

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

Electronically Filed
Sep 29 2022 04:38 p.m.
Elizabeth A. Brown
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No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 57, PART 1**

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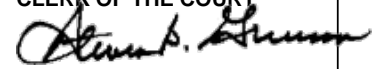
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15 **DISTRICT COURT**

16 **CLARK COUNTY, NEVADA**

17 180 LAND CO LLC, a Nevada limited liability
18 company, FORE STARS, LTD., a Nevada
19 limited liability company and SEVENTY
20 ACRES, LLC, a Nevada limited liability
21 company, DOE INDIVIDUALS I-X, DOE
22 CORPORATIONS I-X, and DOE LIMITED
23 LIABILITY COMPANIES I-X,

24 Plaintiffs,

25 v.

26 CITY OF LAS VEGAS, a political subdivision of
27 the State of Nevada; ROE GOVERNMENT
28 ENTITIES I-X; ROE CORPORATIONS I-X;
29 ROE INDIVIDUALS I-X; ROE LIMITED-
30 LIABILITY COMPANIES I-X; ROE QUASI-
31 GOVERNMENTAL ENTITIES I-X,

32 Defendants.

CASE NO.: A-17-758528-J

DEPT. NO.: XVI

**APPENDIX OF EXHIBITS IN
SUPPORT OF CITY'S OPPOSITION
TO PLAINTIFF'S MOTION TO
DETERMINE TAKE AND FOR
SUMMARY JUDGMENT ON THE
FIRST, THIRD, AND FOURTH
CLAIMS FOR RELIEF AND
COUNTERMOTION FOR SUMMARY
JUDGMENT**

VOLUME 1

33 The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's
34 Opposition to Plaintiff's Motion to Determine Take and For Summary Judgment on the First, Third,
35 and Fourth Claims for Relief and its Countermotion for Summary Judgment.

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|--|------|-----------|
| A | City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas) | 1 | 0001-0011 |
| B | City records regarding Peccole Land Use Plan and Z-34-81 rezoning application | 1 | 0012-0030 |

