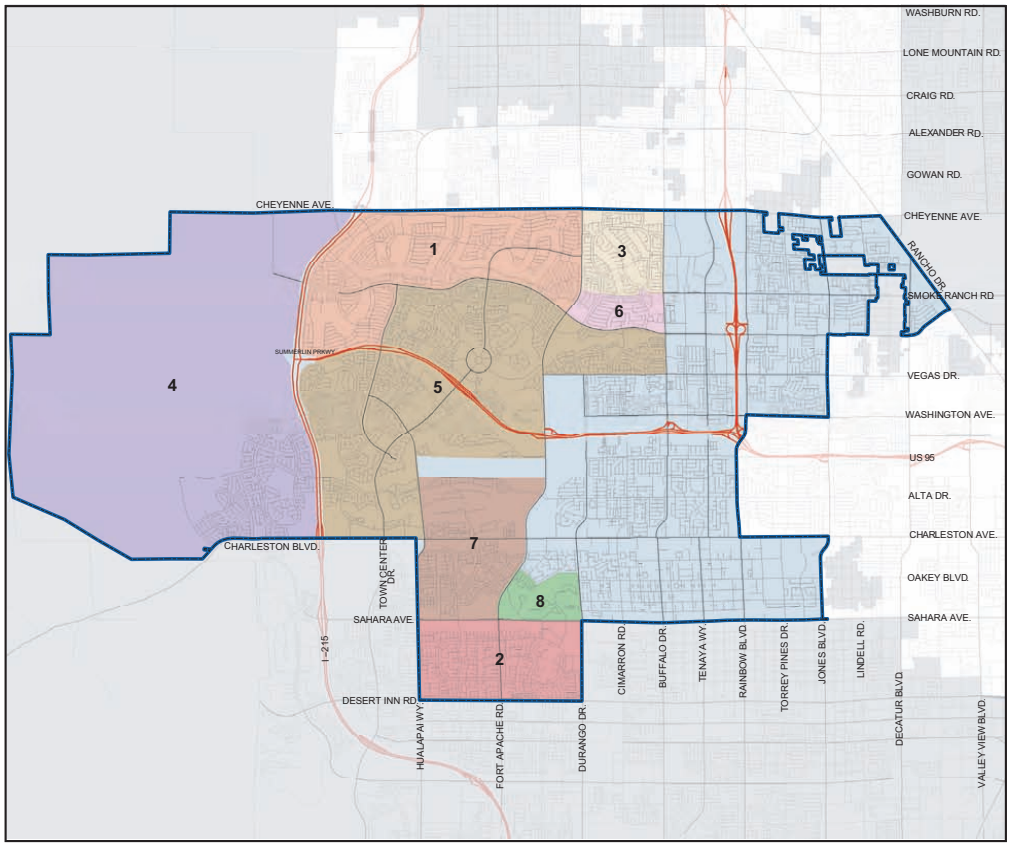
3 Certain infill developments may receive a waiver from the eighty-acre requirement.

SOUTHWEST SECTOR

The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

Canyon Gate	Sun City	Peccole Ranch	Summerlin
Desert Shores	The Lakes	South Shores	Summerlin West

Map 4
Southwest Sector Map



Printed: March 15, 2005

1 Sun City
2 The Lakes
3 Desert Shores
4 West Summerlin
5 Summerlin
6 South Shores
7 Peccole Ranch
8 Canyon Gate
Southwest Sector
Freeway

DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plan.

Rural Neighborhood Preservation (RNP) – The predominant residential life-style of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. In accordance with an Interlocal Agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. The Interlocal Agreement describes areas within the Centennial Hills Sector as "Excepted Areas." The "Excepted Areas" are those that will be annexed into the City only by request of the individual property owners. This category allows up to 2 units per acre.

Desert Rural Density Residential (DR) – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

L (Low Density Residential) – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

ML (Medium Low Density Residential) – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential) – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows over 25.5 or more units per acre.

O (Office) – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry / Research) – The Light Industry / Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

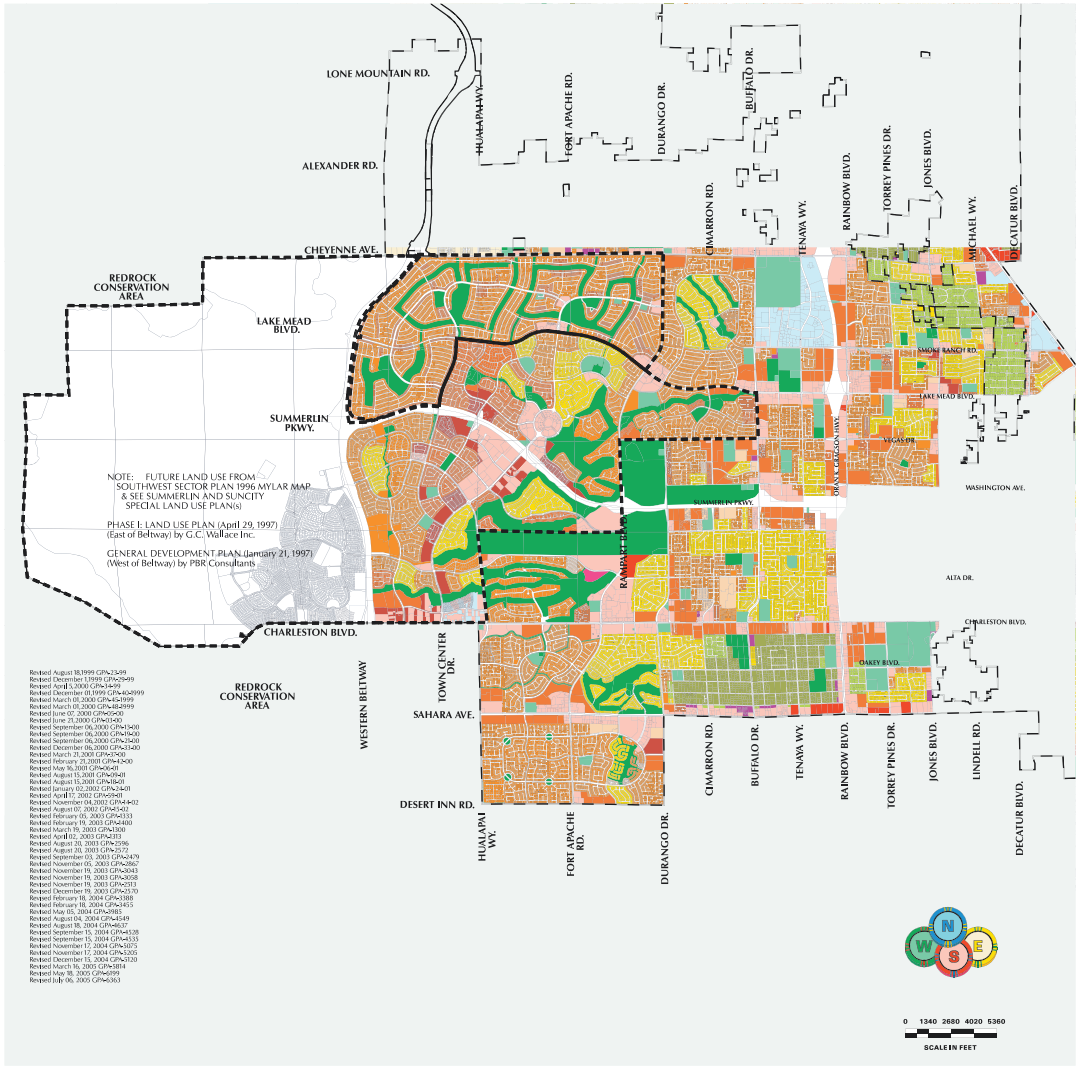
PF (Public Facilities) – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

TND (Traditional Neighborhood Development) – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles,



Revised August 18,1999 GPA-2549
Revised December 1,1999 GPA-2949
Revised April 5,2000 GPA-3699
Revised December 01,1999 GPA-4028999
Revised March 01,2000 GPA-4639999
Revised March 01,2000 GPA-4824999
Revised June 07, 2000 GPA-5600
Revised June 21, 2000 GPA-5700
Revised September 06, 2000 GPA-5400
Revised September 06, 2000 GPA-5620
Revised September 06, 2000 GPA-5920
Revised December 06, 2000 GPA-6240
Revised March 21, 2001 GPA-7490
Revised February 21, 2001 GPA-1430
Revised May 16, 2001 GPA-06-01
Revised August 15, 2001 GPA-0940
Revised August 15, 2001 GPA-1601
Revised January 02, 2002 GPA-3401
Revised April 17, 2002 GPA-9901
Revised November 04, 2002 GPA-4402
Revised August 07, 2002 GPA-4142
Revised February 05, 2003 GPA-5131
Revised February 19, 2003 GPA-4400
Revised March 19, 2003 GPA-3300
Revised April 02, 2003 GPA-2313
Revised August 20, 2003 GPA-2596
Revised August 20, 2003 GPA-2572
Revised September 03, 2003 GPA-2479
Revised November 05, 2003 GPA-2867
Revised November 19, 2003 GPA-3043
Revised November 19, 2003 GPA-3058
Revised November 19, 2003 GPA-2913
Revised December 19, 2003 GPA-2570
Revised February 18, 2004 GPA-3388
Revised February 18, 2004 GPA-3415
Revised May 05, 2004 GPA-3983
Revised August 04, 2004 GPA-4549
Revised August 18, 2004 GPA-4637
Revised September 15, 2004 GPA-4528
Revised September 15, 2004 GPA-4533
Revised November 17, 2004 GPA-5075
Revised November 17, 2004 GPA-5205
Revised December 15, 2004 GPA-5120
Revised March 16, 2005 GPA-5814
Revised May 18, 2005 GPA-6899
Revised July 06, 2005 GPA-6363

City of Las Vegas

SOUTHWEST SECTOR

Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - Up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium-Low - up to 8.49 du/ac
- Medium-Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Mixed Use (L,ML,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research

Plotted: September 01, 2005

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.
702-229-6301

CITY OF LAS VEGAS NEVADA

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Development Services Center

EXHIBIT “P”

BILL NO. 2011-23

ORDINANCE NO. 6152

AN ORDINANCE TO UPDATE THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO BE CONSISTENT WITH THE CITY'S NEW UNIFIED DEVELOPMENT CODE, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg, Acting Director of Planning

Summary: Updates the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to be consistent with the City's new Unified Development Code.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The document entitled "Land Use and Rural Neighborhoods Preservation Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056, is hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. In Sections 2 and 3, deleted material is enclosed by brackets and new material is underlined.

SECTION 2: The beginning paragraph of the section entitled "Mixed-Use Development," commencing on Page 16, is amended to read as follows:

In 2001, the Downtown Overlay District was created to coincide with the Downtown Centennial Plan area and establish special standards for any zoning district in this area.[5] Many traditional standards such as for setbacks, height, parking, landscaping and lot coverage were relaxed to encourage developments having both residential and nonresidential uses on the same parcel or to allow both residential and nonresidential uses in an area zoned for one or the other. By 2003, a specific use called "Mixed Use" was created and defined, and was deemed appropriate anywhere inside the boundaries of the Las Vegas Redevelopment Area.[6] The area permitting mixed-use developments later expanded to the boundaries of the Neighborhood Revitalization Area,[7] and then became permissible anywhere within the C-1, C-2 and C-PB Districts with certain restrictions.[8] <u>With the adoption of a new development code, the C-PB District will be eliminated for future development, so that mixed-use developments will be limited to the C-1 and C-2 Districts.</u>

SECTION 3: The fourth paragraph of the section entitled "Mixed-Use Development,"

commencing on Page 16, is hereby amended to read as follows:

Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most fully realized by the city's TND designation.[, which allows the T-D (Traditional Neighborhood) zoning district.] The encouraged development pattern is for an interconnectedstreet grid and buildings that relate to the street. This permits shorter walking times practical for access to all points in the neighborhood, whether for leisure or transportation. Complete streets that accommodate vehicles, transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks. Commercial service uses are near residential dwellings. Kyle Canyon is a development area designated for Traditional Neighborhood Development.

SECTION 4: Tables 5, 10 and 14 are hereby replaced by the tables of the same numbers that are attached to this Ordinance.

SECTION 5: The Department of Planning is authorized and directed to incorporate into the Land Use and Rural Neighborhoods Preservation Element the changes adopted by this Ordinance and to file the final document with the City Clerk.

SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 18TH day of May, 2011.

APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

_____
BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 4-6-11
_____
Date

The above and foregoing ordinance was first proposed and read by title to the City Council on the 20th day of April, 2011, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18th day of May, 2011, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE":	Mayor Goodman and Councilmembers Reese, Wolfson, Tarkanian, Ross, Barlow and Anthony
VOTING "NAY":	None
EXCUSED:	None
ABSTAINED:	None
DID NOT VOTE:	None

APPROVED:

OSCAR B. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC City Clerk

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL									COMMERCIAL/INDUSTRIAL				OTHER				
Master Plan Designation	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LI/R	TC	PR-OS	PF	TND	LVMD
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-1	R-1, R-MH, U, R-E	R-2, R-CL, R-1, R-MH, U, R-E	R-2, R-TH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

Table 10: Iron Mountain Ranch Land Use Designations

Iron Mountain Ranch Master Plan Area	RESIDENTIAL				COMMERCIAL	OTHER
Master Plan Land Use Designation	DR	R	L	ML	N/A	PF, PR-OS
Maximum Allowable Density (Units Per Acre)	2.00	3.49	5.49	8.49	N/A	N/A
Allowable Zoning Categories	R-PD2*	R-PD*	R-PD*	R-PD*	N/A	C-V

* The types of development permitted under the R-PD designation prior to the adoption of the Unified Development Code shall now be achieved under the TND designation. All existing R-PD designated development as of the effective date of the Unified Development Code shall be governed by any approved Development Standards, Design Guidelines, or other active entitlements that may be applicable.

