

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,

Respondent/Cross-Appellant.

No. 84345

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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 ($8.1\% \times 27.6\%$). 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 Average				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
<u>Minimum Statewide Tax Rate</u>	
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%
<u>Special and Local Acts</u>	
Clark County Sales & Use Tax Act of 2005	0.25%
Combined Sales & Use Tax	8.10%
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
<i>Apportionment of Estimated Tax Revenues:</i>	
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.
- ✦ *Percent Purchased Locally*: Consumer surveys report that, on average, residents spend 75 percent of their expenditures locally.
- ✦ *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

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

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

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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Table III-8: Real Property Tax Revenues (20-Year Period) Annually Recurring

	Taxable Value of Land (plus: annual change @2.5%)	Taxable Value of Improvements ⁽¹⁾ (plus: annual change @2.5%)	Less: Depreciation Factor (@1.5%)	Taxable Value Total	Assessed Value Total (@.85%)	Real Property Tax Revenues (@3.2782 tax rate per every \$100)	Apportionment to City of Las Vegas (@1.0565/\$100)	Apportionment to Clark County School District (@1.3034/\$100)	Apportionment to Other Public Entities (@0.9183/\$100)
2016 Year 0	\$667,566	\$4,773,840	\$0	\$5,441,406	\$1,904,492	\$62,400	\$20,100	\$24,800	\$17,500
2017 Year 1	\$684,255	\$16,898,987	(\$253,485)	\$17,329,757	\$6,065,415	\$198,800	\$64,100	\$79,100	\$55,700
2018 Year 2	\$701,361	\$69,656,921	(\$1,304,676)	\$69,053,606	\$24,168,762	\$792,300	\$255,300	\$315,000	\$221,900
2019 Year 3	\$718,895	\$152,057,662	(\$3,618,158)	\$149,158,399	\$52,205,440	\$1,711,400	\$551,600	\$680,400	\$479,400
2020 Year 4	\$736,868	\$236,518,421	(\$7,256,388)	\$229,998,901	\$80,499,615	\$2,638,900	\$850,500	\$1,049,200	\$739,200
2021 Year 5	\$755,289	\$383,972,689	(\$13,197,388)	\$371,530,590	\$130,035,707	\$4,262,800	\$1,373,800	\$1,694,900	\$1,194,100
2022 Year 6	\$774,172	\$526,776,361	(\$21,428,968)	\$506,121,565	\$177,142,548	\$5,807,100	\$1,871,500	\$2,308,900	\$1,626,700
2023 Year 7	\$793,526	\$669,624,858	(\$32,009,065)	\$638,409,319	\$223,443,262	\$7,324,900	\$2,360,700	\$2,912,400	\$2,051,900
2024 Year 8	\$813,364	\$796,866,516	(\$44,762,289)	\$752,917,590	\$263,521,157	\$8,638,800	\$2,784,100	\$3,494,700	\$2,419,900
2025 Year 9	\$833,698	\$908,111,163	(\$59,503,014)	\$849,441,848	\$297,304,647	\$9,746,200	\$3,141,000	\$3,875,100	\$2,730,100
2026 Year 10	\$854,541	\$1,022,136,928	(\$76,322,643)	\$946,668,825	\$331,334,089	\$10,861,800	\$3,500,900	\$4,318,600	\$3,042,600
2027 Year 11	\$875,904	\$1,139,013,336	(\$95,315,909)	\$1,044,573,330	\$365,600,666	\$11,985,100	\$3,862,600	\$4,765,200	\$3,357,300
2028 Year 12	\$897,802	\$1,258,811,654	(\$116,580,982)	\$1,143,128,474	\$400,094,966	\$13,115,900	\$4,227,000	\$5,214,800	\$3,674,100
2029 Year 13	\$920,247	\$1,381,604,930	(\$140,219,580)	\$1,242,305,597	\$434,806,959	\$14,253,800	\$4,593,700	\$5,667,300	\$3,992,800
2030 Year 14	\$943,253	\$1,507,468,039	(\$166,337,091)	\$1,342,074,201	\$469,725,970	\$15,398,600	\$4,962,700	\$6,122,400	\$4,313,500
2031 Year 15	\$966,834	\$1,600,853,414	(\$194,508,319)	\$1,407,311,929	\$492,559,175	\$16,147,100	\$5,203,900	\$6,420,000	\$4,523,200
2032 Year 16	\$991,005	\$1,678,761,269	(\$224,552,446)	\$1,455,199,828	\$509,319,940	\$16,696,500	\$5,381,000	\$6,638,500	\$4,677,100
2033 Year 17	\$1,015,780	\$1,758,616,821	(\$256,545,510)	\$1,503,087,092	\$526,080,482	\$17,246,000	\$5,558,000	\$6,856,900	\$4,831,000
2034 Year 18	\$1,041,175	\$1,840,468,761	(\$290,566,179)	\$1,550,943,757	\$542,830,315	\$17,795,100	\$5,735,000	\$7,075,300	\$4,984,800
2035 Year 19	\$1,067,204	\$1,924,367,000	(\$326,695,838)	\$1,598,738,366	\$559,558,428	\$18,343,400	\$5,911,700	\$7,293,300	\$5,138,400
2036 Year 20	\$1,093,884	\$1,994,576,645	(\$364,781,884)	\$1,630,888,645	\$570,811,026	\$18,712,300	\$6,030,800	\$7,440,000	\$5,241,800
20-Year Annual Average:						\$10,583,800	\$3,411,000	\$4,208,100	\$2,964,800
20-Year Total:						\$211,676,800	\$68,219,300	\$84,162,000	\$59,295,500

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 office to estimate taxable value of improvements. Also, assume that 100% of estimated project costs adds to Taxable Value.

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III-29

PRJ-63491
02/20/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

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26051

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EXHIBIT P

PEZZOLE RANCH MASTER PLAN

LAND USE DATA

1980 VERSUS 1990 APPROVED MASTER PLAN'S ACRES RECONCILIATION

LAND USE	1980 APPROVED MASTER PLAN (EXHIBIT A)		1990 APPROVED MASTER PLAN (EXHIBIT B)			
	PHASE ONE ACRES	FUTURE PHASES ACRES	TOTAL ACRES	PARCELS REMOVED FROM THE COFFRAH MASTER PLAN (2)	RECLASSIFIED ACRES FROM 5% RMT TO COMMERCIAL (3)	OTHER A.C. FROM 1989 TO 1990 APPROVED MASTER PLAN ACRES
Engle Family	328.10	005.00	333.10		14.10	319.00
W. John Family	26.05	135.30	161.35		15.10	146.25
W. and Use Village Center						
Commercial Office 400 acres (5)						
W. John Family 15.56 acres (6)						
Neighborhood Commercial 2000 ac	42.75	143.10	185.85	54.10	100.10	331.85
Resort/Lighting	0	55.00	55.00			55.00
W. John Family	0	10.00	10.00	10.00		0
W. John Home	8.25	0	8.25			8.25
Co. 4 Course		179.80	179.80			179.80
Open Space 2000 ac (1)	43.47	27.62	71.09			69.09
Right-of-Way (4)	53.97	50.50	104.47			104.47
St. Paul	17.14	14.10	31.24			31.24
TOTAL	523.23	173.10	696.33	98.80	0	597.53

(1) The 179.80 acres is the former drainage way across all Tract Village and the drainage way and just to the west of Tract Village and the rest of the golf course as reflected in the 1990 Master Plan which drainage way has been away as it has been put into cabins. When the 27.62 acres is subtracted from the 1989 207.1 acres for golf course drainage, it provides the first 18-hole golf course acreage of 179.48 plus an additional 5 acres become part of golf course designated area in the 1990 Master Plan.

(2) As reflected in the 1990 Master Plan, page 3.

(3) A large portion of the 30.1000 acres is removed from the 1980 Master Plan from the 1990 Master Plan.

(4) Included in the Neighborhood Commercial Office line item.

(5) Included in the W. John Family line item.

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MOD-63600, GPA-63599, ZON-63601 and DIR-63602

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1990 ADJUSTED MASTER PLAN ACREAGE AND DWELLING UNIT DATA

[2] Interestingly, we find that the two lower estates (Drainage 37.62 acres, 58% of drainage acreage that ran through a large portion of what is now Tivoli village, which drainage acreage does not own) estate is contained in a charter plus acreage that within 1900 Mission Plan was referred to as "lower (the rest) and of the full river and Ranquet, which is built as part of the full (see acreage) are the 73 acres for the two drainage was first of Malaga in the 1930s and land that was south of Characan.

[3] From page 5 of the 1930 Master Plan.

[4] From page 18 of the 1930 Master Plan.

[5] 1930 Master Plan included in the Negatives Commercial Office file in the 1930s included in the Malaga fair line map.

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MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT 5
 PISCATAWAY HARBOR MASTER PLAN
 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 REPURPOSED SINGLE FAMILY AND MULTI-FAMILY USES IN THIS 2016 MASTER PLAN

LAND USE	PHASE ONE		PHASE TWO		TOTAL (Based on 1st and 2nd Unit)	
	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
Single Family (134)	55.15	134	410.16	820	465.31	954
Single Family Repurposed (14)	2	0	163.7	0	165.7	0
Multi-Family (2)	17.03	23,54	14.66	22,32	31.69	45,86
Multi-Family Repurposed (2)			6.77	0	6.77	0
Hotel (Use Village Center) (8)						
Commercial Center (4) acres						
Multi-Family (15.55 acres)						
Neighborhood commercial (4)	18.88		122.18		141.06	
Resort Center			52.49		52.49	
Marina (4)			0		0	
Open Space (4)	20.5		15		35.5	
High school (4)	51.5		41.1		92.6	
Shopping	9.83		3		12.83	
TOTAL	374.13	6,300	937.79	6,432	1,311.92	12,732

(1) Phase Two Single Family Units are the 410.16 acres As-Built and the 2016 Master Plan's repurposed 185.7 acres. The Phase Two Single Family Units are the As-Built 1947 Single Family Units and the 185.7 repurposed acres (at R-2 Rezoning) 367 Units, (withstanding the Application for this rezoning for validation purposes to build a maximum of 741 Home Sites)

(2) Phase Two Multi-Family Units are the 47.55 acres As-Built and the repurposed 17.21 acres at R-2 Zoning. Phase Two Multi-Family Units are the As-Built 1027 Units plus the 2,000 Units on the repurposed 17.21 acres.

(3) This Mixed Use Village Center's Commercial and Multi-Family acreages and Units are included in the Neighborhood Commercial/Hotel and Multi-Family line items, respectively.

(4) If the 183.7 acres were built with their current R-P-27 zoning the Phase Two number of Units, instead of 2214 would be 3273 Units.

(1847 As-Built Units plus 1376 Units being 183.7 acres @ 7.49 Units per acre)

MASTER PLAN COMPARATIVE CHARTS

NOTE 1. The first three authors are currently at the Department of Chemistry, University of California, San Diego, La Jolla, CA 92037. The fourth author is currently at the Department of Chemistry, University of California, Berkeley, CA 94720.

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Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining 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 Code shall apply.

