IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA.

Appellant,

VS.

180 LAND CO., LLC, A NEVADA LIMITED-LIABILITY COMPANY; AND FORE STARS. LTD., A NEVADA LIMITED-LIABILITY COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-LIABILITY COMPANY: AND FORE STARS. LTD., A NEVADA LIMITED-LIABILITY COMPANY.

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA,

LAW OFFICES OF KERMITT L. WATERS

Respondent/Cross-Appellant.

No. 84345

Electronically Filed Aug 25 2022 08:32 p.m. Elizabeth A. Brown Clerk of Supreme Court

No. 84640

JOINT APPENDIX, **VOLUME NO. 128, Pt. 15**

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estimates of tax revenues that could be potentially generated from the project. Since the Project is located in the CLV, RCG made the estimation of the fiscal benefits specifically to the CLV a priority within this analysis.

B. SUMMARY OF FISCAL BENEFITS

- Retail Sales & Use tax revenue for the CLV from construction materials purchased to build the entire Project is estimated to total \$23,150,000 (\$23.1 million-rounded).
- Retail Sales & Use tax revenue for the CLV from construction employees' personal spending is projected at \$3,441,000 (\$3.4 million-rounded) over the course of the Project's construction period.
- Real Property Taxes accruing the CLV associated with the Project's development is estimated at an average annual \$3,411,000 for 20 years for a total of \$68,219,000 (\$68.2 million-rounded) over the 20-year period.
- Retail Sales & Use tax revenue for the CCSD from construction materials purchased to build
 the entire Project is estimated to total \$26,915,000 (\$26.9 million-rounded).
- Retail Sales & Use tax revenue for the CCSD from construction employees' personal spending is projected at \$4,000,000 (\$4.0 million-rounded) over the course of the Project's construction period.
- Real Property Taxes accruing the CCSD associated with the Project's development is estimated at an average annual \$4,208,000 for 20 years for a total of \$84,162,000 (\$84.2 million-rounded) over the 20-year period.

Note: All tax revenues herein have been adjusted to 2016 values.

C. RETAIL SALES & USE TAX ESTIMATION

In Clark County, retail sales are subject to an 8.1-percent Sales & Use tax. The revenues generated from this tax go to the State General Fund, school funds and city-county relief funds. The amount

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redistributed back to the counties and cities is based on a statutory formula. During the past 10 years, the CLV has received, on average, 27.6 percent of the available taxes to be apportioned to local governments, meaning the effective tax rate of all retail sales for the CLV is 2.24 percent (8.1%*27.6%). Tables 3-1 and 3-2 provide a breakdown of the effective tax rate used in this section to estimate the tax revenues gained by the CLV.

Part of the Sales & Use tax – the Local School Support Tax – is directly apportioned to the CCSD. Of the 8.1 percent tax, 2.6 percent is earmarked for the CCSD (see Table III-2).

Table III-1: Total Consolidated Tax Revenue Distribution: 10-Year Average

FY		Clark County	City of LV	Apportionment to CLV
Year 1	2006	\$965,540,785	\$264,253,250	27.4%
Year 2	2007	\$965,394,425	\$263,249,775	27.3%
Year 3	2008	\$921,882,771	\$250,913,934	27.2%
Year 4	2009	\$795,615,653	\$219,964,997	27.6%
Year 5	2010	\$720,280,801	\$201,518,649	28.0%
Year 6	2011	\$755,274,367	\$207,962,167	27.5%
Year 7	2012	\$792,307,045	\$221,315,602	27.9%
Year 8	2013	\$833,356,973	\$232,992,158	28.0%
Year 9	2014	\$888,243,641	\$245,704,996	27.7%
Year 10	2015	\$950,340,990	\$261,542,205	27.5%
10-Year A	verage			27.6%

Source: NV Department of Taxation. As of February 2016.

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Table III-2: Sales & Use Tax Rates - Clark County

Description	Tax Rate
Minimum Statewide Tax Rate	
Sales Tax	2.00%
Local School Support Tax (to CCSD)	2.60%
Basic City-County Relief Tax	0.50%
Supplemental City-County Relief Tax	1.75%
<u>Option Taxes</u>	
Public Mass Trans; Construction; Air Quality	0.50%
Control of Floods	0.25%
Infrastructure	0.25%
Special and Local Acts	
Clark County Sales & Use Tax Act of 2005	0.25%
Combined Sales & Use Tax	8.10%
40 4 4 11 11 11 11 11 11 11 11 11 11 11 11	27.60/
10-year Average Apportionment to CLV (from Table III-1)	27.6%
Effective Tax Rate Apportioned to CLV	2.24%

Source: NV Department of Taxation. As of February 2016.

In Nevada, construction contractors are considered the consumers of all materials used in fulfilling a construction contract for improvement to real property. A construction contractor owes either sales tax or use tax on the cost of the materials used to fulfill a construction contract.

Construction materials purchased by construction companies for use on the Project and its components will be subject to the retail Sales & Use tax, as will personal tangible property purchased by these companies and their employees.

RETAIL SALES & USE TAX REVENUE FROM CONSTRUCTION MATERIALS PURCHASED

The results of retail Sales & Use tax revenue from construction materials purchased for the Products are presented in Table III-3 at the end of this section.

The following assumptions and calculations were used in RCG's analysis:

Total Construction Expenditures: FSL provided expected construction costs for the all phases of development.

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- ★ Total Labor Costs: The IMPLAN software was used to estimate the percentage of project costs spent on construction materials versus labor costs, and from there a total labor cost figure was provided.
- Construction Materials Cost: It is assumed that the remainder of construction costs after paying labor wages is spent on construction materials.
- □ Percent Taxable: This column represents costs of construction materials subject to Sales &
 Use tax. In Nevada, 100 percent of construction materials cost is subject to Sales & Use tax.
- ★ Total Estimated Sales Tax Revenue: Estimated total Sales & Use tax revenue from construction materials purchased was calculated by multiplying the taxable share of construction materials cost (100%) by Clark County's sales tax rate of 8.1 percent.
- Estimated Tax Revenue Apportionment to the CLV and the CCSD: Estimated total Sales & Use tax revenue from construction materials purchased was calculated by multiplying the taxable share (100%) of construction materials cost by the estimated effective tax rate to the CLV (2.24%), and by the 2.6 percent tax rate for the CCSD, both found in Table III-2.

Using the effective sales tax rate, the total estimated Sales & Use tax revenues gained by the CLV from the construction purchases and activities of the project is \$23,150,000.

For the CCSD, the total estimated Sales & Use tax revenues from the construction purchases and activities of the project is \$26,915,000.

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Table III-3: Sales & Use Tax Revenues from Construction Purchases

Figure	Value
Total Construction Expenditures	\$1,517,868,816
Less: Labor Costs (Estimated from EBA/IMPLAN)	\$482,692,776
Expenditures on Materials and Equipment	\$1,035,176,040
Percent Taxable	100.0%
Clark County Combined Sales & Use Tax Rate	8.10%
Total Estimated Tax Revenue	\$83,849,259
Apportionment of Estimated Tax Revenues:	
Estimated Tax Rate Apportionment to CCSD (From Table 2)	2.60%
Estimated Tax Revenue Apportionment to CCSD	\$26,914,577
Estimated Tax Rate Apportionment to CLV (From Table 2)	2.24%
Estimated Tax Revenue Apportionment to CLV	\$23,149,798

Sources: FSL, IMPLAN, NV Department of Taxation.

RETAIL SALES & USE TAX REVENUE FROM CONSTRUCTION EMPLOYEES' PERSONAL SPENDING

The results of retail Sales & Use tax revenue from construction employees' personal spending are presented in Table III-4 at the end of this section.

The following assumptions and calculations were used in this analysis:

- # *Employee's Labor Income:* Construction employees' (direct jobs) income was estimated using the IMPLAN software.
- # Percent Income Spent on Consumption: The percentage of the 2016 Peccole Ranch Masterplan projects' construction employees' income spent on personal consumption was estimated to be 85 percent, based on spending data obtained through Bureau of Economic Analysis ("BEA").
- # Amount Spent on Consumption: The amount spent by the Project's construction employees on consumption was calculated by multiplying the Project's labor income by the percentage of income spent on consumption.
- Taxable Share of Consumption (%): RCG estimated the taxable sales' share of consumption at 50 percent, based on information provided in the BEA data. This percentage is a general estimate and not meant to be an exact representation of the actual Sales taxes paid by the

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employees that worked on the Project. The Sales & Use tax system in Nevada is quite complex with numerous exemptions and abatements. Accordingly, the data used herein are subject to these limitations and are meant only to reflect general consumer spending trends.

- **★** Taxable Share (\$): The taxable share of retail purchases was calculated by multiplying the amount spent on consumption by the taxable share.
- Value of Taxable Goods Purchased Locally: The value of taxable goods purchased locally was calculated by multiplying the taxable share of retail purchases by the assumed percentage of expenditures captured locally.
- ★ Total Estimated Sales Tax Revenue: The estimated total sales tax revenue from construction employees' personal spending is calculated by multiplying the value of taxable goods purchased locally by Clark County's sales tax rate.
- # Estimated Tax Revenue Apportionment to the CLV and the CCSD: The estimated total sales and tax revenue from construction employees' personal spending apportioned to the CLV and the CCSD is calculated by multiplying the total value of taxable goods purchased locally by the estimated effective tax rates from Table III-2 (2.24% for CLV and 2.6% for CCSD).

Using the effective sales tax rate, the total estimated Sales & Use tax revenues gained by the CLV from the construction employees' personal spending amounts to \$3,441,000. For the CCSD, that amount was \$4,000,000 (see Table III-4).

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Table III-4: Sales & Use Tax Revenue from Construction Employees' Personal Spending

Table III 4. Sales & OSE Tax Nevertae from Construction Emplo	yees reisonar spenanig
Figure	Value
Employees' Labor Income (from IMPLAN)	\$482,692,776
% Spent on Consumption	85.0%
\$ Amount Spent on Consumption	\$410,288,859
Taxable Share (%)	50.0%
Taxable Share (\$)	\$205,144,430
% Purchased Locally	75.0%
\$ Amount of Taxable Goods Purchased Locally	\$153,858,322
Clark County Sales & Use Tax Rate	8.10%
Total Estimated Tax Revenue	\$12,462,524
Apportionment of Estimated Tax Revenues:	
Estimated Tax Rate Apportionment to the CCSD	2.60%
Estimated Tax Revenue Apportionment to the CCSD	\$4,000,316
Estimated Tax Rate Apportionment to the CLV	2.24%
Estimated Tax Revenue Apportionment to the CLV	\$3,440,757

Sources: BEA, IMPLAN, NV Department of Taxation.

Table III-5 provides a total Sales & Use tax revenue forecast for the CLV from the construction activities and personal employee spending generated by the Project. In total, RCG estimates the CLV could potentially receive \$26,591,000 in tax revenues over the course of the Project's construction.

Table III-5: Estimated One-Time City of Las Vegas Sales & Use Tax Revenues

Source	Value
Estimated Tax Revenue Apportionment to CLV from Construction Purchases	\$23,150,000
Estimated Tax Revenue Apportionment to CLV from Project Employee Spending	\$3,441,000
Total CLV Sales & Use Tax Revenue	\$26,591,000

Sources: NV Department of Taxation, BEA, IMPLAN Totals may not add due to rounding.

Table III-6 provides a total Sales & Use tax revenue forecast for the CCSD from the construction activities and personal employee spending generated by the Project. In total, RCG estimates the CCSD will potentially receive \$30,915,000 in tax revenues over the course of the Project's construction.

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Table III-6: Estimated One-Time Clark County School District Sales & Use Tax Revenues

Table III-0. Estillated Offe-Time Clark County School District Sales & Ose	iax nevellues
Source	Value
Estimated Tax Revenue Apportionment to CCSD from Construction Purchases	\$26,915,000
Estimated Tax Revenue Apportionment to CCSD from Project Employee Spending	\$4,000,000
Total CCSD Sales & Use Tax Revenue	\$30,915,000

Sources: NV Department of Taxation, BEA, IMPLAN Totals may not add due to rounding.

D. REAL PROPERTY TAX ESTIMATION

The results of the 20-year annually recurring real property tax revenues from the redevelopment of the subject property into a mixed-unit residential project are presented in Table III-8 at the end of this section. The 20-year period covered consists of those years that include new land improvements due to the Project (2017-2036).

The following assumptions and calculations were used in this analysis:

- # Taxable Value of Land: The taxable value of land was obtained from the Clark County Assessor's records. The value of land in the first year of Table III-8 represents the aggregate value from the six parcels within the Project. It is assumed that the value of the land appreciates by 2.5 percent per year.
- Taxable Value of Improvements: The taxable value of improvements was also obtained from the Clark County Assessor's records and from the project cost schedule provided by FSL. The value of improvements in Year 0 of Table III-8 represents the aggregate value from the current improvements on the Project's six parcels. It is assumed that the value of the land appreciates by 2.5 percent annually. RCG also assumes that the project costs detailed in Table 2-1 increase the taxable value of improvements equal to the combined Products' total cost. RCG further assumes that all spending on improvements occurs at an average monthly rate over the timeframe of each specific project phase (for example, a project phase that requires \$1,000,000 spent over two years is assumed to spend \$41,667 each month) as detailed in the construction schedule found in Table 2-2.
- Depreciation Factor: As permitted by Nevada law, the taxable value of improved land is valued at present replacement cost less a depreciation factor of 1.5 percent for up to 50 years.

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- # *Taxable Value Total:* The taxable value total is calculated by summing the taxable value of land, improvements and the depreciation factor.
- # Assessed Value Total: The assessed value total is 35 percent of the taxable value total, as established by the Clark County Assessor.
- # Real Property Tax Revenues: The real property tax revenues is calculated by taking the FY 2015-2016 Clark County District 200 combined property tax rate (\$3.2782 per every \$100) multiplied by the Assessed Value Total. Table III-7 provides the current tax rates from the NV Treasurer's office.
- # Apportionment to City of Las Vegas: The apportionment to the CLV is determined by the share of property taxes collected by the CLV. Table III-7 provides the CLV property tax apportionment (\$1.0565 per every \$100). The apportionment is calculated by multiplying the Assessed Value total by the CLV property tax apportionment rate.
- ## Apportionment to Clark County School District: The apportionment to the CCSD is determined by the share of property taxes collected by the CCSD. Table III-7 provides the CCSD property tax apportionment (\$1.3034 per every \$100). The apportionment is calculated by multiplying the Assessed Value total by the CCSD property tax apportionment rate.
- # Apportionment to Other Public Entities: The apportionment to Other Public Entities is calculated by multiplying the remainder of the combined property tax rate (total rate less the CLV and CCSD apportionments \$0.9183 per every \$100) by the Assessed Value Total.

Table III-8 provides estimates of property tax revenue, subject to current rates, that will be gained by the CLV and the CCSD over a 20-year period. On average, annual property taxes collected by the CLV from the Project come to \$3,411,000. The estimated total property tax revenue over the 20-year period apportioned for the CLV is \$68,219,000.

Annual property taxes collected by the CCSD from the Project come to \$4,208,000 per year on average. The estimated total property tax revenue over the 20-year period apportioned for the CCSD is \$84,162,000. All values are given in 2016 dollars.

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Table III-7 Clark County District 200 Property Tax Rates

Table III-7 Clark County District 200 i Toperty	
Tax Source	Rate Percent
Assistance To Indigent Persons	0.1
Clark County Capital	0.05
Clark County Debt	0.0129
Clark County Family Court	0.0192
Clark County General Operating	0.447
County School Debt (Bonds)	0.5534
County School Maintenance & Operation	0.75
Indigent Accident Fund	0.015
Las Vegas City	0.6765
Las Vegas City Fire Safety	0.095
LV/Clark County Library	0.0942
LVMPD Emergency 911	0.005
LVMPD Manpower Supplement LV	0.28
State Cooperative Extension	0.01
State Of Nevada	0.17
Total Tax Rate	3.2782
Clark County School District Tax Rate (sum of blue)	1.3034
City of Las Vegas Tax Rate (sum of grey)	1.0565

Source: NV Treasurer's Office.