Table 14: Downtown Area Land Use Designations

Downtown Land Use Plan Area	RESIDENTIAL	COMMERCIAL		OTHER	
Master Plan Land Use Designation	MXU	MXU	C	LI/R	PF
Corresponding General Plan Categories	L, ML, M, H, O, SC, GC	L, ML, M, H, O, SC, GC	O, SC, GC	LI/R	PF
Allowable Zoning Categories	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	O, P-O, C-1, C-2	C-M, M	C-V

LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

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Adopted by City Council 9-02-09

Revised 05-08-12

The City of Las Vegas
Land Use & Rural Neighborhoods Preservation Element
of the Las Vegas 2020 Master Plan
was adopted by City Council
on September 2, 2009 (Ordinance #6056),
and revised on May 8, 2012 (Ordinance #6152)

Land Use & Rural Neighborhoods Preservation Element

PD-0006-05-2012 RS LU_RNP

CITY OF LAS VEGAS LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT TABLE OF CONTENTS

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DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

RESIDENTIAL

RNP (Rural Neighborhood Preservation) – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as "rural neighborhood preservation" areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

DR (Desert Rural Density Residential) – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

L (Low Density Residential) – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

ML (Medium Low Density Residential) – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential) – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

COMMERCIAL/INDUSTRIAL

O (Office) – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry/Research) – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

OTHER

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

Map 3: Southwest Sector Land Use

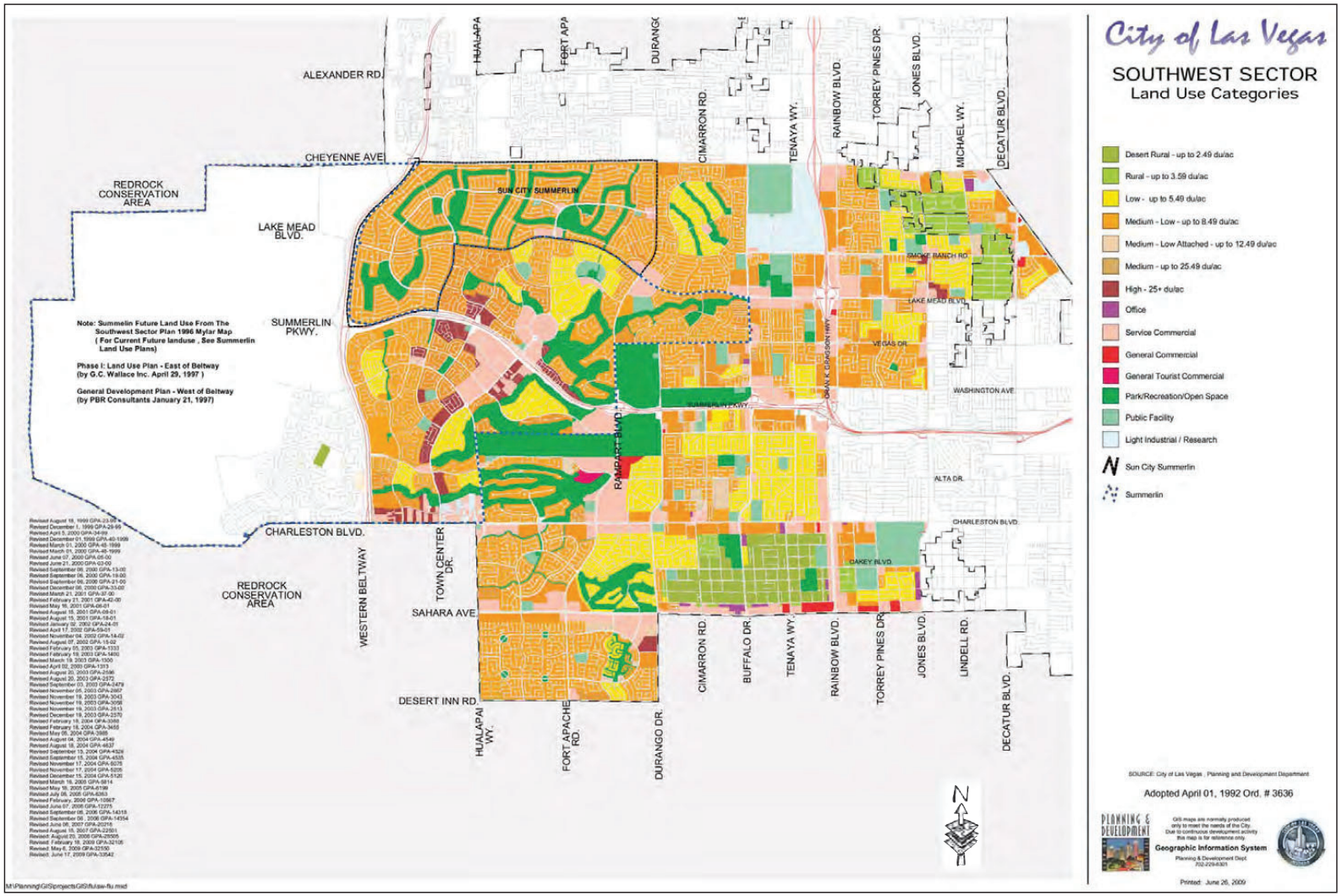

EXHIBIT “Q”

S.

FIRST AMENDMENT

BILL NO. 2018-13

ORDINANCE NO. 6622

AN ORDINANCE TO AMEND THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO ESTABLISH THE FORM-BASED CODE LAND USE DESIGNATION AND ADD TRANSECT ZONES AS ALLOWABLE ZONING CATEGORIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Updates the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to establish the Form-Based Code land use designation and add transect zones as allowable zoning categories.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The document entitled "Land Use and Rural Neighborhoods Preservation Element," hereinafter the "Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056, and thereafter amended by Ordinance No. 6152, is hereby further amended as set forth in Sections 2 to 11, inclusive, of this Ordinance. Where sections or provisions of existing language (other than table cell entries) are being amended or added to, deletions are shown by bracketing and additions by underlining.

SECTION 2: The Existing Land Use section of the Element is hereby amended by amending the subpart entitled "Mixed-Use Development" to add to that subpart, at the end thereof, a sixth paragraph, to read as follows:

Form-Based Code (FBC) is a land use regulating system that focuses on the physical form of the built environment, and its relationship to the public realm, instead of the segregation of land uses. As such, the FBC land use designation encourages mixed-use and fosters human scale, a walkable environment, and access to employment, services and amenities for the community. Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 the Department of Planning began drafting a Form-Based Code for downtown Las Vegas, as this had been identified as a critical step towards the implementation of the plan. The FBC land use designation was created in 2018 to provide a designation that allows for the utilization of

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Form-Based zoning districts, also known as Transect Zones or T-Zones, within the Downtown Area (see Exhibit 3).

SECTION 3: The Future Land Use section of the Element is hereby amended by amending the subpart entitled "Downtown Area" to add to that subpart, at the end thereof, a fourth paragraph, to read as follows:

In 2016, the City of Las Vegas adopted the Vision 2045 Downtown Las Vegas Masterplan, which identified the adoption of a Form-Based Code for the twelve identified Districts of downtown as a key step towards implementing the vision established by the policy document. The Vision 2045 Downtown Las Vegas Masterplan also conceptualized the expansion of the overall Downtown Area, which was established through the adoption of the Downtown Las Vegas Overlay (DTLV-O) in 2017, which replaced the previous Downtown Centennial Plan Overlay (DCP-O). To set the framework for the Form-Based Code, a Form-Based Code (FBC) land use designation was created in 2018, to allow for Form-Based Zoning Districts, also known as Transect Zones or T-Zones, to be utilized for properties within the Downtown Area (see Exhibit 3). The FBC land use designation is consistent and concurrent with the Downtown Land Use map of the Las Vegas Redevelopment Area Plan.

SECTION 4: The Future Land Use section of the Element is hereby amended by amending the subpart entitled "Southeast Sector" to add to that subpart, at the end thereof, a second paragraph, to read as follows:

Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 and the establishment of the Downtown Las Vegas Overlay District (DTLV-O) in 2017, the Downtown Area boundary was expanded in 2018. The Downtown Area now includes the entirety of the Las Vegas Medical District, as well as portions of the Downtown North Plan Area and the West Las Vegas Plan Area (see Exhibit 5).

SECTION 5: Exhibits 3 and 5 of the Element, pertaining respectively to the Downtown Area Map and to the Southeast Sector Map, are hereby replaced with the Exhibits that are attached to this Ordinance as Exhibit A and Exhibit B, which are hereby adopted and incorporated by this reference.

SECTION 6: The Future Land Use section of the Element is hereby amended by

amending the subpart entitled "Land Use Tables" to amend Table 5 appearing therein, pertaining to Master Plan Land Use Designations, to add, under the column labeled as "Other", a new subcolumn pertaining to the FBC Master Plan Designation. The new subcolumn, to be incorporated into Table 5, shall be labeled "FBC", and shall include the following values with respect to the Maximum Allowable Density (Units per Acre) and Allowable Zoning Categories listed in the table:

Maximum Allowable Density (Units per Acre)	Variable†
Allowable Zoning Categories	See Downtown Area Chart

SECTION 7: The Future Land Use section of the Element is hereby amended by amending the subpart entitled "Land Use Tables" to further amend Table 5 appearing therein to amend the footnote pertaining to the superscript character "†" to read as follows:

† The density of a development within the TND [category] <u>and FBC categories</u> is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

SECTION 8: The Future Land Use section of the Element is hereby amended by amending the subpart entitled "Land Use Tables" to amend Table 14 appearing therein, pertaining to Downtown Area Land Use Designations, to add, under the column labeled as "Other", a new subcolumn pertaining to the FBC Master Plan Land Use Designation. The new subcolumn, to be incorporated into Table 14, shall be labeled "FBC", and shall include the following values with respect to the Corresponding General Plan Categories and Allowable Zoning Categories listed in the table:

Corresponding General Plan Categories	FBC
Allowable Zoning Categories	T1, T2, T3, T4, T5, T6, SD* (asterisk applicable to all)

SECTION 9: The Future Land Use section of the Element is hereby amended by amending the subpart entitled "Land Use Tables" to further amend Table 14 appearing therein to add a footnote pertaining to the superscript character "*" and referring to the Allowable Zoning Categories listed for the FBC value, to read as follows:

<u>*The Allowable Zoning Categories indicated as T1, T2, T3, T4, T5, T6, and SD include all Form-Based Code</u>

Zoning Districts and Sub-Districts, also referred to as Transect Zones and Sub-Zones, that are indicated as pertaining to the Las Vegas Transect as described in the Unified Development Code.

SECTION 10: The Description of Master Plan Land Use Categories section of the Element is hereby amended by amending the subpart entitled "Downtown Land Use Plan" to add, before the entry entitled "MXU (Mixed- Use)", a new entry entitled "FBC – Form-Based Code", to read as follows:

FBC – Form-Based Code

The Form-Based Code (FBC) category allows for a wide array of uses and development types, which vary depending on the specific neighborhood context and character of the area. Because of the importance of the individual place when considering the application of a Form-Based Code for future development, a comprehensive study and extensive outreach must be carried on before the FBC can be properly utilized on properties.

The focus of the FBC is on:

- The physical character and quality of the public realm
- The human scale of the built environment, including the way that city blocks, structures and the public right-of-way interact with the people
- Accessibility to employment, services and amenities, as well as more transportation options
- Simplification of the by-right development process that has been deemed contextual to the surrounding area

The Zoning Districts allowed within the FBC category are also referred to as Transect Zones, or T-Zones, and are classified using a numbering system that goes from one (1) to six (6). The intensity of development and mix of uses varies depending on the Transect Zone that is taken into consideration, with T1 Zones allowing for the least intensity and mix of uses, and T6 Zones allowing for the most intensity and mix of uses.

SECTION 11: The Overview of General Plan Amendment/Major Modification Process section of the Element entitled "is hereby amended by adding thereto, following the existing paragraphs, a new subpart labeled "Form-Based Code (FBC) Provisions," to read as follows:

Form-Based Code (FBC) Provisions

A change of land use designation for a property that is designated with the FBC designation is generally considered not in the best interest of the effective and consistent development of the community, as doing so would dramatically alter the contextual character of the entire Downtown District or Special Area previously identified and designated with the FBC designation. Additionally, the FBC land use designation allows for a great variety of Zoning Districts, also referred to as Transect Zones or T-Zones, which allow for a wide array of land uses, densities, and types of development. For these reasons, if a special circumstance, which may necessitate the modification of the FBC designation, arise, the applicant should first consider to address such special circumstance not by means of General Plan Amendment, but by maintaining the FBC designation and using, instead, the flexibility provided by the Transect Zones allowed under the FBC designation.

For a change of land use designation for a property designated with the FBC designation, a property owner must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission, and approval by City Council, following the procedure as provided by the Unified Development Code.

Notwithstanding the provisions above, for a parcel-specific GPA, because of the holistic approach of the FBC and its critical link to the character of the area, in addition to the requirements as set forth in LVMC Chapter 19.16, the following shall apply:

- A Notice of Public Hearing shall be mailed to each owner of real property located within the Downtown District or Special Area identified with the FBC designation in which the property is located. The applicant shall pay the fees associated with the Notice of Public Hearing.
- As part of the application, the applicant shall submit to the Director a study containing clear and convincing evidence that:
    - A viable use of the property cannot be achieved under the FBC designation; and
    - The GPA is necessary to achieve the long-term goals of the specific Downtown District as envisioned in the Vision 2045 Downtown Masterplan or character of the area as described in the Special Area Plan.

SECTION 12: The Department of Planning is authorized and directed to incorporate into the Land Use and Rural Neighborhoods Preservation Element the amendments made by this Ordinance, including, without limitation and as deemed appropriate, reconstituting tables, replacing Exhibits 3 and 5 at the appropriate locations and in final publication versions, and making parallel reference changes and corresponding changes to the table of contents.

SECTION 13: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 26TH day of June, 2018.

APPROVED:

By C.L. Goodman
CAROLYN G. GOODMAN, Mayor

ATTEST:

LuAnn D. Holmes
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 6-18-18
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of June, 2018, and referred to a committee for recommendation; thereafter the said committee reported favorably on said ordinance on the 20th day of June, 2018, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE":	Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin Seroka, Fiore and Crear
VOTING "NAY":	None
EXCUSED:	None
ABSTAINED:	None

APPROVED:

CAROLYN G. GOODMAN, Mayor

ATTEST:

EUANN D. HOLMES, MMC City Clerk

LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

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Adopted by City Council 9-02-09

Revised 06-20-18

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The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

RESIDENTIAL

RNP (Rural Neighborhood Preservation) – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as "rural neighborhood preservation" areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

DR (Desert Rural Density Residential) – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

L (Low Density Residential) – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

ML (Medium Low Density Residential) – The Medium Low

Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential) – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

COMMERCIAL/INDUSTRIAL

O (Office) – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) – The Service Commercial

category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry/Research) – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