Description		R-E Residence Estates	R-4 High Density Residential
Building Placement			
Minimum Lot Size		44,000 sq ft	7,000 sq ft
Dwelling Units Per Acre			See Exhibit J-2
Maximum Lot Coverage:			No limitations or restrictions
1 acre lot		50%	
1/2 acre lot		33%	
5 acre lot		25%	
> 5 acre lot		25%	
Setbacks:		Lot coverages for lot sizes not listed herein will be correspondingly sized. For lots smaller than 1.5 acres, pool and related structures and landscape can be constructed outside the developable area.	No other limitations or restrictions shall apply with regard to building placement, except all buildings shall be set back 60' from any existing residence.
Minimum Front Yard Setback - public streets		50'	
Minimum Front Yard Setback - private streets		30'	
Minimum Side Yard Setback		10'	
Minimum Corner Side Yard Setback		15'	
Minimum Rear Yard Setback		35'	
Minimum Distance between Buildings			No limitations or restrictions

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Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining 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 Code shall apply.

		R-E	R-4
		Residence Estates	High Density Residential
Description			
Accessory Structures		All accessory structures can be stand alone or attached, and each accessory structure may have separate kitchen facilities. Multiple accessory structures on the same home site are permitted.	
Separation from Main Building		none required	6'
Minimum Corner Side Yard Setback		15'	5'
Minimum Rear Yard Setback		10'	3'
Minimum Side Yard Setback		10'	3'
Size and Coverage		Not to exceed 60% of the rear and side yard areas.	No limitations or restrictions
Building Height			
Stories/Floors		3 maximum over basement	N/A
Flat Roof		50' max. measured to top of roof coping	55' Max. for 4 story structures; 75' Max. for 6 story structures and 250' Max. for lower structures; all measured from podium to the top of the roof coping of flat roof.
Pitch Roof		50' max. measured to the midpoint between the eaves and the ridge line.	55' Max. for 4 story structures; 75' Max. for 6 story structures and 250' Max. for lower structures; all measured from podium to the midpoint between the eaves and ridge line of pitch roof.
Accessory Structures		Lesser of 3 stories or 50'	No higher than height of the principal dwelling unit

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MOD-63600, GPA-63599, ZON-63601 and DIR-63602

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Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be treated as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining 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 Code shall apply.

Description	R-E Residence Estates	R-4 High Density Residential
<u>Patio Curver</u>	No restriction except 5' setback from property lines	No limitations or restrictions
<u>Landscape Buffers & Turf Limitations</u> Landscape Buffer - Minimum Zone Depths	6' adjacent to ROW 0' to Interior Lot Lines	No limitations or restrictions
<u>Impermeable Surfaces</u>	Minimized to reduce storm water quality mg't impacts	
<u>Front Yard Area-turf coverage</u>	No limitation	
<u>Front Yard Wall/Fence</u>	No limitations or restrictions apply in Front Yard Wall/Fence, except the maximum height of primary wall is 12 feet, with a maximum solid wall have height of 8 feet.	No limitations or restrictions shall apply to Fences and Walls except for twelve (12) foot limitation on hard mapped property lines.
<u>Perimeter and Retaining Walls</u>	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.
<u>Perimeter and Retaining Walls - Standard Step Back</u>	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.
<u>Minimum Width of Conservation easement</u>	To be determined at time of lot layout.	N/A

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Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining 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 Code shall apply.

Description Parking	R-E	
	Residence Estates	R-4 High Density Residential
		Minimum On-Site Parking Requirements— Multifamily Residential: 1.25 spaces per studio or one bedroom unit; 1.75 spaces per two bedroom unit; 2.0 spaces per three or more bedroom unit, plus one guest parking space per six units. No other limitations or restrictions apply.

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EXHIBIT R
PECCOLE RANCH MASTER PLAN
LAND USE DATA

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

LAND USE	PHASE ONE			PHASE TWO			TOTAL (based on Exhibit R, 1st bowl)		
	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS
Single Family	351.03	5.45	1913	470.66	4.29	1917	781.69	4.81	3780
Multifamily (1)	75.01	22.54	1648	47.36	22.32	1057	120.37	22.46	2703
Mixed Use Village Center (2)				0					
*Commercial Office - 40 acres									
*Multifamily - 35.56 acres									
Neighborhood Commercial Office	52.58			120.18			172.76		
Resort-Casino				52.49			52.49		
Nursing Home				0			0		
Golf Course				232.92			232.92		
Open Space/Drainage	29.9			1.4			44.9		
Right-of-Way	51.5			61.1			112.6		
Schools	9.88			0			9.88		
TOTAL	574.15	6.20	3559	977.71	2.57	2904	1551.86	4.16	6463

Note: All acreage and unit information on this schedule except the drainage and right of way acreage (which is based on take-offs) is from parcel and subdivision maps.
(1) Phase Two Multifamily acreage includes 7.5 acres and 300 du's from "Trails One Overland Park's First Phase" acreage and 219 units and its second phase's acreage are 15. This entitled entitled units but does not include the Peninsula 130 entitled units as that portion of Peninsula land is not within the Peccole Ranch Master Plan boundary.
(2) This Mixed Use Village Center's, Commercial and Multifamily acreage as a net units are included in the Neighborhood Commercial/Office and Multifamily items, respectively.

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
03/03/16



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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
03/03/16

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
03/03/16

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
03/03/16

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

03/03/16

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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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
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD
03/03/16

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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:

1. 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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- 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:

1. 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.
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.
3. 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/ Drainage/Open Space.
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.

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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.

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 1/4 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:

1. In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.
2. 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 Queensridge 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:

1. 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.
2. 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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The approval and implementation of the 2016 Master Plan will also provide the following

1. 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.
2. 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 Co LLC, 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: 2/26/16

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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 Ltd
1215 S. Ft. Apache Rd., Suite #120,
Las Vegas, NV 89117

(Collectively, "Applicants")

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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-Built 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.
 - 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 not at all 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, *all built upon Peccole Ranch Master Plan properties.*

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.
3. 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

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

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.”)

Section IV – Residential Development Standards

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,

- 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.

- 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.

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.

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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GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

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LEE R K FAMILY TRUST
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SAXTON MICHAEL KEVAN & LINDA D.
2709 SHANICA CT
LAS VEGAS NV 89112-3654

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MOLINA CARLOS & DORIS ANN
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

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KOST, RICHARD T & SALLY A LIV TR
W19 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8578

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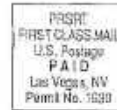
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MOSS STEVEN T & NICOLE J
1035 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8658

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AHLEYS HEIRMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

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GORDY RAO T & ANITA FAMILY TRUST
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2032 TOLUAMOUNT CANYON DR
LAS VEGAS NV 89144-0418

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J T M NEVADA LLC
2500 S RAINBOW BLVD #203
LAS VEGAS NV 89146

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CHEN HSUEH FANG
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LAS VEGAS NV 89146

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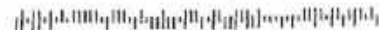
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G U O INTERNATIONAL INC
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LAS VEGAS NV 89146

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MALZMAN IRWIN C TRS
9332 FONTAINEBLEAU DR
LAS VEGAS NV 89145-8653



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BERNHARDY H ANDREW & JILL M
1433 COUNTRY HOLLOW DR
LAS VEGAS NV 89117-6601

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The Master plan is a factor
in home owner buying
decisions. The city
cannot ignore this.

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HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145



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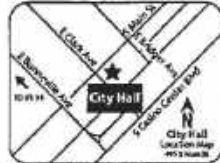
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ADELMAN JEFFREY B
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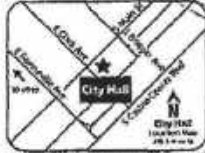
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PARCE - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
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ALLISON FAMILY TRUST
ALLISON SANFORD & MARIE T TRS
8816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

7 UNITS PER ACRE TO
3000 UNITS !!!

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

THIS WAS OFF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE

TO BE BUILT,
WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS !!!

FRSRT
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Permit No. 1930

13031413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
8816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

Please note the Fax
Number circled above
I have forwarded
to the City Clerk
Thank you
Gina Blevins
702-229-6405



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.lasvegassevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BROGNP1 89145

52855P

ROR026006

26115

26092

ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY
 EHB CORP. IS LUDICROUS ON SO MANY LEVELS. THE
 LOGISTICS i.e. redirecting a natural wash,
 egress and ingress into said property,
 rezoning of current school districts,

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 Dept. of Planning



ALONE ARE IMPOSSIBLE! NOT TO
 MENTION THE PROPOSITION TO
 DEVELOP A COMMUNITY WITHIN AN
 EXISTING COMMUNITY THAT IS
 SOMEHOW SEPERATE AND AUTONOMOU
 FROM THE EXISTING COMMUNITY & ITS
 HOA AND YET ALSO DEPEND

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 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) 229-6405.

☐ I 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

13031812014
 FABER MONICA T
 9301 FONTAINBLEU DR
 LAS VEGAS NV 89145-8652

Case: GPA-63599

ENTERANCE!
 EXA. HOW???

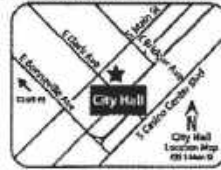
113 BRDGNP1 69145

CHILDREN'S EDUCATION? NO WAY!!

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89105

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 Dept. of Planning



EHB. WANTS TO STEAMROLL
 EXISTING HOMEOWNERS, LOWER THE
 QUALITY OF LIVING ON A GOLF
 COURSE, HOME VALUES AND TAX
 AN ALREADY OVERCROWDED
 SCHOOL ZONE (or rezone to much
 lower quality schools?). THEY
 WANT TO REDIRECT A NATURAL
 WASH AND PROPOSE TO DEVELOP
 AN AUTONOMOUS & SEPERATE COMMUNITY
 WITHIN AN ALREADY
 EXISTING COMMUNITY. YE
 NOT

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 (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.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
 MOD-63600 & DIR-63602 [PRJ-63491]
 Planning Commission Meeting of 4/12/2016

13031812014
 FABER MONICA T
 9301 FONTAINBLEU DR
 LAS VEGAS NV 89145-8652

Case: MOD-63600

ABIDE BY THE HOA IN PLACE.
 HOW IS THIS POSSIBLE? IF
 ALLOWED TO PROCEED, WHAT OUT FOR
 THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish
 Red Rock...)

52455P

ROR026007

26116

26093

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 65145

THIS WAS GOLF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE

TO BE BUILT.
WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS!!!

13831413022 Case: MOD-63600
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
6816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

52455P

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

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Dept. of Planning



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I 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

113 BRDGNP1 65145

OPPOSED TO TOO
CONDOS/APT ON THIS
PARCELS - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

13831413022 Case: GPA-63599
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
6816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO
3000 UNITS!!!