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| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|--|------|-----------|
| C | City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application | 1 | 0031-0050 |
| D | Excerpts of the 1985 City of Las Vegas General Plan | 1 | 0051-0061 |
| E | City records regarding Peccole Ranch Master Plan and Z-139-88 phase I rezoning application | 1 | 0062-0106 |
| F | City records regarding Z-40-89 rezoning application | 1 | 0107-0113 |
| G | Ordinance No. 3472 and related records | 1 | 0114-0137 |
| H | City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application | 1 | 0138-0194 |
| I | Excerpts of 1992 City of Las Vegas General Plan | 2 | 0195-0248 |
| J | City records related to Badlands Golf Course expansion | 2 | 0249-0254 |
| K | Excerpt of land use case files for GPA-24-98 and GPA-6199 | 2 | 0255-0257 |
| L | Ordinance No. 5250 and Excerpts of Las Vegas 2020 Master Plan | 2 | 0258-0273 |
| M | Miscellaneous Southwest Sector Land Use Maps from 2002-2005 | 2 | 0274-0277 |
| N | Ordinance No. 5787 and Excerpts of 2005 Land Use Element | 2 | 0278-0291 |
| O | Ordinance No. 6056 and Excerpts of 2009 Land Use & Rural Neighborhoods Preservation Element | 2 | 0292-0301 |
| P | Ordinance No. 6152 and Excerpts of 2012 Land Use & Rural Neighborhoods Preservation Element | 2 | 0302-0317 |
| Q | Ordinance No. 6622 and Excerpts of 2018 Land Use & Rural Neighborhoods Preservation Element | 2 | 0318-0332 |
| R | Ordinance No. 1582 | 2 | 0333-0339 |
| S | Ordinance No. 4073 and Excerpt of the 1997 City of Las Vegas Zoning Code | 2 | 0340-0341 |
| T | Ordinance No. 5353 | 2 | 0342-0361 |
| U | Ordinance No. 6135 and Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011 | 2 | 0362-0364 |
| V | Deeds transferring ownership of the Badlands Golf Course | 2 | 0365-0377 |
| W | Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan | 2 | 0378-0381 |
| X | Parcel maps recorded by the Developer subdividing the Badlands Golf Course | 3 | 0382-0410 |
| Y | EHB Companies promotional materials | 3 | 0411-0445 |
| Z | General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications | 3 | 0446-0466 |
| AA | Staff Report regarding 17-Acre Applications | 3 | 0467-0482 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|--|------|-----------|
| BB | Major Modification (MOD-63600), Rezoning (ZON-63601), General Plan Amendment (GPA-63599), and Development Agreement (DIR-63602) applications | 3 | 0483-0582 |
| CC | Letter requesting withdrawal of MOD-63600, GPA-63599, ZON-63601, DIR-63602 applications | 4 | 0583 |
| DD | Transcript of February 15, 2017 City Council meeting | 4 | 0584-0597 |
| EE | Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J | 4 | 0598-0611 |
| FF | Docket for NSC Case No. 75481 | 4 | 0612-0623 |
| GG | Complaint filed by Fore Stars Ltd. and Seventy Acres LLC, Case No. A-18-773268-C | 4 | 0624-0643 |
| HH | General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications | 4 | 0644-0671 |
| II | June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480. | 4 | 0672-0679 |
| JJ | Docket for Case No. A-17-758528-J | 4 | 0680-0768 |
| KK | Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J | 5 | 0769-0793 |
| LL | Development Agreement (DIR-70539) application | 5 | 0794-0879 |
| MM | August 2, 2017 City Council minutes regarding DIR-70539 | 5 | 0880-0882 |
| NN | Judge Sturman's February 15, 2019 minute order granting City's motion to dismiss, Case No. A-18-775804-J | 5 | 0883 |
| OO | Excerpts of August 2, 2017 City Council meeting transcript | 5 | 0884-0932 |
| PP | Final maps for Amended Peccole West and Peccole West Lot 10 | 5 | 0933-0941 |
| QQ | Excerpt of the 1983 Edition of the Las Vegas Municipal Code | 5 | 0942-0951 |
| RR | Ordinance No. 2185 | 5 | 0952-0956 |
| SS | 1990 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0957 |
| TT | 1996 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0958 |
| UU | 1998 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0959 |