OTHER

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

PF (Public Facilities) – The Public Facilities category allows

Map 3: Southwest Sector Land Use

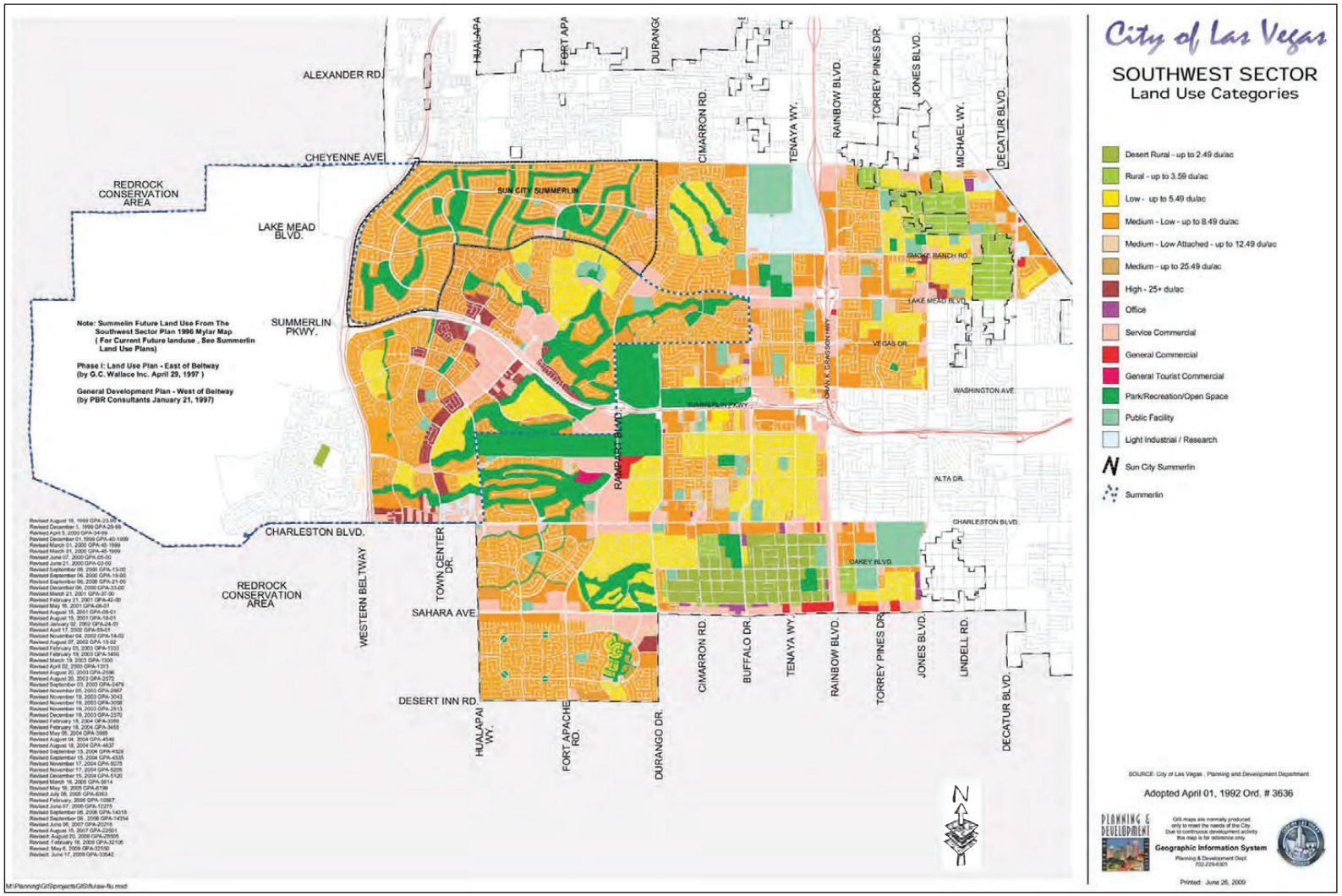


EXHIBIT “Y”

the NEW VISION

A Better View

REPURPOSE AND REVITALIZE

HB COMPANIES

LO 0034763
AA0476

EHB COMPANIES

DREAM, DESIGN, DELIVER

EHB Companies (EHB Cos.) is a branded-group of real-estate development and building companies headquartered in Las Vegas, Nevada. Since 1993 EHB Cos' principals, Yohan Lowie, Vickie DeHart and Paul DeHart, have developed more than three million square feet of commercial, residential and retail properties, including the acclaimed One Queensridge Place, Tivoli Village and Sahara Center. EHB Cos. designed and is presently constructing the new Nevada Supreme and Appellate Court Building in downtown Las Vegas. The building will be leased to the State of Nevada and is expected to be completed in December of 2016.

EHB Cos. has a passion for world-class architectural design and a commitment to delivering the most distinctive properties made possible by its unprecedented production and sourcing capabilities. EHB Cos. is comprised of a team of impassioned professionals with an entrepreneurial spirit and commitment to delivering timeless product that transform communities.

EHB Cos. MISSION

To develop timeless, aesthetically inspired real estate properties that provide the catalyst for vibrant, transformative communities.

EHB COMPANIES

HB
COMPANIES
THE
COMPANY
There is no other
independent developer that
has contributed more
or had a larger impact on
Queensridge and the
surrounding area.

THE COMPANY

20 Years In The Neighborhood

EHB Cos. has built over **3 MILLION SQ FT** of residential and commercial properties and has invested over **$1 BILLION**, all within a **1.5 MILE** radius of Queensridge.

ONE QUEENSRIDGE PLACE
219 Unit High Density Multi-Family Residential Condominiums

TIVOLI VILLAGE
451,000 sq ft Mixed Use Center

SAHARA CENTER
222,000 sq ft Retail Center

LAKE SAHARA PLAZA
153,000 sq ft Nursing Home + Office Center

FORT APACHE COMMONS
65,000 sq ft Mixed Use Center

CHARLESTON STONE MART
22,000 sq ft Retail + Office Center

EHB COMPANIES

LO 0034766
AA0479

THE COMPANY

Still In The Neighborhood

The principals of EHB Cos. **ALL LIVE IN QUEENSRIDGE OR ONE QUEENSRIDGE PLACE** and are the **SINGLE LARGEST OWNERS** within both developments with a total of **15** residential properties.

Additionally, EHB Cos. owns **275+ ACRES** of undeveloped land including **SEVEN RESIDENTIAL PARCELS** and **RENAISSANCE**, a 23 acre retail/ commercial/residential site.

Outside of the neighborhood:

EHB Cos. designed, is constructing and owns the NEVADA SUPREME AND APPELLATE COURT BUILDING in downtown Las Vegas.

EHB COMPANIES

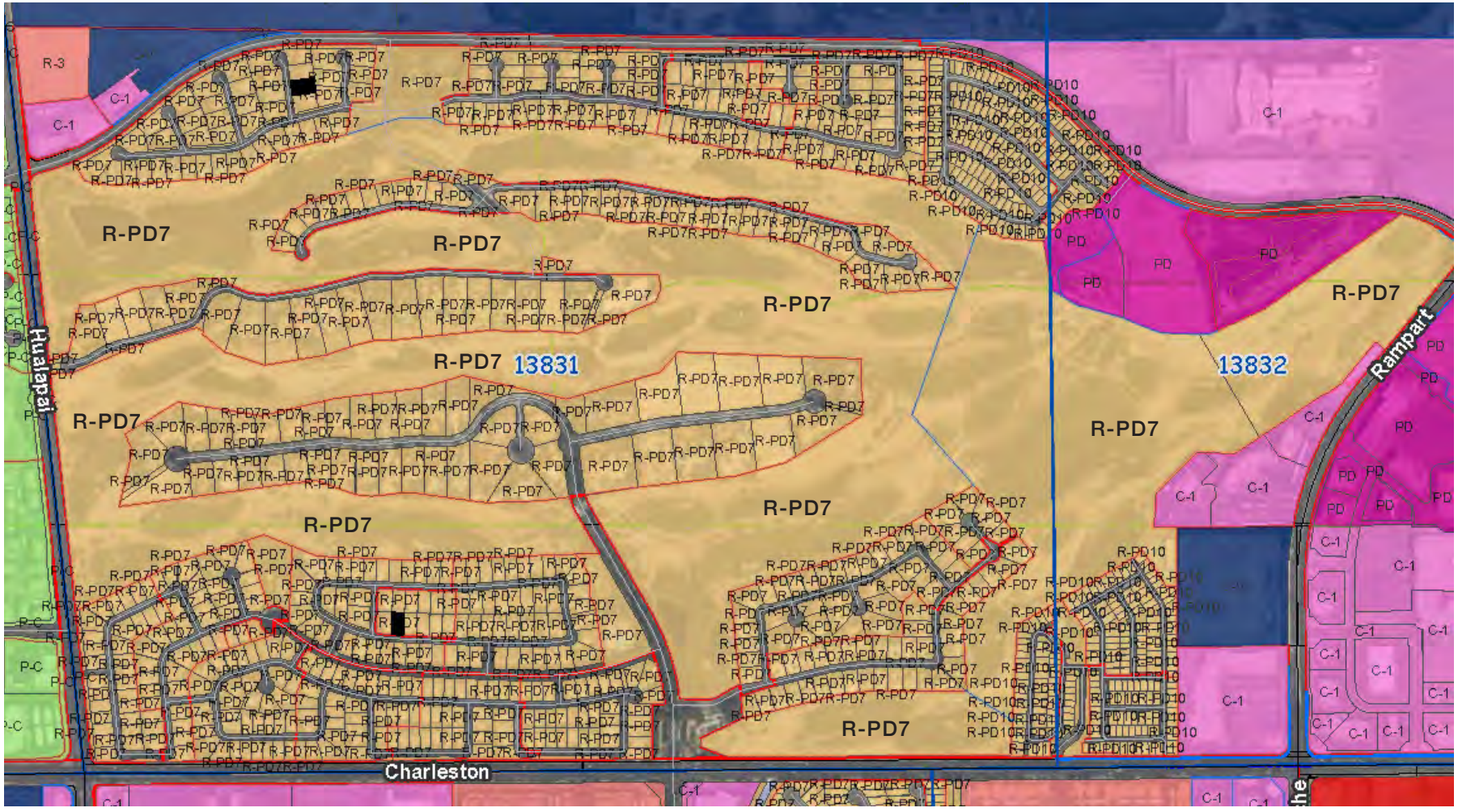
LO 0034767
AA0480

RIGHTS

Based on the land rights of the property on which Badlands golf course is currently operated and those of the Queensridge homeowners, EHB Cos. principals concluded that the land must be acquired in order to be protected from potentially destructive development.

RIGHTS

Land Rights: The Property is Zoned R-PD7



http://gisgate.co.clark.nv.us/openweb/

As shown on the Clark County zoning map, the Property is zoned R-PD7 (up to 7.49 du/ac) under the City of Las Vegas code.

EHB COMPANIES

LO 0034769
AA0482

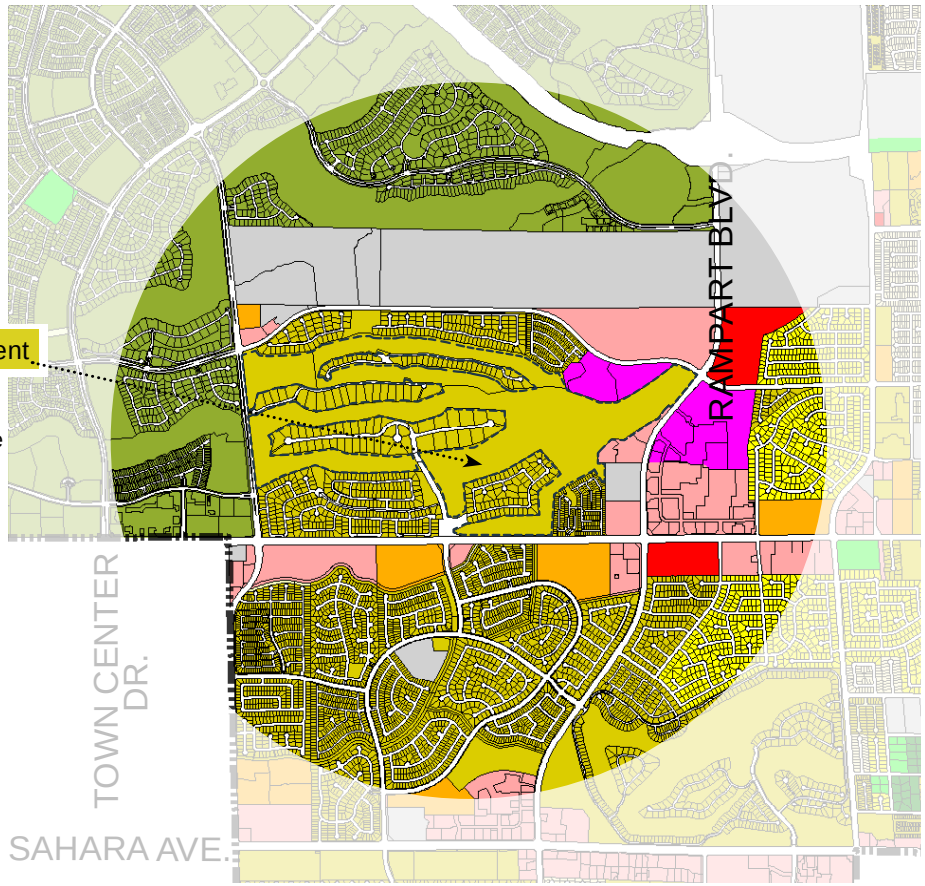
RIGHTS

Master Plan Land Rights: R-PD Zoning

City of Las Vegas

Southwest Sector
Zoning

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential

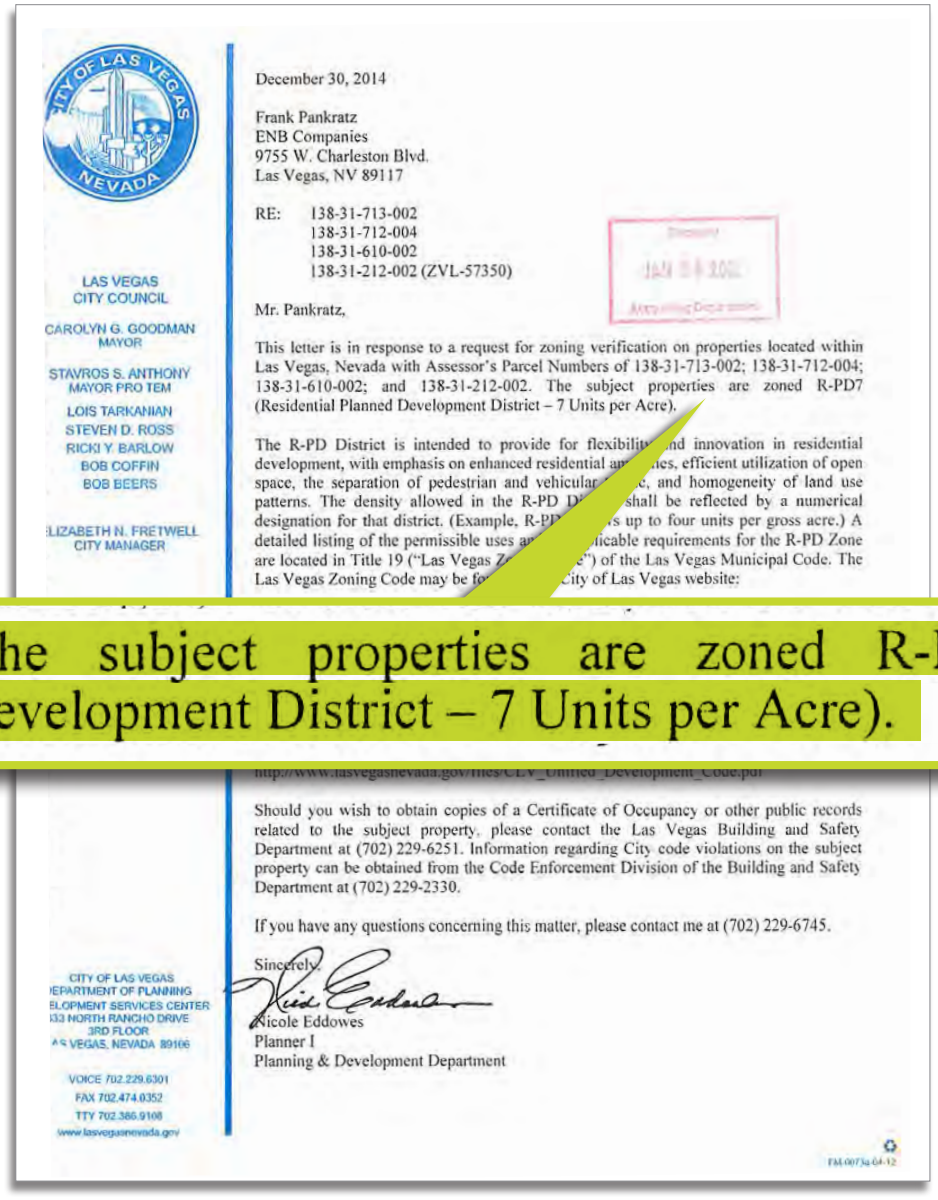


As shown in the City of Las Vegas 2020 Master Plan, the Property's zoning designation is R-PD (Residential Planned Development).