ROR026008

26117

26094

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

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☐ I 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

113 BRDGNP1 69145

13831472007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8865

Case: GPA-63599

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APR 4 2016

City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

BRDGNP1

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8865

Case: MOD-63600

52455P

ROR026009

26118

26095

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

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☐ I 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

98 BRDGNP1 92261

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APR 4 2016

City of Las Vegas
Dept. of Planning

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Las Vegas, NV
Permit No. 1630

Case: GPA-63599
13832213037
FORRESTER NORMAN MCCOLAVE
FORRESTER NORMAN TRS
P O BOX 3222
PALM DESERT CA 92261-3222

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

98 BRDGNP1 92261

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City of Las Vegas
Dept. of Planning

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Case: MOD-63600
13832213037
FORRESTER NORMAN MCCOLAVE
FORRESTER NORMAN TRS
P O BOX 3222
PALM DESERT CA 92261-3222

PAGE 1 / 1

2012.06.09 09:00 PM

52455P

ROR026010

26119

26096

Apr. 4, 2016 12:25PM

No. 7388 P. 1

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

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Permit No. 1830

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

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APR 4 2016

City of Las Vegas
Dept. of Planning

13631311017
BAESEE DARREN
9821 WINTER PALACE DR
LAS VEGAS NV 89149-8630

Date: MOD-63600

113 BRDGNP1 8914E



52455A

ROR026011

26120

26097

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

SS BRQNP1 SS129



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APR 5 2016
City of Las Vegas
Dept. of Planning

13833323020
FORTY SIX I. L.C.
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

Case: MOD-63600



52855A

ROR026012

26121

26098

04/05/2016 10:39AM FAX 7029337008

PRIVATE FAX SALE

0001/0001

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

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City of Las Vegas
Dept. of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-63260

Planning Commission Meeting of 4/12/2016

13932818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5487

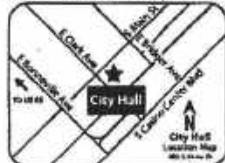
71 BRDGNP1 89117



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

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Las Vegas, NV
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APR 5 2016

City of Las Vegas
Dept. of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

13932818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5487

Case: MOD-63600

71 BRDGNP1 89117



52455A

ROR026013

26122

26099



March 25, 2016

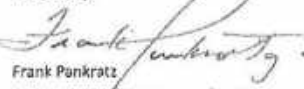
Mr. Tom Perrigo
Planning Director
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

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.

Yours truly,


Frank Ponkratz
As Manager of EHB Companies LLC,
the Manager of 180 Land Co. LLC,
Seventy Acres LLC and Fore Stars Ltd.

1215 South Fort Apache Road, Suite 120
Las Vegas, NV 89117
702.940.6930 / 702.940.6931 Fax

Submitted after final agenda

Date 04/12/2016 52-55

MAR 23 2016

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

ROR026014

26123

26100

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016

Case Number: MOD-63600

ZON-63601 GPA-63599 DIR-63602

Date: 04/06/16
Name: Robin & Catlin Lee
Address: 9808 Royal Lab
WV NV 89145.
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda

Date 04/12/2016

52-55 P

ROR026015

26124

26101

Nora Lares

MOD-03600 GPA-63599

From: Peter Lowenstein
Sent: Monday, April 11, 2016 2:57 PM
To: Nora Lares
Subject: FW: Badlands Opposition

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APR 11 2016

City of Las Vegas
Dept. of Planning

FYI

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/ZgtUL>
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 04/12/2016 52-53 P

ROR026016

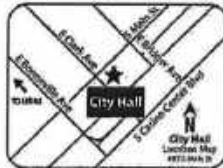
26125

26102

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89108



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

SS BRGNP 1 65 1.4 9

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APR 6 2016

City of Las Vegas
Dept. of Planning

13833320008
SMITH TONI Z ETAL
HOLMES-SMITH DAWN M TRS
7621 PAINTED SUNSET DR
LAS VEGAS NV 89149

Case: MOD-63600

Submitted after final agenda

Date 04/12/2016

52 & 55 P

ROR026017

26126

26103

NO. 1224
Apr. 6, 2016 8:30AM
Due Outstanding Please nDA

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
MOD-63606 & DIR-63691 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

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APR 6 2016

City of Las Vegas
Dept. of Planning

13632213 161
WUNDERLICH CYNTHIA
9123 ALTA DR #1027
LAS VEGAS NV 89148
Case: MOD-63606

113 BRIDGEP1 89148



S2855P

ROR026018

26127

26104

Apr 05 16 08:00p

Walter H Schuette

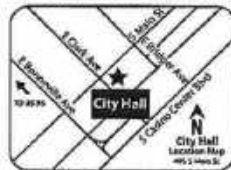
503 658-8139

p.1

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



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Dept. of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

1 1 6 B R O G N P 1 9 7 0 8 9

13891214023 Case: MOD-63600
SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
12985 SE WIESE RD
DAMASCUS OR 97086-8347



52 & 55 P

ROR026019

26128

26105

John Ciucci

5094204101

p.1

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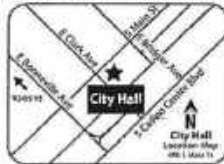
APR 11 2016

City of Las Vegas
Dept. of Planning



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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

1 22 BRDGNP1 99354

When I purchased 9157 Tudor
Park Place, I did so based on
the Badlands golf course backing
up to my property. If this
development proceeds, it will
greatly affect the value of my
property. Therefore I oppose it!

13831615047
D A G VEGAS L L C
3156 WILLOW POINTE DR
RICHLAND, WA 99354

Case: MOD-63600

John Ciucci



52955 P

ROR026020

26129

26106

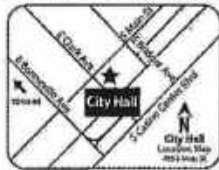
Apr. 9, 2016 9:19AM

No. 0156 P. 1/1

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

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APR 11 2016

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 69145

Case: MOD-69600
13832812017
GURULE J E LIVING REVOCABLE TRUS
GURULE JOSEPH E CD-TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820



52 & 55 P

ROR026021

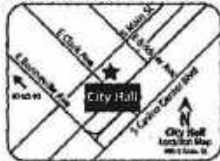
26130

26107

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

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☐ I SUPPORT this Request☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

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APR 11 2016

City of Las Vegas
Dept. of Planning

Case: MDU-63600

15307111008- Case: MOO-63600
U.S. INVESTMENT & TRADING ASSOCIA
9151 ARCADIA AVE
SAN GABRIEL CA 91775

BROGFP1

THE UNIVERSITY OF CHICAGO

52 & 55P

ROR026022

26131

26108

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

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FIRST CLASS



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City of Las Vegas
Dept. of Planning

16006510018
ENG GEMSHMUN
DREIFUSS SOPHIE
5215 LAMORE ST
TORRANCE CA 90503

Date: MOD-63600

505036346 0026



52455P

ROR026023

26132

26109

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

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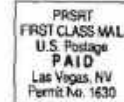
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016



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APR 7 2016

City of Las Vegas
Dept. of Planning

13831915009

Cover MOD-63600

HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8687

113 BRDGNP1 89145



52855P

ROR026024

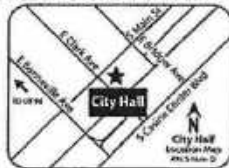
26133

26110

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd 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
Dept. of Planning

Case: MOD-63600
13831416023
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF ISAL & BARBARA TRS
9606 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

113 BRDGNP1 89145



p.1

17022407107

Barbara Chozahinoff

Apr 07 16 02:57a

52 & 55P

ROR026025

26134

26111

City of Las Vegas
Department of Planning
Development Services Center
393 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

(STRONGLY)

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BROCHURE 1 000 1 000

- ① It is the green spaces that make Summerlin so special
- ② The schools can't support the increase in population
- ③ The local roads can't deal with the traffic
- ④ It lowers the value of



12831572012
MAJIDI FARZAD
ASAD SHADABA
3508 FONTAINBELLE BLVD
LAS VEGAS NV 89146-8852

Case: MCO-00000

all property in the area
DO NOT DESTROY THIS BEAUTIFUL
PLACE

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APR 6 2016

City of Las Vegas
Dept. of Planning

S2 & SS P

ROR026026

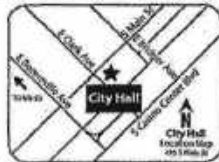
26135

26112

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



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☐ I SUPPORT this Request. ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
MUSCARELLA JOHN M & DENISE A
9268 NORTHERN DANCER DR
LAS VEGAS NV 89117

52 155 P

ROR026027

26136

26113



26114

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

BRDGNF1

p.1

408-238-6678

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City of Las Vegas
Dept. of Planning



18401714016
YANG & HAN FAMILY TRUST 2007
YANG XIAZHOU TRS
3515 CASABELLA CT
SAN JOSE CA 95146

Card: MOD-63600



YH

Apr 07 16 02:37P

52855P

ROR026029

26138

26115

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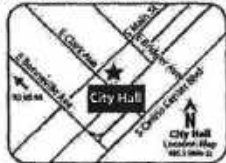
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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

City of Las Vegas
Dept. of Planning



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I SUPPORT
this Request



I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

BROGNEP 1



13881311018
PETERS XENOPHON
9817 WINTER PALACE DR
LAS VEGAS NV 89145
Case: MOD-63600

*Plan. does not
confirm with Quenridge
community. Homes will not
be a part of Quenridge;
community will be disjointed
and chaotic. I strongly oppose.*

52 & 55 P

ROR026030

26139

26116

Apr. 08 2016 12:10PM F2

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Total Plus Seeking Approval
will create a significant
increase in traffic - potential
hazards

Betty J. Dakduk
19881213812 Credit MOJ-83800
DAKDUK FAMILY TRUST
3817 QUEEN CHARLOTTE DR.
LAS VEGAS NV 89145-8674

113 BRDGNP1 13145



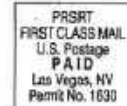
52 & 55 P

ROR026031

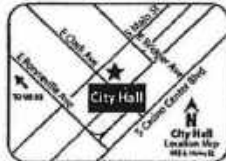
26140

26117

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
853 RAVEL CT
LAS VEGAS NV 89145-8628



S2 \$55P

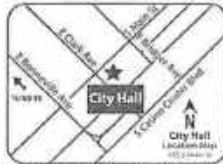
ROR026032

26141

26118

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

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I SUPPORT
this Request



I OPPOSE
this Request

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MON. 6:00 & TUE. 6:00 (PRI. 6:30)

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City of Las Vegas
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*Who purchased 9157 Tudor
Park Place, I did so based on
the Badlands golf course backing
up to my property. If this
development proceeds it will
greatly affect the value of my
property. Therefore I oppose it!*

15831615647
D A G VEGAS LLC
3156 WILLOW POINTE DR
RICHLAND WA 99354

Case: MOO-63600

John Ciucci

52955P

ROR026033

26142

26119

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

7 2 BRDGNP 1 63491 7
1 11 ACC 104

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
16306317087
GRANDIA-PANAGOPOULOS REV FAM TR
10008 RANCHO HAND AVE
LAS VEGAS NV 89117-6952



52 & 55 P


ROR026034

26143

26120

City of Las Vegas
Department of Planning
Development Services Center
333 North Rainbow Drive, 3rd Floor
Las Vegas, Nevada 89105

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Location Map
P.O. Box 10000

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

35821815040
HORWITZ, ALAN & GINDY REV TR
0177 TUDOR PARK PL
LAS VEGAS, NV 89145-0720
Case: MOD-63600

113 BRDGNP1 63145

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

52455 P

ROR026035

26144

26121

Page 1 of 1

To: 97034574999

702

REF: 06-2016 00116241 From: B

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 5th Floor
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available black space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145



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City of Las Vegas
Dept. of Planning

13831413001 Case: MOD-63600
PAK ANDREW
KIM HETTYAN
1818 ROYAL LAMB DR
LAS VEGAS NV 89145-0024

52455P

ROR026036

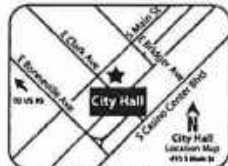
26145

26122

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

113 BRDQNP1 89145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831615018
RICHARDS JEFFREY & S 1900 LIV TR
RICHARDS JEFFREY H & SUSAN R TRS
315 HOLLINS HALL ST
LAS VEGAS NV 89145-8716



52 & 55 P

ROR026037

26146

26123

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

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I SUPPORT
this Request

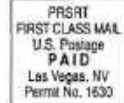


I OPPOSE
this Request

Please use available blank space on card for your comments:

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

Planning Commission Meeting of 4/12/2016



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APR 6 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831614013
PIETRO GEORGE H JR TRUST
PIETRO GEORGE H JR TRS
321 ONYX CREST ST
LAS VEGAS NV 89145-8710

113 BRDQNP1 89145



52 \$55P

ROR026038

26147

26124

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

13736711010
WU JEFFREY C
CHAO JANET J
633 EDGEBROOK DR
LAS VEGAS NV 89145

Case: MOD-63600



52955P

ROR026039

26148

26125

City of Las Vegas
Department of Planning
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Case: MOD-63600
13831413021
HANSEN JENNIFER S
6812 MISS PEACH AVE
LAS VEGAS NV 89146-6644

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

1 1 3 BRDGNP 1 89146



T000

52 & 55P
KVA TT:PT 0T02/TT/00

ROR026040

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13832213181
PETERSON LOREN S & ARLENE
9103 ALTA DR #701
LAS VEGAS NV 89145-8553

Abstract

52455 P

ROR026041

26150

26127

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Permit No. 1630

[illegible]

13832213161
PEETERSON LOREN S & ARLENE
9103 ALTA DR #701
LAS VEGAS NV 89145-8553

[Illegible text]

52 & 55 P

ROR026042

26151

26128

#482 P.001/001

04/11/2016 11:46

951 273 0271

From: LDI Mechanical Corona

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

BRDQNP 1

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16300216002 Case: MOD-63600
NUNEZ BOYZ FAMILY TRUST
NUNES PATRICK S TRS
313 19TH ST
HUNTINGTON BEACH CA 92648



52&55P

ROR026043

26152

26129

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd 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
Dept. of Planning

13831816011
KANE MICHAEL J III
7160 FLORIDA AVE
LAS VEGAS NV 89117

Case MOD-63600

52&55 P

ROR026044

26153

26130

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd 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 [PRI-63491]
Planning Commission Meeting of 4/12/2016

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APR 12 2016

City of Las Vegas
Dept. of Planning

13706514023
WRIGHT KEITH A & DONNA
2165 ROYAL ASCOT DR
LAS VEGAS NV 89144-4310

Case: MOD-63600

103 BRDCNP1 89144



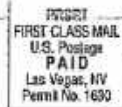
52 \$55P

ROR026045

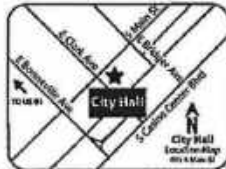
26154

26131

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



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) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 63145

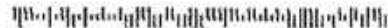
RECEIVED

APR 11 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831416020
MAVERICK LIVING TRUST
LEPIERE STACY A TRS
9617 CAMDEN HILLS AVE
LAS VEGAS NV 89145-9520



Submitted after final agenda

Date: 04/12/2016

52 \$55A

ROR026046

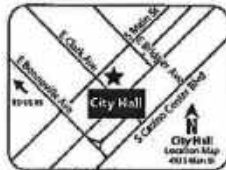
26155

26132

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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APR 11 2015

City of Las Vegas
Dept. of Planning

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) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13801411035
WAGNER CHOIE FAMILY TRUST
WAGNER DONALD TRS
8709 GAVIN STONE AVE
LAS VEGAS NV 89145



EHB

7029406931

04/07/2016 21:34

52455A

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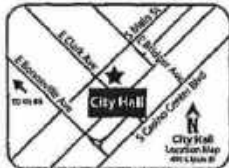
26156

26133

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



**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) 229-6405.



**I SUPPORT
this Request**



**I OPPOSE
this Request**

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

RECEIVED

APR 6 2016

City of Las Vegas
Dept. of Planning

13832610014
DAVIS TODD D
SANTAITH-DAVIS ADRIENNE A
8621 CREST HILL AVE
LAS VEGAS NV 89145-4843

Case: MOD-63600

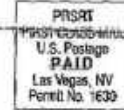
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ROR026048

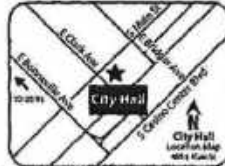
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26134

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



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, fix 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.



☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

71 BRGCP1 SS117

RECEIVED

APR 6 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600
19932213219
LOWIE YOHAN & MERAV NV RES TR
LOWIE YOHAN & MERAV TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



S2 & 55A

ROR026049

26158

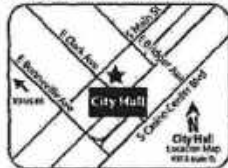
26135

PAGE 01/02

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



**Return Service Requested
Official Notice of Public Hearing**



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**I SUPPORT
this Request**



**I OPPOSE
this Request**

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

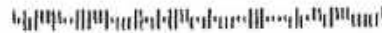
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APR 6 2016

City of Las Vegas
Dept. of Planning

13832213145
HARRI ALON
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117
Case: MOD-63600

71 BRDGNP1 89117



52855A

ROR026050

26159

26136

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



Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 11 2016

City of Las Vegas
Dept. of Planning

13833321017 Case: MOD-63600
MAREK JAMES C & DANIELLE J
8949 SAN GRAIL CT
LAS VEGAS NV 89145-2413

52 455A

ROR026051

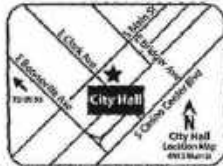
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26137

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



**Return Service Requested
Official Notice of Public Hearing**



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APR 11 2016
City of Las Vegas
Dept. of Planning

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**I SUPPORT
this Request**



**I OPPOSE
this Request**

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

702 9486931 71 BRDGNF1 89117

Case: MOD-63600
13832213152
JAKOBSON MEIR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



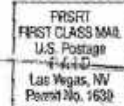
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ROR026052

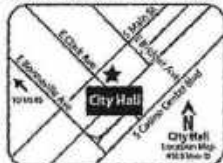
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City of Las Vegas
Department of Planning
Development Services Center
233 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105



**Return Service Requested
Official Notice of Public Hearing**



RECEIVED
APR 11 2016
City of Las Vegas
Dept. of Planning

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

19832213165
RISIN LUCR & LIAT
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Case: MOD-63600

71 BRDQNP1 69117



52155A

ROR026053

26162

26139

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105

**Return Service Requested
Official Notice of Public Hearing**



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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.
MOD-63608 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

BRQGNP 1



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APR 6 2016

City of Las Vegas
Dept. of Planning

13831513006 Case MOD-63608
TAYLOR THOMAS & LOUISE TRUST
TAYLOR THOMAS N & LOUISE R TRS
700 LACEY TREE ST
LAS VEGAS NV 89145-8647

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Las Vegas, NV
Permit No. 1630

04/05/2016 12:40 FAX 702261804

TAYLOR

S2 & 55A

ROR026054

26163

26140

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

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT:

GPA-63599 - GENERAL PLAN AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL) 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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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-63601 [PRJ-63491]
4. Protest/Support Postcards - GPA-63599 and ZON-63601 [PRJ-63491]
5. Submitted after Final Agenda - Protest/Support Postcards for GPA-63599 and ZON-63601 [PRJ-63491]

Motion made by TRINITY HAVEN SCHLOTTMAN to Hold in abeyance Items 17 and 18, 22-24, 52-55, 72-74 and 80 to 5/10/2016 and Withdraw without prejudice Items 26 and 27

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 52 for related backup.

ROR026055

26164

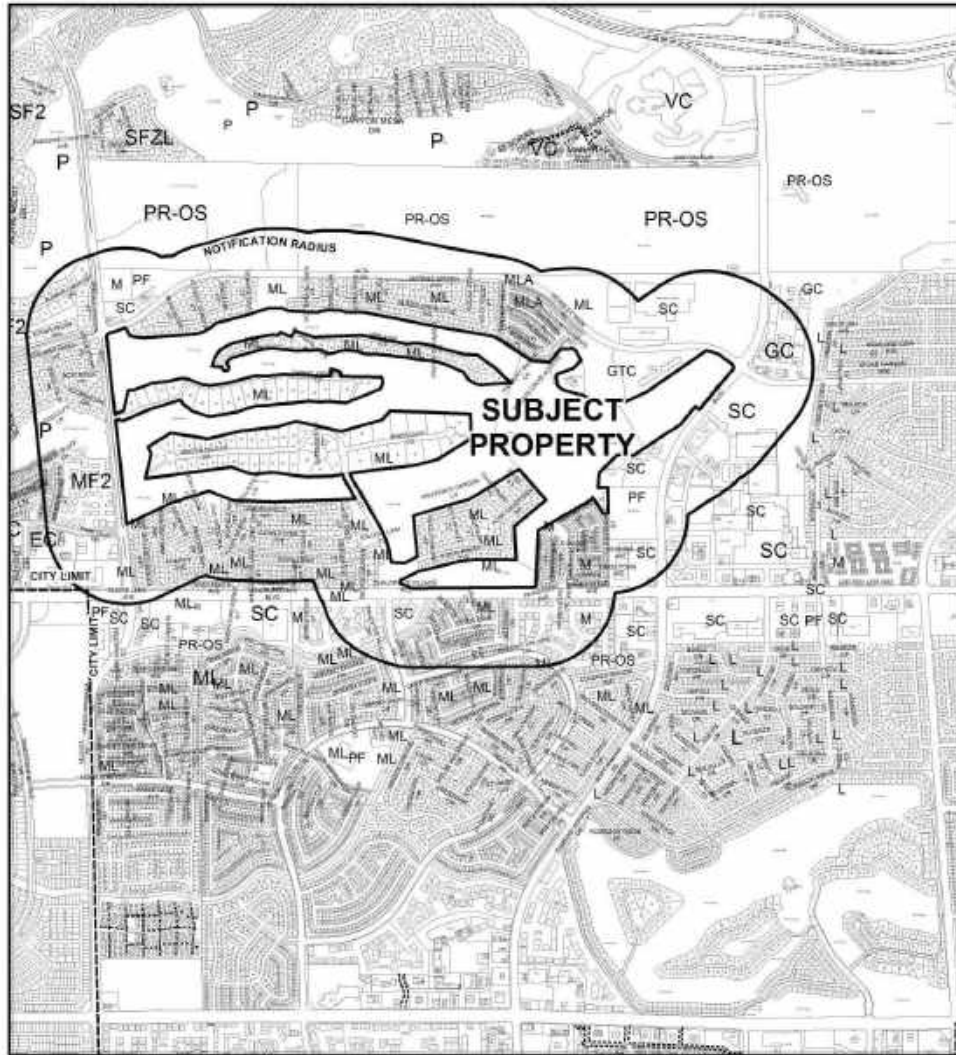
26141

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

26165

26142



CASE: GPA-63599 (PRJ-63491)