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| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|---|------|-----------|
| VV | 2015 aerial photograph identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0960 |
| WW | 2015 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0961 |
| XX | 2019 aerial photograph identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0962 |
| YY | 2019 aerial photograph identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0963 |
| ZZ | 2019 aerial photograph identifying areas subject to proposed development agreement (DIR-70539), produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS) | 5 | 0964 |
| AAA | Membership Interest Purchase and Sale Agreement | 6 | 0965-0981 |
| BBB | Transcript of May 16, 2018 City Council meeting | 6 | 0982-0998 |
| CCC | City of Las Vegas' Amicus Curiae Brief, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481 | 6 | 0999-1009 |
| DDD | Nevada Supreme Court March 5, 2020 Order of Reversal, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481 | 6 | 1010-1016 |
| EEE | Nevada Supreme Court August 24, 2020 Remittitur, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481 | 6 | 1017-1018 |
| FFF | March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlements on 17 Acres | 6 | 1019-1020 |
| GGG | September 1, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Final Entitlements for 435-Unit Housing Development Project in Badlands | 6 | 1021-1026 |
| HHH | Complaint Pursuant to 42 U.S.C. § 1983, <i>180 Land Co. LLC et al. v. City of Las Vegas, et al.</i> , 18-cv-00547 (2018) | 6 | 1027-1122 |
| III | 9th Circuit Order in <i>180 Land Co. LLC; et al v. City of Las Vegas, et al.</i> , 18-cv-0547 (Oct. 19, 2020) | 6 | 1123-1127 |
| JJJ | Plaintiff Landowners' Second Supplement to Initial Disclosures Pursuant to NRCP 16.1 in 65-Acre case | 6 | 1128-1137 |
| LLL | Bill No. 2019-48: Ordinance No. 6720 | 7 | 1138-1142 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|--|------|-----------|
| MMM | Bill No. 2019-51: Ordinance No. 6722 | 7 | 1143-1150 |
| NNN | March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 65 Acres | 7 | 1151-1152 |
| OOO | March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 133 Acres | 7 | 1153-1155 |
| PPP | April 15, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 35 Acres | 7 | 1156-1157 |
| QQQ | Valbridge Property Advisors, Lubawy & Associates Inc., Appraisal Report (Aug. 26, 2015) | 7 | 1158-1247 |
| RRR | Notice of Entry of Order Adopting the Order of the Nevada Supreme Court and Denying Petition for Judicial Review | 7 | 1248-1281 |
| SSS | Letters from City of Las Vegas Approval Letters for 17-Acre Property (Feb. 16, 2017) | 8 | 1282-1287 |
| TTT | Reply Brief of Appellants 180 Land Co. LLC, Fore Stars, LTD, Seventy Acres LLC, and Yohan Lowie in <i>180 Land Co LLC et al v. City of Las Vegas</i> , Court of Appeals for the Ninth Circuit Case No. 19-16114 (June 23, 2020) | 8 | 1288-1294 |
| UUU | Excerpt of Reporter's Transcript of Hearing on City of Las Vegas' Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents on Order Shortening Time in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 17, 2020) | 8 | 1295-1306 |
| VVV | Plaintiff Landowners' Sixteenth Supplement to Initial Disclosures in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 10, 2020) | 8 | 1307-1321 |
| WWW | Excerpt of Transcript of Las Vegas City Council Meeting (Aug. 2, 2017) | 8 | 1322-1371 |
| XXX | Notice of Entry of Findings of Facts and Conclusions of Law on Petition for Judicial Review in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 26, 2018) | 8 | 1372-1399 |
| YYY | Notice of Entry of Order <i>Nunc Pro Tunc</i> Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019 in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528 (Feb. 6, 2019) | 8 | 1400-1405 |
| ZZZ | City of Las Vegas Agenda Memo – Planning, for City Council Meeting June 21, 2017, Re: GPA-68385, WVR-68480, SDR-68481, and TMP-68482 [PRJ-67184] | 8 | 1406-1432 |