LO 0034770
AA0483

RIGHTS

R-PD7 Zoning Verification Letter



December 30, 2014

Frank Pankratz
ENB Companies
9755 W. Charleston Blvd.
Las Vegas, NV 89117

RE: 138-31-713-002
138-31-712-004
138-31-610-002
138-31-212-002 (ZVL-57350)

Mr. Pankratz,

This letter is in response to a request for zoning verification on properties located within Las Vegas, Nevada with Assessor's Parcel Numbers of 138-31-713-002; 138-31-712-004; 138-31-610-002; and 138-31-212-002. The subject properties are zoned R-PD7 (Residential Planned Development District – 7 Units per Acre).

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD7 allows up to four units per gross acre.) A detailed listing of the permissible uses and applicable requirements for the R-PD Zone are located in Title 19 ("Las Vegas Zoning Code") of the Las Vegas Municipal Code. The Las Vegas Zoning Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/files/CLV_Unified_Development_Code.pdf

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement Division of the Building and Safety Department at (702) 229-2330.

If you have any questions concerning this matter, please contact me at (702) 229-6745.

Sincerely,

Nicole Eddowes
Planner I
Planning & Development Department

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN MAYOR
STAVROS S. ANTHONY MAYOR PRO TEM
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS
ELIZABETH N. FRETWELL CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
833 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

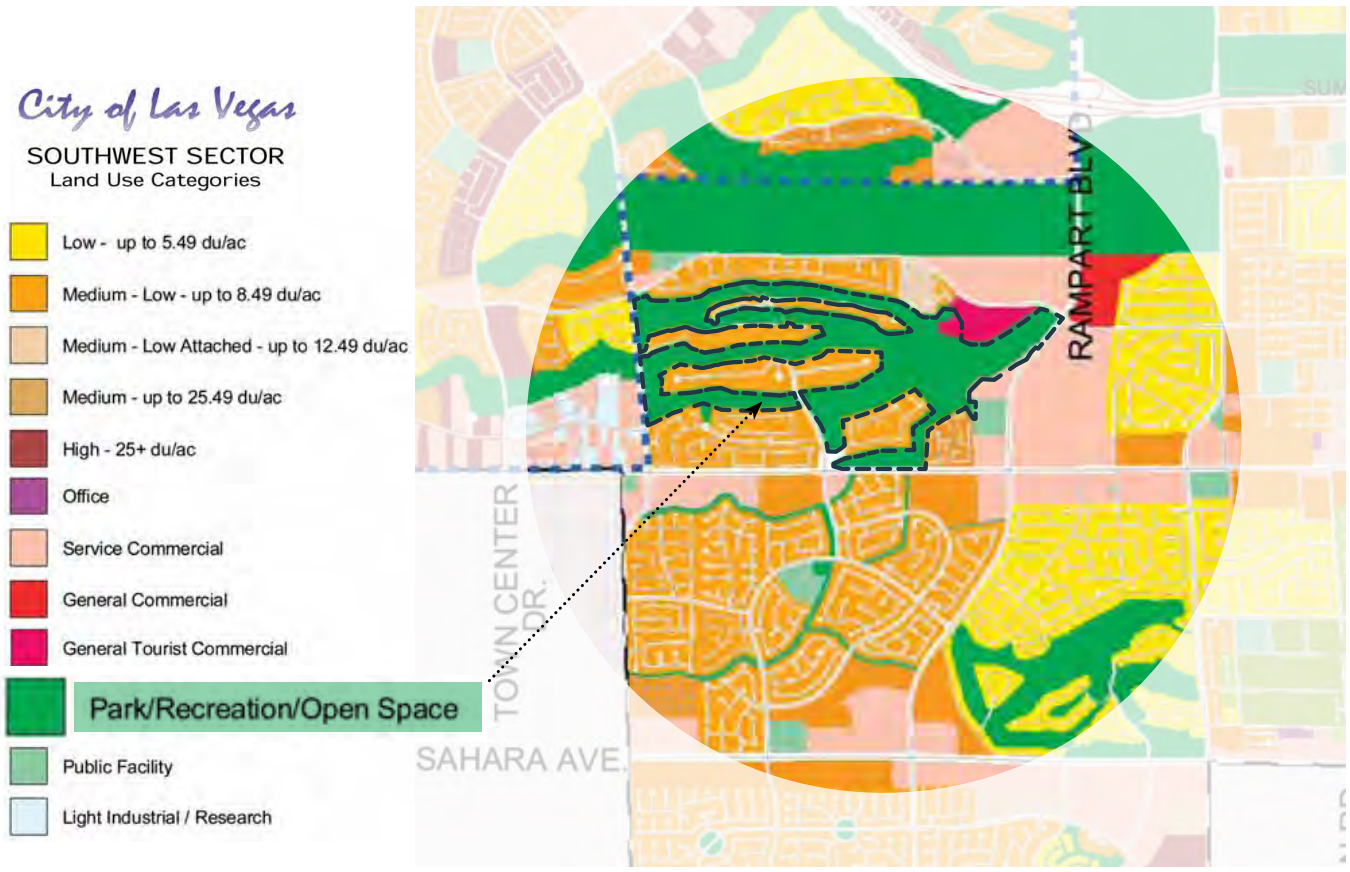
The subject properties are zoned R-PD7 (Residential Planned Development District – 7 Units per Acre).

Zoning verification was obtained from the City of Las Vegas confirming the Property is zoned R-PD7 and up to 1,900 homes can be built.

ENB COMPANIES

RIGHTS

Property's Land Use: PR-OS Designation



As shown in the City of Las Vegas 2020 Master Plan, the land use designation is PR-OS (Park/Recreation/Open Space) which offers other suggested land uses including a **PUBLIC PARK**, soccer fields, tennis courts and swimming pools, among others.

EHB COMPANIES

RIGHTS

Queensridge CC&R's: The Property is Not a Part or Annexable

MASTER DECLARATION - 1996 + 2000

960830.01630
960530.00241

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

The existing 18-hole golf course commonly known as the "Badlands Golf Course" is not a part of the Property or the Annexable Property.

AMENDED AND RESTATED
MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
QUEENSRIDGE

THIS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (the "Master Declaration") is made effective as of October 1, 2000 by Nevada Legacy 14, LLC, a Nevada limited liability company, ("Declarant"), with reference to the following Recitals and is as follows:

RECITALS:

A. Declarant is the master developer of certain real property in the City of Las Vegas, County of Clark, State of Nevada, more particularly described in Exhibit "A" hereto

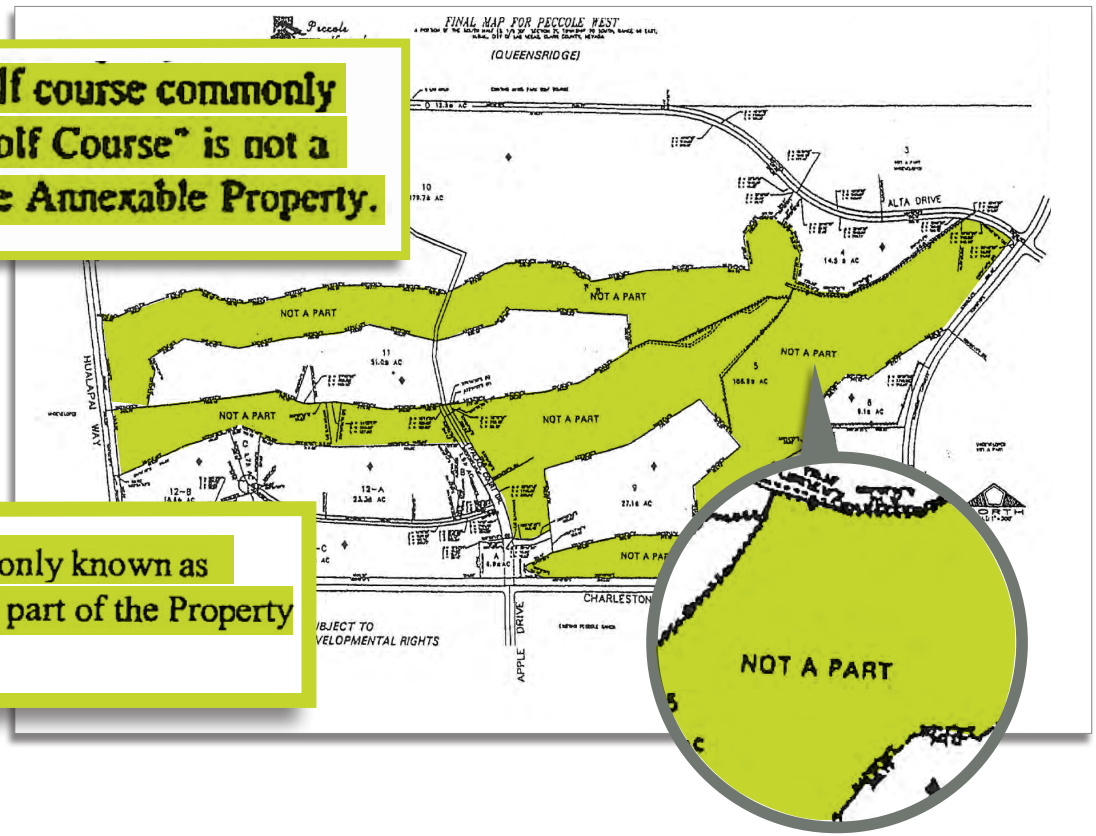
The existing 27-hole golf course commonly known as as the "Badlands Golf Course" is not a part of the Property or the Annexable Property.

community pursuant to Chapter 116 of the Nevada Revised Statutes ("NRS"), which shall contain "non-residential" areas and "residential" areas which may, but is not required to, include "planned communities" and "condominiums" as such quoted terms are used and defined in NRS Chapter 116. The Property may, but is not required to, include single-family residential subdivisions, attached multi-family dwellings, condominiums, hotels, time share developments, shopping centers, commercial and office developments, a golf course, parks, recreational areas, open spaces, walkways, paths, roadways, drives and related facilities, and any other uses now or hereafter permitted by the Land Use Ordinances which are applicable to the Property. The Maximum Number of Units (defined in Section 1.57, herein) which Declarant reserves the right to create within the Property and the Annexable Property is three thousand (3,000). The existing 27-hole golf course commonly known as the "Badlands Golf Course" is not a part of the Property or the Annexable Property.

C. The Property is subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Queensridge recorded on May 30, 1996, in the

04/09/2000
C:\DMA\PC\DOCS\HLRNODOCS\520554 -1- January 24, 2001

1996 + 2000



< AMENDED AND RESTATED DECLARATION - 2000

LB COMPANIES

LO 0034773
AA0486

RIGHTS

Queensridge Lot Purchase Agreement

13. Future Development. . . . Seller has made no representations or warranties concerning zoning or the future development of phases of the Planned Community or the surrounding area or nearby property.

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

7. Views/Location Advantages.
The view may at present or in the future include, without limitation, adjacent or nearby single-family homes, multiple-family residential structures, commercial structures, utility facilities, landscaping, and other items. . . . Moreover, depending on the location of the Lot, adjacent or nearby residential dwellings or other structures, whether within the Planned Community or outside the Planned Community, could potentially be constructed or modified in a manner that could block or impair all or part of the view from the Lot and/or diminish the location advantages of the Lot, if any. . . . Purchaser is and shall be solely responsible for analyzing and determining the current and future value and permanence of any such view from or location advantage of the Lot.

RIGHTS

One Queensridge Place: Purchase Contract + Public Offering Statement

PURCHASE CONTRACT

14. Land Use and Views.

(b) Seller makes no representation as to the subdivision, use or development of any adjoining or neighboring land...views from the Unit may be obstructed by future development of adjoining or neighboring land and Seller disclaims any representation that views from the Unit will not be altered or obstructed by development of neighboring land;

is provided to Seller or disseminated to the public pursuant to specific statutory, regulatory or other legal requirements. This written information pertains to the flood zone characterization of the Property, soil characteristics, the suitability of the Property and the surrounding subdivision for habitation, the propriety of construction techniques, and the suitability of the materials and components incorporated into the Unit.

14. Land Use and Views. Seller has informed Purchaser and Purchaser acknowledges, recognizes and agrees to the following:

(a) Seller has no direct control over and is not responsible for any easements on, adjacent to, or in the vicinity of the Property and Purchaser understands that individuals, corporations, and/or utilities may have specific rights granted by those easements, if any, including, but not limited to, access

may exist whether or no

(b) Seller ma
adjoining or neighboring
according to the terms o
from the Unit may be ob
disclaims any representa
development of neighbo

(c) Seller res
program on any units; a

(d) ...Neither Seller nor its affiliates make any representation whatsoever relating to the future development of neighboring or adjacent land and expressly reserve the right to develop this land in any manner that Seller or Seller's affiliates determine in their sole discretion.

(d) W at
Purchaser a nowledg
the Property. Neither S
the future development
develop this land in any
discretion.

LJB\66975.002
070105\Queensridge Purchase Contract v13 (no 27).doc\1

-11-

PUBLIC OFFERING STATEMENT - 2007

ndominium Property

to be provided for in the Declaration attached hereto as be made subject to easements in favor of various public or blic or private utility or similar company or authority may be a "blanket" basis or by use of a specific legal description.

arcels contiguous to it are located within the City of Las ing on the parcel of land on which the Condominium is to on the contiguous parcels is as follows:

MASTER PLAN

North	C-1	Casino/Gaming
South	R-PD7	Residential up to 7 du
East	PD	Commercial/Retail
West	R-PD10	Residential up to 10 du
Northeast	C-2[GC]	General Commercial

Zoning classifications describe the land uses currently permitted on a parcel of land. Designations in the master plan regarding land use describe the land uses that the governing city or county proposes for a parcel of land. Zoning classifications and designations in the master plan regarding land use are established and defined by local ordinances. If the zoning classification for a parcel of land is inconsistent with the designation in the master plan regarding land use for the parcel, the possibility exists that the zoning classification may be changed to be consistent with the designation in the master plan regarding land use for the parcel. Additionally, the local ordinances that establish and define the various zoning classifications and designations in the master plan regarding land use are subject to change.