RADIUS: 1000 FEET

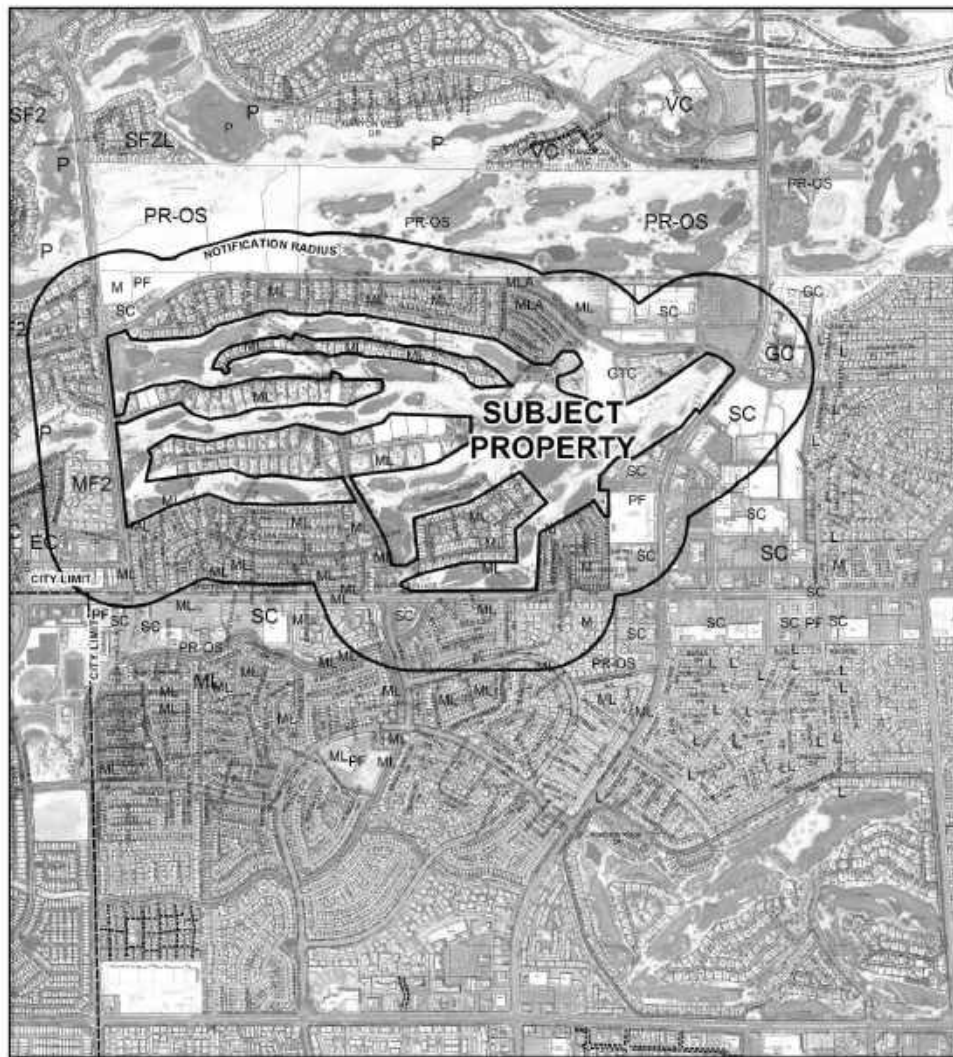
GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

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

ROR026057

26166

26143



CASE: GPA-63599 (PRJ-63491)

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

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

ROR026058

26167

26144



DEPARTMENT OF PLANNING

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 PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY 2016

Kathleen K Momot
Notary Public in and for said County and State



Revised 11-14-06

f:\depo\Application Packet\Statement of Financial Interest.pdf

PRJ-63491
02/29/16

ROR026059

26168

26145



DEPARTMENT OF PLANNING

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: Seventy 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: _____
ETHB COMPANIES LLC, its Manager

Signature of Property Owner: _____

Print Name: *FRANK PANKRATZ, its Manager*

Subscribed and sworn before me

This 15th day of February, 2016

Kathleen K Momot
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

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 MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 20 16
Kathleen K. Momot
Notary Public in and for said County and State



Revised 11-14-06

E:\export\Application Packet\Statement of Financial Interest.pdf
PR-63491
02/29/16

ROR026061

26170

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alfa
 Project Name: Peccole Ranch Master Plan 250.82 Acres Proposed Use: _____
 Assessor's Parcel #(s): 138-32-202-001 Ward #: 2
 General Plan: existing PROS proposed H Zoning: existing _____ proposed _____
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: 2.13 Lots/Units: 1 Density: _____
 Additional Information: _____

PROPERTY OWNER: Fore Stars, Ltd. Contact: Frank Pankratz
 Address: 1215 South Fort Apache, Suite 120 Phone: (702) 840-6930 Fax: (702) 840-6931
 City: Las Vegas State: Nevada Zip: 89117
 E-mail Address: _____

APPLICANT: Fore Stars, Ltd. Contact: Frank Pankratz
 Address: 1215 South Fort Apache, Suite 120 Phone: (702) 840-6930 Fax: (702) 840-6931
 City: Las Vegas State: Nevada Zip: 89117
 E-mail Address: Frank@ehbcompanies.com

REPRESENTATIVE: GCW, Inc. Contact: Cindie Gee
 Address: 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 834-2299
 City: Las Vegas State: Nevada Zip: 89146
 E-mail Address: cgee@gcwengineering.com

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

Property Owner Signature* EHB Companies, LLC, I+MGR

* As authorized agent duly designated by the owner to make this submission.

Print Name: Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016

LeeAnn Stewart-Schenck

Notary Public in and for said County and State



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

Revised: 10/27/08

FOR DEPARTMENT USE ONLY

Case # GPA-63599

Meeting Date: _____

Total Fee: _____

Date Received: *

Received By: _____

This application will not be deemed complete until the required fees have been received by the Department of Planning for processing and applicable fees of the Zoning Ordinance.

Electronic Application Packet Application Form.pdf

ROR026062

26171

26148



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
 Project Name: Peccole Ranch Master Plan 250.82 Acres Proposed Use: _____
 Assessor's Parcel #(s): 138-32-301-006; 138-32-301-005 Ward # 2
 General Plan: existing PROS proposed H Zoning: existing _____ proposed _____
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: 70.52 Lots/Units: 3 Density: _____
 Additional Information: (5.44 Ac) of 138-32-301-005 from PROS to DR; (47.59 Ac) of 138-32-301-006 and (17.49 Ac) of 138-32-301-005 from PROS to H

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

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

REPRESENTATIVE: GCW, Inc. Contact: Gindia Gee
 Address: 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2298
 City: Las Vegas State: Nevada Zip: 89146
 E-mail Address: ggee@gcwengineering.com

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Property Owner Signature: Frank Pankratz, Esq.

*An authorized agent may sign in lieu of the property owner for the purpose of this application.

Print Name: Frank Pankratz

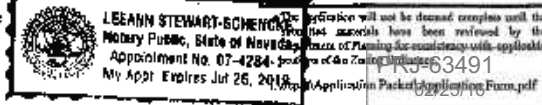
Subscribed and sworn before me

This 25 day of February, 2016

Lieann Stewart Schenck

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **GPA-63599**
 Meeting Date: _____
 Total Fee: _____
 Date Received: * _____
 Received By: _____

ROR026063

26172

26149



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
Project Name: Percole Ranch Master Plan 250.92 Acres Proposed Use: _____
Assessor's Parcel #(s): 138-31-702-002; 138-31-801-002 Ward #: 2
General Plan: existing PROS proposed DR Zoning: existing _____ proposed _____
Commercial Square Footage: _____ Floor Area Ratio: _____
Gross Acres: 178.27 Lots/Units: 2 Density: _____
Additional Information: _____

PROPERTY OWNER 180 Land Co LLC Contact: Frank Pankratz
Address: 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-0931
City: Las Vegas State: Nevada Zip: 89117
E-mail Address: Frank@ehbcompanies.com

APPLICANT 180 Land Co LLC Contact: Frank Pankratz
Address: 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-0931
City: Las Vegas State: Nevada Zip: 89117
E-mail Address: Frank@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact: Cindie Gee
Address: 1555 South Rainbow Phone: (702) 804-2167 Fax: (702) 804-2209
City: Las Vegas State: Nevada Zip: 89146
E-mail Address: cgee@gcwengineering.com

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

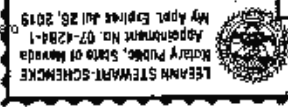
Property Owner Signature* Frank Pankratz, AS MGR
* An authorized agent may sign in lieu of the property owner (or Hold, Trustee, Agent, or Purchaser).
Print Name: Frank Pankratz

Subscribed and sworn before me
This 25 day of February, 2016
William Stewart-Schnecke

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY	
Case #	GPA-63599
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

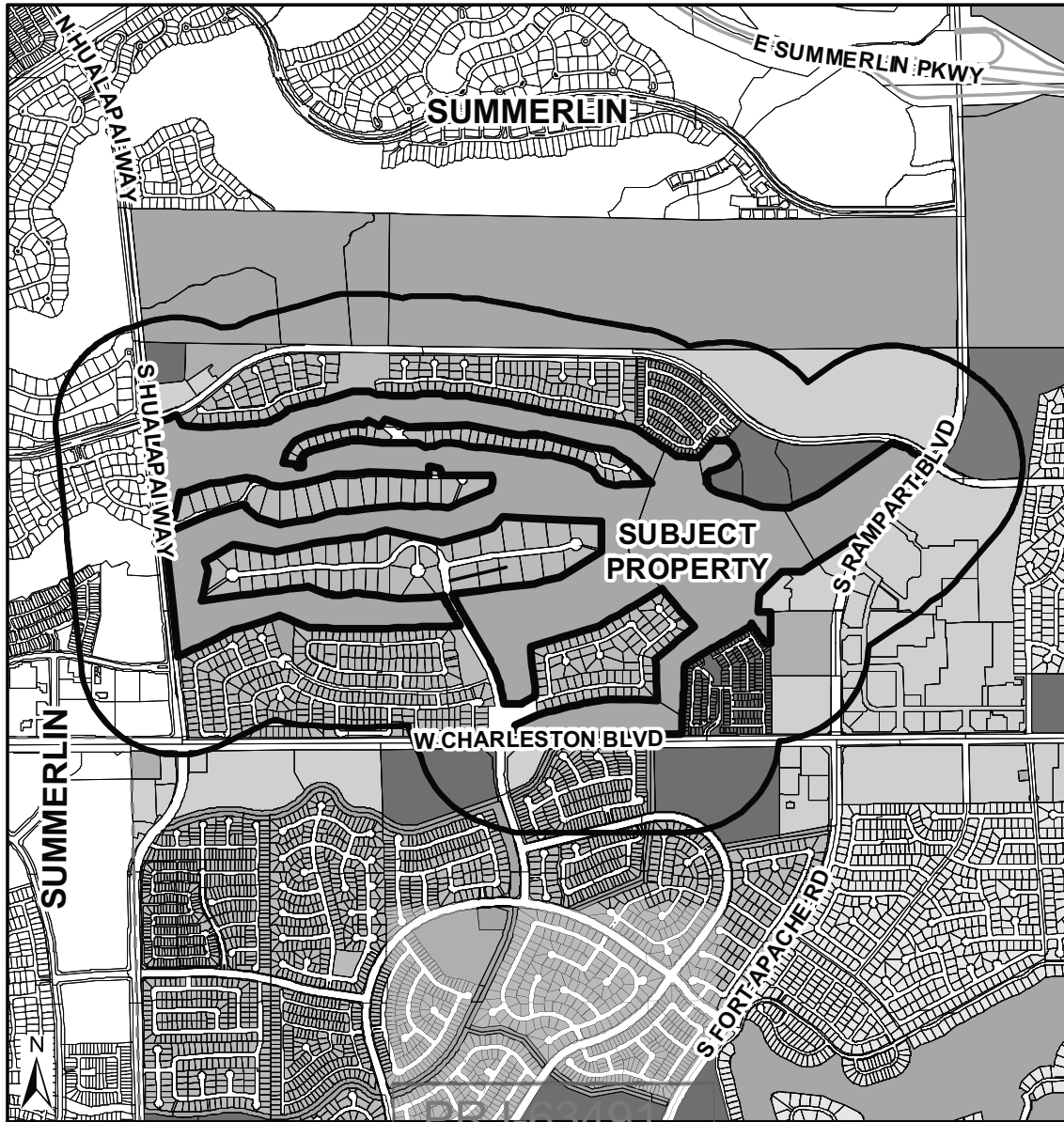


The application will not be deemed complete until the required materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
PRJ-63491
Zoning Application Packet Application Form.pdf
02/25/16

ROR026064

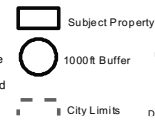
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General Plan Amendment

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

FROM PR-OS
TO DR AND H

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-8301

Date: Thursday, March 10, 2016

ROR026065

26174

26151

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 and 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:
 - 166.99 acres (APN 138-31-702-002)
 - 11.28 acres (APN 138-31-801-002)
 - 5.44 acres (a portion of 138-32-301-006. 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:
 - 2.13 acres (APN 138-32-202-001)
 - 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:
 - 166.99 acres (APN 138-31-702-002)
 - 11.28 acres (APN 138-31-801-002)
 - 5.44 acres (a portion of 138-32-301-006. 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:
 - 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)

- From PD to R-4 on 2.13 acres consisting of:
 - 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.