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72 City of las Vegas Clar (©1.0565/\$100) (© \$20,100 \$520,100 \$520,100 \$520,100 \$525,300 \$525,300 \$525,400 \$525,400 \$525,400 \$525,400 \$525,400 \$525,400 \$527,700 \$527,	Transle (July 2017 Transle (July 2017	An	ומסוב וויס: אכמו ויסףכו ל ימע אכעכוותם (בסיוכמו ויכוסק) אווותמוון אכעוווון		9		
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Year I \$7701,361 \$69,656,921 \$13,90,4576 \$69,053,606 \$22,168,900 \$255,200 \$255,200 \$255,200 \$255,200 \$255,200 \$250,200<			\$64,100	\$64,100	54,100	\$79,100	\$55, 700
Year I \$75,889 \$52,005,400 \$55,005,400 \$560,400 \$560,400 Year I \$75,888 \$236,118,421 \$(3,161,838) \$321,20,505,400 \$41,693,900 \$560,500 \$1,099,200 Year I \$75,888 \$236,118,421 \$(3,13,19),388 \$311,530,800 \$13,035,000 \$1,095,000 \$1,099,000 Year I \$793,528 \$580,724,828 \$511,230,800 \$523,403,000 \$23,030,000 \$23,030,000 \$23,030,000 Year I \$583,638 \$560,121,83 \$523,403,11 \$272,443,262 \$7,334,900 \$23,030,000				\$255,300	55,300	\$315,000	\$221,900
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Year I \$774,172 \$526,776,361 \$506,121,565 \$177,142,548 \$5,807,100 \$1,871,500 \$2,308,900 Year I \$793,526 \$666,624,888 \$532,009,065 \$638,409,319 \$223,443,502 \$2,360,700 \$2,312,400 <td></td> <td></td> <td></td> <td>\$1,373,800</td> <th></th> <th>\$1,694,900</th> <td>\$1,194,100</td>				\$1,373,800		\$1,694,900	\$1,194,100
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Year 8 5813.364 5796,866,516 (544,762,289) 5752,917,590 526,332,11,57 58,638,800 52,784,100 53,437,00 Year 9 \$883,688 \$908,111,163 (555,503,014) \$849,441,848 \$297,304,647 \$97,46,200 \$3,441,000 \$3,475,00 Year 11 \$884,541 \$1,139,013,336 (552,503,014) \$849,441,848 \$297,304,647 \$97,46,200 \$3,441,000 \$3,475,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,253,70 \$4,523,70 \$5,214,80 \$5,214,80 \$5,214,80 \$4,625,00 \$4,755,00 \$4,755,00 \$4,755,00 \$4,253,70 \$4,253,70 \$5,214,80 \$5,2				\$2,360,700		\$2,912,400	\$2,051,900
Year 10 \$883,688 \$908,111,163 (\$59,503,014) \$849,441,848 \$297,340,647 \$9,746,200 \$3,141,000 \$3,875,100 Year 11 \$884,541 \$1,021,316,928 (\$76,322,643) \$946,668,825 \$331,334,089 \$10,861,800 \$3,605,500 \$4,318,600 Year 12 \$887,504 \$1,139,013,38 (\$116,830,802) \$1,144,128,474 \$400,004,966 \$11,185,00 \$4,227,000 \$4,318,600 Year 12 \$897,802 \$1,238,11,654 (\$116,830,802) \$1,144,128,474 \$400,004,966 \$13,115,900 \$4,227,000 \$5,214,800 Year 13 \$920,247 \$1,381,604,930 \$(\$116,330,931) \$1,424,074,201 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005,597 \$14,243,005 \$14,243,005,507 \$14,243,005,507 \$14,243,005 \$14,243,005,507 \$14,243,005 \$14,243,005				\$2,784,100		\$3,434,700	\$2,419,900
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Year 13 \$920,247 \$1,381,604,930 \$(\$140,219,580) \$1,242,305,597 \$44,806,959 \$14,253,800 \$4,693,700 \$56,673,00 Year 14 \$943,253 \$1,507,486,039 \$(\$16,337,091) \$1,427,074,201 \$469,725,970 \$15,398,600 \$4,962,700 \$5,122,400 Year 15 \$966,834 \$1,600,833,414 \$(\$194,508,319) \$1,407,311,929 \$402,559,175 \$16,147,100 \$5,203,900 \$5,203,900 \$5,400,000 Year 15 \$1,600,833,411,200 \$1,436,508,1199 \$1,407,311,929 \$402,559,175 \$11,407,100 \$5,203,900 \$5,600,000 <td></td> <td></td> <td></td> <td>\$4,227,000</td> <th></th> <th>\$5,214,800</th> <td>\$3,674,100</td>				\$4,227,000		\$5,214,800	\$3,674,100
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Year 15 \$966,834 \$1,600,853,414 \$(\$194,508,319) \$14,07,311,929 \$492,559,175 \$16,147,100 \$5,203,900 \$6,420,000 Year 16 \$991,005 \$1,678,761,269 \$(\$224,552,446) \$1,455,199,828 \$509,319,940 \$16,696,500 \$5,381,000 \$5,588,000 \$6,638,500 Year 17 \$1,015,780 \$1,778,616,821 \$(\$226,545,510) \$1,500,943,77 \$5,288,033 \$1,7796,000 \$5,558,000 \$5,558,000 \$5,638,500 \$5,003,300 \$5,003,300 \$5,003,300 \$5,003,300 \$5,703,300				\$4,962,700		\$6,122,400	\$4,313,500
Year 16 \$991,005 \$1,678,761,269 \$(\$224,552,446) \$1,455,199,828 \$609,319,940 \$16,696,500 \$5,381,000 \$6,638,500 \$6,638,500 Year 17 \$1,015,780 \$1,778,616,821 \$(\$256,545,510) \$1,503,087,092 \$526,080,482 \$17,746,000 \$5,558,000 \$6,638,500 \$6,638,900 Year 18 \$1,015,780 \$1,7795,100 \$5,735,000 \$7,775,000 \$7,775,000 \$7,775,300 \$7,723,300 Year 19 \$1,007,204 \$1,504,780,300 \$1,508,738,333 \$1,508,736,000 \$5,133,000 \$7,440,000 Year 10 \$1,007,204 \$1,924,367,004 \$1,536,781,200 \$5,131,700 \$5,133,000 \$6,203,100 Year 20 \$1,007,204 \$1,994,576,645 \$1,630,886,45 \$57,081,103 \$6,213,300 \$5,120,300 \$6,210,300 Year 20 \$1,007,007 \$1,007,007 \$1,007,007 \$1,007,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007 \$6,210,007				\$5,203,900	-	\$6,420,000	\$4,523,200
Year 17 \$1,015,780 \$1,758,616,821 \$(\$256,545,510) \$1,503,087,092 \$55,000,082,822 \$1,7246,000 \$5,558,000 \$6,856,900 Year 18 \$1,041,175 \$1,804,468,761 \$(\$290,566,179) \$1,550,933,578 \$542,893,315 \$1,7795,100 \$5,735,000 \$7,033,300 Year 19 \$1,067,204 \$1,204,367,000 \$(\$326,083,838) \$1,589,738,318 \$1,594,770 \$5,735,000 \$7,733,300 Year 19 \$1,067,204 \$1,994,576,645 \$(\$364,781,884) \$1,630,888,645 \$570,811,026 \$1,038,300 \$5,440,000 Year 20 \$1,093,884 \$1,994,576,645 \$(\$364,781,884) \$1,630,888,645 \$570,811,026 \$1,934,311,000 \$5,203,000 Xea 21,093,884 \$1,994,576,645 \$1,994,576,645 \$1,994,576,645 \$1,994,888,645 \$570,811,026 \$1,994,888,000 \$3,411,000 \$4,208,100				\$5,381,000		\$6,638,500	\$4,677,100
Year 18 \$1,041,175 \$1,280,486,761 \$(\$290,566,179) \$1,550,943,757 \$542,830,315 \$1,7795,100 \$5,793,300 \$7,793,300 Year 19 \$1,067,204 \$1,924,367,000 \$(\$326,695,838) \$1,598,738,366 \$559,558,428 \$18,312,300 \$57,293,300 \$7,793,300 Year 20 \$1,093,884 \$1,994,576,645 \$(\$364,781,884) \$1,630,888,645 \$570,811,026 \$11,035,838 \$3411,000 \$3411,000 \$42,081,000 \$4				\$5,558,000		\$6,856,900	\$4,831,000
Year 19 \$1,033,884 \$1,924,367,000 \$326,695,838 \$1,5326,695,838 \$1,5326,695,838 \$1,5326,695,838 \$1,5326,695,838 \$1,5326,097,203,800 \$5,293,700 \$5,293,700 \$5,294,700 \$5,294,000 \$5,				\$5,735,000		\$7,075,300	\$4,984,800
. Year 20 \$1,093,884 \$1,994,576,645 (\$364,781,884) \$1,630,888,645 \$570,811,026 \$18,712,300 \$6,030,600 \$7,440,000 \$20.4ear Annual Average: \$10,583,800 \$3,411,000 \$4,208,100 \$20.7ear Total: \$211,676,800 \$68,219,300 \$84,162,000 \$3,411				\$5,911,700		\$7,293,300	\$5,138,400
\$10,583,800 \$3,411,000 \$4,208,100 \$211,676,800 \$68,219,300 \$44,162,000	20-Year Total: \$10,583,800 \$3,411,000 \$4,203,102,00 Sources: Clark County Assessor, NV Treasurer's Office, FSL, IMPLAN, Nevada Taxpayer's Association. Totals may not add due to rounding. I Construction costs used in this analysis may not necessarily be consistent with Marshall and Swift data used by the Clark County Assessor's office estimate taxable value of improvements. Also, assume that 100% of estimated project costs adds to Taxable Value. ###			\$6,030,600		\$7,440,000	\$5,241,800
\$211,676,800 \$68,219,300 \$84,162,000	Sources: Clark County Assessor, NV Treasurer's Office, FSL, IMPLAN, Nevada Taxpayer's Association. Totals may not add due to rounding. Totals may not add due to rounding. [1] Construction costs used in this analysis may not necessarily be consistent with Marshall and Swift data used by the Clark County Assessor's officestimate taxable value of improvements. Also, assume that 100% of estimated project costs adds to Taxable Value. ####			\$3,411,000		\$4,208,100	\$2,964,800
	Sources: Clark County Assessor, NV Treasurer's Office, FSL, IMPLAN, Nevada Taxpayer's Association. Totals may not add due to rounding. [1] Construction costs used in this analysis may not necessarily be consistent with Marshall and Swift data used by the Clark County Assessor's officestimate taxable value of improvements. Also, assume that 100% of estimated project costs adds to Taxable Value. ###			\$68,219,300		\$84,162,000	\$59, 295, 500
###							
####	III-29 PRJ-63491	PRJ-63	PRJ-63	PRJ-634	PRJ-63491	16	

PRJ-63491 02/25/16

PECCOLE RANCH MASTER PLAN LAND USE DATA

1989 UPRSUS 1990 APPROVED MASTER PLAN'S ACRES RECONCILIATION

					1990 APPROVED MASTER PLAN (EKHIBIT B)	STER PLAN (E)	KHIBITE	
	700	Maid appoint the traction of the		2117000	RECLASSIF SD	_	OTHER ACT.	
	0.4	(EXHIBIT A)	holid	REMOVED FROM	ACRES FROM		TO 2950	
35,009,1	PHASE ONE	**UTURE PHASES*	1870C	THE OVERALL MASSER PLAN (2)	STRIMITO CUMMERCIAL (3)	SUBTOTAL FOLIAS	APPRINCID MONTH REPLAN	90000
								THE STREET
5 rgle-family	328.19	6.00	815.39		-74.9	741.43	12.00	729.49
				:				i
W Jamily	80.75	133.0	0.18.00		. 5¢.	16305	7	140.93
22 and Use Village Center			1					
"Commercial Gillie 40 acres [5]								
"Multi-Tamille: 15 56 asses (6)	L.						1	
Neighborhood Commercial(Office	42.75	143.1	38186	2.75	1901	331.65	OF G	257.05
Resurt-Lasina		55.0	26.6			99	.c.6fl	55
					i		•	
Mater Storage		, ,	503	500:		2		°
Vurs 16 Home	19	٥	8.25			8.36		8.2%
Go " Course		17948	RP1627	!		179,48	4.50	158.08
Open Souce/Graingle (1)	41.47	23 62	60.09			69 69		60.69
			•	•				
3ght-ol-Way (4)	53.97	50.3	144.47		- 	50.00	-3310	1040
Schools	17.34	İ	311.33	_		3E.44		30.44
TCTAI	53333	1.00	(2.012)	8166	Þ	1621.52	5195	1365.55

(1) The 27-04 acres is the former drainage way access if the drainage way and just calcal and local and local calcal accession to a first severe as a first the plan within drainage way has good away as into severe calcal access and a first severe calcal access and of good and a first severe calcal access and a first severe calca

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EXHIBITO

PECCOLE RANCH MASTER PLAN

1990 A PPROVED MASTER PLAN ACREAGE AND OWELING UNIT DATA LAND USE DATA

							TOTALISM	TOTAL translant by Cabitat B's Sack	400,000
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	Ì	0.000	,	•	0.00		COLUMN AND 1	COLUMN AND TO EMPICIFIFYS, 151 AND 2ND	151 and 2ng
	- 1	P158 HRF [3]			PHOSE I WILL 4			Chansi	
LAMD USE	ACRES	00/00	UNGS	0.0015	Do//od	SUNO	ACRES	00/40	UNITS
						Γ			
Suggestant to	52840		7299	401	2	2807	729 49	7	5105
Musichandy	30.05	98.82	2297	no .	07	1003	140.92	27	3737
Mosed use Willage Center									
"Controver at Office (10 arres [5])							İ		1
(\$) same 95.5 (- Almey dyna)		İ			1				
No ghhorhnod Commercial/Odline	42.75			(643)	Γ		537.05		İ
Resort-Casino	0			95			280		
									ĺ
Arrang Forme	5.25			'			8.25		
Go-Course				183,98,			183.93		
Open Space (Drainage (2)	17 (7)			20,02		ĺ	69.69	!	
							-		
Pight of Way	53,97			63.4			114.37		
200-200	17.34			13.1			30.44		
TGTAL	573,33	8.02	4505	196.4	4.75	4247	5'695':	5.63	5343

(3) interfamely left blank.

(3) Pase Two Open Space Drange 23.62 seres of the crainage acreage that can through a large partier of what is now Two! Milage, which dishape acreage above and constructions interested in a canada that a canada that a canada before a large parties of the acreage and constructions and benques, advances belong a series acreage and service and benques, advances that a series are services and the acreage and acreage and acreage and acreage and are a services and the acreage and acreage and acreage and are a services and acreage and are a services and acreage and are a services acreaged and acreage and acreage and are a services and acreage acreaged acreaged acreaged and acreaged a

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PLCCULL HANCH MASTLE PLAN

LAND USE SATA

MASTER PLAN WITH ITS FEBRUARY 2016 <u>AS BUILT</u> FXCEPT THE 3X0.92 ACRES CURRENTA USED AS GOLF COURSE. ARE SHOWN WITH THEIR REPUIPOSLD SINGLE FAMILY AND MURTH-FAMILY USES IN THIS <u>2016 MASTER PLAN</u>

		FH65E ONE			CW-359H4		TOTAL (content in ballet). L'Anche Herri	I In Calum	Martin herit
ZND USE	ACRES	131,700	기기	ACRES	00/00	UNITÉ :	ACRES 1	29703	NI NIT
Si gw-Fanny (2) (4)	STILL STILL	5	19:01	133	52 P	1843	451.69	1.31	3760
Single-Fermiy: Repurpoved (1) (4)	6	0	u	7 (97		.			797
Will Suny (8)	0.00	22.54	1146	87.30	22.33	1057	12C.37	27.72	2763
Multi-Furnity: Papargosad (4)				N/32		3030	1279	14 93	3623
Mogel Use oil age Center (3) Common oil Celter attaces				0					
"Munitority 35.55 aprox								1	l i
Neighbornond Commercial (24be)	23.63			g1 C21			179.35		
Resort Casine				57.40			52.49		
Arrang dume				B .			5		
Open Space(Transge	29 5			51			6 6 9		
Helitof-Way	ź				!		020		
Schools	9.83			î			0.83		
-CT41	274.13	6.30	3558	977.73	6.43	6791	1,550.9	6.33	9851

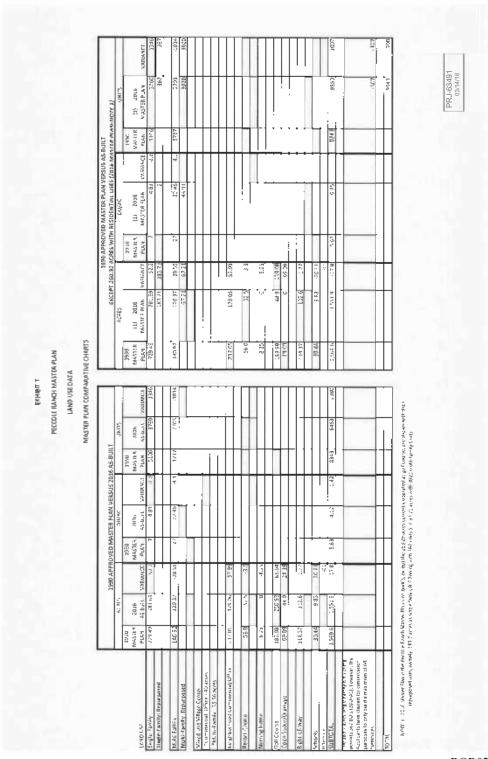
(A) Prox. Two Sngle formy. Secres are the 420 to screw As-buill and the 2016 Waster Plans repurposed 1857 screw. The Prace Two Sngle Paulity Lines are the 43 built 1847 Sngle Family. Units are the 43 built 1847 Sngle Family. Units and the 1887 repurposed (A) February and register for the 45 Expensive proposed in mild a reasoning of Africane yields.

(2) Phase Two Multi-Tamily's arrest are the 47-b3 acres As but and the repurposed by 21 pares on 8-42 on ag. Phase Two Multi-Pamily Units are the As but h LUST Units also the 2,020 Living on the repurposed 67.21 acres.

(3) the Model Use Wilage Center's Commercial and We'r Family accesses and chairs are notable in the Neighborhand Commercial/Office and Maintender in this intervent and the commercial of the Mark Hear Commercial of the 1837 accesses the Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office and Maintender of Commercial Office of Commercial Office and Maintender of Commercial Office of C

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PRJ-63491 02/25/16 standards set forth heroin, and in the Development Agreement, will supervede and replace the standards in offect under the City of Las Vegus Municipal Code pensioning except all buildings shall be set back 60° No other limitations or restrictions shall apply with regard to building placement, Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the 1 are Vegas Monicipal No limitations or restrictions Those Development Standards apply to the Property unly. While more specific development standards will be created as the development process moves torward, the to R.E. Residence Estates District (19,08,060) and the R.4 High Density Residential District (19,06,060) Any matter not specifically addressed in these Development No limitations or restrictions High Density Residential from any existing residence. See Exhibit J-2 7,000 sF 2 (Applicants have chosen for conservation smaller than 1.5 acres, pool and related structures and hardscape can be constructed Int coverages for lot sizes not listed herein purposes not to allow more than 1 unit per will be correspondingly sized. For lots outside the developable area. Residence Estates 44,000 sf 350 33% 25.55 30% 7 35. 15. 15. Residential Development Standards as to Property Only Minumum From Yard Sethack prevate streets Minumum Front Yard Sethack - public streets Minimum Distance herwisen Buildings Minimum Corner Side Yard Setback Minimum Side Yard Setback Minimum Rear Yard Serback Maximum Lot Coverage: Dwelling Units Per Acre Building Placement Minimum 1.of Size > 5 acre let Code shall apply. 1 acre let) sere los Description 5 acre lot Setbacks

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No higher than height of the principal dwelling Ruli 6349 standards set forth herein, and in the Development Agreement, will suprewells and replace the standards in effect under the City of Las Vegas Municipal Code pentalining podium to the top of the roof coping of for 6 story structures and 250° Max. for 55' Max, for 4 story structures; 75' Max Max for tower structures; all measured from podium to the midpoint between 55' Max, for 4 story structures; 75' Max, fur 6 story structures and 250' lower structures; all measured from No limitations or restrictions the eaves and ridgeline of pitch roof These Development Standards apply to the Pruperty only. While more specific development standards will be created as the development process moves forward, the to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060) Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal High Density Residential flat roof. Š 7 Ġ ŭη All accessory structures can be stand alone or atrached, and each accessing structure may have separate kitchen facilities. Multiple 50' max, measured to the midpoint between the eaves and the ridgeline, accessory structures on the same hume site Not to exceed 60% of the rear and 50° max, measured to top of roof 3 maximum over basement Lesser of 3 stories or 50' Residence Estates none required side yard areas. are permitted. 7-1-13 15. Residential Development Standards as to Property Only Minimum Comer Side Yard Setback Separation from Main Building Munimum Rear Yard Setback Minimum Side Yard Setback Accessory Structures Accessory Structures Size and Coverage Building Beight Stories/Flours Cude shall apply Description Pitch Roof Flat Roof

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02/25/16 PRJ-6349 standards set forth herein, and in the Development Agreement, will supercede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining No limitations or restrictions shall apply No limitations or restrictions shall apply No limitations or restrictions shall apply to Perimeter and Restaining Walls, except 12 feet and the maximum retaining wall the maximum Perimeter Wall height is to Fences and Walls except for twelve (12) foot limitation on hard mapped No limitations or restrictions No limitations or restrictions These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the Standards shall be governed by the Development Agreemen. If that matter is not addressed in the Development Agreement, then Tule 19 of the Las Vegas Maniopal to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060). Any matter not specefically addressed in these Development to Perimeter and Recaining Walls High Density Residential Standard Step back height is 8 feet o Z No restriction except 5' setback from No limitations or restrictions apply in Front Yard Wall/Fence, except the maximum height No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step of pramary wall is 12 feet, with a maximum No limitations or restrictions shall apply to maximum Perimeter Wall height is 12 feer and the maximum retaining wall height is 8 Perimeter and Retaining Walls, except the Minimized to reduce storm water To be determined at time of lot layaut. solid wall have height of 8 feet. Of to Interior Lot Lines quality mg't impacts 6 adjacent to ROW Residence Estates property lines No limitation R-E Residential Development Standards as to Property Only Perimeter and Retaining Walls - Standard Step Back Minimum Width of Conservation easement Landscape Buffer - Minimum Zone Depths Landscape Buffers & Turf Limitations Perimeter and Retaining Walls Front Yard Area-turf coverage Front Yard Wall/Fence Impermeable Surfaces Code shall upply. Description Patin Cover

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PRJ-63491 02/25/16 MOD-63600, GPA-63599, ZON-63601 and DIR-63602

standards set forth herein, and in the Development Agreement, will supersacte and replace the standards in effect under the City of Las Vegos Municipal Code pertaining to R.E. Residence Estates District (19,06.060) and the R.4 High Density Residential District (19.06 filed). Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal unit, plus one guest parking space per six units. No other limitations or restrictions Requirement— Midefamily Residential: 1.25 spaces per studio or one bedroom unit, 1.75 spaces per two hedroom unit, 2.0 spaces per thece are mine bedroom These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the High Density Residential Minimum On-Site Parking Residence Estates ¥-E Residential Development Standards as to Property Only Code shall apply. Description Parking

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PECCOLE BANCH MASTER PLAN

LAND USE DATA

MASTER PLAN DATA SHOWING PHASE ONE, PHASE TWO AND TOTALS BASED ON "AS-BUILTS" AS OF FEBRUARY, 2016.