The above designations are current as of the effective date of this Public ing Statement, however, zoning is subject at change at any time without notice. For updated informat ntact City of

The current zoning on the contiguous parcels is as follows:

North	C-1	Casino/Gaming
South	R-PD7	Residential up to 7 du
East	PD	Commercial/Retail
West	R-PD10	Residential up to 10 du
Northeast	C-2[GC]	General Commercial

Views

Developer makes no representations as to the desirability or existence of any view from the Unit. The anticipated or currently existing view from the Unit may be changed at any time, either due to action taken by Developer, affiliates of the Developer or any third party. Adjoining or adjacent structures that may affect the view from the Unit may also cast shadows on the Unit, which shadows, like views from the Unit, may change at any time, either due to action taken by Developer, affiliates of Developer or any third party.

10

EHB COMPANIES

RIGHTS

Conclusion

1

The land has R-PD7 zoning rights

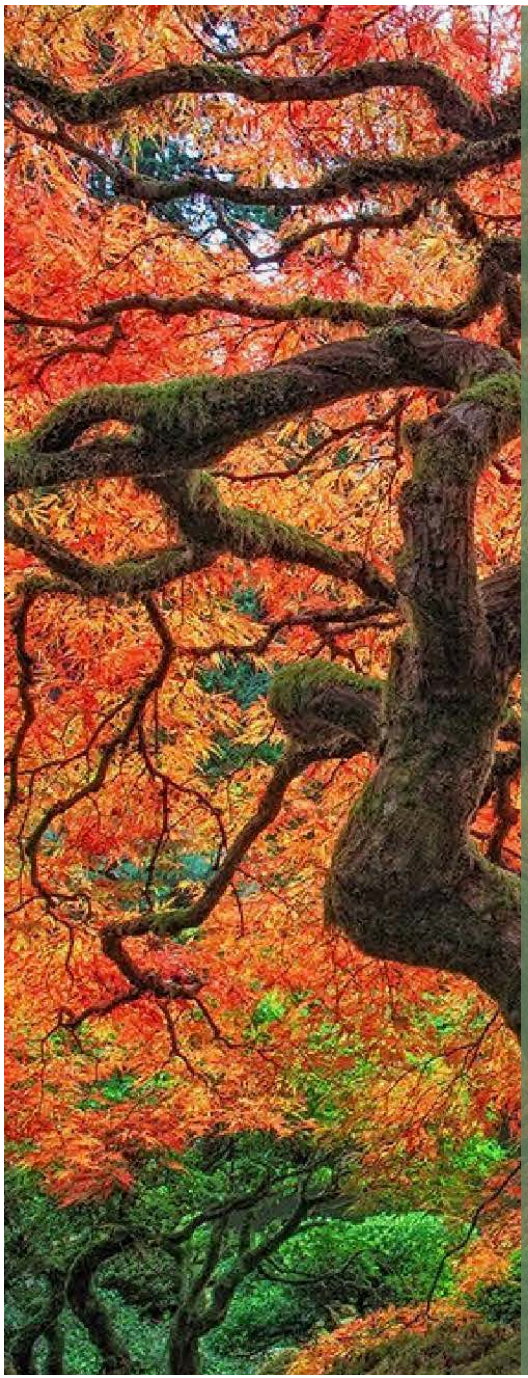
2

The land was protected for development and is currently developable up to 7.49 units per acre

3

EHB Cos. principals acquired the land to ensure that an economically viable project that enriches the overall neighborhood is developed

EHB COMPANIES



THE NEW VISION

A **CULTURAL AND ECONOMIC STIMULUS PLAN** that will revitalize the surrounding area by delivering a strategically planned **MULTI-FAMILY RESIDENTIAL LIFESTYLE DEVELOPMENT** *(The Seventy)* and an unrivaled **SINGLE-FAMILY CONSERVATION ESTATE NEIGHBORHOOD** *(The Preserve)* on 250.9 acres, ensuring the **PERMANENT PRESERVATION OF ALMOST 50% OF THE PROPERTY.**

THE NEW VISION

Ultra-low Density Meets Lifestyle Multi-Family Residential

EHB COMPANIES

LO 0034778
AA0491

The PRESERVE

A 183.7 acre **PRESERVATION NEIGHBORHOOD** comprised of ultra low density **CONSERVATION ESTATES** that will **PERMANENTLY PRESERVE** 120 acres of open space, vegetation and water through a conservation easement or deed restriction.

LO 0034779
AA0492

THE PRESERVE

The Most Densely Landscaped, Large Estate Lot Community in Las Vegas

An incomparable single-family residential development with up to **60 CONSERVATION ESTATES** or only **1 RESIDENTIAL UNIT PER EVERY 3 ACRES** on average. In addition, **65%** of the land will be preserved through a conservation easement or deed restriction.

CONSERVATION ESTATES

Total Number: Maximum of 60

Estate Size: 1.5 to 5+ acres

Buildable Area: Between 25%-50% of a given lot

Building Setback: Minimum of 50 ft from existing single-family residence property line

NATURE PRESERVE

100% of the property will be landscaped

Number of Canopy Trees: 7,500+ (currently only 1,014)

THE PRESERVE

Sample 5-Acre Conservation Estate

*Other than a few exceptions.

The sale of multi-million dollar conservation estates and their ongoing maintenance fees will provide the economic basis to **PERMANENTLY PRESERVE 120 ACRES**.

Total Size:
5 acres

Portion Preserved:
3.75 acres or 75%

Buildable Portion:
1.25 acres or 25%

Vegetation:
200+ trees

Border Walls:
Predominately wrought iron

EHB COMPANIES

LO 0034781
AA0494

THE PRESERVE

Sample 5-Acre Conservation Estate Terrain: Before + After

BEFORE

≈65%
OF THE
CURRENT GOLF
COURSE IS
BARREN

AFTER

HB
COMPANIES

LO 0034782
AA0495

THE PRESERVE

A Better View: Rendering of a 5-Acre Conservation Estate

Northwest: From existing homesite on Winter Palace Drive north

HB COMPANIES

LO 0034783
AA0496

THE PRESERVE

A Better View: Rendering of a 5-Acre Conservation Estate

West: Aerial view from Winter Palace Drive south

HB COMPANIES

LO 0034784
AA0497

The
SEVENTY
A multifamily residential
lifestyle development designed to
INCREASE LUXURY HOUSING
options for existing residents
and to attract NEW HIGH
QUALITY RESIDENTS needed
to drive retail success and overall
NEIGHBORHOOD DESIRABILITY.

THE SEVENTY

An Invitation to the Quality Class

A complimentary high quality, highly amenitized luxury multi-family neighborhood where the density will provide the demand necessary to drive retail revitalization. High quality retail always follows high quality rooftops.

GENERAL DETAILS

Size: 67.21 acres

Number of Units: 3,020

Density: 45 du/ac

Vegetation: 2,000 trees

Outdoor Amenities: 4.1 miles pedestrian trails / walking loop

Parks: 2.5 acres + 1.5 acre dog park

Common/Landscaped Open Space: 14.9 acres

GOOD DENSITY = GOOD DEMAND

COMPANIES

LO 0034786
AA0499

THE SEVENTY

First Phase: Development Area 1

An amenity rich 720 unit residential complex to be entitled and built as condominiums, that will provide rental residences with the flexibility to adapt to changing market conditions.

Total Size: 17.49 acres

Number of Units: 720

Phase I:

Estimated Start Date: 2018
Number of Units: 284 units
Number of Buildings: 2

Phase II:

Estimated Start Date: 2020
Number of Units: 436 units
Number of Buildings: 2

COMPANIES

LO 0034787
AA0500

THE SEVENTY

Development Area 1: Architectural Design

NOT ALL PRODUCT IS CREATED EQUAL

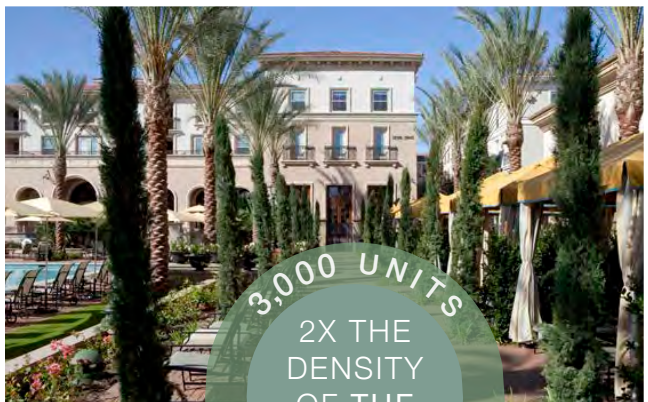
Inspired by late-19th Century Parisian architecture and designed to compliment the adjacent One Queensridge Place, the architecture is distinctively French-Art Nouveau with steep Mansard roofs and elegantly projecting balconies or “Juliettes”.

EHB COMPANIES

LO 0034788
AA0501

THE SEVENTY

Inspiration: The Park + The Village, Irvine Spectrum Center



3,000 UNITS

2X THE DENSITY OF THE SEVENTY

31 ACRES

Note: $1,800/month for 550 sq ft

THB COMPANIES

LO 0034789
AA0502

QUEENSRIDGE TODAY

Queensridge is challenged by safety/security issues, tired amenities/facilities and nearby retail vacancies that in aggregate, have led to waning desirability and deteriorating property values.

QUEENSRIDGE TODAY

The Community is Not Secure

Due to the public golf course, open flow culverts and low perimeter walls, Queensridge is especially vulnerable to crime.

Solution:

1. Installation of underground drainage culverts
2. Construction of a 10' wall along the perimeter of The Preserve and The Seventy
3. Increasing the height of existing perimeter walls

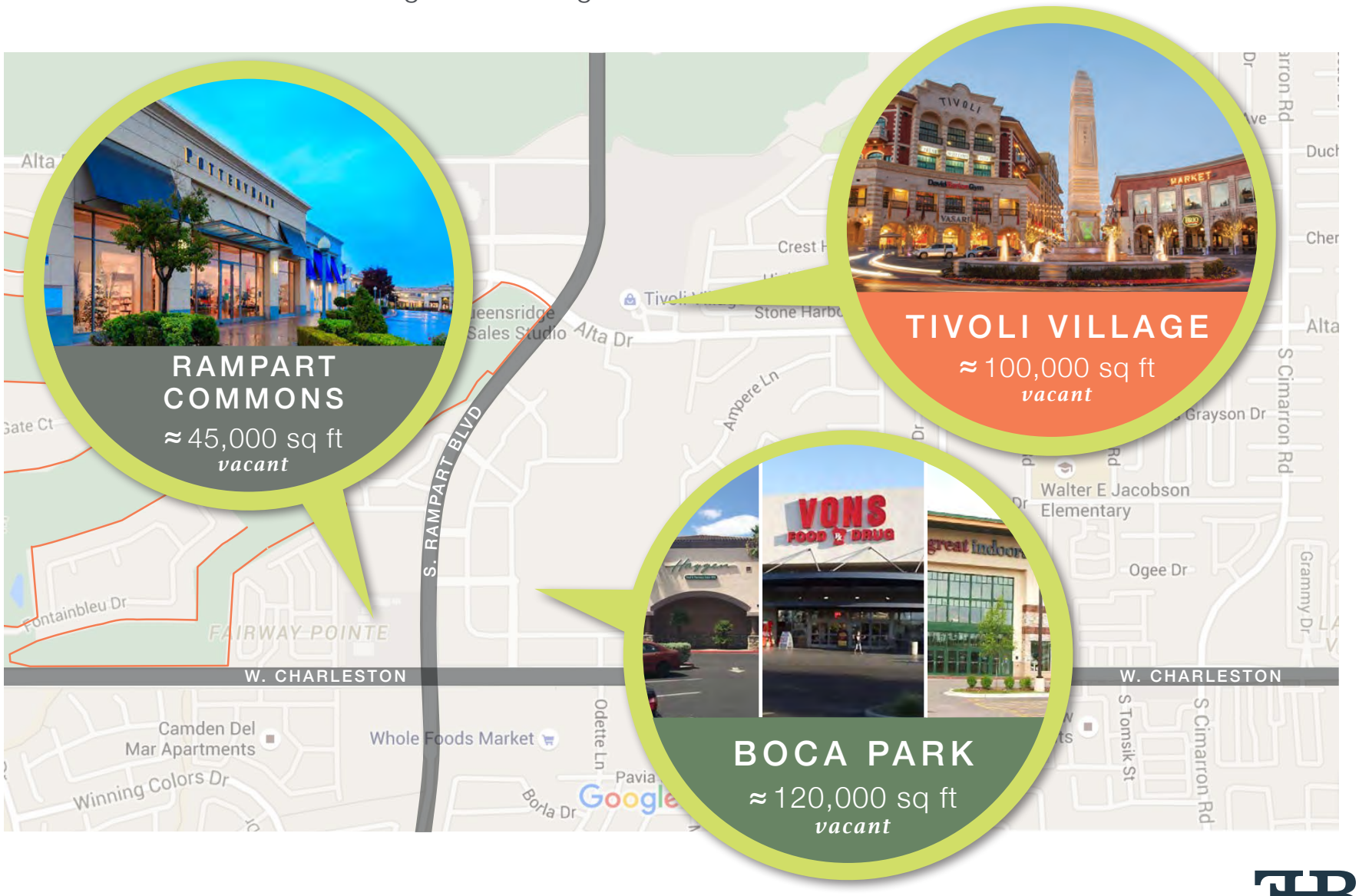
27% of secured perimeter

EHB COMPANIES

LO 0034791
AA0504

QUEENSRIDGE TODAY

Significant Neighborhood Retail Vacancies



Great neighborhoods are defined by great retail

EHB COMPANIES

LO 0034792
AA0505

QUEENSRIDGE TODAY

Lagging Property Values

	AVERAGE SALES PRICE PER SQ FT*	% DIFFERENCE TO QUEENSRIDGE
QUEENSRIDGE	$195	--
THE RIDGES	$363	↑ 86%
RED ROCK COUNTRY CLUB	$265	↑ 35%
CANYON FAIRWAYS	$222	↑ 14%
TOURNAMENT HILLS	$221	↑ 13%

**Between 2012-mid 2015 (precedes development announcement)*

EHB COMPANIES

LO 0034793
AA0506

IN
ADDITION

FEMA FLOOD ZONE

Only 25% in Designated Flood Plain

In 2006 EHB Cos. was awarded the Box Culvert Project of the Year.

EHB COMPANIES

LO 0034795
AA0508

PROPERTY GRADING

A Balanced Site

GCW
ENGINEERS \ SURVEYORS

February 18, 2016

Mr. Frank Pankra
President
EHB Companies
1215 S. Ft. Apac
Las Vegas, NV 8

RE: Badlands

Dear Frank,

Based upon preliminary site plans and our preliminary grading and earthwork calc ions at this time, it is our professional opinion that the project site can and should be designed su that import fill material will not be necessary. I would add that it is our belief that we will be able o design a grading and drainage plan that will provide a balance between the earthwork material tha will need to be excavated and the earthwork material that will be used as embankment. Therefore, the need for the transport of earthwork materials, during the site grading operation, in or out of site should not be necessary.

Cordially,

GCW, Inc.