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 Area	Acres	Maximum # of DU's	Average Density	Building Heights
LUXURY MULTI FAMILY (a)				
Development Area 1	17.49	720	41.2	4 stories with a maximum height not to exceed 55 feet.
Development Area 2 (a)	20.69	1250	60.5	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				
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:				
(a) Luxury Multi Family use can include an assisted living facility**				
(b) The southeast corner of the Development Area houses the golf course maintenance yard; this use as a maintenance yard shall remain				
** This potential use would be in lieu of some of these Development Areas' Luxury Multi Family Units on a 2 for 1 basis, namely 2 assisted living units in lieu of 1 dwelling unit				

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 that this 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,

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 slack."
- "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

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.

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

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: 2/26/16

Exhibits:

- 1 Parcel Map
- 2 Zoning Verification Letter
- 3 2016 Master Plan Development Areas

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



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) 464-7299 or make your comments at www.lasvegasseveada.gov. If you would like to contact your Council Representative, please call (702) 729-6405.



SUPPORT
this Request



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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AMERS FAMILY TRUST
AMI ERS HERMAN A & JONNA THS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

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

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RL



I SUPPORT
this Request



I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

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Dept. of Planning

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Case: GPA-63599
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LEE R K FAMILY TRUST
LEE ROYNN D & KATHLEEN J TRS
9886 ROYAL LAMB DR
LAS VEGAS NV 89145-8662

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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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I SUPPORT
this Request



I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

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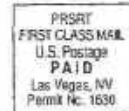
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Donald R. Bocci

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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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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

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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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☐ I SUPPORT
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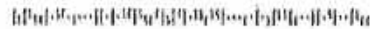
GPA-63599 & ZON-63601 [PR]-63491]

Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831426003
CURTIS KEVIN L & CORIE L
9001 ROYAL LAKE DR
LAS VEGAS NV 89145-0660

*There is already
too much traffic around Rampart
and Alta!*

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 2nd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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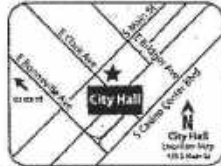
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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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I SUPPORT
this Request



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

Planning Commission Meeting of 4/12/2016

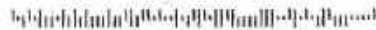
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City of Las Vegas
Dept. of Planning

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2600 S RAINBOW BLVD #211
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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 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.



I SUPPORT
this Request



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

Planning Commission Meeting of 4/12/2016

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Dept. of Planning

13831214035 Clerk: GPA-63599
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8378

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KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-6678

☒ I DISPOSE
this Request

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

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APR-01-2016 11:58 AM IrwinC.Malzman

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



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I SUPPORT
this Request



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

Planning Commission Meeting of 4/12/2016

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LAS VEGAS NV 89145-8653



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HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
8101 ALTA DR #702
LAS VEGAS NV 89145

Journal of Management Inquiry 18(6)

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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

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APR 5 2016

City of Las Vegas
Dept. of Planning

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Permit No. 1630

The general plan and existing zoning are a commitment from the city to its residents. The builder knew the zoning when he bought it. The city needs to support its voters, not predatory developers

Case: GPA-63599
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145



53-54P

ROR026083

26192

26169

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016 PC

Case Number: GPA-63599
70N-63601

Date: 04/04/2016
Name: Phyllis Binion
Address: 9831 Orient Express Ct
L.V. NJ. 08145
Phone: (702) 932-2466
☒ PROTEST ☐ APPROVE

Date: 04/04/2016
Name: Dominic Polizzotto
Address: Charlie's Barn West LLC
3605 S. Town Center Dr Ste A
Phone: (702) 240-2655
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

53-54 P

ROR026084

26193

26170

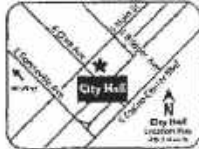
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APR 4 2016

City of Las Vegas
Dept. of Planning

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

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☐ I 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

113 BRODNP1 89145

OPPOSED TO 3000
CONDOS + APT ON THIS
PARCE - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

13031413022 Case: GPA-63599
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8944

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City of Las Vegas
Dept. of Planning

THIS IS GOLF OR BARKLAND
AND NOW TO CUBO KINOWS
HOW MANY HOMES ARE
TO BE BUILT.

WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
AND ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS !!!

Please note the fax
number circled above
I have forwarded
to the City Clerk.
Thank you
Cora, Brown
702-229-6405



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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRODNP1 89145

13031413022 Case: MOD-63599
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8944

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53-54P

ROR026085

26194

26171

THIS ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY EHB CORP. IS LUDICROUS ON SO MANY LEVELS. THE LOGISTICS i.e. redirecting a natural wash, egress and ingress into said property, rezoning of current school districts, etc. ALONE ARE IMPOSSIBLE! NOT TO MENTION THE PROPOSITION TO DEVELOP A COMMUNITY WITHIN AN EXISTING COMMUNITY THAT IS SOMEHOW SEPERATE AND AUTONOMOUS FROM THE EXISTING COMMUNITY & ITS ENTERANCE/EXIT. HOW??!

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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

113 BRDGNP1 89145

13831812014
FARER MONICA T
8301 FONTAINEBLEU DR
LAS VEGAS NV 89145-8652

Case: GPA-63599

UPON IT

FOR

ENTERANCE/

EXIT. HOW??!

EHB. EXPECTS HOMEOWNERS TO WILLINGLY LOWER THEIR HOME VALUE THEIR QUALITY OF LIVING AND THEIR CHILDREN'S EDUCATION? NO WAY!!

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

113 BRDGNP1 89145

13831812014
FARER MONICA T
8301 FONTAINEBLEU DR
LAS VEGAS NV 89145-8652

Case: MOD-63600

ABIDE

BY THE HOA IN PLACE.

HOW IS THIS POSSIBLE? IF

ALLOWED TO PROCEED, WHAT OUT FOR

THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish

Red Rock...)

ROR026086

26195

26172

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Development Services Center
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Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

THIS WAS GOLF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE
TO BE BUILT.
WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS!!!

13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
8816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

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

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

OPPOSED TO 3000
CONDOST APT ON THIS
PARCE - HAS ANYONE
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AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
8816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

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7 UNITS PER ACRE TO
3000 UNITS!!!

53-54P

ROR026087

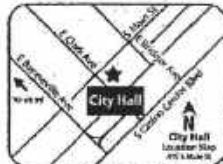
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26173

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☐ I SUPPORT
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☒ 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

113 BRDGNP1 89145

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

Case: GPA-63599

53-54P

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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

BRDGNP1

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

Case: MOD-63600

ROR026088

26197

26174

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



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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

SB BRDGNP1 92261

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City of Las Vegas
Dept. of Planning

Case: GPA-63599
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261 3222

53-51P

City of Las Vegas
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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

SB BRDGNP1 92261

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Case: MOD-63600
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261 3222

ROR026089

26198

26175

Apr. 4. 2016 12:25PM

No. 7398 P. 2

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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I 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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Dept. of Planning

13831311017

Case: GPA-63599

BRESEE DARREN

9821 WINTER PALACE DR

LAS VEGAS NV 89145-8659

113 BRDGNP1 89145



53-54A

ROR026090

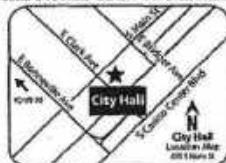
26199

26176

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



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I 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

13631711003 Case: GPA-00088
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
853 RAVEL CT
LAS VEGAS NV 89145-8628

1 1 3 BRDGNP1 88145



Submitted after final agenda

Date 04/12/2016 Item

53-54P

ROR026091

26200

26177

FROM :

PHONE NO. :

Apr. 08 2016 12:09PM PT

City of Las Vegas
Department of Planning
Development Services Center
633 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105

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Dept. of Planning



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*Total Plan Seeking Approval
will create a significant
increase in traffic - potential
Hazard*

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I 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

Ralph H. Daidouk

13831213012
Case: GPA-63599
DAIDOUK FAMILY TRUST
9617 QUEEN CHARLOTTE DR.
LAS VEGAS NV 89145-8874

53-54P

ROR026092

26201

26178

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☐ I SUPPORT
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☒ I OPPOSE
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDCNP1 89145

*Plan does not
conform with Queeridge
community. Homes will not be
part of Queeridge community/area
will be disjoint and chaotic.
I strongly oppose*

Case: GPA-63599
13031311018
PETERS XENOPHON
9817 WINTER PALACE DR
LAS VEGAS NV 89145

53-54P

ROR026093

26202

26179

1. 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 800,000 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 Center
333 North Rancho Drive, 4th Floor
Las Vegas, Nevada 89105

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☐ I 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

113 BROGNP1 89145

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Dept. of Planning

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13892218078 Cons: GPA-63599
SADOFF LAURENCE R & PATRICIA L
9101 ALTA DR #1004
LAS VEGAS NV 89145

ROR026094

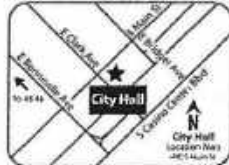
26203

26180

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



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☐ I SUPPORT
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☒ I OPPOSE
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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APR 7 2016

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13831416023 Case: GPA-63599
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF IGAL & BARBARA TRS
9605 CAMDEN HILLS AVE
LAS VEGAS NV 89145-3620



Apr 07 16 02:58a Barbara Chozahinoff

17022407107

1 3 BRDGNP1 S5145

p.1

53-54P

ROR026095

26204

26181

53-1243 P. 1

City of Las Vegas
Department of Planning
Development Services Center
335 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89105

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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

113 BRODNP1 59140

① it sets a precedent for anybody to purchase a recreational hotel & increase the value of his land by rezoning to residential area, which leads to destruction of recreational areas in the city.

② The owner makes profit at the cost of destruction of beautiful residential neighborhood & depreciation of the value of houses in the area.

③ The increase in population & congestion will lead to significant traffic & schooling problems.

④ Many big ugly cities of third world countries have become so

just because
MALDI FARZAD
ASAD SHADISA
LAS VEGAS NV 89146-8852

up poor planning & destruction of recreational spaces. Do not let this happen in Las Vegas.