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| Exhibit | Exhibit Description | Vol. | Bates No. |
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| AAAA | Excerpts from the Land Use and Rural Neighborhoods Preservation Element of the City's 2020 Master Plan adopted by the City Council of the City on September 2, 2009 | 8 | 1433-1439 |
| BBBB | Summons and Complaint for Declaratory Relief and Injunctive Relief, and Verified Claims in Inverse Condemnation in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C | 8 | 1440-1477 |
| CCCC | Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C (Dec. 30, 2020) | 8 | 1478-1515 |
| DDDD | Peter Lowenstein Declaration | 9 | 1516-1522 |
| DDDD-1 | Exhibit 1 to Peter Lowenstein Declaration: Diagram of Existing Access Points | 9 | 1523-1526 |
| DDDD-2 | Exhibit 2 to Peter Lowenstein Declaration: July 5, 2017 Email from Mark Colloton | 9 | 1527-1531 |
| DDDD-3 | Exhibit 3 to Peter Lowenstein Declaration: June 28, 2017 Permit application | 9 | 1532-1533 |
| DDDD-4 | Exhibit 4 to Peter Lowenstein Declaration: June 29, 2017 Email from Mark Colloton re Rampart and Hualapai | 9 | 1534-1536 |
| DDDD-5 | Exhibit 5 to Peter Lowenstein Declaration: August 24, 2017 Letter from City Department of Planning | 9 | 1537 |
| DDDD-6 | Exhibit 6 to Peter Lowenstein Declaration: July 26, 2017 Email from Peter Lowenstein re Wall Fence | 9 | 1538 |
| DDDD-7 | Exhibit 7 to Peter Lowenstein Declaration: August 10, 2017 Application for Walls, Fences, or Retaining Walls; related materials | 9 | 1539-1546 |
| DDDD-8 | Exhibit 8 to Peter Lowenstein Declaration: August 24, 2017 Email from Steve Gebeke | 9 | 1547-1553 |
| DDDD-9 | Exhibit 9 to Peter Lowenstein Declaration: Bill No. 2018-24 | 9 | 1554-1569 |
| DDDD-10 | Exhibit 10 to Peter Lowenstein Declaration: Las Vegas City Council Ordinance No. 6056 and excerpts from Land Use & Rural Neighborhoods Preservation Element | 9 | 1570-1577 |
| DDDD-11 | Exhibit 11 to Peter Lowenstein Declaration: documents submitted to Las Vegas Planning Commission by Jim Jimmerson at February 14, 2017 Planning Commission meeting | 9 | 1578-1587 |
| EEEE | GPA-72220 application form | 9 | 1588-1590 |
| FFFF | Chris Molina Declaration | 9 | 1591-1605 |
| FFFF-1 | Fully Executed Copy of Membership Interest Purchase and Sale Agreement for Fore Stars Ltd. | 9 | 1606-1622 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|--|------|-----------|
| FFFF-2 | Summary of Communications between Developer and Peccole family regarding acquisition of Badlands Property | 9 | 1623-1629 |
| FFFF-3 | Reference map of properties involved in transactions between Developer and Peccole family | 9 | 1630 |
| FFFF-4 | Excerpt of appraisal for One Queensridge place dated October 13, 2005 | 9 | 1631-1632 |
| FFFF-5 | Site Plan Approval for One Queensridge Place (SDR-4206) | 9 | 1633-1636 |
| FFFF-6 | Securities Redemption Agreement dated September 14, 2005 | 9 | 1637-1654 |
| FFFF-7 | Securities Purchase Agreement dated September 14, 2005 | 9 | 1655-1692 |
| FFFF-8 | Badlands Golf Course Clubhouse Improvement Agreement dated September 6, 2005 | 9 | 1693-1730 |
| FFFF-9 | Settlement Agreement and Mutual Release dated June 28, 2013 | 10 | 1731-1782 |
| FFFF-10 | June 12, 2014 emails and Letter of Intent regarding the Badlands Golf Course | 10 | 1783-1786 |
| FFFF-11 | July 25, 2014 email and initial draft of Golf Course Purchase Agreement | 10 | 1787-1813 |
| FFFF-12 | August 26, 2014 email from Todd Davis and revised purchase agreement | 10 | 1814-1843 |
| FFFF-13 | August 27, 2014 email from Billy Bayne regarding purchase agreement | 10 | 1844-1846 |
| FFFF-14 | September 15, 2014 email and draft letter to BGC Holdings LLC regarding right of first refusal | 10 | 1847-1848 |
| FFFF-15 | November 3, 2014 email regarding BGC Holdings LLC | 10 | 1849-1851 |
| FFFF-16 | November 26, 2014 email and initial draft of stock purchase and sale agreement | 10 | 1852-1870 |
| FFFF-17 | December 1, 2015 emails regarding stock purchase agreement | 10 | 1871-1872 |
| FFFF-18 | December 1, 2015 email and fully executed signature page for stock purchase agreement | 10 | 1873-1874 |
| FFFF-19 | December 23, 2014 emails regarding separation of Fore Stars Ltd. and WRL LLC acquisitions into separate agreements | 10 | 1875-1876 |
| FFFF-20 | February 19, 2015 emails regarding notes and clarifications to purchase agreement | 10 | 1877-1879 |
| FFFF-21 | February 26, 2015 email regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC | 10 | 1880 |
| FFFF-22 | February 27, 2015 emails regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC | 10 | 1881-1882 |
| FFFF-23 | Fully executed Membership Interest Purchase Agreement for WRL LLC | 10 | 1883-1890 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|---|------|-----------|
| FFFF-24 | June 12, 2015 email regarding clubhouse parcel and recorded parcel map | 10 | 1891-1895 |
| FFFF-25 | Quitclaim deed for Clubhouse Parcel from Queensridge Towers LLC to Fore Stars Ltd. | 10 | 1896-1900 |
| FFFF-26 | Record of Survey for Hualapai Commons Ltd. | 10 | 1901 |
| FFFF-27 | Deed from Hualapai Commons Ltd. to EHC Hualapai LLC | 10 | 1902-1914 |
| FFFF-28 | Purchase Agreement between Hualapai Commons Ltd. and EHC Hualapai LLC | 10 | 1915-1931 |
| FFFF-29 | City of Las Vegas' First Set of Interrogatories to Plaintiff | 10 | 1932-1945 |
| FFFF-30 | Plaintiff 180 Land Company LLC's Responses to City of Las Vegas' First Set of Interrogatories to Plaintiff, 3 rd Supplement | 10 | 1946-1973 |
| FFFF-31 | City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff | 11 | 1974-1981 |
| FFFF-32 | Plaintiff 180 Land Company LLC's Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff | 11 | 1982-1989 |
| FFFF-33 | September 14, 2020 Letter to Plaintiff regarding Response to Second Set of Requests for Production of Documents | 11 | 1990-1994 |
| FFFF-34 | First Supplement to Plaintiff Landowners Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff | 11 | 1995-2002 |
| FFFF-35 | Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time | 11 | 2003-2032 |
| FFFF-36 | Transcript of November 17, 2020 hearing regarding City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time | 11 | 2033-2109 |
| FFFF-37 | February 24, 2021 Order Granting in Part and denying in part City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time | 11 | 2110-2118 |
| FFFF-38 | April 1, 2021 Letter to Plaintiff regarding February 24, 2021 Order | 11 | 2119-2120 |
| FFFF-39 | April 6, 2021 email from Elizabeth Ghanem Ham regarding letter dated April 1, 2021 | 11 | 2121-2123 |
| FFFF-40 | Hydrologic Criteria and Drainage Design Manual, Section 200 | 11 | 2124-2142 |
| FFFF-41 | Hydrologic Criteria and Drainage Design Manual, Standard Form 1 | 11 | 2143 |
| FFFF-42 | Hydrologic Criteria and Drainage Design Manual, Standard Form 2 | 11 | 2144-2148 |
| FFFF-43 | Email correspondence regarding minutes of August 13, 2018 meeting with GCW regarding Technical Drainage Study | 11 | 2149-2152 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|---|------|-----------|
| FFFF-44 | Excerpts from Peccole Ranch Master Plan Phase II regarding drainage and open space | 11 | 2153-2159 |
| FFFF-45 | Aerial photos and demonstrative aids showing Badlands open space and drainage system | 11 | 2160-2163 |
| FFFF-46 | August 16, 2016 letter from City Streets & Sanitation Manager regarding Badlands Golf Course Drainage Maintenance | 11 | 2164-2166 |
| FFFF-47 | Excerpt from EHB Companies promotional materials regarding security concerns and drainage culverts | 11 | 2167 |
| GGGG | Landowners' Reply in Support of Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims Etc. in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (March 21, 2019) | 11 | 2168-2178 |
| HHHH | State of Nevada State Board of Equalization Notice of Decision, <i>In the Matter of Fore Star Ltd., et al.</i> (Nov. 30, 2017) | 11 | 2179-2183 |
| IIII | Clark County Real Property Tax Values | 11 | 2184-2199 |
| JJJJ | Clark County Tax Assessor's Property Account Inquiry - Summary Screen | 11 | 2200-2201 |
| KKKK | February 22, 2017 Clark County Assessor Letter to 180 Land Co. LLC, re Assessor's Golf Course Assessment | 11 | 2202 |
| LLLL | Petitioner's Opening Brief, <i>In the matter of 180 Land Co. LLC</i> (Aug. 29, 2017), State Board of Equalization | 12 | 2203-2240 |
| MMMM | September 21, 2017 Clark County Assessor Stipulation for the State Board of Equalization | 12 | 2241 |
| NNNN | Excerpt of Reporter's Transcript of Hearing in <i>180 Land Co. v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Feb. 16, 2021) | 12 | 2242-2293 |
| OOOO | June 28, 2016 Letter from Mark Colloton re: Reasons for Access Points Off Hualapai Way and Rampart Blvd. | 12 | 2294-2299 |
| PPPP | Transcript of City Council Meeting (May 16, 2018) | 12 | 2300-2375 |
| QQQQ | Supplemental Declaration of Seth T. Floyd | 13 | 2376-2379 |
| QQQQ-1 | 1981 Peccole Property Land Use Plan | 13 | 2380 |
| QQQQ-2 | 1985 Las Vegas General Plan | 13 | 2381-2462 |
| QQQQ-3 | 1975 General Plan | 13 | 2463-2558 |
| QQQQ-4 | Planning Commission meeting records regarding 1985 General Plan | 14 | 2559-2786 |
| QQQQ-5 | 1986 Venetian Foothills Master Plan | 14 | 2787 |
| QQQQ-6 | 1989 Peccole Ranch Master Plan | 14 | 2788 |
| QQQQ-7 | 1990 Master Development Plan Amendment | 14 | 2789 |
| QQQQ-8 | Citizen's Advisory Committee records regarding 1992 General Plan | 14 | 2790-2807 |