Mark J Fakler, PE
Vice President.

Cc – James Duddlesten, PE

Therefore, the need for the transport of earthwork materials, during the site grading operation, in or out of site should not be necessary.

Not one truck will enter or leave the Property with fill dirt.

EHB COMPANIES

LO 0034796
AA0509

WE ENCOURAGE YOU TO CONTACT US with any additional questions or concerns.

To schedule a time to speak

or meet, please contact

Jennifer Knighton at **702-940-6930**

or **jknighton@ehbcompanies.com**

EHB
COMPANIES

LO 0034797

AA0510

EXHIBIT “Z”

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

November 24, 2015

Mr. Tom Perrigo, Planning Director
Mr. Peter Lowenstein, Planning Section Manager
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Alta/Rampart Justification Letter for GPA, Rezoning and SDR

Dear Mr. Perrigo and Mr. Lowenstein,

We hereby submit a request for a:

- General Plan Amendment (GPA);
- Rezoning; and
- SDR.

General Plan Amendment

The subject property represents a 17.49 acre portion ("17 Acres") at the Alta/Rampart corner of a 70.52 acre parcel (the "Land"). The Land's zoning designation is R-PD7 and under the General Plan is PR-OS. The 17 Acres is in the process of being subdivided into a separate parcel and will have its own APN.

- **We are requesting that the General Plan classification on the 17 Acres be changed from PR-OS to H.**

The Land is NOT A PART of any common interest community CC&Rs, nor is it permitted as annexable property with the CC&Rs of adjacent properties, nor is it in any way under the control of the HOAs in the adjacent properties.

The City of Las Vegas Unified Development Code provides in Section 19.10-050 (C) [in pertinent part and emphasis added]:

1. *Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. ....*

2. *For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.*

3. *For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.*

The 17 Acres are adjacent to the One Queensridge Place high rise condominium towers and the Sir Williams Court office complex and event center. **The proposed project on the 17 Acres is comparable, in terms of development type, to the adjacent properties.**

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

REZONING
In conjunction with the GPA:

- **We are requesting that the zoning on the 17 Acres be changed from R-PD7 to R4.**

SDR
In conjunction with the GPA and Rezoning requests as described above, a simultaneous SDR is being submitted. This yet to be named 720 Unit luxury rental condominium project, located at the southwest corner of Rampart Boulevard and Alta Drive will fulfill a much needed residential niche in this huburb.

The project:

- Particulars are reflected in the various Exhibits provided in conjunction with this filing.
- Comprises 17.49 acres.
- Will consist of up to 720 dwelling units with a planned mix, (which mix may slightly vary as construction documents are prepared and finalized), of 5% Studios, 55% One-Bedrooms, 35% Two-Bedrooms and 5% Three-Bedrooms. The units will be housed in four 4-four story, Type-V buildings.
- Has four buildings configured so that the units are wrapped around three or more sides of multilevel parking; these parking structures are in lieu of typical less appealing exterior parking fields at-grade. This design allows for more intimate outdoor open spaces nestled among building wings and fingers that extend out from the main linear portions of the buildings creating a resort like setting. The buildings will also contain courtyard-like reliefs.
- The 17.49 acres lay significantly below the podium elevation of One Queensridge Place. Its design utilizes the land's unique topography to maintain the top of the projects buildings at an elevation of not higher than 2,748', the same elevation as the podium level of the adjacent One Queensridge Place condominiums.
- Primary "entry driveway" off Rampart Boulevard is at the center of the site, running westerly arriving at the complex's office and main recreation area with a single-story clubhouse as its terminus. Two additional, amenity areas are provided to serve the open space and recreation needs of the project residents.
- Contains a northeast-southwest "main street" that will continue to the west connecting into Alta through Clubhouse Drive.
    - The northeast-southwest "main street" intersects with the "entry driveway" forming a traffic circle and establishing an urban pedestrian and vehicular thoroughfare that promotes site connectivity and continuity.

Taking cues from the adjacent One Queensridge Place condominiums architecture and landscape designed in a decidedly French/Art Nouveau style, the proposed architectural style for this yet to be named project is inspired by the late 19th century Parisian Second Empire style. This eclectic mix of earlier European styles is primarily known for its use of steep Mansard roofs often articulated with a single or double row of playful dormers, a clear definition of base, middle and top, and the use of projecting balconies, "Juliettes", as well as decorative railing.

Landscaping will be commensurate with the same plant types as One Queensridge Place to provide continuity among the adjacent properties.

The French architectural influences along with this proposed "urban" residential lifestyle will greatly complement the existing mix of uses in the project's vicinity including Tivoli Village at Queensridge, Boca Park, Suncoast and One Queensridge Place. The contribution of this project to this huburb is a significant creation of a truly pedestrian-oriented, mixed-use environment, one that encourages residents to leave their cars behind and experience a lifestyle focused on walkability, sustainability, and a healthy balance of live, work, and play all in close proximity.

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Key Factors in Support:

- The project fills a void, left in the marketplace due to the recession, for quality condominium projects;
- The utilities are already available in and around the property;
- The project is suitable for the available traffic capacity in the area;
- Public transportation is readily available at the Alta/Rampart intersection;
- Mutually beneficial to commercial and retail businesses at corner of Alta/Rampart; and
- Comparable and complementary to adjacent properties.

Thank you in advance for the City's consideration. We look forward to working with the City and our neighbors in bringing this project to the community.

Seventy Acres LLC

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

By: _____
Name: Yohan Lowie
Its: Manager
Date: 11 24 15

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT (GPA)

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use** _____

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 17.49 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz
Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931
City Las Vegas **State** Nevada **Zip** 89117
E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz
Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931
City Las Vegas **State** Nevada **Zip** 89117
E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. **Contact** Cindie Gee
Address 1555 South Rainbow **Phone:** (702) 804-2107 **Fax:** (702) 804-2299
City Las Vegas **State** Nevada **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* V DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

Leeann Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	GPA-62387
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

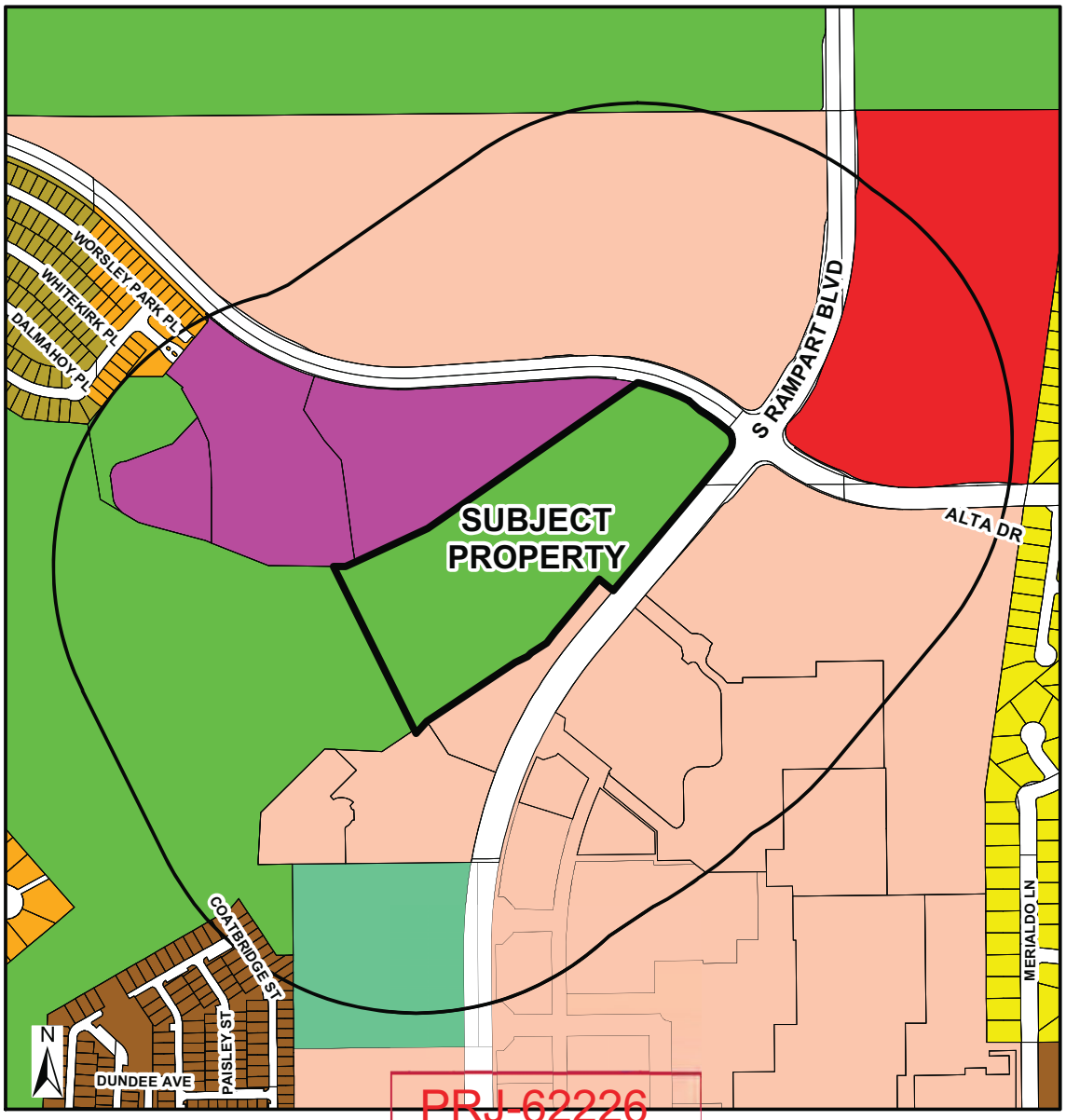
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

BR-62226
11/30/15

Revised 10/27/08

depot\Application Packet\Application Form.pdf

GPA-62387



PRJ-62226
12/10/15

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM PR-OS TO H

GPA-62387

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, December 10, 2015

CLV65-000450
0450

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CHANGE ZONE

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use** _____

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 17.49 **Lots/Units** 1 **Density** _____

Additional Information _____

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Property Owner Signature* V. DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

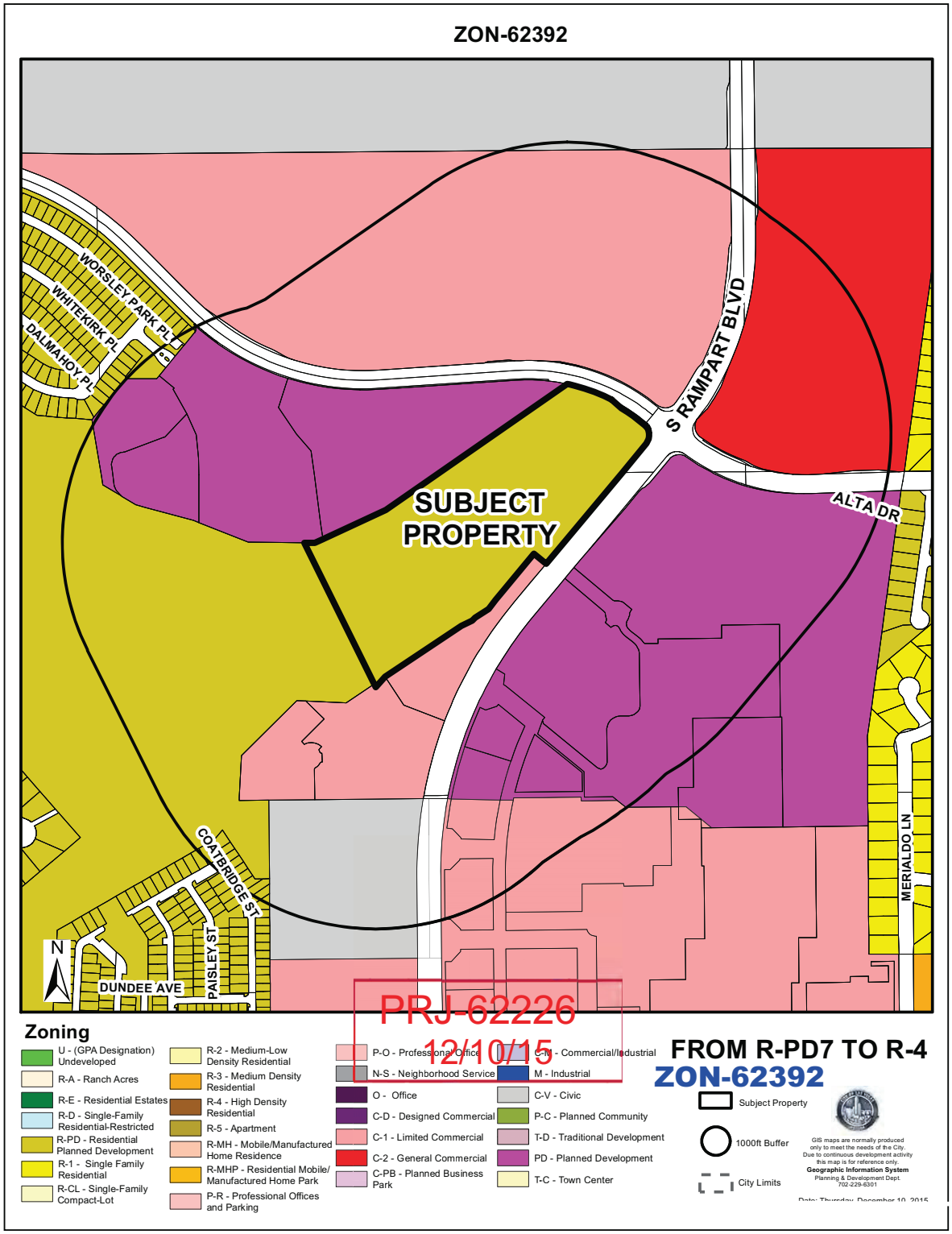
FOR DEPARTMENT USE ONLY

Case #	ZON-62392
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.

PDR-62326
11/30/15

Revised 10/27/08 \depot\Application Packet\Application Form.pdf


ZON-62392
WORSLEY PARK PL
WHITEKIRK PL
DALMAHOY PL
S RAMPART BLVD
ALTA DR
SUBJECT PROPERTY
MERIALDO LN
COATBRIDGE ST
PAISLEY ST
DUNDEE AVE
N
PRJ-62226
12/10/15
Zoning
U - (GPA Designation) Undeveloped
R-A - Ranch Acres
R-E - Residential Estates
R-D - Single-Family Residential-Restricted
R-PD - Residential Planned Development
R-1 - Single Family Residential
R-CL - Single-Family Compact-Lot
R-2 - Medium-Low Density Residential
R-3 - Medium Density Residential
R-4 - High Density Residential
R-5 - Apartment
R-MH - Mobile/Manufactured Home Residence
R-MHP - Residential Mobile/ Manufactured Home Park
P-R - Professional Offices and Parking
P-O - Professional Office
N-S - Neighborhood Service
O - Office
C-D - Designed Commercial
C-1 - Limited Commercial
C-2 - General Commercial
C-PB - Planned Business Park
C-M - Commercial/Industrial
M - Industrial
C-V - Civic
P-C - Planned Community
T-D - Traditional Development
PD - Planned Development
T-C - Town Center
FROM R-PD7 TO R-4
ZON-62392
Subject Property
1000ft Buffer
City Limits
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW (SDR)

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use** _____

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 17.49 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz
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Property Owner Signature* V Dettart

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

Print Name Vickie Dettart

Subscribed and sworn before me

This 23 day of November, 20 15.