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APR 6 2016

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Apr. 6 2016 2:19PM

53-54P

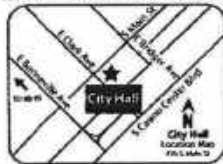
ROR026096

26205

26182

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Department of Planning
Development Services Center
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I SUPPORT
this Request



I PROTEST
this Request

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

Planning Commission Meeting of 4/12/2016

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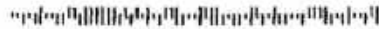
APR 7 2016

City of Las Vegas
Dept. of Planning

13831615009
FROM TOM J. & MARCY A.
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-9637

Case: GPA-63599

113 BRDGNP1 89145



53-2/P

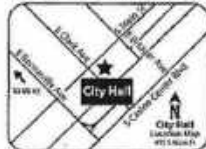
ROR026097

26206

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

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Dept. of Planning

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13831314011
YU FRANK S & JOY W REVOCABLE TR
YU FRANK S & JOY W TRS
3721 ORIENT EXPRESS DR
LAS VEGAS NV 89145-6702

Case: GPA-63599

53-54P

ROR026098

26207

26184

Apr 05 16 07:56p

Walter H Schuette

503 658-8139

p.1

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



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I SUPPORT
this Request



I OPPOSE
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CPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

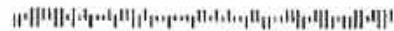
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13831214023 Case: GPA-63599
SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
12868 SE WIESE RD
DAMASCUS OR 97058-8347

116 BRDGNP1 97089



53-54P

ROR026099

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p.1

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Las Vegas, Nevada 89106

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City of Las Vegas
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☒ I OPPOSE
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Las Vegas
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This development will
greatly impact the
Tudor Park Place neighborhood
and especially the homes
overlooking Badlands golf course -
of which I own 9152 Tudor Park Pl.

I oppose this
Golf Course.

Please, check the
envelope with postage to this
address on this card up
to www.nvda.gov. If you
call (702) 229-6405.

Case: GPA-83599

13831615047
D A G VEGAS L L C
3156 WILLOW POINTE DR
RICHLAND WA 99354

comments:

13831615047
D A G VEGAS L L C
9150 WILLOW POINTE DR
RICHLAND WA 99354

Case: GPA-83599

122 BRDGNP1 99354

$$i|s_{11} s_{22} t_{11} t_{22} t_{33} t_{44} t_{55} t_{66} t_{77} t_{88} t_{99} t_{100} t_{111} t_{122} t_{133} t_{144} t_{155} t_{166} t_{177} t_{188} t_{199} t_{200} t_{211} t_{222} t_{233} t_{244} t_{255} t_{266} t_{277} t_{288} t_{299} t_{300} t_{311} t_{322} t_{333} t_{344} t_{355} t_{366} t_{377} t_{388} t_{399} t_{400} t_{411} t_{422} t_{433} t_{444} t_{455} t_{466} t_{477} t_{488} t_{499} t_{500} t_{511} t_{522} t_{533} t_{544} t_{555} t_{566} t_{577} t_{588} t_{599} t_{600} t_{611} t_{622} t_{633} t_{644} t_{655} t_{666} t_{677} t_{688} t_{699} t_{700} t_{711} t_{722} t_{733} t_{744} t_{755} t_{766} t_{777} t_{788} t_{799} t_{800} t_{811} t_{822} t_{833} t_{844} t_{855} t_{866} t_{877} t_{888} t_{899} t_{900} t_{911} t_{922} t_{933} t_{944} t_{955} t_{966} t_{977} t_{988} t_{999} t_{1000} t_{1011} t_{1022} t_{1033} t_{1044} t_{1055} t_{1066} t_{1077} t_{1088} t_{1099} t_{1100} t_{1111} t_{1122} t_{1133} t_{1144} t_{1155} t_{1166} t_{1177} t_{1188} t_{1199} t_{1200} t_{1211} 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53-54p

ROR026100

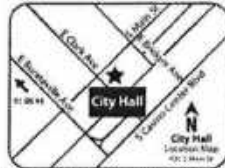
26209

26186

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333 North Rancho Drive, 3rd Floor
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I SUPPORT
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PA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

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Case: GPA-63999
13832414051
ROGERS FAMILY TRUST
ROGERS EUGENE E & WILMA J TRS
9105 W HAMPSTEAD AVE
LAS VEGAS NV 89145-8521



53-54P

ROR026101

26210

26187

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

Planning Commission Meeting of 4/12/2016

Roger P. Wagner

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13631311006 Case: GPA-63599
WAGNER FAMILY TRUST
WAGNER ROGER PHILIP & CAROLYN GI
9720 WINTER PALACE DR
LAS VEGAS NV 89145

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



53-54P

ROR026102

26211

26188

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

Planning Commission Meeting of 4/12/2016

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13736711010
WU JEFFREY C
CHAO JANET J
833 EDGEBROOK DR
LAS VEGAS NV 89145

Case: GPA-63599

113 BRDGNP1 89145



53-54 P

ROR026103

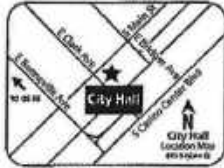
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GPA-63599 & ZON-63601 [PRJ-63491]

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Case: GPA-63599
13832213161
PEETERSON LOREN S & ARLENE
0103 ALTA DR #701
LAS VEGAS NV 89145-8553



53-54 P.

ROR026104

26213

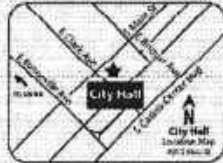
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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13831816011
KANE MICHAEL J III
7100 CLODIA AVE.
LAS VEGAS NV 89117

71 BRDGNP1 69417



City of Las Vegas
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Development Services Center
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53-54p

ROR026106

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26192

4/11/2016 4:24 PM FROM: Dan Kohn TO: 7026047498 ENCL: 001 OF 001

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Development Services Center
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Las Vegas, Nevada 89106

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

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City of Las Vegas
Dept. of Planning

13831816011
KANG MICHAEL J III
7160 PL EX160A AVE
LAS VEGAS NV 89117

Card: GPA 43600

71 BROGNEP1 89117



53-54P

ROR026107

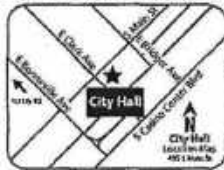
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 Las Vegas, Nevada 89106



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**I SUPPORT
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**I OPPOSE
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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Will improve community

113 BRDGNP1 89145

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City of Las Vegas
 Dept. of Planning

19831416020
 MAVERICK LIVING TRUST
 LEPIERE STACY A TRS
 8617 CAMDEN HILLS AVE
 LAS VEGAS NV 89145-6620

Case: GPA-63599



Submitted after final agenda

Date 04/12/2015 53-54 A

ROR026108

26217

26194

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

Planning Commission Meeting of 4/12/2016

Case: GPA-63599
 13631411035
 WAGNER CHOIE FAMILY TRUST
 WAGNER DONALD TRS
 9709 GAVIN STONE AVE
 LAS VEGAS NV 89145

1 13 BRDGNP1 89145



53-54A

ROR026109

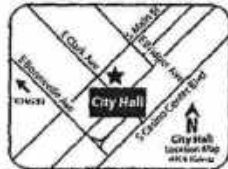
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26195

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Department of Planning
Development Services Center
133 North Raggio Drive, 3rd Floor
Las Vegas, Nevada 89105



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

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City of Las Vegas
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Case: GPA-63599

13331762502
180 LAND COLL C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDGNP1 89117



S3-54A

ROR026110

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13832213195 Case: GYA-03508
SUNFLOWER MANAGEMENT L L C
%S DAVIES
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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

71 BRDGNP1 89117

[illegible]

53-54A

ROR026111

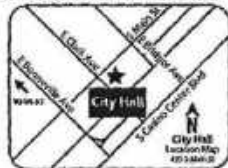
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26197

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89105

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I SUPPORT
this Request



I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

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13832213219 Case: GPA-63599
LOWIE YOHAN & MERAV NV RES TR
LOWIE YOHAN & MERAV TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDGNP 1 851 1 7



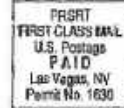
S3-54A

ROR026112

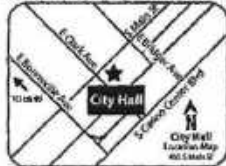
26221

26198

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



**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) 229-6405.



I 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

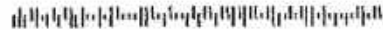
RECEIVED

APR 6 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13822213145
HARARI ALON
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BRDGNP1 03117



53-54A

ROR026113

26222

26199

26200

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

PSRRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

**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) 239-6405.



☒ I 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

RECEIVED
APR 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63599
13832213184
O TOWERS F12 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

71 BROGNI 89117



53-54A

ROR026115

26224

26201

City of Las Vegas
Department of Planning
Development Services Center
335 North Russell Drive, 5th Floor
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support to 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, the back side of this card or (702) 461-3999 or make your comments at www.lasvegasnv.gov. If you would like to contact your Council Representative, please call (702) 259-6300.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63401]

Planning Commission Meeting of 4/12/2016

PSNHT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1030

RECEIVED

APR 11 2016

City of Las Vegas
Dept. of Planning

33021310004
SCHMIDT, DIANE KAREN
800 JACEY TREE ST
LAS VEGAS, NV 89145-8840

4/8/2016 12:49:38 PM PAGE 2/002 FA

53-54A

ROR026116

26225

26202

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

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT:

ZON-63601 - REZONING RELATED TO MOD-63600 AND GPA-63599 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

32

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

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

Motion made by TRINITY HAVEN SCHLOTTMAN to Hold in abeyance Items 17 and 18, 22-24, 52-55, 72-74 and 80 to 5/10/2016 and Withdraw without prejudice Items 26 and 27

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Items 52 and 53 for related backup.

ROR026117

26226

26203

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.