| Exhibit | Exhibit Description | Vol. | Bates No. |
|---------|---|-------|-----------|
| QQQQ-9 | 1992 Las Vegas General Plan | 15-16 | 2808-3257 |
| QQQQ-10 | 1992 Southwest Sector Map | 17 | 3258 |
| QQQQ-11 | Ordinance No. 5250 (Adopting 2020 Master Plan) | 17 | 3259-3266 |
| QQQQ-12 | Las Vegas 2020 Master Plan | 17 | 3267-3349 |
| QQQQ-13 | Ordinance No. 5787 (Adopting 2005 Land Use Element) | 17 | 3350-3416 |
| QQQQ-14 | 2005 Land Use Element | 17 | 3417-3474 |
| QQQQ-15 | Ordinance No. 6056 (Adopting 2009 Land Use and Rural Neighborhoods Preservation Element) | 17 | 3475-3479 |
| QQQQ-16 | 2009 Land Use and Rural Neighborhoods Preservation Element | 18 | 3480-3579 |
| QQQQ-17 | Ordinance No. 6152 (Adopting revisions to 2009 Land Use and Rural Neighborhoods Preservation Element) | 18 | 3580-3589 |
| QQQQ-18 | Ordinance No. 6622 (Adopting 2018 Land Use and Rural Neighborhoods Preservation Element) | 18 | 3590-3600 |
| QQQQ-19 | 2018 Land Use & Rural Neighborhoods Preservation Element | 18 | 3601-3700 |