Leeann Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	SDR-62393
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.

SDR-62393
11/30/15

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Revised 10/27/08

SDR 62393
Seventy Acres, LLC

SWC Alta Drive and Rampart Boulevard

Proposed 720 unit multi-family residential development.

Proposed Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	720	6.65	4,788
AM Peak Hour			0.51	367
PM Peak Hour			0.62	446

Existing traffic on all nearby streets:

Alta Drive	
Average Daily Traffic (ADT)	13,388
PM Peak Hour (heaviest 60 minutes)	1,071

Rampart Boulevard	
Average Daily Traffic (ADT)	45,325
PM Peak Hour (heaviest 60 minutes)	3,626

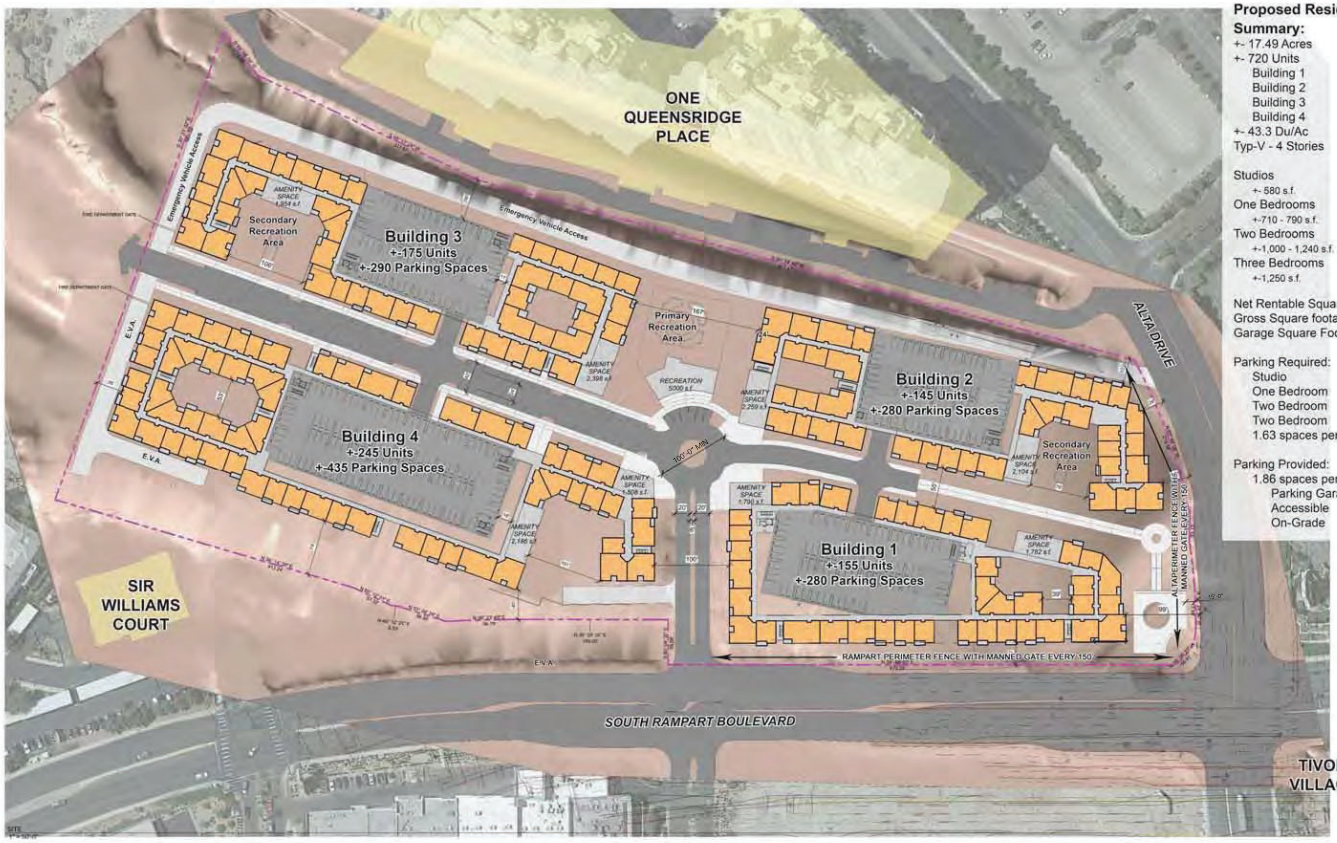
Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Alta Drive	34,500
Rampart Boulevard	51,800

This project will add approximately 4,788 trips per day on Alta Dr. and Rampart Blvd. Alta is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes.

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



Proposed Residential Summary:

+- 17.49 Acres
+- 720 Units

Building 1	156 Units
Building 2	151 Units
Building 3	174 Units
Building 4	239 Units

+- 43.3 Du/Ac
Typ-V - 4 Stories

Studios (+- 580 s.f.)	37 Units	5.1%
One Bedrooms (+-710 - 790 s.f.)	387 Units	53.8%
Two Bedrooms (+-1,000 - 1,240 s.f.)	262 Units	36.4%
Three Bedrooms (+-1,250 s.f.)	34 Units	4.7%

Net Rentable Square Footage	+-619,300 s.f.
Gross Square footage	+-899,838 s.f.
Garage Square Footage	+-480,500 s.f.

Parking Required:	1,179 Spaces
Studio	1.25 sp. + .17 guest
One Bedroom	1.25 sp. + .17 guest
Two Bedroom	1.75 sp. + .17 guest
Two Bedroom	2.00 sp. + .17 guest
1.63 spaces per Unit	

Parking Provided:
1.86 spaces per Unit (+-1,350 Spaces)

Parking Garage	1,273 Spaces
Accessible	27 Spaces
On-Grade	50 Spaces

ARCHITECTURAL SITE PLAN

MVE + PARTNERS

SEVENTY ACRES LLC

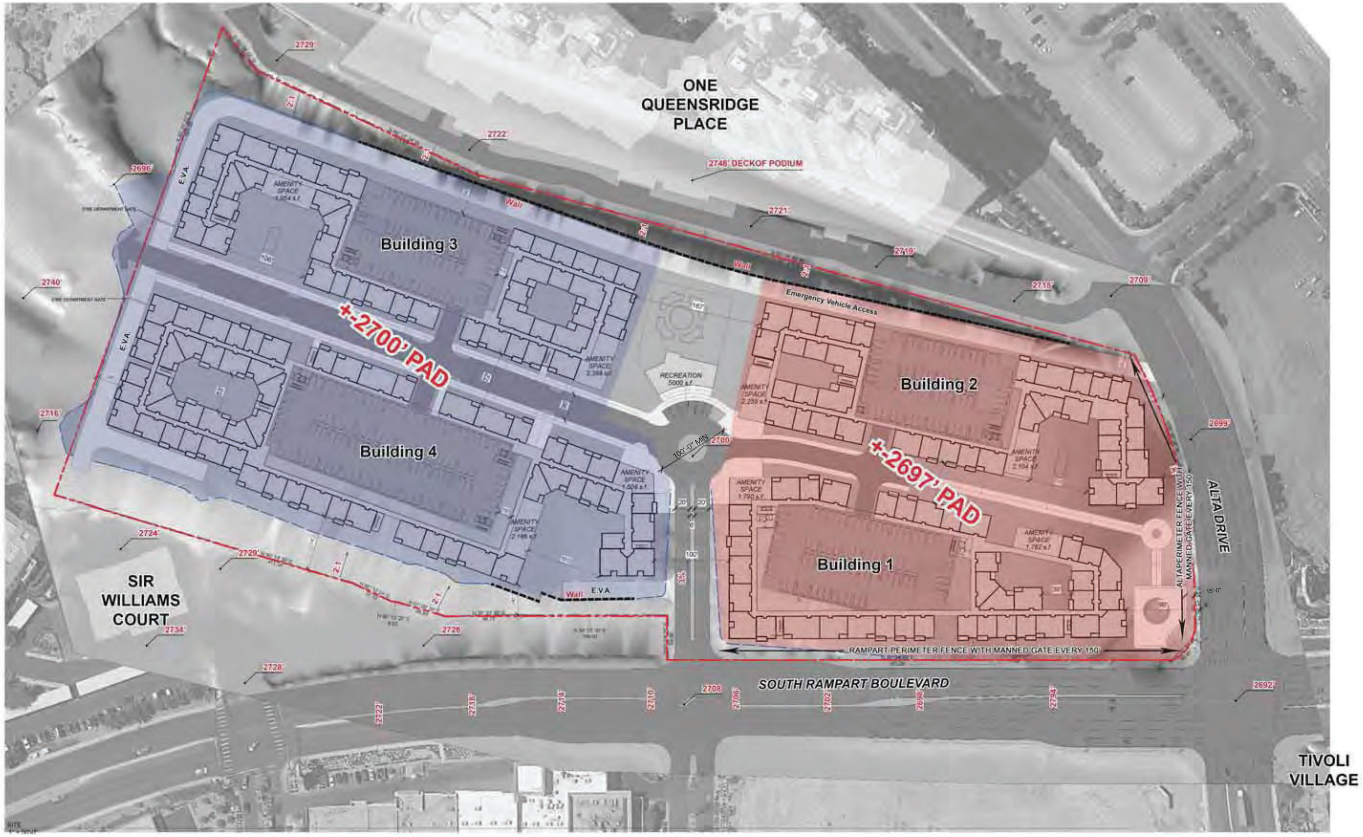
Rampart & Alta Condominiums
LAS VEGAS, NEVADA

(1"=50'0") WHEN PRINTED @ 30"X42"

NOVEMBER 24, 2015

A-2

GPA-62387, ZON-62392 and SDR-62393 - REVISED



GRADING EXHIBIT

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

A-3

NOVEMBER 24, 2015

(1"=50'0") WHEN PRINTED @ 30"X42"

GPA-62387, ZON-62392 and SDR-62393 - REVISED

LANDSCAPE PLAN

JCA Landscape Architecture & Master Planning www.jcala.com 702-499-0752

SILVERLANDS INC.