		PHASE ONE			PHASE TWO		TOTAL (and	"OTAL (abstract to habitet), 15t box)	Jst boal
AND USF	ACRES	DU/AC	UNITS	ACRES	2w/nd	UNITS	ACRES	Du/Jac	UKIIS
Single Family	351.03	5.45	1913	430 66	4,79	1847	781.69	8 8	1760
Multi Family (1)	73.01	22.54	91-91	47.36	22.32	1057	120.37	22.46	2703
Mixed Use Village Conter (2)				0		Ī			
"Commiercia, Office - 40 acres									
*Multi-Family - 35.56 acres									
Neighbarhand Lammerrai/Office	55		П	120 18	Ħ	I	373.06	Ħ	
Resurt-Casino				52.49		П	\$2.49		
Nursing Home				0	T		0		
Golf Course				252.92			250 52		
Open Space/Dramage	500			9.7	Ī		449		
RethalfWav	51.5			61.3	I	I	112.6		
Shoot	9.83	I		0		Ħ	00 2-		
TOTAL	574.35	6 20	3555	12 770	2.97	79M	1,552.0	917	6463

Note: all arreage and Unit information to this standard except the drainage and right of vivage acreate (which is based on take-offs) as from particle and subdivintor maps (31 Phase Two Mint; 2 and acreate and 200 days from "root]. One Guestrange Places from Praces and usefiling, and includes the second praces are acrease and acreate early share a transparent plane the second phase's arrange and second downs but to describe the Remainstance 130 entitled units and its contract of penals and its one with the Precipie flanch Mayer of the Book one of Commercial Office and Multi-family arreages and units are milluring in the Precipie and Multi-family.

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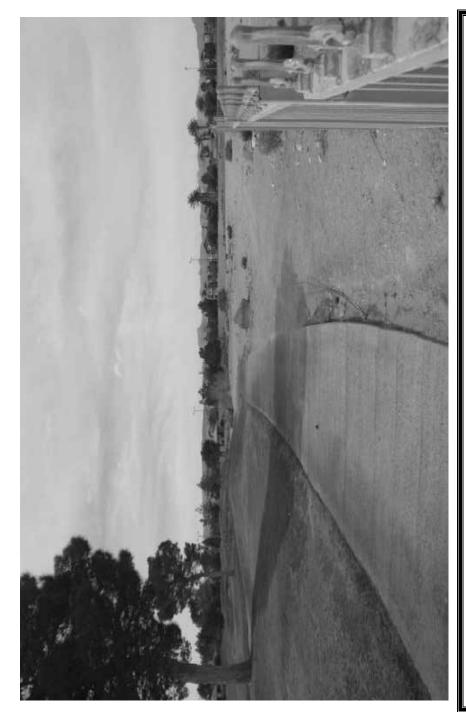
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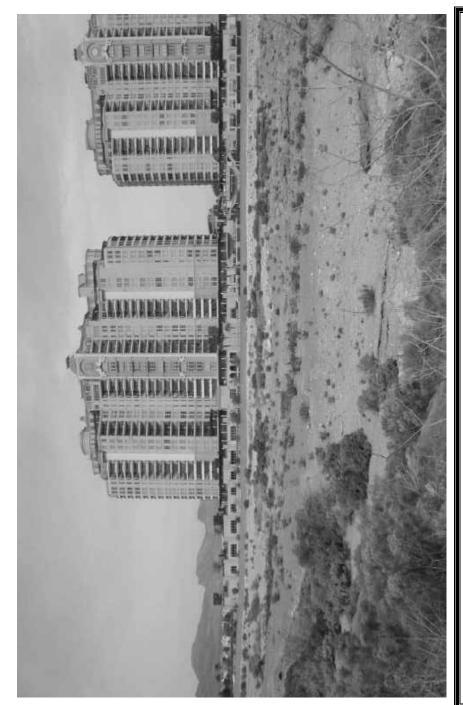


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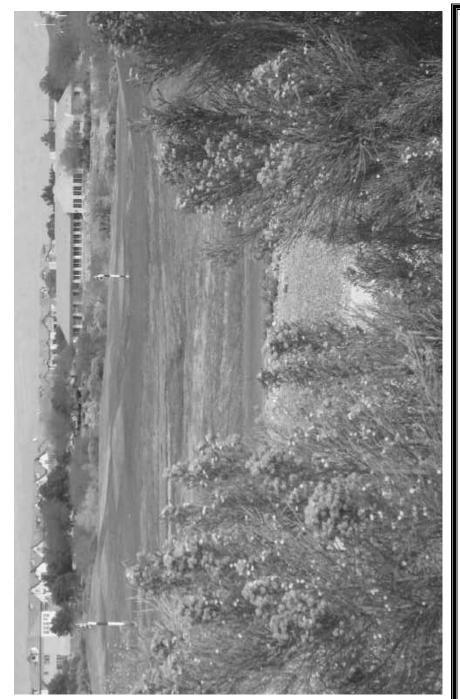
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63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-ALTA DRIVE AND RAMPART BOULEVARD

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EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL

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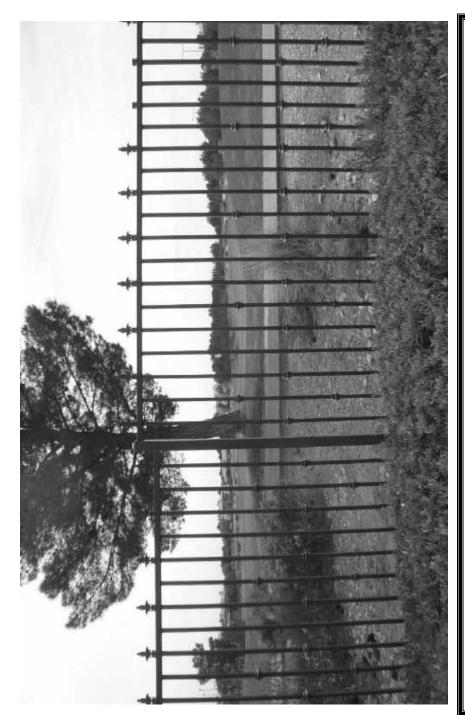
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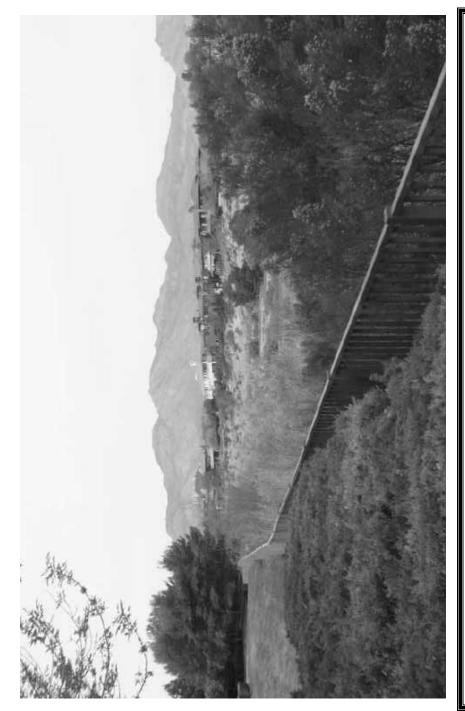


63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-ALTA DRIVE AND RAMPART BOULEVARD

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180 Land Co LLC, Seventy Acres LLC and Fore Stors Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Vegas, NV 89117

Revised

February 26, 2016

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

RE: Justification Letter regarding the 2016 Peccole Ranch Master Plan (Major Modification to the 1990 Approved Peccole Ranch Master Plan)

Dear Mr. Perrigo:

At the heart of this Major Modification lay a simple truth. The golf course is going away. It cannot reasonably be saved by the Applicants or by anyone else for that matter. But by purchasing the golf course property and thereby rescuing it from sale simply to the highest bidder, the Applicants could control and thereby guarantee that the development of the golf course property would be accomplished in a way that ensures that Queensridge will retain the uniqueness that makes living in Queensridge so special. As those who have worked with the Applicants from the very beginning will readily attest, this purpose has always been intended to be realized by creating very large Estate Lots and correspondingly beautifully designed custom homes; a development unparalleled anywhere else in Nevada. And by preserving, enhancing and providing a sanctuary for the large variety of the natural wildlife who also call Queensridge home. And by creating a development that Applicants believe will increase, not just maintain, property values for all who live in Queensridge, not just those who live on the golf course.

And additionally, to place needed residential density in an area of Queensridge that can be readily served by planned and existing roadways and where Luxury Multi Family development, with a variety of offerings, with substantial amounts of open space amenities and beautifully enhanced landscape buffers to adjacent residences, can be nestled among already existing commercial and higher density residential uses.

It is with this unwavering vision of these repurposed uses that this Major Modification is submitted.

The purpose of the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan"), which represents a Major Modification to the 1990 Approved Peccole Ranch Master Plan (hereinafter "1990 Master Plan") is to:

 Reflect the as-built condition of the properties within the 1990 Master Plan, due to the material discrepancies existing between the 1990 Master Plan's designated land uses and their actual as-built condition.

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180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Vegas, NV 89117

- 2 Modify, commensurate with its repurposing, the land use designations for 250.92 acres upon which the Badlands Golf Course (hereinafter "Property") is currently operated; and,
- 3 Amend the number of available Units under the 1990 Master Plan to three thousand eighty (3,080) Units.

Material Discrepancies Between 1990 Master Plan and As-built Condition

The 1990 Master Plan was last amended with Las Vegas City Council approval on April 4, 1990. Development of the 1990 Master Plan's 1,569 acres failed to comply with the 1990 Master Plan and no subsequent corrective amendments occurred. This has resulted in numerous material discrepancies between the 1990 Master Plan's land use designations and their as-built condition. Because of these discrepancies, the City of Las Vegas has requested that Applicants amend the 1990 Master Plan to reflect the properties as-built condition of the properties as expressed in paragraph, above. Some of those discrepancies include:

- Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) were built on land designated for Golf Course/Open Space/Drainage in Phase Two.
- An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
- One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
- Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/ Drainage/Open Space.
- A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
- Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
- Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
- The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

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- The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
- The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

History of Ownership

On March 4, 2015, the stock of Fore Stars, Ltd. was acquired (through various entities and family limited partnerships) by the same principals as EHB Companies LLC (hereinafter collectively "New Ownership"). The Peccole Ranch Partnership was the development entity which established and secured approval from the City of Las Vegas for both the 1989 Peccole Ranch Master Plan and the 1990 Master Plan. Subsequent to the formation of that Partnership and approval of the 1990 Master Plan, the Peccole Trust became the successor in interest to the 1990 Master Plan property. The Peccole Trust later transferred its interests in the 1990 Master Plan property, which included the Property, to Nevada Legacy 14 LLC. Nevada Legacy 14 LLC then transferred its interests in the Property to its affiliate, Fore Stars, Ltd.

On June 18, 2015, the 248.79 acres of the Property zoned RPD-7 was transferred from Fore Stars, Ltd. to two affiliates: (i) 180 Land Co LLC (178.27 acres) and (ii) Seventy Acres LLC (70.52 acres). Fore Stars, Ltd. retained the 2.13 acres of the Property zoned PD.

Current State of The Golf Industry

Despite the best efforts of New Ownership in exploring the continuation of golf course use on a portion of the Property, it became clear that the operation of a golf course on the Property was not viable. Some of the reasons for this include: the condition of the golf course, costs of deferred maintenance, drought conditions in the southwest, water costs, significant decline in the number of golfers and green fees, and oversupply of golf courses in the Las Vegas market (14, alone, within a 4 ½ mile radius of the Property). The golf industry has been devastated over the last decade. Las Vegas has not been immune therefrom. The "2015 State of the Golf Industry" report prepared by Pellucid Corp. & Edgehill Consulting states that nationwide:

- In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.
- The number of golfers has fallen from 29.4 million in 2000 to 21.3 million in 2015 and is projected to decline to 18.3 million by 2020.

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Land Use Entitlements

Prior to purchasing the Property, New Ownership explored its land use entitlements. It was verified through Clark County Records and confirmed by the City of Las Vegas, through its Zoning Verification Letter dated December 30, 2014, that the Property is zoned R-PD7. This zoning permits densities up to 7.49 Units per acre.

With the state of the golf industry and the golf course not being viable, the golf course's closure was imminent. Additionally, with its R-PD7 zoning already in place, the Property's development was also imminent. New Ownership is the largest single owner of homes, lots and condominiums in Queensridge and One Queensridge Place; having built over the last twenty (20) years over two (2) million square feet of residential and commercial properties within one and one half miles of the Property, including 40 custom homes in Queensridge and 219 homes in One Queensridge Place. New Ownership's interest in the Property and the Queensridge community is unmatched and fully understands the neighborhood. Rather than seeing an outside developer acquire the Property and develop it with up to 7.49 Units per acre, New Ownership proceeded with the Property's acquisition. New Ownership then proceeded to further study how the Property could best be repurposed for the benefit of the entire Queenstidge neighborhood.

Market Conditions and Repurposing of the Property

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute, among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

The repurposing of the Property is specifically detailed in the 2016 Master Plan (illustrated as Exhibits G and I through L), submitted in conjunction with this Justification Letter. The 2016 Master Plan allocates:

- One hundred and eighty-three (183.7) acres as Estate Lots. New Ownership has chosen
 to build a maximum of sixty (60) home sites on this 183.7 acres, with approximately one
 hundred and twenty (120) acres reserved for conservation purposes. This conservation
 area will include approximately 7,000 additional trees, thousands of additional shrubs,
 grass and natural areas.
- Sixty-seven (67.21) acres as Luxury Multi Family the development of 3,020 Units within one cohesive residential village, with a variety of Luxury Multi Family offerings, with architecture and landscaping inspired by the adjacent One Queensridge Place

Ancillary 2016 Master Plan Benefits

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180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Yegas, NV 89117

The approval and implementation of the 2016 Master Plan will also provide the following

- FEMA flood plain designations will be removed from a number of properties that currently infringe into the FEMA designated flood plain with improvements such as tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include:
 - a. 15 of the 16 residential lots on the south side of Orient Express neighborhood in Queensridge North.
 - b. 3 residential lots and an HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that house the two tennis courts, in Queensridge South.
- Granting of easements to thirty-one (31) homeowner lots and two (2) HOA parcels that presently encroach on the Property.

Remaining Developable Residential Units

The 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which includes vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 available for development.

While there is one 1990 Master Plan; that Plan, and its related zoning, specified a maximum of maximum 4,247 Units available in Phase Two the number of as-built Units and approved but not yet built Units are 2,904 Units in Phase Two. Therefore, taken on its own, this leaves 1,343 Units still available for development under Phase Two.

However, at the time the 1990 Master Plan was approved and the 4,247 Unit count in Phase Two was designated, there was no expressed intent that the total number of Allowable Units under the 1990 Master Plan were to be reduced. Therefore, while Phase Two, taken alone, would suggest that an additional 1,737 Units would be required for the implementation of the 2016 Master Plan, the actual number of additional Units still allowable under the 1990 Master Plan, taken as a whole, would remain at 2,380 Units. Consequently, the implementation of the 2016 Master Plan would still require only an additional 700 Units as referenced in the paragraph above.

In calculating further available Units available for construction, consideration must be given to the 184 acres zoned RPD-7 under the 1990 Master Plan but designated as Golf Course Drainage. While the 184 acres are not necessarily planned for residential development under the 1990 Master Plan, its subsequent zoning to RPD-7 cannot be ignored. Therefore, in addition to the 1,343 Units presently available for construction under Phase Two, alone; an additional 1,378 Units (184 acres @ 7.49 Units per acre) are available for construction. This represents a total available Unit count of 2,721 or just 359 additional Units required for the implementation of the 2016 Master Plan.

Separate and apart, the Queensridge CC&R's provide for a maximum of 3,000 units on the

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180 Land Collic, Seventy Acres LLC and Fore Stars Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Vegas, NV 89117

Annexable Property of which 1,355 Units have been built leaving 1,645 Units available for development. Add to that are the 1,378 Units on the Property (184 acres zoned R-PD7 @ 7.49 Units per acre) that the CC&R's state as, "not part of the Annexable Property." In total 3,023 Units are available for development.

All of the above compares favorably to the 3,080 units requested on the repurposed Property.

Community Investment

Applicants project that the 2016 Master Plan repurposed uses will result in an approximately \$1.5 billion investment into the Property. Additionally, the residential will provide desired housing for those who work, or otherwise choose to live, in this prime and ever-expanding area of the City of Las Vegas. It will provide the much needed increased "rooftops" to support economic growth and the neighborhood's existing and future commercial developments, all of which benefit existing residents. In addition, these new inhabitants represent a buyer pool for the existing residences in the community.

With the opening of "Downtown Summerlin" just two miles away from the Property in Clark County, the already challenged retail and restaurant operations in the trade area are experiencing even greater challenges. In fact, over 500,000 square feet of vacant commercial space presently exists. By increasing the adjacent consumer base, through additional rooftops, the 2016 Master Plan will provide the necessary support for the businesses and shopping centers in the trade area. This will include but not be limited to drawing tenants filling vacant storefronts, adding permanent, temporary, full-time and part-time employment opportunities and increasing tax revenue, all as outlined in the Economic and Fiscal Benefits Study prepared by Mr. John Restrepo included as part of the 2016 Master Plan.