DATED this 25th day of August 2021.

McDONALD CARANO LLP

By: /s/ George F. Ogilvie III
 George F. Ogilvie III (NV Bar No. 3552)
 Christopher Molina (NV Bar No. 14092)
 2300 W. Sahara Avenue, Suite 1200
 Las Vegas, Nevada 89102

LAS VEGAS CITY ATTORNEY'S OFFICE
 Bryan K. Scott (NV Bar No. 4381)
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 Rebecca Wolfson (NV Bar No. 14132)
 495 South Main Street, 6th Floor
 Las Vegas, Nevada 89101

SHUTE, MIHALY & WEINBERGER, LLP
 Andrew W. Schwartz (CA Bar No. 87699)
 (Admitted *pro hac vice*)
 Lauren M. Tarpey (CA Bar No. 321775)
 (Admitted *pro hac vice*)
 396 Hayes Street
 San Francisco, California 94102

Attorneys for City of Las Vegas

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 25th day of August, 2020, I caused a true and correct copy of the foregoing **APPENDIX OF EXHIBITS IN SUPPORT OF CITY’S OPPOSITION TO PLAINTIFF’S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT – VOLUME 1** to be electronically served with the Clerk of the Court via the Clark County District Court Electronic Filing Program which will provide copies to all counsel of record registered to receive such electronic notification.