SEVENTY ACRES LLC

Rampart & Alta Condominiums

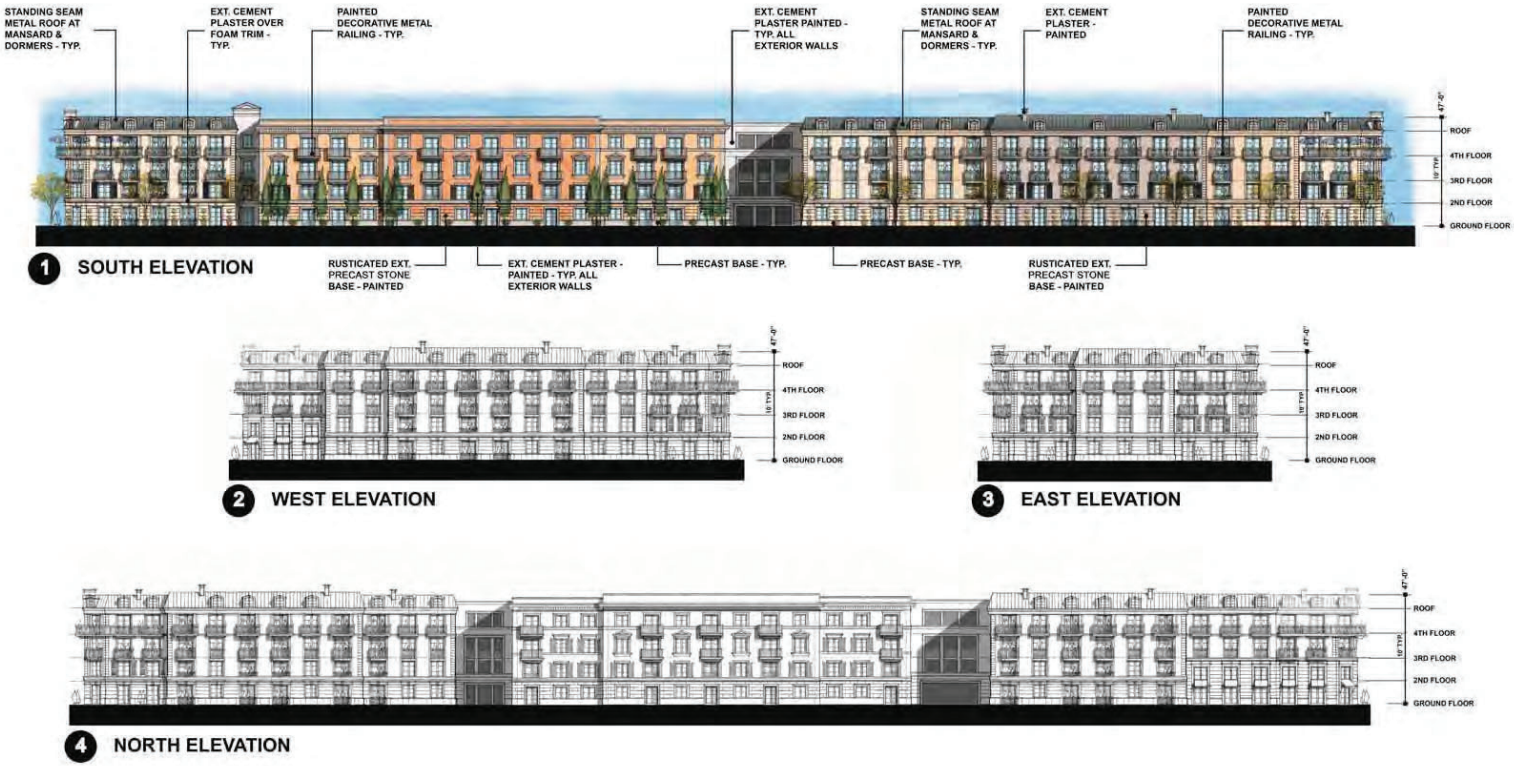
LAS VEGAS, NEVADA

NOVEMBER 24, 2015

PRJ-62226 12/21/15

L-1

GPA-62387, ZON-62392 and SDR-62393 - REVISED



ELEVATIONS BUILDING 1

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

NOVEMBER 24, 2015

A-4

TMS 62220
11/30/15

GPA-62387, ZON-62392 and SDR-62393

ELEVATIONS BUILDING 2

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

BR-I-62326 11/30/15

NOVEMBER 24, 2015

A-5

PRJ-62226
11/30/15

ELEVATIONS BUILDING 4

MVE + PARTNERS

SEVENTY ACRES LLC

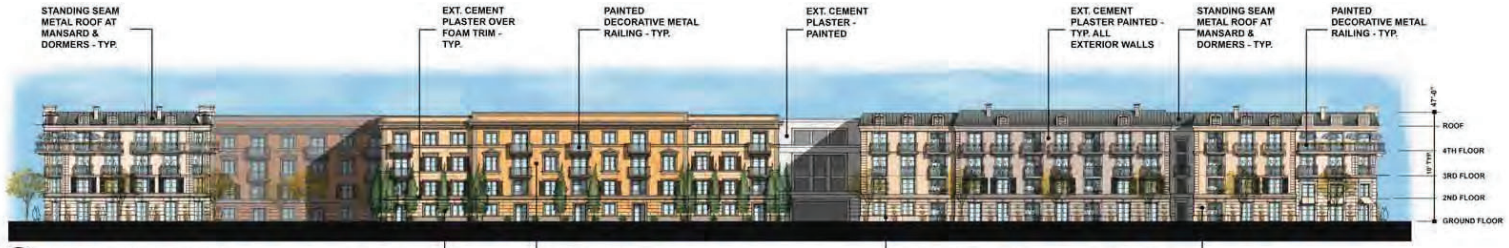
Rampart & Alta Condominiums

LAS VEGAS, NEVADA

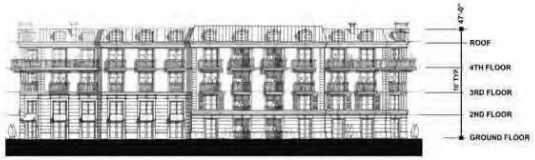
NOVEMBER 24, 2015

A-7

GPA-62387, ZON-62392 and SDR-62393

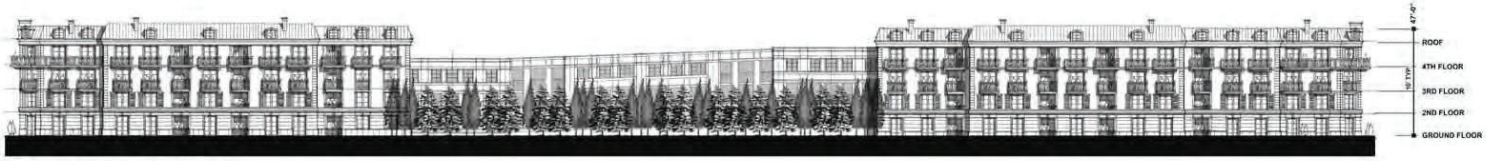


9 SOUTH ELEVATION



10 EAST ELEVATION

11 WEST ELEVATION



12 NORTH ELEVATION

13 LEASING - SOUTH ELEVATION

ELEVATIONS BUILDING 3 & LEASING/ RECREATION

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

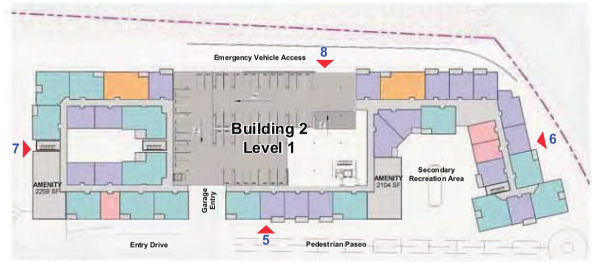
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

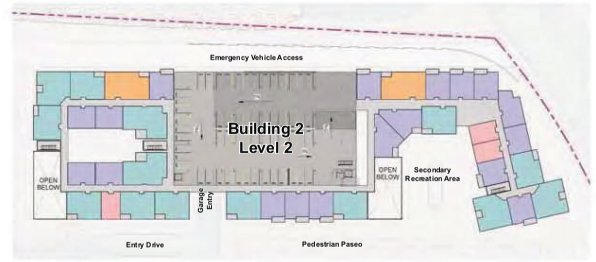
PB-L-62226
11/30/15

NOVEMBER 24, 2015

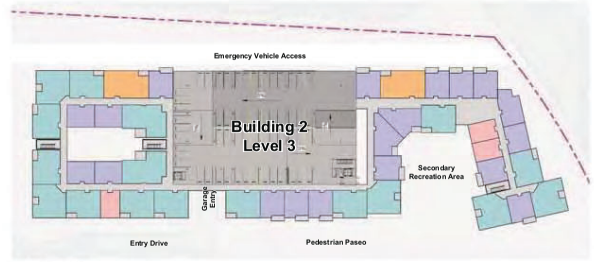
A-6



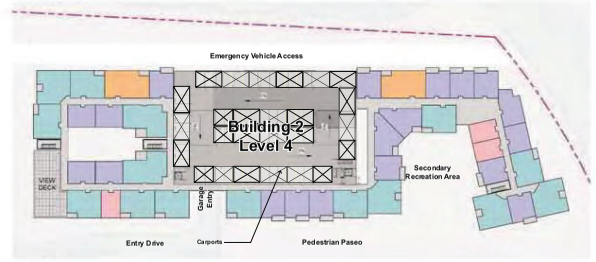
1 LEVEL 1 - BUILDING 2
1" = 120'-0"



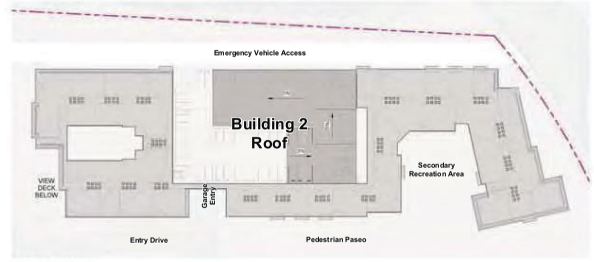
2 LEVEL 2 - BUILDING 2
1" = 40'-0"



3 LEVEL 3 - BUILDING 2
1" = 40'-0"



4 LEVEL 4 - BUILDING 2
1" = 40'-0"



6 ROOF - BUILDING 2

STUDIO
ONE BEDROOM
TWO BEDROOM
THREE BEDROOM

COMPOSITE FLOOR PLANS - BUILDING 2

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

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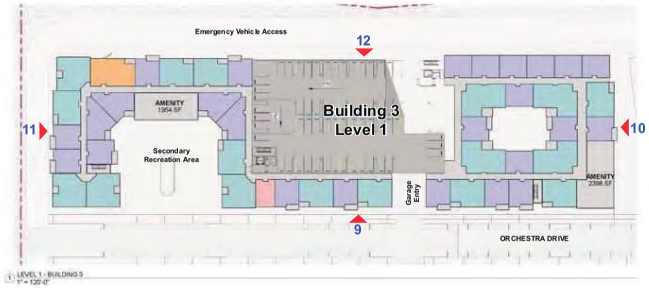

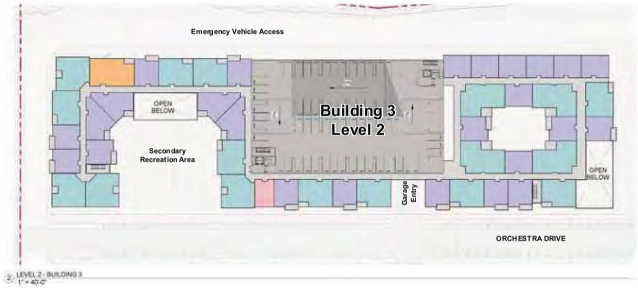

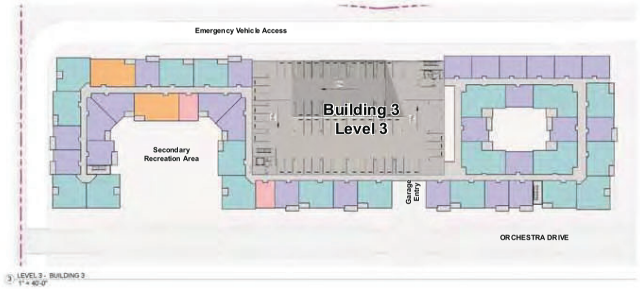

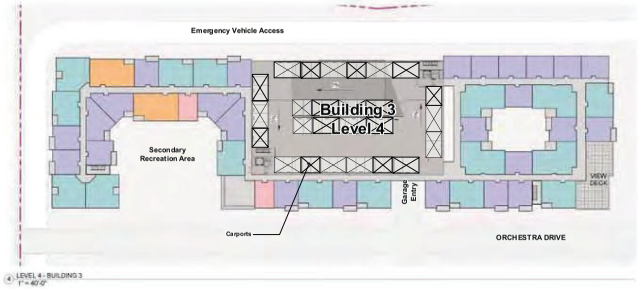

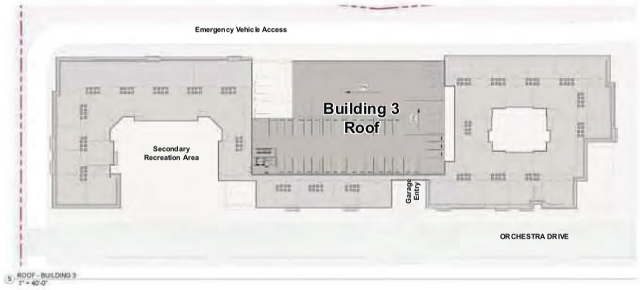

STUDIO
ONE BEDROOM
TWO BEDROOM
THREE BEDROOM

COMPOSITE FLOOR PLANS - BUILDING 3

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

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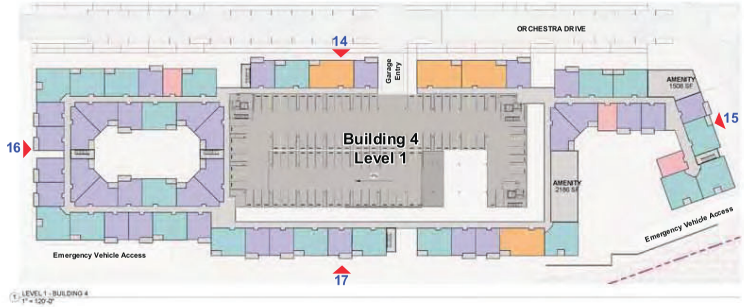

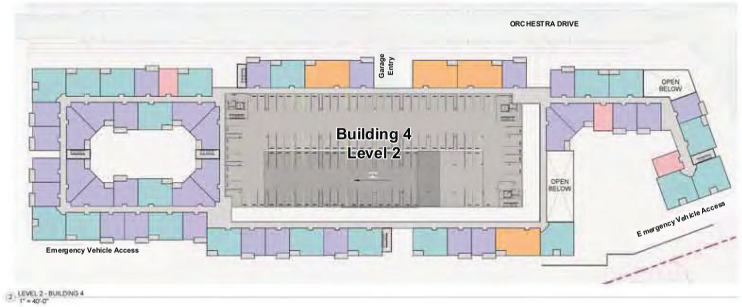

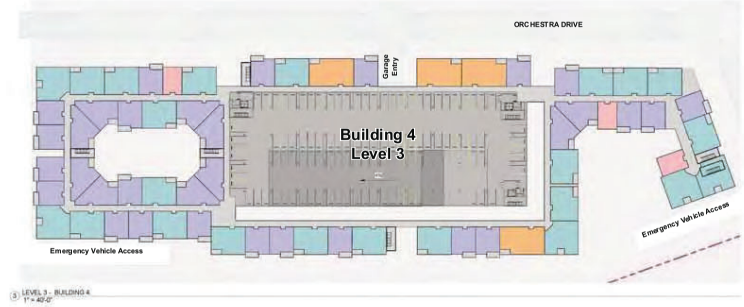

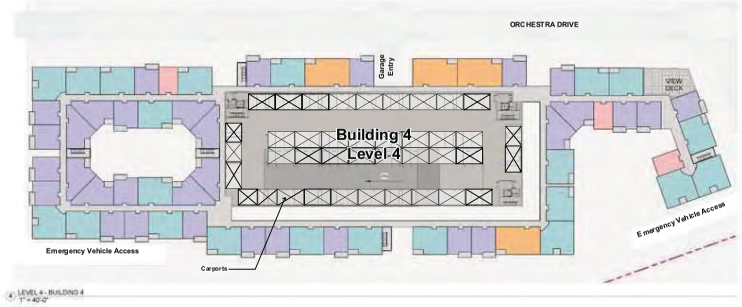

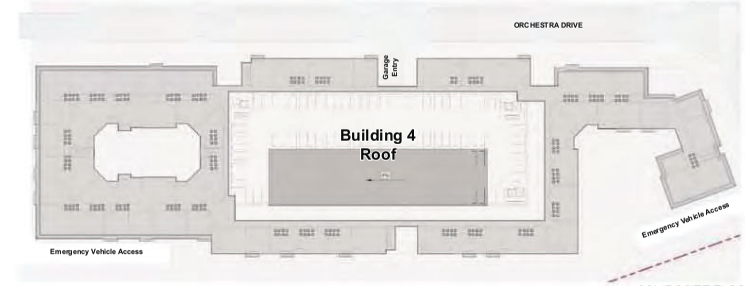

STUDIO
ONE BEDROOM
TWO BEDROOM
THREE BEDROOM

COMPOSITE FLOOR PLANS - BUILDING 4

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

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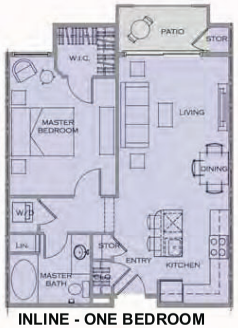
INSIDE CORNER - ONE BEDROOM



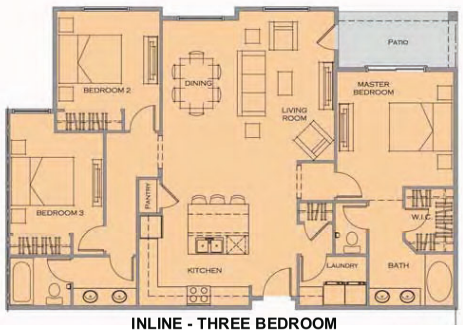
INLINE - ONE BEDROOM

OUTSIDE CORNER - THREE BEDROOM

INLINE - ONE BEDROOM

OUTSIDE CORNER - TWO BEDROOM

INLINE - TWO BEDROOM



INLINE - THREE BEDROOM

TYPICAL UNIT PLANS

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PRJ-62226

NOVEMBER 24, 2015

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GPA-62387, ZON-62392 and SDR-62393

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/28/2015 **Application Number** PRJ 62226 **Entity** LV

Company Name Seventy Acres, LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Orchestra Village

Project Description Rampart & Charleston

APN's 138-32-301-005, 006

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.196 =	0	x 0.101 =	0	x 0.137 =	0
Multi-Family Units (2)	720	x 0.140 =	97	x 0.058 =	40	x 0.064 =	45
Resort Condo Units (3)							
Total			97		40		45

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Bonner ES	765 Crestdale Lane	K-5	584	856	12/01/15
Rogich MS	235 N. Pavilion Center Dr	6-8	1664	1772	12/01/15
Palo Verde HS	333 S. Pavilion Center Dr	9-12	2944	3076	12/01/15

*** CCSD Comments** Bonner Es, Rogich MS and Palo Verde HS are over capacity for the 2015-16 school year. Bonner ES is at 151.03% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Rogich MS is at 106.58% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Palo Verde is at 104.59% Enrollment plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved ☐ Disapproved

GPA-62387, ZON-62392 and SDR-62393