Additional justifications are contained in the Justification Letter relating to the General Plan Amendments and Zone Change requests filed concurrent with this Major Modification.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. Nevada limited liability companies

By: EHB Companies LLC

a Nevada limited liability company

Its: Manager

By:
Name: Yohan Lowie
Its: Manager

Date:

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PECCOLE RANCH MASTER PLAN

2016 Peccole Ranch Master Plan -Major Modification of 1990 Peccole Ranch Master Plan

PREPARED FOR and BY:

180 Acres LLC, Seventy Acres LLC and Fore Stars Ltd1215 S. Ft. Apache Rd., Suite #120, Las Vegas, NV 89117

(Collectively, "Applicants")

GCW Engineering 1555 S. Rainbow Blvd. Las Vegas, NV 89146

Kaempfer Crowell 1980 Festival Plaza Drive, Suite. 650 Las Vegas, NV 89135-2958

February 23, 2016

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EXHIBITS

Exhibit A	1989 Peccole Ranch Master Plan
Exhibit B	1990 Peccole Ranch Master Plan
Exhibit C	Area Plan As Submitted With the Proposed and Subsequently Approved 1990 Peccole Ranch Master Plan
Exhibit D	Peccole Ranch Master Plan Properties Both As-built And As Presently Zoned
Exhibit E-1	Peccole Ranch Master Plan As-Built (Exhibit D) Overlaid On 1989 Approved Peccole Ranch Master Plan (Exhibit A)
Exhibit E-2	Golf Course Location in 1989 Approved Peccole Ranch Master Plan vs. Current Location
Exhibit F-1	Peccole Ranch Master Plan As-built (Exhibit D) Overlaid On the 1990 Peccole Ranch Master Plan (Exhibit B)
Exhibit F-2	Golf Course Location in 1990 Peccole Ranch Master Plan vs. Current Location
Exhibit G	2016 Master Plan (Major Modification to the 1990 Master Plan)
Exhibit H	City of Las Vegas Zoning Verification Letter dated December 30, 2014
Exhibit I	Peccole Ranch Master Plan – 250.92 Acreage Tabulations with Both Current And Proposed Zoning and General Plan Designations
Exhibit J-1	2016 Master Plan Reflecting Repurposed Uses of the 250.92 Acre Property
Exhibit J-2	2016 Master Plan's Development Areas
Exhibit K-1	183.71 Acre Estates: Land Between Orient Express and Winter Palace Existing
Exhibit K-2	183.71 Acre Estates: Land Between Orient Express and Winter Palace - Conceptual Pursuant to 2016 Master Plan
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Exhibit L-1	2016 Conceptual Site Plan for 67.21 Acres Luxury Multi Family
Exhibit L-2	2016 Conceptual Site Plan - Open Space Diagram for 67.21 Acres Luxury Multi Family
Exhibit M	ULI: High-Density Development – Myth and Fact
Exhibit M-2	Brookings Institute Report
Exhibit N	Golf Courses within 4.5 Mile Radius
Exhibit O	Economic and Fiscal Benefits Study
Exhibit P	Land Use Data – 1989 versus 1990 Master Plan's Acres Reconciliation
Exhibit Q	Land Use Data - 1990 Master Plan Acreage and Dwelling Unit Data
Exhibit R	Land Use Data – Master Plan Data Showing As-Builts As Of February, 2016
Exhibit S	Land Use Data – Master Plan With Its February 2016 As Built Except The 250.92 Acres Currently Used As Golf Course Are Shown With Their Proposed Estate Lot And Luxury Multi Family Uses in this 2016 Master Plan
Exhibit T	Land Use Data – Master Plan Comparative Charts
Exhibit U	Residential Development Standards Table



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PECCOLE RANCH MASTER PLAN

Section I - Introduction

In early 1990, the 1,569.6 acre proposed 1990 Peccole Ranch Master Plan was submitted to the City of Las Vegas for:

- the approval of an Amendment to the 1989 overall Conceptual Peccole Ranch Master Plan; and
- the rezoning of the 996.4 acres in Phase Two of the Peccole Ranch Master Plan to zoning designations of R-PD7, R-3, and C-1.

The narrative in the 1990 *Proposed* Peccole Ranch Master Plan described the intent of that Plan and compared the 1990 *Proposed* Peccole Ranch Master Plan with the *previously approved* 1989 Peccole Ranch Master Plan (hereinafter "1989 Master Plan"). This narrative clearly referenced that the 1990 *Proposed* Peccole Ranch Master Plan was intended to be "Conceptual" in nature. This reference certainly was in keeping with how the Peccole Ranch Master Plan has been implemented over the past 26 years; as there are very significant variances from what was proposed to be built in the 1990 *Approved* Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and what was actually built.

The 1990 Master Plan was last updated with Las Vegas City Council approval on April 4, 1990. All subsequent development was approved and conducted without amendments to the 1990 Master Plan, notwithstanding non-conformity to the 1990 Master Plan. This 2016 Proposed Peccole Ranch Master Plan (hereinafter "2016 Master Plan") represents a Major Modification to the 1990 Master Plan. As requested by the City of Las Vegas, this Major Modification reflects development under the 1990 Master Plan as it was actually built including for the 250.92 acres on which the golf course is currently operated. This 250.92 acres is hereinafter referred to as "Property". This Major Modification also reflects the repurposed uses sought by Applicants on the Property as follows:

- 183.71 acres: This 183.71 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990 Master Plan, are redesignated as "Estate Lots" in this 2016 Master Plan.
 - O However, Applicants have chosen to provide a maximum of only 60 home sites on this entire 183.71 acres; with approximately 120 acres reserved for conservation purposes. (It is important to note that this reduction in permitted density from the already existing R-PD7 zoning, up to 7.49 Units per acre, is entirely voluntary and is not for the purpose of satisfying any City imposed open space requirement or otherwise serve in any regard as a "quid pro quo".)
- 67.21 acres: This 67.21 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single-Family" in the 1990



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Master Plan, are redesignated as "Luxury Multi Family" in the 2016 Master Plan allowing a total of 3020 Luxury Multi Family Units.

By approval of this Major Modification, the 2016 Master Plan will reflect the as-built condition of the Master Planned property and, as noted above, the repurposed uses on the Property.

The 1989 Master Plan (**Exhibit A**) which was approved by the City of Las Vegas on February 15, 1989 comprised 1,716.3 acres. The 1990 Master Plan (**Exhibit B**) illustrated a reduction in the 1,716.3 acreage due to the elimination since the 1989 Master Plan of a previously included Multi-Family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. (These parcels lay on both the north and south sides of Charleston Boulevard between Rampart Boulevard and Durango Drive.). The 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed since the 1989 Master Plan. Another 51.84 acres with various land uses, some relating to the right of ways associated with the aforementioned land removed, were also removed since the 1989 Master Plan. Consequently, the 1990 Master Plan comprised 1,569.6 acres with 573.2 acres in Phase One and 996.4 acres in Phase Two.

The 1990 Master Plan noted that:

"The Peccole Ranch Master Plan is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit C), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by these developments occurring in the Peccole Ranch vicinity.... Planning efforts for planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met." (Emphasis added)

The above statements were in fact, necessary and appropriate in 1990 and are even more necessary and appropriate today. The 1990 Master Plan was specifically intended, designed and drafted to, "maintain flexibility to accommodate future market changes" with a clear recognition that, "The Plan is conceptual in nature to allow detailed planning at the time of development." In fact, the developer under the 1990 Master Plan went to great lengths to both maintain and protect maximum flexibility for development purposes. This flexibility is evidenced, in particular, by the fact that the developer, while creating a golf course use on the property, nevertheless insisted that this same golf course property continually retain its R-PD7 zoning classification (**Exhibit D**), and that the development potential of this golf course property be disclosed, so that if and when changing market or other conditions necessitated it, the Property could be developed with, among other things, already permitted residential use.

To further evidence this flexibility of purpose, and as can be seen in **Exhibits E-2 and F-2**, the as-built condition of the Master Plan property is <u>not at all</u> similar to either the 1989 or 1990 Approved Master Plans.

The repurposing of uses, reflected in the 2016 Master Plan, of the Property presently used



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for golf course is in response to continued market changes, not the least of which is the erosion of the golf industry, an erosion from which Las Vegas is not exempt. The number of golfers in the United States has fallen from a high of nearly 30 million in 2000 to less than 22 million today. That is a reduction of over 25%. Additionally, continually escalating operating costs, the cost of water and its availability (especially in a desert community such as Las Vegas), dramatic reduction in revenues and a significant demand/supply imbalance have rendered many golf courses simply financially unsustainable and/or terribly underperforming. Nationally, golf course closures, 732 in the last 4 years, 1503 in the last ten years (and 234 closures in 2015, alone), with more closures planned or anticipated over the next several years, has necessitated golf course land owners and local jurisdictions to come together with respect to the repurposing of what was once golf course land.

The previously approved 1989 and 1990 Peccole Ranch Master Plans incorporated office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/office and commercial center were approved in the most northern portion of the project area. Special attention was given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. The vision and goal of those Master Plans continues with this 2016 Master Plan.

Also of importance to the 2016 Master Plan is the nearby and conveniently located transportation network, consisting of "freeways" such as I-215, US-95 and the Summerlin Parkway and major section lines roadways, including Durango Drive, Charleston Boulevard, Sahara Avenue, Rampart Boulevard, Hualapai Way and Town Center Drive. All of these freeways and roadways are designed to carry elevated amounts of traffic volumes, including the traffic that will result from the repurposed uses under this 2016 Master Plan. A traffic study to address traffic considerations is being prepared and will be submitted to the City in support of this Major Modification.

In 1989 and again in 1990, The Peccole Ranch Master Plan was designed to benefit the current and long range needs of the Las Vegas Metropolitan Area. The same is true of this 2016 Master Plan. Overall project character and identity of the Property now proposed to be developed as outlined in this 2016 Master Plan will continue to reflect the highest standards of quality as demonstrated by the many adjacent and nearby developments built by affiliated companies of the Applicants. Such development includes the building of: (i) forty (40) very high end estate homes, built in Queensridge North and South, representing nearly 40% of all estate homes in Queensridge North and South, (ii) the towers at One Queensridge Place, (iii) Tivoli Village, (iv) Fort Apache Commons and (v) Sahara Center, <u>all built upon Peccole Ranch Master Plan properties</u>.

Section II - 2016 Master Plan Compared to 1990 Master Plan

This 2016 Master Plan (**Exhibit G**) is an amendment to the 1990 Master Plan which was approved by the City of Las Vegas on April 4, 1990. As shown by the as-built, and as reflected in the **Exhibit F-2** overlay, the differences between the two Plans are very extensive and include:



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- 1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) in Phase Two were built on land designated for Golf Course/Open Space/Drainage.
- 2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
- One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
- 4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/Open Space/Drainage.
- 5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
- 6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
- 7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
- 8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.
- 9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
- 10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

Section III - Residential

The entirety of the Property presently used as golf course (except for 4.5 acres zoned PD) is zoned R-PD7 as reflected in Clark County Records and as confirmed in City of Las Vegas Zoning Verification Letter dated December 30, 2014 (**Exhibit H**). By approval of this 2016 Master Plan (Major Modification), the additional zoning designations of R-E and R-4 will be added to be consistent with the planned development of the Estate Lots and Luxury Multi Family.

The demand for housing remains strong in the Peccole Ranch Master Plan area, reflecting the continued volume of in-migration to the Las Vegas Valley and internal population growth. The repurposed designations of the above Property are based upon market conditions and the continuing market demand for extremely high end Estate Lots/custom homes as well as Luxury Multi Family homes, both of which are reflected as part of this 2016 Master Plan.

Exhibits J-1 and J-2 reflect the repurposed land uses and Development Areas of the Property.



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In particular, the 183.71 acres is devoted to very large Estate Lot development. **Exhibits K-1 and K-2** illustrate, by way of example an area between Orient Express Court and Winter Palace Drive that shows its current status compared to a conceptual rendering of its enhancement with the repurposing of the Property. Other portions of the 183.71 acres will have enhancements and open space commensurate with their lot sizes. These Estate Lots range in size from a *minimum* of one acre to *over* 5 acres. The *smallest lots* proposed under this 2016 Master Plan for these 183.71 acres, with only a couple of exceptions, are larger than the *largest lots* existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large Estate Lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development.

Each Estate Lot to be developed will have a limited developable area. This means that the portion of the lot that is developed with footprints of the main residence and ancillary structures, (hereinafter "home site") will be limited as follows: The developable area for a home site on a one (1) acre lot will be limited to a maximum of 50% of the total lot or one-half (1/2) acre of the one acre lot. The developable area for a home site on a three (3) acre lot will be limited to a maximum of 33% of the total lot or one (1) acre of the three acre lot. The developable area for a home site on a five (5) acre lot will be limited to a maximum of 25% of the total lot or 1.25 acres of the 5 acre lot. Lots over 5 acres shall have a maximum developable area of 25% of the total lot. Home sites on lots not enumerated herein will be correspondingly sized. Lots smaller than one and one half (1 ½) acres may have a pool and its related structures, as well as hardscape, constructed outside the home site.

In addition to each Estate Lot having a limited developable area, each Estate Lot will also have enhanced landscaping, which may consist of large areas of both grass and/or artificial turf; with an abundance of trees planted throughout, and on the borders of, each Estate Lot. Water retention areas may be utilized on many of the larger lots, subject to appropriate governmental approval. A walking trail system throughout, or perhaps adjacent to, these 183.71 acres, that could have connectivity to Queensridge North and Queensridge South existing roadways and parks, could become part of this 2016 Master Plan (if and to the extent approved by the Queensridge Master Homeowner Association). **Exhibit J-1** shows in dark green the area to be developed with the large Estate Lots; again, ranging in size from a minimum of 1 acre to over 5 acres and limited to a maximum of 60 home sites. It is intended that the entirety of the 183.71 acres will be designated in the General Plan as Desert Rural Density Residential (DR) and zoned Residence Estates District (R-E).

Additionally, with the support and approval by the Queensridge Master Homeowner Association, and upon the implementation of the 2016 Master Plan, the approximate 4 acre and 1 acre sites, located near the Queensridge South and Queensridge North entrances, respectively, will be developed with enhanced park areas for the use and enjoyment of the respective Queensridge neighborhoods.

Finally, as part of the development of these large Estate Lots (and as described in more detail in the "Drainage" section below), box culverts will be put in place to carry the flows presently handled by open flow channels. An ancillary, yet very important, benefit to the Queensridge community from the placement of these box culverts is that the security of the community will be enhanced as these box culverts will eliminate the underpasses which operate as one of the ways a



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variety of unauthorized and unwelcome people presently access the Property.

The 67.21 acres (consisting of 65.08 and 2.13 acres) shown in yellow on **Exhibit J-1** represent the area to be developed with Luxury Multi Family homes. This Luxury Multi Family development will be done in three Development Areas, with the first area consisting of the development of 720 Luxury Multi Family Units on the southwest corner of Rampart Boulevard and Alta Drive, specifically located on 17.49 acres and legally described as assessor parcel number 138-32-301-005 (**Exhibit J-2**, light green).

The balance of these 67.21 acres, that is, the 49.72 remaining acres, will be built out over time, as the second and third Development Areas and as market conditions permit, with a variety of Luxury Multi Family offerings.

The second Development Area is the approximately 20.69 acres that lie to the southwest of the aforementioned 17.49 acres (**Exhibit J-2**, yellow). Present development plans contemplate a combination of 4 to 6 story Luxury Multi Family offerings and 3 buildings similar in height to the adjacent One Queensridge Place, approved third tower. Again, the time frame for actual development is dependent on market conditions.

The third Development Area is the approximately 29.03 acres nearest to the east side of the aforementioned 183.71 acre Estate Lot development (**Exhibit J-2**, orange). Development of Luxury Multi Family homes in this area will be limited to 4 stories; and as noted above, the time frame for actual development is dependent on market conditions.

Much of the planned Luxury Multi Family development in these 67.21 acres is located near or adjacent to the presently existing (and substantial) commercial and multi-family developments along the Rampart Boulevard corridor.

As part of this proposed Luxury Multi Family development, a roadway will be constructed through the 67.21 acres, connecting Alta Drive and Rampart Boulevard. This roadway will provide an alternative route to traffic that would otherwise use the Rampart Boulevard and Alta Drive intersection. It is clearly anticipated that this roadway would be used significantly by residents in these newly proposed Luxury Multi Family developments.

As with the 183.71 acre Estate Lot development, this 67.21 acre Luxury Multi Family development, in addition to having a variety of Luxury Multi Family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing Single-Family and Multi-Family residences. A block wall, no less than 10 feet in height, will serve to separate the 67.21 acres from the 183.71 acres; with gated access being provided to Estate Lots within the 183.71 acres. It is intended that 67.21 acres will be designated in the General Plan as Residential High (H) and zoned High Density Residential District (R-4).

Attached (Exhibit M-1) is a report prepared by the Urban Land Institute entitled, "Higher Density Development—Myths and Facts". This report addresses multi-family development and

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its misconceptions—and perceived impacts—on a community. The findings in that report are very helpful in determining just how limited the effects are on nearby and adjacent neighborhoods from properly planned and properly executed multi-family development.

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced in part, by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute (**Exhibit M-2**), among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

<u>Section IV – Residential Development Standards</u>

The Residential Development Standards set forth herein, (Exhibit U) applies to the Property only; and with regard to the Property specifically replaces and supersedes the design criteria set forth in both 19.06.060 and 19.06.120 of the Las Vegas Municipal Code. To the extent there is a conflict between the Las Vegas Municipal Code and the Development Agreement, the Development Standards set forth herein and in the Development Agreement shall govern.

Section V - Commercial/Office

The Peccole Ranch Master Plan area, as well as a number of adjacent and nearby properties, offers very significant amounts of commercial. Some of this commercial is built out and operating. Other commercial is built out but vacant or is under-performing. Still other commercial has been approved but has not yet been built. The fact is that in order to have any real chance at success, commercial in this area, whether it is already built, or approved but not yet built, must be supported by nearby residential development. It is also a fact that nearby commercial operates as a significant convenience and benefit to nearby residents. Consequently, to be successful, commercial and residential must work together and there must be adequate amounts of each to serve the other.

High intensity uses such as commercial and office, with their attendant employment opportunities, are incorporated into the commercial/office and neighborhood commercial areas in The Peccole Ranch Master Plan area. With respect to this trade area there are, specifically, and representing some of the millions of square feet of commercial/office development included in the Peccole Ranch Master Plan area.

- The retail uses in the Sahara Center at the northeast corner of Sahara Avenue and Hualapai Way,
- The retail and restaurant at the Hualapai Commons at the southeast corner of Charleston Boulevard and Hualapai Way,
- The retail and restaurant uses at the Rampart Commons at the northwest corner of Charleston Boulevard and Rampart Boulevard,



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- The office complex at Sir Williams Court at the northwest corner of Rampart Boulevard and Sir Williams Court,
- The mixed use development at Tivoli Village at the northeast corner of Rampart Boulevard and Alta Drive,
- The retail and restaurants at the northern portion of Boca Park located near the southeast corner of Alta Drive and Rampart Boulevard;
- The office complex and preschool at the northeast corner of Hualapai Way and Alta Drive.
- The Fort Apache Commons at the southwest corner of Charleston Boulevard and Fort Apache Road.
- Village Square at the northwest corner of Sahara Avenue and Fort Apache Road; and
- A medical office at the southeast corner of Charleston Boulevard and Apple Drive.