/s/ Jelena Jovanovic
An employee of McDonald Carano LLP

EXHIBIT “A”

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Nov 21 2 35 PM '80

Maureen Parco
CITY CLERK

November 12, 1980

William Briare, Mayor
Las Vegas City Commission

Mayor Briare;

It is our desire to annex our 2200 acres into the City of Las Vegas. And with the cooperation of the City of Las Vegas we would like to go forward with the master plan of the entire parcel of land.

It is our intention to proceed with the development of this land over a period of fifteen to twenty years. We presently have developers interested in building single-family houses, residential planned units, and mobile homes.

We will proceed with apartments and commercial developments when needed.

We hope to make this one of the finest master planned developments ever undertaken in the City of Las Vegas. We are proud to be part of the growth of the City of Las Vegas.

Thankyou for your cooperation.

Sincerely,

William Briare

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PLANNING AND
DEVELOPMENT

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MAYOR PRO-TEM LURIE: Item No. C is Bill No. 80-85, Annexation No. A-18-80(A). The Committee met and is recommending that this ordinance be adopted.

CITY ATTORNEY OGILVIE: Bill No. 80-85, Ordinance number blank, an ordinance extending the corporate limits of the City of Las Vegas, Nevada, to include within, annex to and make a part of said City certain specifically described territory adjoining and contiguous to the corporate limits of said City; declaring said territory and the inhabitants thereof to be annexed to said City and subject to all debts, laws, ordinances and regulations in force in said City; ordering a map or plat of said described territory to be recorded in the office of the County Recorder of the County of Clark, State of Nevada; amending the Major Street Plan Map adopted by Ordinance 1537 on October 6, 1971, insofar as it relates to Sahara Avenue, Oakey Boulevard, Charleston Boulevard, Alta Drive, Hauipai Way, Grand Canyon Drive, Fort Apache Road, El Capitan Way and Durango Drive; and to provide for other matters properly relating thereto, and to repeal all ordinances and parts of ordinances in conflict herewith.

MAYOR PRO-TEM LURIE: Mr. Peccole, good morning.

WILLIAM PECCOLE: I'm William Peccole, 1348 Cashman Drive, Las Vegas, Nevada. We're here to ask Your Honorable Board to annex our land in the West Charleston area to the great City of Las Vegas. We'd like to continue playing a part in the growth and prosperity of Las Vegas by annexing to the City of Las Vegas and developing our properties in conformance with your regulations and ordinances and laws. We are very proud of Las Vegas and we'd like to continue to be a part in that development of Las Vegas.

MAYOR PRO-TEM LURIE: Thank you.

WILLIAM PECCOLE: If you have any questions, I'll be glad to answer them.

MAYOR PRO-TEM LURIE: I think maybe we'll have some comments, but let us take a vote on the --

COMMISSIONER LEVY: Pardon?

MAYOR PRO-TEM LURIE: Take a vote. Do we have a motion, Commissioner Christensen?

COMMISSIONER CHRISTENSEN: I'll move we adopt the ordinance by all means.

MAYOR PRO-TEM LURIE: Okay. You heard the motion. Cast your votes on the motion. Post. The motion's approved. (VOTE: Unanimous with exception that Mayor Briare was excused.)