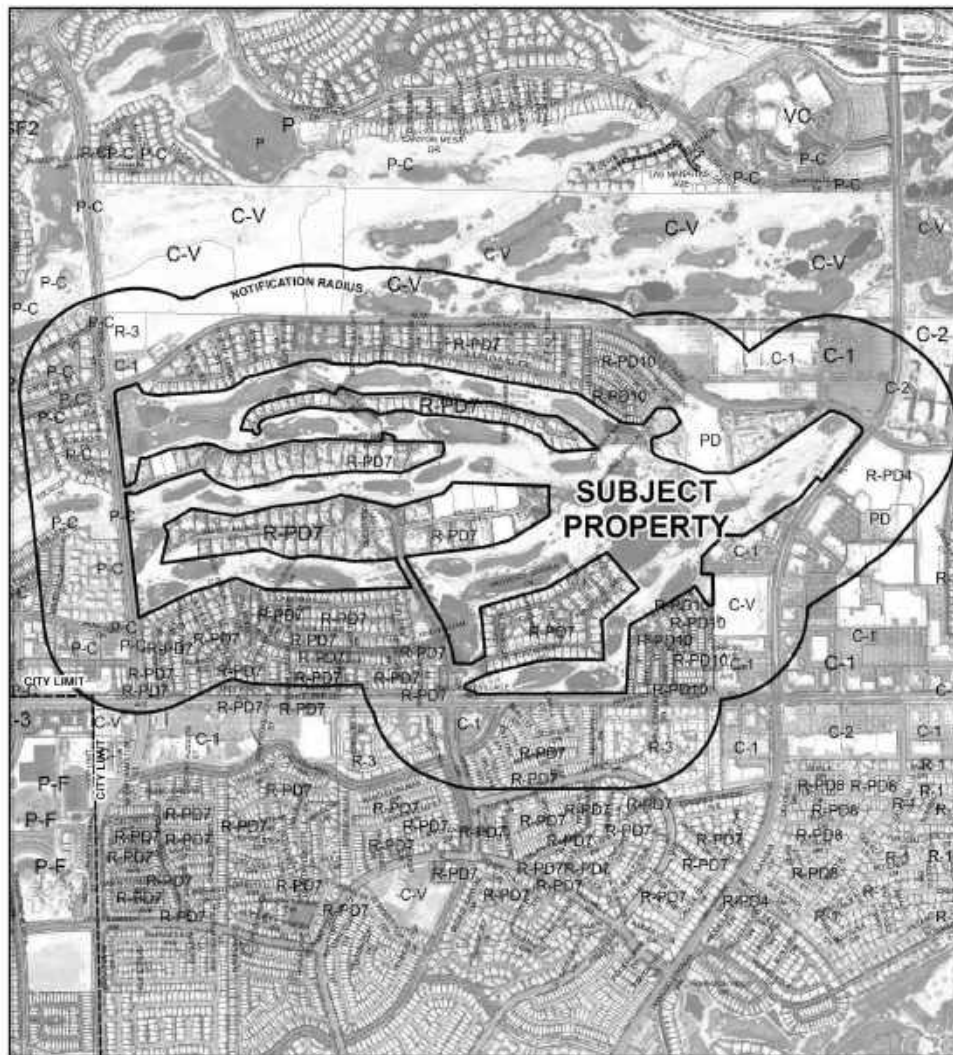
ROR026118

26227

26204



26205



CASE: ZON-63601 AND DIR-63602 (PRJ-63491)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL)

0 1,000 2,000 Feet



ROR026120

26229

26206



DEPARTMENT OF PLANNING

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 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 PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016

Kathleen K Momot
Notary Public in and for said County and State



Revised 11-14-06

f:\depo\Application Packet\Statement of Financial Interest.pdf

PRJ-63491
02/29/16

ROR026121

26230

26207



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-63601** APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: Frank Pankratz

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, its Manager

Subscribed and sworn before me

This 15th day of February, 2016

Kathleen K Momot
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-63601** 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 MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 20 16

Kathleen K. Momot
Notary Public in and for said County and State



Revised 11-14-06

E:\export\Application Pack et\Statement of Financial Interest.pdf

PR-63491
02/29/16

ROR026123

26232

26209



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
Project Name: Peccole Ranch Master Plan 250.92 Acres Proposed Use: _____
Assessor's Parcel #(s): 133-32-202-001 Ward #: 2
General Plan: existing EROS proposed H Zoning: existing PD proposed R-4
Commercial Square Footage: _____ Floor Area Ratio: _____
Gross Acres: 2.13 Lots/Units: 1 Density: _____
Additional Information: _____

PROPERTY OWNER Fore Stars, Ltd. Contact: Frank Pankratz
Address: 1215 South Fort Apache, Suite 120 Phone: (702) 940-6830 Fax: (702) 940-6831
City: Las Vegas State: Nevada Zip: 89117
E-mail Address: _____

APPLICANT Fore Stars, Ltd. Contact: Frank Pankratz
Address: 1215 South Fort Apache, Suite 120 Phone: (702) 940-6830 Fax: (702) 940-6831
City: Las Vegas State: Nevada Zip: 89117
E-mail Address: Frank@ehboompanies.com

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

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

Property Owner Signature: Frank Pankratz, AS HQ

* An authorized agent may sign in lieu of the property owner if the agent is fully authorized by the owner to make this submission, as evidenced by the owner's signature below.

Print Name: Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16
Leeann Stewart-Schenck

Notary Public in and for said County and State



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

Revised 10/27/06

FOR DEPARTMENT USE ONLY

Case # **ZON-63601**
Meeting Date: _____
Total Fee: _____
Date Received: * _____
Received By: _____

The application will not be deemed complete until the required materials have been received by the Department of Planning for consideration with application fee of \$3491.
Application Packet Application Form.pdf

ROR026124

26233

26210



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
Project Name: Peccole Ranch Master Plan 250.92 Acres Proposed Use: _____
Assessor's Parcel #(s): 138-32-31-006; 138-32-301-005 Ward # 2
General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
(47.59 Ac) of 138-32-301-006 and 138-32-301-005 from PROS to H
Commercial Square Footage: _____ Floor Area Ratio: _____
Gross Acres 70.52 Lots/Units 3 Density: _____
Additional Information (5.44 Ac) of 138-32-301-006 from R-PD7 to R-E; (47.59 Ac) of
138-32-301-006 from R-PD7 to R-4 and 138-32-301-005 (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) 940-8930 Fax: (702) 940-8931
City Las Vegas State Nevada Zip 89117
E-mail Address: _____

APPLICANT Seventy Acres LLC Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-8930 Fax: (702) 940-8931
City Las Vegas State Nevada Zip 89117
E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2289
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature: Frank Pankratz, AS, Manager
EHB Companies, LLC, I-171347

*An authorized agent may sign in lieu of the property owner for Title Agent, Taxpayer, etc. and Third Party.

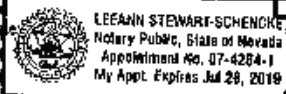
Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016

LeeAnn Stewart-Schencke

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ZON-63601
Meeting Date: _____
Total Fee: _____
Date Received: _____
Received By: _____

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
713-63491
File: ReportApplication Packet Application Form.pdf

ROR026125

26234

26211



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
 Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
 Project Name: Peccole Ranch Master Plan 250.92 Acres Proposed Use: _____
 Assessor's Parcel #(s): 138-31-702-002; 138-31-801-002 Ward # 2
 General Plan: existing EROS proposed DR Zoning: existing R-PD7 proposed R-E
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres 178.27 Lots/Units 2 Density: _____
 Additional Information: _____

PROPERTY OWNER 180 Land Co LLC Contact Frank Pankratz
 Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address: _____

APPLICANT 180 Land Co LLC Contact Frank Pankratz
 Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

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

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

Property Owner Signature* FRANK PANKRATZ, AS MANAGER
 Print Name Frank Pankratz

Subscribed and sworn before me
 This 15 day of February, 20 16
Leeann Stewart-Schene

Notary Public in and for said County and State

Revised 10/27/08



LEEANN STEWART-SCHENE
 Notary Public, State of Nevada
 Appointment No. 07-4264-1
 My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

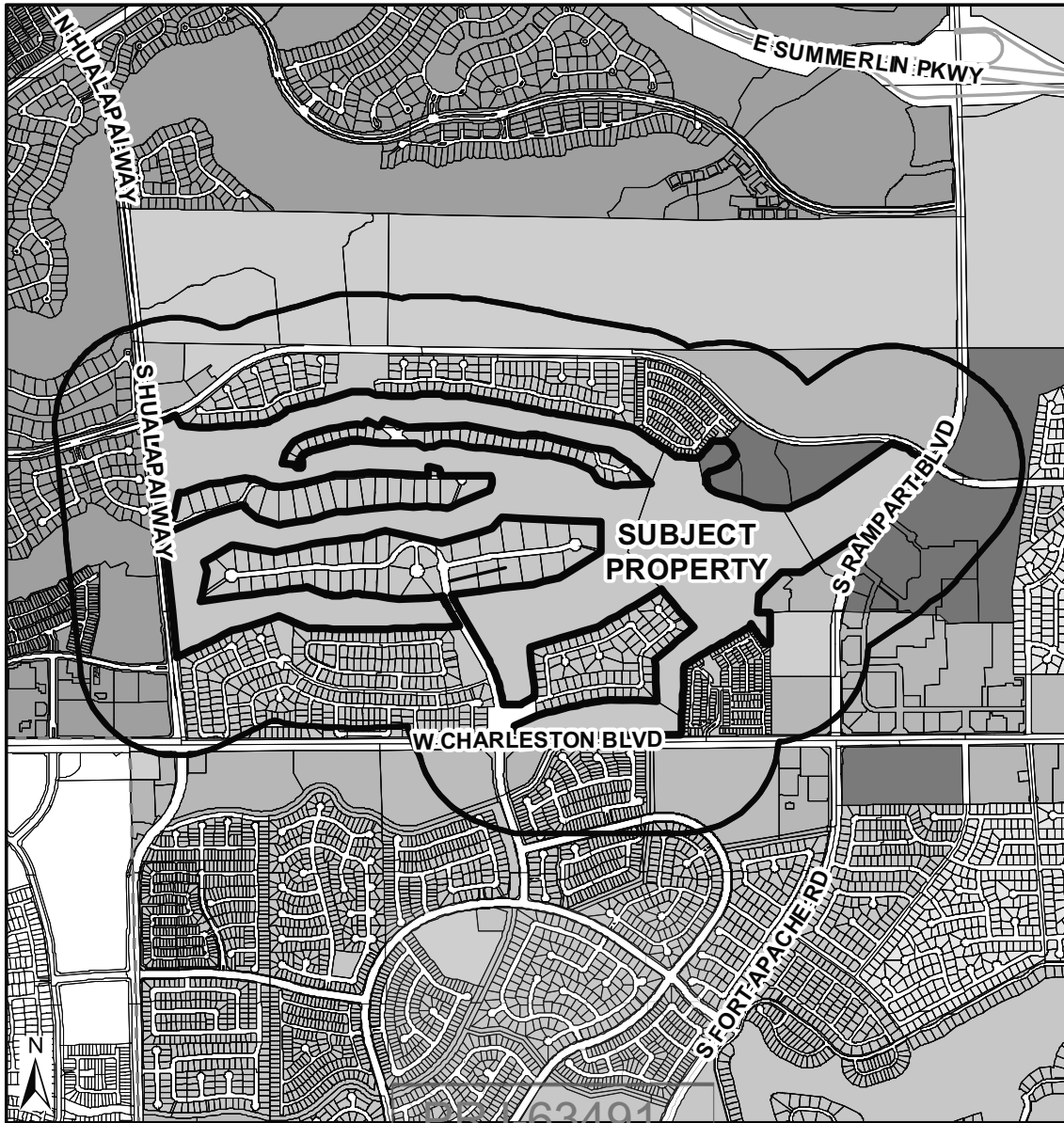
Case # ZON-63601
 Meeting Date: _____
 Total Fee: _____
 Date Received: * _____
 Received By: _____

*The application will not be deemed complete until the required fee has been received by the Department of Planning for consideration with application.
 038546
 038546
 038546

ROR026126

26235

26212



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

**FROM R-PD7
TO R-E AND
FROM PD
TO R-4**

- Subject Property
- 1000 ft Buffer
- City Limits



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

Date: Thursday, March 10, 2016

ROR026127

26236

26213

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

49

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

12

City Council Meeting

0

RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Staff Report
3. Supporting Documentation
4. Development Agreement

Motion made by TRINITY HAVEN SCHLOTTMAN to Hold in abeyance Items 17 and 18, 22-24, 52-55, 72-74 and 80 to 5/10/2016 and Withdraw without prejudice Items 26 and 27

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Items 52 and 54 for related backup.

ROR026128

26237

26214

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

26238

26215

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

26239

26216



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DIR-63602** 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 PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016

Kathleen K Momot
Notary Public in and for said County and State



Revised 11-14-06

f:\depo\Application Packet\Statement of Financial Interest.pdf

PRJ-63491
02/29/16

ROR026131

26240

26217