Also, while not within the Peccole Ranch Master Plan, per se, there is a large amount of additional commercial located within the adjacent Boca Park at the northeast corner of Charleston Boulevard and Rampart Boulevard and the Crossroad Commons at the southeast corner of Charleston Boulevard and Rampart Boulevard. And all of this commercial development does not take into consideration the significant amount of commercial now existing and still planned for the new "Downtown Summerlin" just two miles away from the Peccole Ranch Master Plan area.

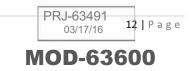
Also, the Peccole Ranch Master Plan area contains a 52.5 acre destination resort-casino site, being the Suncoast Hotel and Resort, which is located at the northwest intersection of Alta Drive and Rampart Boulevard. Neighborhood amenities, such as bowling alleys, movie theatres and restaurants are provided as part of the Suncoast Hotel and Resort. In addition, the immediate area provides significant other amenities at both the J.W. Marriott/Rampart Casino and the Red Rock Hotel & Casino. These hotel/resorts will benefit as well from the additional residential development planned in the 2016 Master Plan.

The bottom line is that, as evidenced from the above, there is substantial commercial both already built and planned to be built in and around the area of the Peccole Ranch Master Plan; and this commercial must have nearby residential in order to remain, or become, successful.

The 1990 Master Plan provided for 237 acres of commercial. The 2016 Master Plan reflects 197 acres. This variance results from land that was planned as commercial in the 1990 Master Plan but which was actually developed as Single- Family residential. No new destination commercial is planned as part of this Major Modification and the 2016 Master Plan.

Section VI - Land Currently Used As Golf Course Repurposed

By virtue of this Major Modification, no golf course is provided in the 2016 Master Plan.



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- 1 The land currently used as golf course will be repurposed as detailed in and as provided throughout this Major Modification.
- 2 Golfers in this area and in the Peccole Ranch community are easily served by the adjacent two eighteen hole championship courses (and a twelve hole lighted course) with their related facilities, at the Angel Park Golf Course on Rampart Boulevard, as well as by eleven additional golf courses in a 4 ½ mile radius (**Exhibit N**).

Section VII - Drainage

The flows that currently traverse through portions of the Property presently used as golf course will be incorporated into underground concrete box culverts. All drainage must comply with the Clark County Regional Flood Control District Drainage Design Manual. The design of these culverts will be subject to appropriate governmental approval from the City of Las Vegas Public Works, Clark County, Nevada, the State of Nevada and the federal government. The drainage considerations for the Property are not, in any real way, different from what was required downstream of the development of Tivoli Village, a development with which an affiliated entity of the Applicants was the developer.

The FEMA designated flood plain covers 67.23 acres of the Property (representing only 26%). The 67.23 acres contain 22.9 acres of a drainage flow line easement in favor of the City of Las Vegas. An additional 12.4 acres of such drainage easement lay outside of the FEMA designated flood plain. With the repurposing of the land currently used as golf course, concrete box culverts will replace current open flow channels.

Once these box culverts are completed and all appropriate governmental approvals have been obtained, these box culverts will be maintained by the City of Las Vegas. However, until such completion and approval, the existing open flow channels shall be maintained by Applicants who shall provide to the City, prior to the obtaining of any grading permits, a "Maintenance Plan" for the maintenance of these channels. In connection therewith, Applicants shall provide to the City of Las Vegas a maintenance bond in favor of the City of Las Vegas in the amount of two hundred fifty thousand dollars (\$250,000), replacing the seventy five thousand dollar (\$75,000) Maintenance Bond presently in effect.

Completion of the box culverts will result in an underground concrete drainage system from Hualapai Way and Charleston Boulevard to the northeast corner of Tivoli Village.

Section VIII - Grading

Based on studies done by Applicants' engineers, Applicants have been advised, and are confident, that the site can be balanced so that during development trucks hauling fill material either in or out of the Property will not be necessary.

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Section IX - Roads/Streets

Roads /Streets sections in built areas are as-built. Roads/Streets sections on the Property and relating to the repurposed uses of the Property, will be approved as part of their respective Site Development Reviews and as provided in an approved traffic study.

Section X – Schools

No new schools sites are planned as part of this Major Modification. The 19.7 acre school site proposed in the 1990 Master Plan, was subsequently built out as Single-Family. Practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development referenced earlier herein) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from high end multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, "The Next Real Estate Boom", "85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home". That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may be of assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

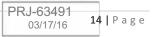
Further, as can be seen in the Economic & Fiscal Benefits Study (**Exhibit O**), there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. As the attached report shows, the estimated "One-time /Non-Recurring Tax Revenue" to be received by the School District is \$30,915,000 with an estimated "Annual Recurring Tax Revenue" of \$4,208,000.

Section XI - Development Plan

Development Standards and Design Guidelines for the Property will be affected pursuant to the terms and conditions of a Development Agreement which will be presented and considered as part of this 2016 Master Plan. Additionally, Applicants, as "Master Developer" under the Development Agreement must review and approve any and all site plans, landscape plans, architecture, grading and color palettes prior to submittal to the City of Las Vegas of any Site Development Reviews or other land use applications affecting the Property.

Section XII - Quality of Development

Design, Architecture, and Landscape standards will be established for the development. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within



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individual development parcels to maintain the common areas within those developments. In addition to these protections, the City of Las Vegas will be able to monitor development standards through any Site Development Review process that may be required with regard to the development of the individual Luxury Multi Family components.

Section XIII - General Plan Conformance

Just as the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the 2016 Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the 2016 Master Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- Provide for an efficient, orderly and complementary variety of land uses.
- Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- Provide for the continuing development of a diverse system of open space.

In addition to the above, transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Section XIV - Conclusion

The 2016 Major Modification of the 1990 Master Plan serves several important functions and delivers numerous benefits to various parties.

First of all, the 2016 Master Plan reflects the actual as-built condition of the Peccole Ranch Master Plan property. It certainly is in the best interests of the City, the Applicants and all the related property owners that what was actually built on the property be accurately shown.

Secondly, the 2016 Master Plan reflects the repurposed uses on the Property

Third, the 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of Units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which consists of vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 Units available for development. This number compares favorably to the 3,080 Units provided under the 2016 Master Plan.



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Fourth, after the installation of the approved drainage culverts, the FEMA flood plain designations will be removed from a number of Queensridge properties, portions of which currently infringe into the FEMA designated flood plain with improvements that include tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include (i) in Queensridge North, 15 of the 16 residential lots on the south side of Orient Express Court and (ii) in Queensridge South, 3 residential lots and a HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that houses the two tennis courts. Obviously, those private property owners, as well as the HOA, are beneficiaries of an approved and implemented 2016 Master Plan.

Fifth, the Clark County School District, among others is directly, significantly and continually benefited by the tax revenue realized from development under the 2016 Master Plan

Sixth, the approval of the 2016 Master Plan will permit Applicants the ability to grant easements to those thirty-one (31) private homeowners whose properties presently encroach onto the Property.

Seventh, the approval of the 2016 Master Plan will put into place significantly enhanced security measures around the Queensridge property that will benefit all of the residents of Queensridge, both North and South.

Eighth, there will be significant economic and fiscal benefits derived from the development of the Property as outlined in the study prepared by Mr. John Restrepo (**Exhibit N**).

Finally, by the approval of this Major Modification of the 1990 Master Plan, and the implementation of Major Modification through the approval of this 2016 Master Plan, the orderly and proper development of the Property can begin to be realized and then accomplished. While the elimination of the Badlands Golf Course is inevitable, its repurposing into (i) very low density, high end, multi-million dollar Estate Lot home sites with limited developable footprints, large areas of perpetually protected open space, enhanced landscaping, an abundance of trees and integrated walking trails; and (ii) Luxury Multi Family developments, with enhanced landscaping, an abundance of trees and first class amenities, will together create a community unlike anywhere else in southern Nevada; a community of varying lifestyles but one which will ensure that Queensridge/One Queensridge Place continues to be the place in the heart of the City of Las Vegas where one wants to call home.

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City of Las Vegns Department of Planning Development Services Control 333 North Rancho Drive, 3rd Pleor Las Vegas, Nevach 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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333 North Rancho Drive, 3¹⁰ Floor
Las Vegas, Nevada 89106

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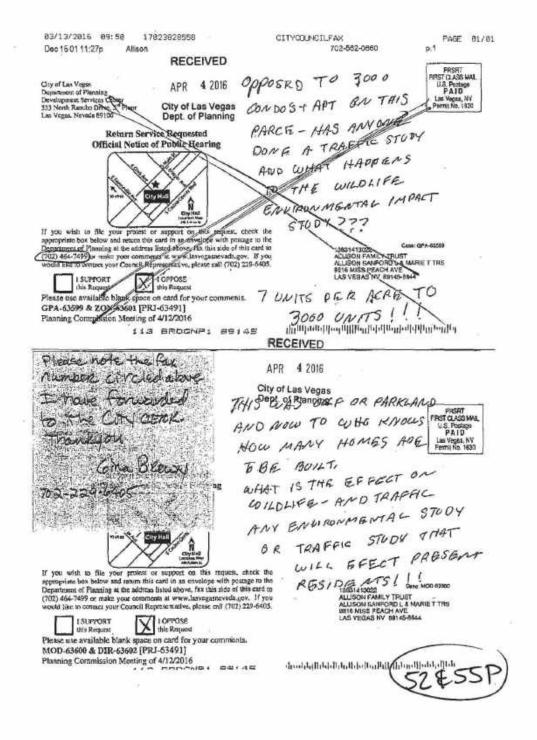
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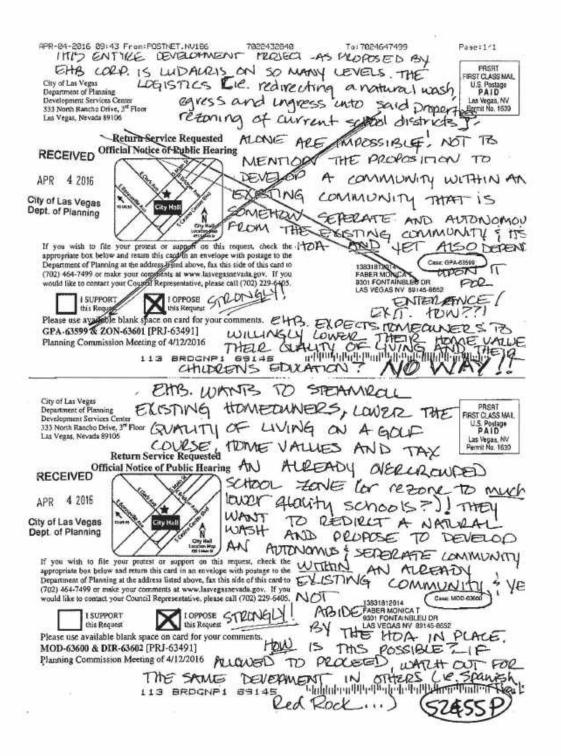
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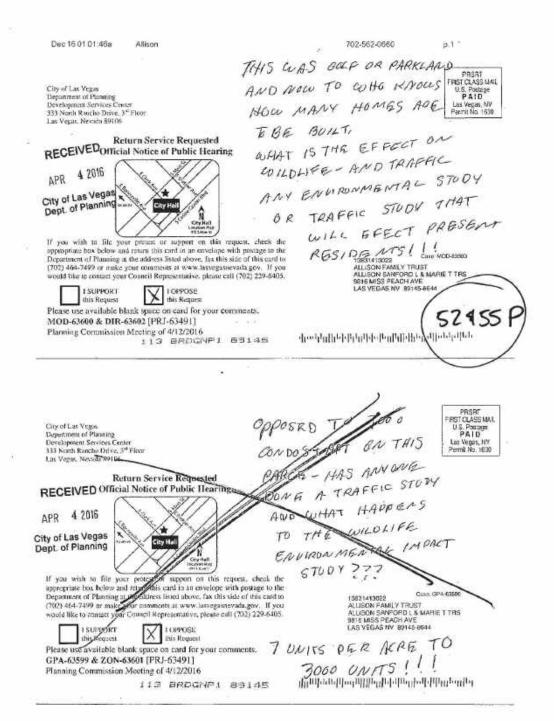
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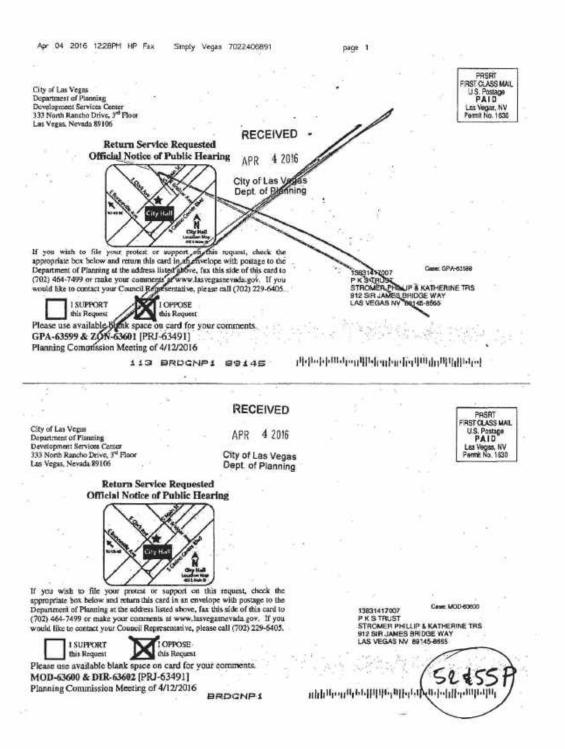
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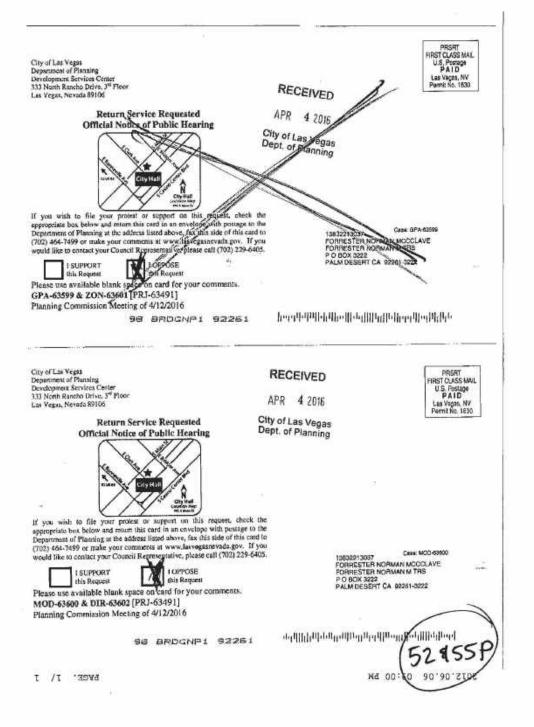
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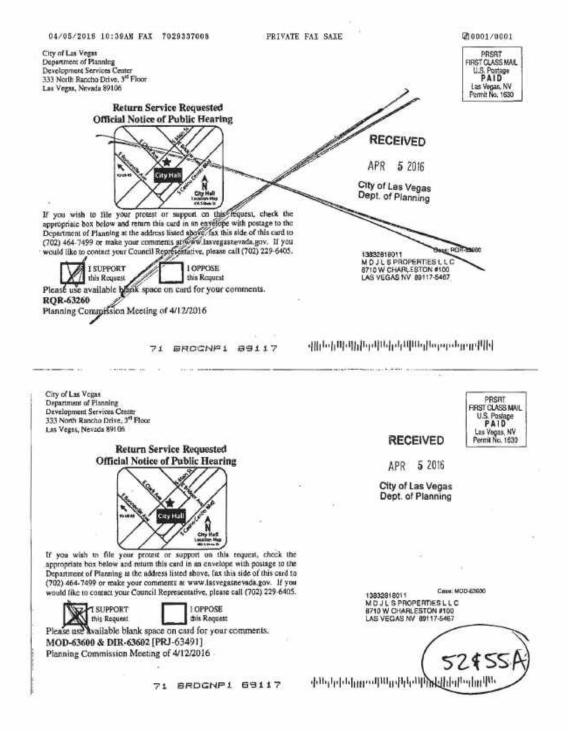
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ROR026012





March 25, 2016

Mr. Tom Perrigo Planning Director City of Las Vegas 333 N. Rancho Or. Las Vegas, NV 89106

RE: Abeyance request for MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Dear Mr. Perrigo,

Pursuant to our discussions over the past two weeks this is an Abeyance request for referenced from the April 12th to the May 10th Planning Commission Meeting. This request is for the purpose of providing more time for continued communications with our neighbors. In this regard, we have two publicly noticed meetings already scheduled with the neighborhood, one on March 28 2016 and the other on April 4, 2016, with individually scheduled meetings with neighbors being offered through the month of April. It is in everyone's best interest that all neighbors are given ample opportunity to understand the project in its entirety before any public hearings are held before either the Planning Commission or the City Council. Thank you in advance.

1215 South Fort Apache Road, Suite 120 Las Vegas, NV 89117

702.940.6930 / 702.940.6931 Fax

Yours truly,

Frank Penkratz

As Manager of EHB Companies LLC, the Manager of 180 Land Co. LLC,

Seventy Acres LLC and Fore Stars Ltd.

- " - " ntor final agenda

Date 14/12/2010 52-65

MAR 2 3 2016

AGENDA ITEMS 52-55 04/12/16 PC MEETING

ROR026014

Telephone Protest/Approval Log

Meeting Date: 04/12/2016.	© Case Number: MOD- 63600 © LGPA-(3599 DIR-63100)
Date: 04/06/16	Date:
Name: Robin a Cottin Lee	Name:
Address: 9808 Royal Lab	Address:
Phone: APPROVE	Phone:
Date:	Date: Name: Address:
Address:	Address:
Phone: APPROVE	Phone: APPROVE
Date:	Date:
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	Submitted after final agenda Date 04 12 20 44 52 - 55

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Nora Lares MOD-03600 GPA-03599

From: Sent: Peter Lowenstein

Monday, April 11, 2016 2:57 PM

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To: Subject:

Nora Lares

FW: Badlands Opposition

APR 1 1 2016

City of Las Vegas Dept. of Planning

FYL

From: Vicky Skilbred

Sent: Monday, April 11, 2016 2:45 PM To: Peter Lowenstein Cc: Bob Beers; John Bear Subject: Badlands Opposition

Good afternoon, Peter.

Mary Schomer, owner of 1808 Imperial Cup Drive, Las Vegas, NV 89117, called in her protest against items 52 and 53 to be heard tomorrow night. She mailed the postcard to that effect, but it came back.

Thank you.

Vicky Skilbred

Special Assistant to Councilman Bob Beers

495 South Main Street Las Vegas, Nevada 89101 Phone: 702-229-2144

Cell: 702-274-6028

Ward 2 updates subscription: http://eepurl.com/ZqtUL

City Hall is open Monday - Thursday 7 am -5:30 pm

Closed Friday - Sunday and Holidays

Ward 2 Mission Statement:

Provide open, fair and complete access to Las Vegas residents to ensure the protections and benefits of citizenship accrue to them.

Submitted after Final agenda

Date 0412/201897 52-53 P

ROR026016

City of Las Vogas Department of Planning Development Services Center 333 North Rancho Drive, 3⁵⁰ Ploor Las Vegas, Nevada 89106



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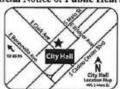
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Planning Commission Meeting of 4/12/2016 122 BRDGNP1 55354

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Apr. 9. 2016 9:19AM

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

> Case: MOO-63600 15307111908 Case MOD-63600 U S INVESTMENT & THADING ASSOCIA 9151 ARCADIA AVE SAN GABRIEL CA 91775

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

Case: MC/O-63660

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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Planning Commission Meeting of 402/2016

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Planning Commission Meeting of 4/12/2016

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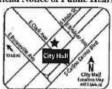
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- it would be imprudent and improper to approve such a request at this time because of the
 major lawsuit being heard in circuit court which challenges the integrity of the entire planning
 process that has taken place to date. This lawsuit needs to be resolved before any Commission
 or Council action is taken.
- 2. Any development that subsequently takes place should be within the parameters of the current zoning and master planning. Adding over 3000 small apartments units composed of 3-5 low rises and three 250 feet high rises on 67 acres increases the approved density from 7.49 to over 45 units per acre; this is absurd! This proposed significant increase in density addition of 3000+ rental units) changes the entire fabric of the community without considering a priori the major ramifications and impacts on the entire neighborhood to include but not limited to traffic flow, availability of potable water, flood plain issues, safety consequences and the stress on community services.
- 3. The Developer makes strong arguments of unused commercial space (500,000 to 500,000 sf) that will be ameliorated by more residential development in the area. One of the biggest benefactors of better use of commercial space would be the developer who owns much of this developed and undeveloped commercial property! One should ask why is Downtown Summerlin so successful and not this underutilized commercial property? Should the surrounding neighborhood now be infused with small high density units to compensate the commercial developer for past business decisions?
- 4. The proposed Development Agreement clearly allows the developer to take unilateral and unfettered actions without the appropriate checks and balances afforded under current guidelines- again at the expense of the existing neighborhood; it should not be approved.

City of Las Vegas Department of Planning Development Services Censer 333 North Rancho Deive, 3st Floor Las Vegas, Nevada 89106

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I SUPPORT this Request I OPPOSE this Request

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRJ-63491]

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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Planning Commission Meeting of 4/12/2016 113 BRDGN#1 8914E

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Apr 08 2016 12:21PM Smith Culp Consulting (702)838-8426

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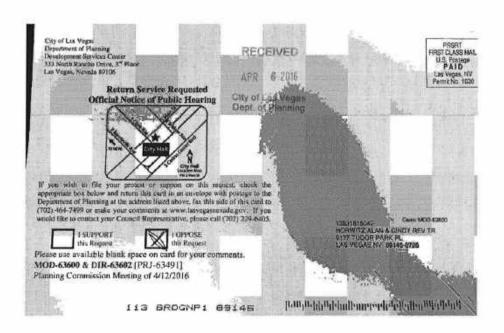
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ABSOLUTELY HORRIBLE IDEA – May residents such as myself who own a home on the golf course will be 50 feet away fro apartment building and totally lose the value of our property – Should be Illegal.

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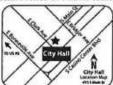
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I SUPPORT I OPPOSE this Request
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Case: MCD-83800

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City of Las Vegau Dept. of Planning

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City of Las Vegas Dept. of Planning

> Case: MOD-63800 13832213181 Case MOD-91 PETTERSON LOREN S & APILENE 9103 ALTA DR #701 LAS VEGAS NV 69145-8553

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

I SUPPORT this Request

1 OPPOSE this Request.

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

Cere MOD-63600 13831816011 KANE MICHAEL J III 7100 PL DORA AVF LAS VEGAS NV 69117

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Fisor Las Vegas, Nevada 89106

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Flanning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

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City of Las Vegas Dept. of Planning

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City of Crs Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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MOD-63600 & DIR-63602 [PRI-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Lat Vegas, Nevada 89106

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If you wish to file your protest or support on this request, check the appropriate box below and rearm this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.havegasnovada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

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Planning Commission Meeting of 4/12/2016

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MOD-63600 & DIR-63602 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas *Dept. of Planning

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Oty order Neutl Department of Panning Development Services Center 233 North Rancko Drive, 3¹⁵ Floor Las Vegas, Newsda 89105

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I SUPPORT this Request

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City of Las Vegas Dept. of Planning

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with possage to the Department of Plumeing at the address fixed above, fax this side of this card to (702) 454-7499 or make your communical www.lasvegasnavada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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13831813006 Case: MOD-53000 TAYLOR THOMAS & LOUISE TRUST TAYLOR THOMAS N & LOUISE R TRS 700 LACEY TREE ST LAS VEGAS NV 88145-8647 Case: MOD-53000

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City of Las Vegas Agenda Item No.: 53.

AGENDA SUMMARY PAGE - PLANNING PLANNING COMMISSION MEETING OF: APRIL 12. 2016

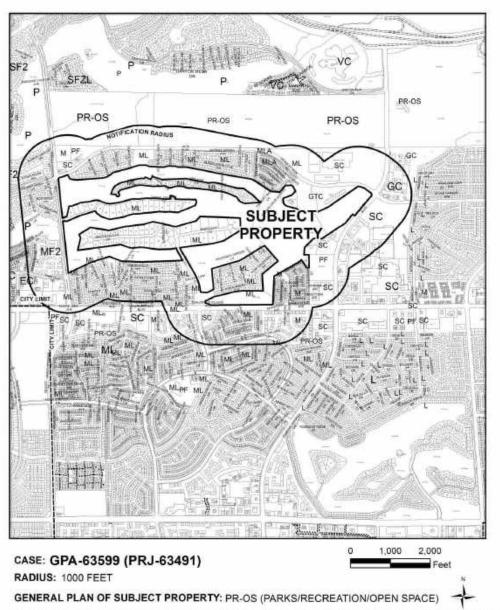
DED ADDITION DE ANNUNC	, , , , ,	
DEPARTMENT: PLANNING		✓ D: :
DIRECTOR: TOM PERRIGO	Consent	Discussion
SUBJECT: GPA-63599 - GENERAL PLAN AMENDM: HEARING - APPLICANT/OWNER: 180 LAN request for a General Plan Amendment FI SPACE) TO: DR (DESERT RURAL DENSIT RESIDENTIAL) on 250.92 acres at the southwe (APNs 138-31-702-002; 138-31-801-002 and 0 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO	ID CO, LLC, ET AL - For possible ROM: PR-OS (PARKS/RECREATY RESIDENTIAL) AND H (HIGG) est corner of Alta Drive and Ramp 1003; 138-32-202-001; and 138-32	le action on a ATION/OPEN H DENSITY art Boulevard
C.C.: 5/18/2016	ASV	
PROTESTS RECEIVED BEFORE:	APPROVALS RECEIVED BEF	ORE:
Planning Commission Mtg. 33	Planning Commission Mtg.	10
City Council Meeting 0	City Council Meeting	0
RECOMMENDATION: Staff has NO RECOMMENDATION BACKUP DOCUMENTATION: 1. Consolidated Backup 2. Location and Aerial Maps 3. Supporting Documentation 3. Justification Letter - GPA-63599 and ZON-6. 4. Protest/Support Postcards - GPA-63599 and ZON-6. 5. Submitted after Final Agenda - Protest/Support [PRJ-63491]	ZON-63601 [PRJ-63491]	ON-63601
Motion made by TRINITY HAVEN SCHLOTT 22-24, 52-55, 72-74 and 80 to 5/10/2016 and Wi		
Passed For: 7; Against: 0; Abstain: 0; Did Not V CEDRIC CREAR, GLENN TROWBRIDGE, V HAVEN SCHLOTTMAN, GUS FLANGAS, SA (Did Not Vote-None); (Excused-None)	ICKI QUINN, TODD L. MOODY,	

See Item 52 for related backup.

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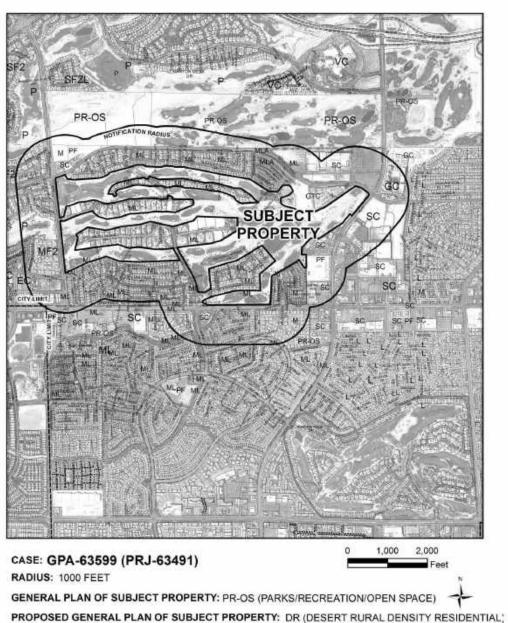
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

ROR026056



PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL)

ROR026057



AND H (HIGH DENSITY RESIDENTIAL)

ROR026058



STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-63599 APN: 138-31-702-002; 138-31-801-002
Name of Property Owner: 180 Land Co LLC
Name of Applicant: 180 Land Co LLC
Name of Representative: Frank Pankratz
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?
☐ Yes ⊠ No
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.
City Official:
Partner(s):
APN:EHB COMPANIES LLC, its MANAGER
Signature of Property Owner: Print Name: FRANK PARKETZ, LS MANAGEL Subscribed and sworn before me
This LSrt day of FERMAN 20/L Saturation of Technology 20/L Saturation of Technology 20/L My Apple State of New York Notary Public in and for said County and State KATHLEEN K MOMOT Netary Public, State of New York Notary Public in and for said County and State
Revised 11-14-06 PRJ-63491

ROR026059



STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-63599 APN: 138-32-301-005; 138-32-301-006
Name of Property Owner: Seventy Acres LLC
Name of Applicant; Sevenly Acres LLC
Name of Representative: Frank Pankratz
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?
☐ Yes ⊠ No
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.
City Official:
Partner(s):
APN: FHB COMPANIES LLC, its MANAGER
Signature of Property Owner: Print Name: FNANK for CPAT2, its MANAGER
Subscribed and sworn before me
This Life day of Texaulary, 20 lb KATHLEEN K MOMOT Novary Public, 5: ale of Nevada Appointment No. 14-15-293-1 My Appt Eaplies Oct. 24, 2018
Revised 11-14-06 FidepoxtApplication PacketSubmerrent of Financial Interest put 02/29/16

ROR026060



STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-63599 APN: 138-32-202-001;
Name of Property Owner: Fore Stars, Ltd
Name of Applicant: Fore Stars, Ltd.
Name of Representative: Frank Pankratz
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?
☐ Yes ☑ No
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.
City Official:
Partner(s):
APN:EHB COMPANIES, LLC, ItS MANNGER
Print Name: Print Name: Subscribed and sworn before me This 25th day of Ferrovary 20 16 KATHLEEN K MOMOT Notary Public, State of Nevada Appointment No. 14-15293-1 Notary Public in and for said County and State
Revised 11-14-06 EdeportApplication Packet/Statement of Financial Interest pdf 02/29/16

ROR026061

APPLICATION / PET	
Application/Petition For: GENERAL PLAN AMENDME	NT
Project Address (Location) S. Rampart/W. Charleston/H	lualapai/Alfa
Project Name Peccole Ranch Master Plan 250.92 Acre	Proposed Use
Assessor's Parcel #(*) 138-32-202-001	
General Plan: existing PROS proposed H Zonin	g: existingproposed
Commercial Square Footage	
Gross Acres 2.13 Lots/Units 1. L	Density
Additional Information	
	<u> </u>
PROPERTY OWNER Fore Stars, 1 td.	
Address 1215 South Fort Apache, Suite 120	Phone: (702) 840-6930 Fax: (702) 840-6934
City Las Vegas	_ State <u>Nevada Zip 89117</u>
E-mail Address	
APPLICANT Fore Stars, Ltd.	
Address 1215 South Fort Apache, Suite 120	
City Las Vegas	
	- ··
R-mail Address Frank@ehbcompanies.com	
R-mail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc.	Confect Cindie Gee
Representative GCW, Inc. Address 1555 South Rainbow	Confect Cindie Gee
R-mail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas	Confact Cindie Gee Phone: (702) 804-2107 Phys.: (702) 804-2289
Representative GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Address ogee@gowengineering.com	Confact Cindie Gee Phone: (702) 804-2107 Fax: (702) 814-2299 State Nevada Zip 89146
REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Aridress Ogee@gcwengineering.com Lactily tan 1 as the upplical and thus the influencies advanted with this registration is tree and reconstitute or influencies in influencies or information or promised, and that the conscious or information or	Confect Cinding Goo Phone: (702) 804-2107 Phrs: (702) 814-2289 State Nevacia Zip 89146 so the base of any Indentity and belief t understand that the City is not integrable for any specific propriets for application to be referred. I finding could that I doe the exact or purchase
REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Address 090e@gcwengineering.com Lectily that I an decaptional and thus the information advantable with this repotention in the countries in information permaind, and that the contribution or incomplete applicable in the replacement in the replacement of the property involved in this replacement of the permaind. The Complete in the replacement of the permaind of the property involved in this replacement of the permaind of the per	Confect Cindig Gee Phone: (702) 804-2197 Fax: (702) 834-2299 State Nevada Zip 89146 State Nevada Zip 89146 so the best of any Distribute and belief trustentand that the City is not inspensible for any serve for application to be referred. I find to notify that I can the court or perchase representation this extension, at historical by the ground adjustmentation.
Promail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Address Cgee@gcwengineering.com Lastily that I an de applicant and thus the influencing advanted with this application of the companies, included in the application, or the bases or application of the property involved in this application, or the bases or application of the property involved in this application, or the bases or application of the property involved in this application, or the bases or application of the property involved in this application, or the bases or application of the property involved in this application, or the bases or application of the property involved in this application, or the bases or application of the property of the property of the property involved in this application, or the bases or application of the property	Confort Cindie Goe Phone: (702) 804-2107 Fax: (702) 814-2299 State Nevada Zhy 89146 As to the hort of my Distribute and belled I understand first the City is not integrable for my property property and the conformal phone in the conformal phone in the conformal phone in the conformal adjustments as in Major by make this solutions, as in historied by the opening adjustments hadon.
REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Address Cgee@gcwengineering.com Lectily than I an decaptional and they the information arbeined with this repotention is time and account necessariles in information permaind, and that containing a transfer or question application of the reports involved in this application, at the base or again fully with naive of the Charles County of the C	Confect Cindio Goo Phone: (702) 804-2197 Phr: (702) 804-2289 State Nevacia Zip 89146 so the best of my Distribute and belief t understand finithe City is not impossible for my street for pytication to be referred. I find to scaling that I can be exact or purchase transporter make this extensions, at Indicated by the operator departure helico. I MG ** FOR DEPARTMENT USE ONLY Case #GPA-63599
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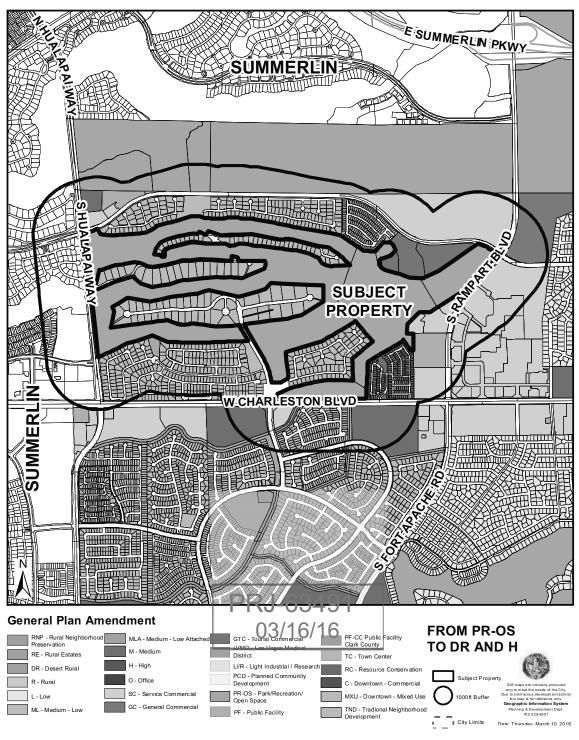
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Application/Petition For: GENERAL PLAN AMENDME	NF
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Project Name Peccole Ranch Master Plan 250.92 Acre	Proposed Use ———
Assessor's Parcel #(s) 138-32-301-006;; 138-32-301-00	5 Ward # _2
General Plan: existing PROS proposed H. Zoniu;	g: existing proposed
Commercial Square FootageP	Floor Area Ratio
Gross Acres <u>70.52</u> Lois/Units <u>3</u> U	Density
Additional Information (5.44 Ac) of 138-32-301-006 fro	m PROS to DR; (47.59 Ac) of
138-32-301-006 and (17.49 Ac) of 138-32-301-005 from	
PROPERTY OWNER Seventy Acres LLC	Contact <u>Frank Pankratz</u>
Address _1215 South Fort Apache, Suite 120	Phone: (702) 949-6630 Fax: (702) 940-0691
City <u>Las Vegas</u>	State Nevada Zip 89117
E-mail Address	
APPLICANT Seventy Acres LLC	Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120	Phone: (102) эксняна (152; (102) 140-6931
City Las Vegas	State Nevada Zip 89117
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E-mail Address Frank@ehbcompanies.com REFRESENTATIVE GCW, Inc.	Contact Cindia Gea
E-mail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow	Contact <u>Cindia Gea</u> Phone: (702) 804-8107 Fax: (702) 604-2298
E-mail Address Frank@ehbcompanies.com REFRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas	Contact Cindia Gea
E-mail Address Frank@ehbcompanies.com REFRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas E-mail Address Cgee@gcwengineering.com	Contact <u>Cindia Gea</u> Phone: (792) 804-2197 Fax: (702) 804-2298 State Nevada Zip 89148
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Project Address (Location) S. Re	moart/W. Charleston/Hualanai	/Alta
•		Proposed Use
		Ward # _2
General Plan: existing PROS		• •
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Additional Information		
PROPERTY OWNER 180 Land	Conte	ect Frank Pankratz
Address 1215 South Fort Apach	ie. Suite 120 Phon	e: (708) 940-5930 Fax: (702) 940-0931
City Las Vegas	State	Nevada Zin 89117
E-mail Address Frank@ehbcom		
APPLICANT 180 Land Co LLC	Conta	ct Frank Pankratz
Address 1215 South Fort Apach	ne, Strite 120 Phon	E: (702) 940-6630](78X: (702) 940-6931
City Las Vegas	State,	Nevada Zin 89117
E-mail Address Frank@ehbcon	npanies.com	<u>-</u>
REPRESENTATIVE GCW, Inc.	Conta	ert Cindie Ges
Address 1555 South Rainbow	Phon/	ct (102) 804-2107 Fax: (702) 804-2209
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This 25 day of Februa		Date Received:*
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180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Vegas, NV 89117

Revised

February 26, 2016

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

Re: Justification Letter for General Plan Amendment <u>and</u> Rezoning of the Peccole Ranch Master Plan's 250.92 Acres Currently Operated as The Badlands Golf Course

Dear Mr. Perrigo,

We herewith submit a request to amend the General Plan, and request Rezoning for, the above referenced 250.92 acres (hereinafter "Property") as follows:

General Plan Amendment (hereinafter "GPA"):

- From PR-OS (Park, Recreation and Open Space) to DR (Desert Rural Density Residential) on 183.71 acres consisting of:
 - o 166.99 acres (APN 138-31-702-002)
 - o 11.28 acres (APN 138-31-801-002)
 - 5.44 acres (a portion of 138-32-301-006. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From PR-OS to H (Residential High) on 67.21 acres consisting of:
 - o 2.13 acres (APN 138-32-202-001)
 - o 17.49 acres (APN 138-32-301-005)
 - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

Rezoning

- From R-PD7 to R-E on 183.71 acres consisting of:
 - o 166.99 acres (APN 138-31-702-002)
 - 11.28 acres (APN 138-31-801-002)
 - 5.44 acres (a portion of 138-32-301-005. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From RPD-7 to R-4 on 65.08 acres consisting of:
 - o 17.49 acres (APN 138-32-301-005)
 - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

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- From PD to R-4 on 2.13 acres consisting of:
 - o 2.13 acres (APN 138-32-202-001)

(The above APNs' parcels are shown in the attached Parcel Map- Exhibit 1.)

In the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan") the Property is shown with its repurposed residential uses as explained both herein and in the 2016 Master Plan. The justification for the GPAs and Rezonings are as follows:

- The current General Plan designation of PR-OS on the Property is not in conformance
 with the Property's current R-PD7 zoning or the Property's requested R-E and R-4
 rezonings in the 2016 Master Plan. The requested GPA amendments will bring the
 General Plan into conformance with the Property's requested rezonings.
- The Rezonings will provide the zoning that matches the Property's repurposed uses in the 2016 Master Plan.

The existing zoning for 248.79 acres of the Property is R-PD7. This zoning is reflected in Clark County Records and confirmed in the Zoning Verification Letter dated December 30, 2014 from City of Las Vegas (Exhibit 2). PD zoning exists on 2.13 acres. The R-PD7 zoning allows up to 7.49 Units per acre equating to 1,863 Units. The PD zoning, subject to Site Development Review approval, allows for a much higher density per acre. Rather than develop the 1,863+ Units "evenly" throughout the Property, the 2016 Master Plan provides adjacency compatibility by placing:

- An unprecedentedly small number of Estate Lots near the existing single family homes.
- Luxury Multi Family In the commercial Rampart Boulevard corridor, near to already existing commercial and multifamily development.

Development Areas

The requested R-E zoning on the 183.7 acres is the lowest residential category available allowing for 20,000 square foot minimum lot sizes. This equates to a total of 367 units that would be allowed under R-E. However, the Applicants, for conservation purposes, have chosen to build a maximum of only 60 home sites on this entire acreage. These Estate Lots will be a minimum of one (1) acre to over five (5) acres. This Estate Lot offering will be unprecedented, with approximately one hundred twenty (120) acres of the 183.7 acres being preserved.

The 67.21 acres rezoned to R-4 will provide 3,020 Luxury Multi Family in a pedestrian friendly, intimate residential environment with a wide variety of Luxury Multi Family offerings with different densities and heights to accommodate an array of lifestyle choices. It will also be located in the highly commercialized Rampart Boulevard corridor, where there already exists retail, restaurant, office and multifamily uses.

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180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. 1215 S. Fort Apache Rd., Suite # 120 Las Vegas, NV 89117

The separate Development Areas are reflected in 2016 Master Plan attached as Exhibit 3. The densities and building heights for each of the Development Areas are summarized in the below matrix.

Neighborhood / Development Areas	Acres	Maximum # of DU's	Average Oensity	Bullding Heights
LUKURY MULTI FAMILY (a)			1	
Development Area 1	17.49	720	41.2	4 stories with a maximum height not to exceed 55 feet.
Davelopment Area 2 (a)	20.69	1250	50.5	A complex of buildings (some or all of which will be over podium) w/various heights, 3 buildings of which will be towers up to a maximum of 250 feet from podium.
Development Area 3 (a)(b)	29.03	1050	36.2	A complex of 4 story buildings (some or all of which will be over podium) w/various heights not to exceed 55 feet over podium.
	67.21	3,020	45.0	
ESTATE LOTS	i			The second secon
Development Area 4	183.71	60	0.33	up to 3 stories not including basement not to exceed 50 feet.
Total	250.92	3,080	12.30	
Footnotes:		·	<u> </u>	
(a) Luxury Multi Family use c	an include	an assisted l	ving facility	
use as a maintenance yard	shall rem	IIn		olf course maintenance yard; this
This potential use would be basis, namely 2 assisted living				ment Areas' Luxury Multi Family Units on a 2 for 1

From the time of the City's approval on April 4, 1990 of the 1990 Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and Rezoning of the 1990 Master Plan's Phase Two, (being 996.4 acres of the 1990 Master Plan's 1,569.6 acres), the Property retained its R-PD7 zoning designation. It is the Applicants' belief thathis zoning was held in place in clear anticipation of potential changes in golf dynamics due to:

- The unknown factors both of water availability and its significant annual cost increases, in years to come, especially considering our harsh desert climate and environment; and,
- Other negative factors that could and would affect golf's financial sustainability, which, as noted below, have been clearly realized.

Status of Golf Industry

The golf industry has experienced and continues to experience dramatic erosion. Golf course closures across the USA are rampant. Pellucid Corp, an Illinois-headquartered golf industry analysis entity, reports that 155, 158, 185 and 234 golf courses closed in the nation in 2012,

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2013, 2014 and 2015, respectively. Golf course closures have numbered 732 in the last 4 years, with 1,503 in the last ten years, with more anticipated in the next several years. This means golf course owners and local jurisdictions are being faced with having to rethink exactly how these previously operated golf course lands, as they become repurposed, are to be incorporated into the fabric of their communities. The repurposing of the Property from its golf uses, as described herein and in associated documents, is responsible, sensitive, and complimentary, and it is Applicants' belief that it will represent significant added value to Queensridge, surrounding neighborhoods, and the City of Las Vegas.

The Applicants retained a renowned golf course architect, who is very familiar with the national and local golf marketplaces, to evaluate and advise the Applicants of the status of the Badlands Golf Course, in particular, and the Las Vegas golf marketplace, in general. Applicants learned that nationally golf is severely struggling with a very large supply/demand Imbalance, and Las Vegas is no exception. Nationally there were approximately 8,100,000 fewer golfers in 2015 than 2000 with a large portion of those being core (regular) golfers. Interestingly, some quotes from Bloomberg Businessweek article, "How Golf is Stuck in the Rough", dated June, 2014 are:

- "Golf is suffering from an exodus of players, and courses are closing. The number of golfers has dropped 24 percent from its peak in 2002 ... in 2013 alone the game lost 1.1 million players."
- "The baby boomers were supposed to be the salvation of golf...but they have yet to take
 up the stack."
- "Those sticking with the sport are playing fewer rounds. U.S. golfers played a total of 462 million rounds last year ... That was the fewest since 1995. ...All the people under 35 are leaving the game."
- "...research shows the number of golfers today is lower than in 1990, even though the U.S. population is 27 percent greater."
- "...Master's this spring (2014), only 7.8% of U.S. television households tuned in the tournament's lowest TV rating since 2004...that was a 24% decline from the 2013 finale."
- "The bottom line: As young people seek faster-moving fun, only 14 new golf courses opened up in the U.S. last year while almost 160 shut down."

Southern Nevada courses are financially struggling/many underperforming. Experts have opined that Las Vegas has five to eight more golf courses than the market can possibly support.

The Badlands Golf Course

The golf course consumes approximately 245,000,000 gallons of water a year. This is especially concerning due to the extended severe drought conditions being experienced in the western USA. Further, the golf course is struggling with substantially increased costs in virtually every category, low green fees due to large over supply in the marketplace, carrying costs, significant subsidization of water and many millions of dollars needed for deferred maintenance and

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GPA-63599 and ZON-63601

PRJ-63491 02/29/16

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capital expenditures. These expenditures would be required to repair, rehab and/or replace the course's greens, tees, landscaping, very significant irrigation infrastructure, equipment and clubhouse, all in order to stay relevant, that is, to be competitive, operationally efficient and contemporary. The Applicants believe that given these burdens, the golf course was destined for closure and the property destined to be repurposed.

Looking Forward

The Applicants' affiliated entities are the largest single owners of homes, lots and condominiums in Queensridge and One Queensridge Place. In addition, Applicants have built 40 custom homes in Queensridge as well as 219 Units in One Queensridge Place. It was anticipated that if Applicants did not purchase the Property, the likelihood is that conventional home builders would have done so; and then proceeded to attempt to build it out pursuant to its existing R-PD7 zoning (up to 7.49 DU's per acre), with development spread throughout the Property. The Applicants had both the motivation and a personal sense of obligation not just to protect their properties' values but the value of the properties of their many Queensridge friends and neighbors. Consequently, Applicants essentially felt "Forced" to purchase the golf course's ownership entity, paying a very significant premium to do so.

Rather than leaving the land that was used as golf course lay dormant and devalue the adjacent Queensridge properties, the implementation of the 2016 Master Plan with the approval of the requested GPA and Rezonings, will collectively enhance the value of the individual adjacent properties, as well as that of the overall Queensridge neighborhood.

With the advent of newer communities, Queensridge has "lost its edge", it is no longer known as "the place to be"; The Ridges in Summerlin and its various neighborhoods have positioned themselves to have that cache and therefore Queensridge's property values have not kept pace. Implementing the 2016 Master Plan, with its approximate \$1.5 billion investment together with its new and varied residential offerings, will bring a substantial renewed energy, awareness, excitement and value to Queensridge and One Queensridge Place.

Security of the Property Security

Security is a major concern for all property owners everywhere. Queensridge is no exception. Queensridge North and South have been severely impacted with home and auto break-ins and thefts over the last several years. It is possible that some of the public courses patrons are thieves scouting adjacent properties for their day and/or night time exploits. The closure of the course will also enhance security since access for those thieves coming through Charleston and Hualapai drainage culverts and/or over the 5-6' walls will be eliminated.

⁵| Page GPA-63599 and ZON-63601

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Conclusion

The implementation of the 2016 Master Plan, with its very large Estate Lots, large custom homes, preserve areas, thousands of additional trees, enhanced landscape areas and Luxury Multi Family development with a variety of offerings, will produce an environment like no other in the Las Vegas Valley.

Importantly, the economic benefits, such as jobs, property tax increases, sales tax revenues, and the commerce generated from the land development and home building are all very meaningful to the overall community. The Economic and Fiscal Benefits Study, prepared by respected local financial analyst/economist John Restrepo, is included with the 2016 Master Plan materials and discusses these economic benefits in detail.

Thank you in advance for the City's consideration of these GPA and Rezoning requests. We look forward to working with the City and our neighbors in bringing the repurposed uses of the Property, as reflected in the 2016 Master Plan and commensurate with these GPA and Rezoning designations, to fruition.

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd. Nevada limited liability companies

By: EHB Companies LLC

a Nevada limited liability company

Its: Manager

By: Name: Yohan Lowie

Its: Manager
Date: 2/

Exhibits:

1 Parcel Map

2 Zoning Verification Letter

3 2016 Master Plan Development Areas

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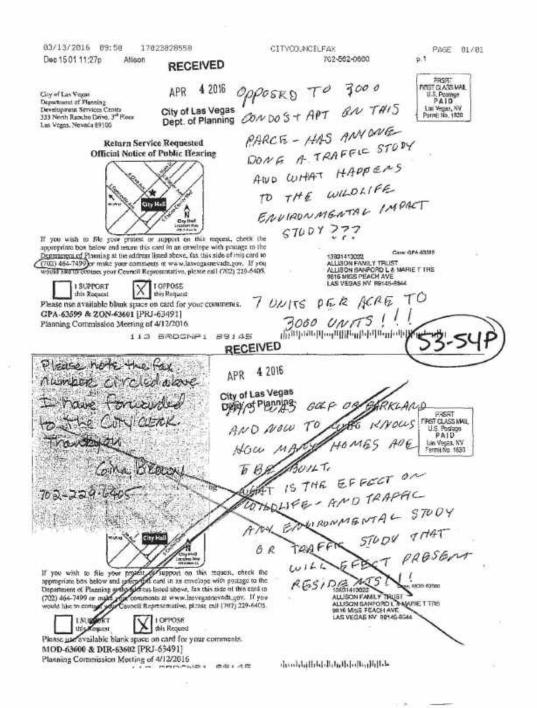
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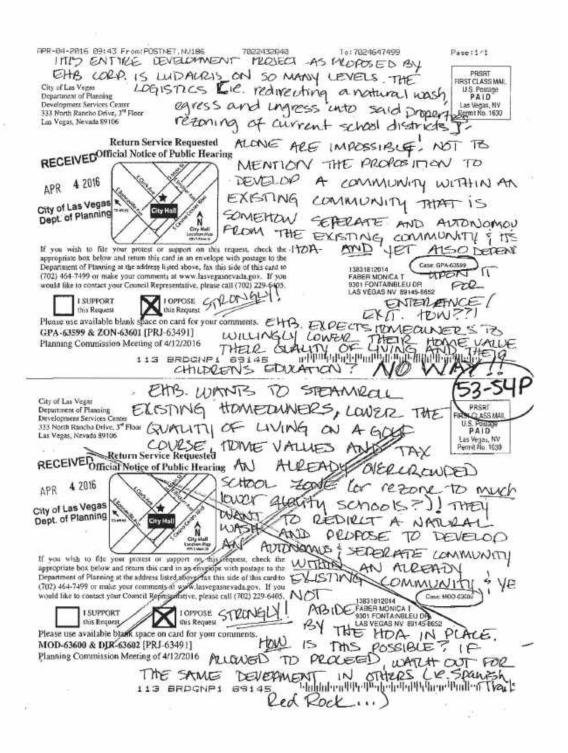
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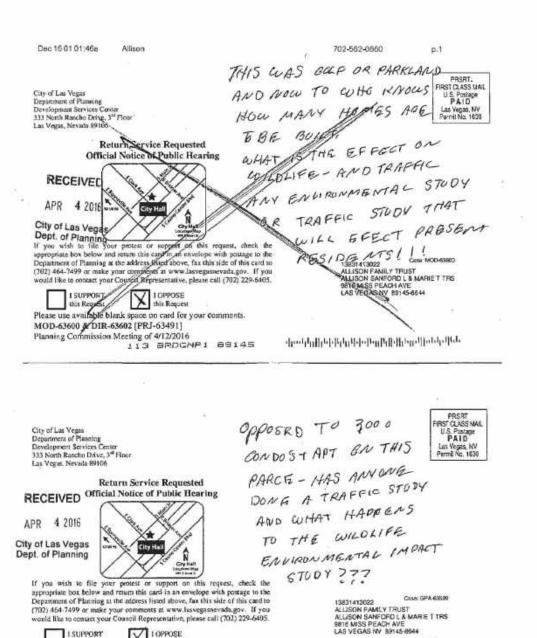
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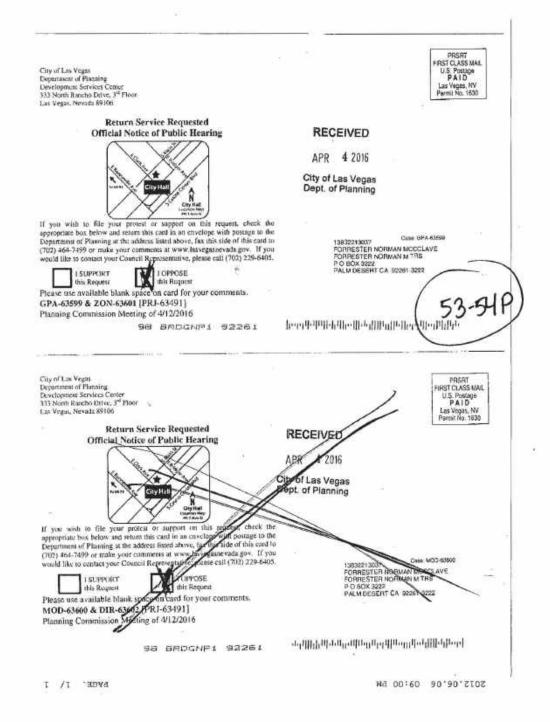
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GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016 Rulph H. Dakdduk

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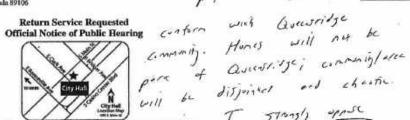
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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

City of Las Vegas Dept. of Planning

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I SUPPORT

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Planning Commission Meeting of 4/12/2016

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- It would be imprudent and improper to approve such a request at this time because of the
 major lowsuit being heard in circuit court which challenges the integrity of the entire planning
 process that has taken place to date. This lawsuit needs to be resolved before any Commission
 or Council action is taken.
- 2. Any development that subsequently takes place should be within the parameters of the current zoning and master planning. Adding over 3000 small apartments units composed of 3-5 low rises and three 250 feet high rises on 67 acres increases the approved density from 7.49 to over 45 units per acre; this is absurd! This proposed significant increase in density (addition of 3000+ rental units) changes the entire fabric of the community without considering a priori the major ramifications and impacts on the entire neighborhood to include but not limited to traffic flow, availability of potable water, flood plain issues, safety consequences and the stress on community services.
- 3. The Developer makes strong arguments of unused commercial space (500,000 to 600,000 sf) that will be ameliorated by more residential development in the area. One of the biggest benefactors of better use of commercial space would be the developer who owns much of this developed and undeveloped commercial property! One should ask why is Downtown Summertin so successful and not this underutilized commercial property? Should the surrounding neighborhood now be infused with small high density units to compensate the commercial developer for past business decisions?
- 4. The proposed Development Agreement clearly allows the developer to take unilateral and unfettered actions without the appropriate checks and balances afforded under current guidelines- again at the expense of the existing neighborhood; it should not be approved.

City of Las Vegas Department of Flaming Development Services Centur 333 North Routho Drive, 3rd Picor Las Vegas, Nevada 39106

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Planning Commission Meeting of 4/12/2016

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GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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	(2) The owner makes profit out the last of City of Las Vegas destruction of bount-ful residential regishedwood Dept of Planning & depreciation of the value of houses in the cause (3) The increws in population & conjustion will lead
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GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

Case: GPA-63599

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3⁵³ Floor Las Vegas, Nevada 89105

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

Case: GPA-63699

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

> 13831311006 Casa: GPA-63588 WAGNER FAMILY TRIUST WAGNER ROGER PHILIP & CAROLYN GI 9729 WINTER PALACE OR LAS VEGAS NV 89145

Roger & Carolyn Wagner 9720 Winter Palace Drive Las Vegas Nevada 89145-8636

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City of Las Vegas Department of Planning Development Services Center 333 North Rancho Drive, 3¹⁶ Ploor Las Vegas, Nevnda 89105

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City of Las Vegas Dept of Planning . .

Case: GPA-63599

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City of Las Vegas Department of Flaoning Development Services Center 333 North Rancho Drive, 3⁵⁰ Floor Las Vegas, Nevada 89106

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Planning Commission Meeting of 4/12/2016

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If you wish to file your protest or support on this request, check the appropriate box below and return this eard in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405 RECEIVED

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GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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City of Las Vegas Department of Stanning Development Services Center 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016
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City of Las Vegas Dept. of Planning

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Submitted after final agenda Date (14/12/20**Mgm** 53 - 54 A

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City of La Depos Department of Planning Development Services Center 533 North Rancha Drive, 3rd Pinor Las Vegas, Nevada 89106

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GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016 RECEIVED

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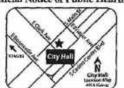
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Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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Permit No. 1539

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.havegasnevada.gov. If you would likeyto contact your Council Representative, please call (702) 229-6405.

1 SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491] Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

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Department of Planning
Development Services Center
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Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasuevada.gov. If you would like to connect your Council Representative, please call (702) 229-6405.

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Planning Commission Meeting of 4/12/2016

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City of the vegus Department of Planning Development Services Center 333 North Rancho Drive, 3º Floor Las Vegat, Nevada 89106

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Official Notice of Public Hearing



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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevads.gov. If you would like to-contact your Council Representative, please call (702) 229-6405.

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Planning Commission Meeting of 4/12/2016

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Department of Planning Development Services Center 333 North Rancho Drive, 3rd Floor Lee Vegas, Nevada 89106

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas Dept. of Planning

Case: GPA-63509 13832213184 Case GPA D TOWERS F12 L L C 1215 S FORT APACHE RD #120 LAS VEGAS NV 89117

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Eng of Las Vigas Department of Preming Development Services Casser 133 North Rendin Dolor, 3th Flore Las Vigas, Nevalla 1910)

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ROR026116

City of Las Vegas Agenda Item No.: 54.

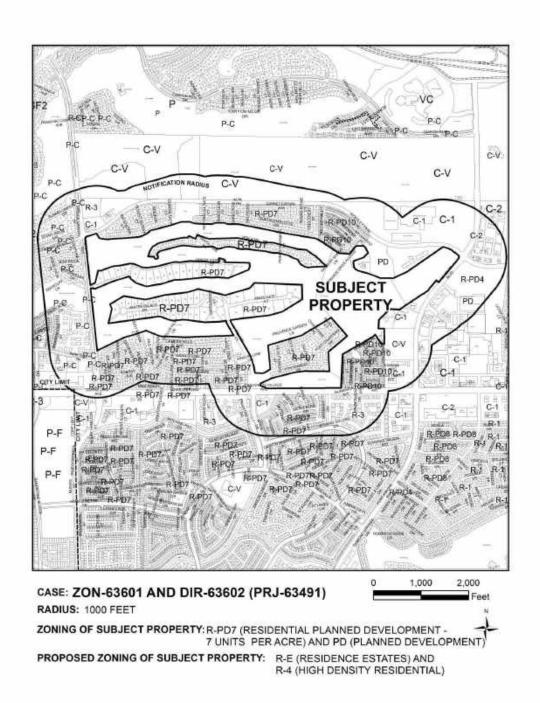
AGENDA SUMMARY PAGE - PLANNING PLANNING COMMISSION MEETING OF: APRIL 12, 2016

DEPARTMENT	: PLANNING			
DIRECTOR:	TOM PERRIGO		□ Consent	⊠ Discussion
HEARING - API request for a Re UNITS PER AG RESIDENTIAL) 4 (HIGH DENSI Rampart Bouleva	REZONING RELATED TO PLICANT/OWNER: 180 LAZONING FROM: R-PD7 (RECRE) TO: R-E (RESIDE) ON 248.79 ACRES AND FOUR TY RESIDENTIAL) on 2.1 and (APNs 138-31-702-002 and 007), Ward 2 (Beers) [PI	AND CO, LLC, ET AL ESIDENTIAL PLANN NCE ESTATES) AN ROM: PD (PLANNED 3 acres at the southwer ; 138-31-801-002 and	L - For possib NED DEVELO D R-4 (HIG D DEVELOPM est corner of A 003; 138-32-	ole action on a DPMENT - 7 H DENSITY MENT) TO: R-Alta Drive and -202-001; and
C.C.: 5/18/2016	13 Or			
PROTESTS RE	CEIVED BEFORE:	APPROVALS RE	CEIVED BEI	FORE:
Planning Commi	ission Mtg. 32	Planning Commis	sion Mtg.	10
City Council Me	eting 0	City Council Meet	ing	0
RECOMMENDATION: Staff has NO RECOMMENDATION BACKUP DOCUMENTATION: 1. Consolidated Backup 2. Location and Aerial Maps - ZON-63601 and DIR-63602 [PRJ-63491] 3. Supporting Documentation				
	TRINITY HAVEN SCHLO 74 and 80 to 5/10/2016 and			
CEDRIC CREAR HAVEN SCHLO	gainst: 0; Abstain: 0; Did No , GLENN TROWBRIDGE, TTMAN, GUS FLANGAS, one); (Excused-None)	VICKI QUINN, TODI		
Minutes: See Items 52 and	53 for related backup.			

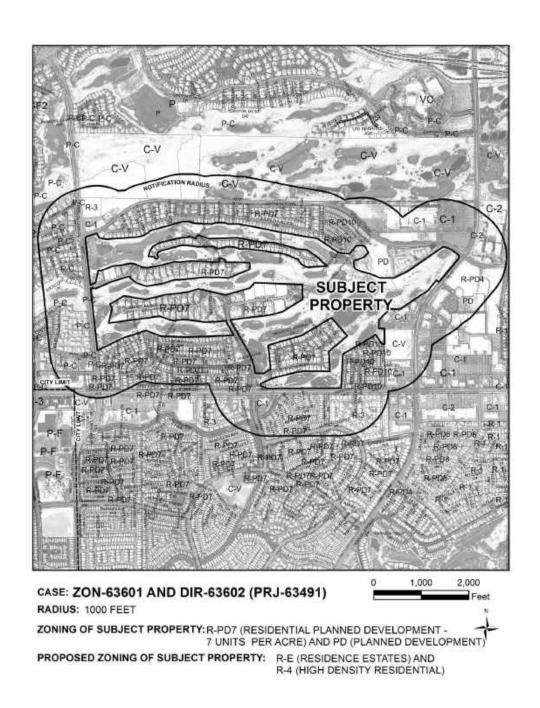
ROR026117

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

ROR026118



ROR026119



ROR026120



STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63601 APN: 138-31-702-002; 138-31-801-002
Name of Property Owner: 180 Land Co LLC
Name of Applicant; 180 Land Co LLC
Name of Representative: Frank Pankratz
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?
☐ Yes ⊠ No
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Percel Number if the property in which the interest is held is different from the case parcel.
City Official:
Partner(s):
APN:EHB COMPANIES LLC, its MANAGER
Signature of Property Owner: Print Name: FRANK PANKEATZ, LS MANAGER
Subscribed and sworn before me
This LStat day of FERMAN 2016 KATHLEEN K MOMOT Notary Public, State of Nevada Appointment No. 14-15293-1 My Appd. Expires Oct. 24, 2018
Revised 11-14-06 PRJ-63491 Revised 11-14-06 PackettSuperment of Figure 1 Interest put

ROR026121



STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63601 APN: 1	38-32-301-005; 138-32-301-006
Name of Property Owner: Seventy Acres LLC	
Name of Applicant: Seventy Acres LLC	
Name of Representative: Frank Pankratz	(8)
Planning Commission have any financial in	Mayor or any member of the City Council or nterest in this or any other property with the er or applicant's general or limited partners, or lifty company?
☐ Yes	⊠ No
involved and list the name(s) of the person	City Council or Planning Commission who is or persons with whom the City Official holds. Number if the property in which the interest is
City Official:	
Partner(s):	
APN:EHBCOMI	PANIES LLC, its MAMORE
Signature of Property Owner: Print Name: FAA	
Subscribed and sworn before me	/ / /
This LSRt day of FEBRUARY, 20 lb Solary Public in and for said County and State	KATHLEEN K MOMOT Novary Public, 5:ate of Nevada Appointment No. 14-15293-1 My Appt. Expires Oct. 24, 2018
Revised 11-14-06	1 depokt Application Proced Statement of Financial Interest pdl 02/29/16

ROR026122



STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63601 APN: <u>138-32-202-001</u> ;
Name of Property Owner: Fore Stars, Ltd
Name of Applicant: Fore Stars, Ltd.
Name of Representative: Frank Pankratz
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?
☐ Yes ⊠ No
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.
City Official:
Partner(s):
APN:EHB COMPARNIES, LLC, ItS/MANNEER
Signature of Property Owner: Print Name: FANK Park 12, its Manager. Subscribed and swom before me This 251H day of FERO way, 20 16 RATHLEEN K MOMOT
Notary Public in and for said County and State KATHLEEN K MOMOT Notary Public in and for said County and State KATHLEEN K MOMOT Notary Public in and for said County and State KATHLEEN K MOMOT Notary Public in and for said County and State
evized 11-14-06 Edepot Application Packet Statement of Find and December 11-14-06 02/29/16

ROR026123



	DEPARTMENT UNITEDA	MMIAG
	APPLICATION / PETITION	FORM
	Application/Petition For: REZONING	
	Project Address (Location) S. Rampart/W. Charleston/Hualapal/	Alta
	Project Name Peccole Ranch Master Plan 250.92 Acres	
	Assessor's Parcel #(s) 138-32-202-001	_ Ward # _2
	General Plan: existing PROS proposed H Zoning: existing	g PD proposed R-4
	Commercial Square Footage Floor Are	a Ratio
	Gross Acres 2.13 Lots/Units 1 Density	
	Additional Information	
ľ	PROPERTY OWNER Fore Stars, Ltd. Conta	ct Frank Pankralz
i	Address 1215 South Fort Apache, Suite 120 Phone	(702) 940-6930 Pan: (702) 940-6931
ŀ	City Las Vegas State J	
l	E-mail Address	<u></u>
Ļ		
l	APPLICANT Fore Stars, LtdContac	
l	Address 1215 South Fort Apache, Suite 120 Phone	
l	City Las Vogas State	Nevada Zip <u>89117</u>
ı	E-mail Address Frank@ehbcompanies.com	
ì	THE PROPERTY OF COMMISSION OF THE PROPERTY OF	4 Cindia Can
l	REPRESENTATIVE GCW, Inc. Contact	
ı	Address 1555 South Rainbow Phone	
ı	• • • • • • • • • • • • • • • • • • • •	Nevada Zip 69146
l	P-mail Address _cgee@gcwengineering.com	
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•	or option helder) of the property serviced in this application, or trajectors as upon hitly material by the create to make it. EHIS CONSPANIES LLC, HS HOY. Property Owner Signature	FOR DEPARTMENT USE ONLY
	* An amborized agost pury often in line of the people of white 186 5550 Hours, I column Mayel, the Paradol Apri.	Case #ZON-63601
	Print Name Frank Pankratz	Meeting Date:
	Subscribed and sworn before me	Total Fee:
	This 35 day of Kbryans , 20 110.	Date Received: *
	Selina Sturast - Splacke	Repeived By:
	MICE. IECLAN STEWART COURSE	7/22
	Notary Public in and for said County and Slati	Origina epocation will not be deemed complete until the
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	Revised 10/27/Ulb Appointment No. 07-4284 Ny Appl Expires Jul 25, 2	CKETTE topikation will not be desemble complete until the anticetheracol materials have been servicered by the last topic materials have been servicered by the last topic materials and last topic

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DEPARTMENT OF PLANNING

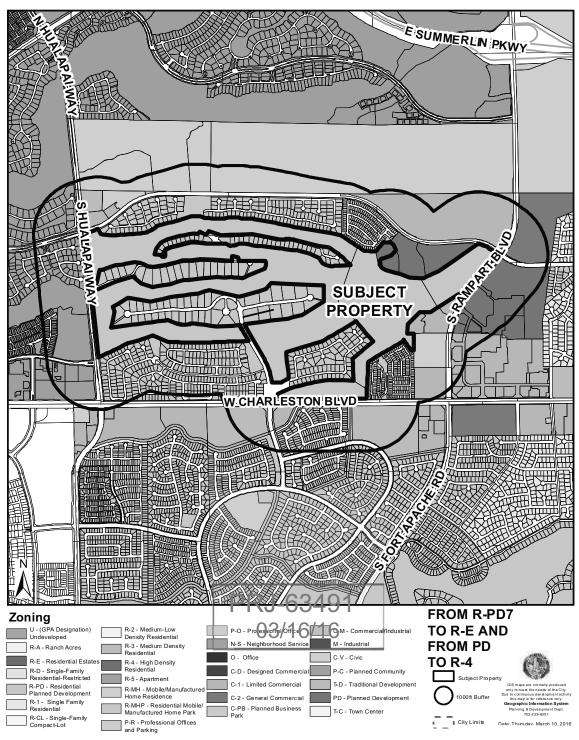
122	TITION FORM
Application/Petition For: REZONING	
Project Address (Location) S. Rampart/W. Charteston/	Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Ac	resProposed Use
Assessor's Parcel #(s) 138-32-31-006; 138-32-301-00	5 Ward #
General Plan: existing PROS proposed H Zoni (47.59 Ac) of 138-32-301-006 and 138-32-301-0 Commercial Square Rootage	ag: existing R-PD7 proposed R-4 05 from PR08 to H Floor Area Ratio
Gross Acres 70.52 Lots/Units 3	Density
Additional Information (5.44 Ac) of 138-32-301-008 ft	om R-PD7 to R-E; (47.59 Ac) of
138-32-301-006 from R-PD7 to R-4 and 138-32-301-0	005 (17.49 Ac) from R-PD7 to R-4
PROPERTY OWNER Seventy Acres LLC	Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120	Phone: (702) 040-6930 Fax: (707) 940-6931
City Las Vegas	State Nevada Zip 89117
E-must Address	
ARPLICANT Sevenly Acres LLC	Contact Frank Pankratz
Address 1215 South Fort Apache, Sulte 120	Phone: (702) 940-8930 Fax: (702) 940-8931
• • • • • • • • • • • • • • • • • • • •	State Nevada Zip 89117
E-mail Address Frank@ehbcompanies.com	
	Custom Cledin Con
REPRESENTATIVE GGW, Inc.	Contact Cindie Gee
REPRESENTATIVE GCW, Inc. Address 1555 South Bainbow	Phone: (702) 804-2107 Fax: (702) 804-2289
REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas	
REPRESENTATIVE GCW, Inc. Address 1555 South Bainbow	Phone: (702) 804-2107 Fax: (702) 804-2289
REPRESENTATIVE GCW, Inc. Address _1555 South Rainbow City Las Vegas E-mail Address _Cgee@gcwengineering.com (unity that I are the applicacy and that the information schooling with this typical state in the second score	Phone: (702) 804-2107 Fax: (702) 804-2289 State Nevada Zip 89146
REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas F-mail Address Cgee@gcwengineering.com (carify that I am the applicacy and that the information rebedied with this application is ture and should be accurated to information proceed, and tax functionalis, feller deformation or incorrect bits support of the second to be added to the proceed, and tax functionalis, feller deformation of the second to be added to the proceed, and tax functions or the bases of part of this subscined to the second to be added to the process in the second to be added to the process in the second to be added to the process in the second to be added to the part of the second to be added to the part of the second to be added to the part of the second to be added to the part of the p	Phone: (702) 804-2107 Fax: (702) 804-2289 State Nevada Zip 89146 The set the hear of my knowledge and table! I moderated that the city is not responsible for many rates the application to be rejected. I tables continue that can be course or purchase.
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ROR026125



APPLICATION / PETITION FORM			
Application/Petition For: REZONING			
Project Address (Location) S. Rampert/W. Charleston/H	lualapai/Alfa		
Project Name Peccole Ranch Master Plan 250.92 Acre			
Assessor's l'arcel #(s) 138-31-702-002; 138-31-801-003	2 Ward#		
General Plans existing PROS proposed DR Zoning	gr existing R-PD7 proposed R-E		
Commercial Square Footage Floor Area Ratio			
Gross Acres 178.27 Lois/Units 2 I	Density		
Additional Information			
	<u> </u>		
PROPERTY OWNER 180 Land Co.LLC.			
Address 1215 Sputh Fort Apache, Suite 120	Phone: (702) 940-5830 Fax: (702) 840-5831		
City Las Vegas	State Nevada 74p 89117		
E-mail Address			
APPLICANT 180 Land Co LLC	Contact Frank Pankratz		
Address 1215 South Fort Apache, Suite 120			
City Les Vegas State Nevada Zip 89117			
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E-mail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc.	Contact Cindie Gee		
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E-mail Address Frank@ehbcompanies.com REPRESENTATIVE GCW, Inc. Address 1555 South Rainbow City Las Vegas	Contact Cindie Gee Phone: (702):604-2107		
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ROR026126



ROR026127

City of Las Vegas Agenda Item No.: 55.

AGENDA SUMMARY PAGE - PLANNING **PLANNING COMMISSION MEETING OF: APRIL 12, 2016**

DEPARTMENT	: PLANNING				
DIRECTOR:	TOM PERRIGO			☐Consent ☐	Discussion
SUBJECT: DIR-63602 - DIRECTOR"S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.					
C.C.: 5/18/2016		FL	AS		
PROTESTS REC	CEIVED BEFORE:		APPROVALS RE	CEIVED BEFO	ORE:
Planning Commi	ssion Mtg. 49		Planning Commiss	sion Mtg.	12
City Council Me	eting 0		City Council Meet	ing	0
RECOMMENDA Staff has NO REC	ATION: COMMENDATION			\\\	
BACKUP DOCUMENTATION: 1. Consolidated Backup 2. Staff Report 3. Supporting Documentation 4. Development Agreement					
	TRINITY HAVEN SC 74 and 80 to 5/10/201				
	gainst: 0; Abstain: 0; I , GLENN TROWBRI			D L. MOODY,	TRINITY

HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None);

(Did Not Vote-None); (Excused-None)

See Items 52 and 54 for related backup.

ROR026128

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

ROR026129

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: DIR-63602 - DIRECTOR'S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

* ITEM REQUESTED TO BE HELD IN ABEYANCE TO THE MAY 10, 2016 PLANNING COMMISSION MEETING, STAFF REPORT PENDING*

ROR026130



STATEMENT OF FINANCIAL INTEREST

Case Number: DIR-63602 APR	N; <u>138-31-702-002;</u> 138-31-801-002
Name of Property Owner: 180 Land Co LLC	
Name of Applicant; 180 Land Co LLC	
Name of Representative: Frank Pankratz	
Planning Commission have any financia	ne Mayor or any member of the City Council or al interest in this or any other property with the owner or applicant's general or limited partners, or Biability company?
□Yes	⊠ No
involved and list the name(s) of the pers	ne City Council or Planning Commission who is son or persons with whom the City Official holds are Number if the property in which the interest is
City Official:	
Partner(s):	
APN:	Design de design con
Signature of Property Owner: Print Name: FA	PANIES LLC, its MANAGER
This 25rd day of FEBRUARY 2016 Forth Wint Notary Public in and for said County and State	KATHLEEN K MOMOT Notary Public, State of Nevada Appointment No. 14-15-293-1 My Appt. Expires Oct. 24, 2018
Revised 11-14-06	PRJ-63491

ROR026131