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MAYOR PRO-TEM LURIE:

Now, we can say that we're proud to have you in and part of the plan to develop the western part of the City of Las Vegas, and we'll do everything we can to cooperate and make the necessary services available. It's quite an honor to have that size of property be annexed into the City of Las Vegas. I believe it's the largest annexation ever to take place in the history of the City. We're proud that you have chosen to become part of the City. Do the Commissioners have any other questions? Commissioner Christensen.

COMMISSIONER CHRISTENSEN:

Yes, I've got a comment. I really appreciate this, because I appreciate the support that Mr. Peccole has shown for this community for the many years that I've known him. He's always been a strong leader for the City of Las Vegas, a believer in the growth of the City of Las Vegas and a believer in the potential of the City and I think that we've got a joint effort here for development that's going to be great for this community -- absolutely great -- and I appreciate it very much.

WILLIAM PECCOLE:

Thank you, Commissioner.

COMMISSIONER LEVY:

We're looking forward to working with you, Bill, and we'll be seeing you down here, I'm sure, as you progress in your future development. It's super.

COMMISSIONER WOOFER:

All I can say too is knowing Bill's background, I know we'll have a lot of nice baseball and softball parks. (Laughter by the Board)

COMMISSIONER LEVY:

I get the feeling that Peccole was here before Cahlen, or it was pretty close.

WILLIAM PECCOLE:

Commissioner Woofar, I know you're an old baseball fan and you follow baseball very closely as I do. I've already told your Planning Department that we are going to contribute in the baseball development of your Angel Park area. We're going to contribute financing for the development of the four baseball fields, and I know how badly needed they are in the community, and the sooner we can get with it, the better off the baseball players and the fans will be and will like it. So we'll do everything we can to cooperate, and I want to thank this Board for annexing us and for allowing me to be a continuing part of the growth of our City. We have a beautiful City here and you people do a fine job to keep it that way. So anything I can do to contribute, I'd be very happy to. Thank you again.

MAYOR PRO-TEM LURIE:

Thank you. I just want the Commission to know that my area just grew by 2500 acres. I appreciate the support.

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COMMISSIONER CHRISTENSEN: Just so long as you don't count it on population.

MAYOR PRO-TEM LURIE: Population one. We're going to get it developed because we need that recreation out there also.

WILLIAM PECCOLE: Alright. Thank you.

MAYOR PRO-TEM LURIE: Thank you again, Bill.

(END OF DISCUSSION ON THIS ITEM.)

1 Bill No. 80-85.

2 ORDINANCE NO. 2136

3
4 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
5 VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF
6 SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND
7 CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID
8 TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY
9 AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN
10 FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED
11 TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER
12 OF THE COUNTY OF CLARK, STATE OF NEVADA; AMENDING THE MAJOR
13 STREET PLAN MAP ADOPTED BY ORDINANCE NO. 1537 ON OCTOBER 6, 1971
14 INsofar AS IT RELATES TO SAHARA AVENUE, OAKLEY BOULEVARD,
15 CHARLESTON BOULEVARD, ALTA DRIVE, HUALPAI WAY, GRAND CANYON DRIVE,
16 FORT APACHE ROAD, EL CAPITAN WAY, AND DURANGO DRIVE; AND TO
17 PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO
18 REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
19 (Annexation A-18-80(A))

20 Sponsored by
21 COMMISSIONER RON LURIE

Summary: Annexes property described
generally as bounded by Sahara Avenue
on the south, Hualpai Way on the west,
Ducharme Avenue on the north and
Durango Drive on the east.

22 THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS
23 VEGAS, NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

24 SECTION 1: The corporate limits of the City of Las Vegas,
25 Nevada, are hereby extended to include, annex to, and make a part
26 of the City of Las Vegas, Nevada, the following described real
27 property, to-wit:

28 All of Section 5, except the North 2265.00 feet of
29 the East 1320.00 feet and Section 6, T. 21 S.,
30 R. 60 E., and the South Half (S 1/2) of the North
31 Half (N 1/2) and the South Half (S 1/2) of Section
32 31, T. 20 S., R. 60 E.; and the South Half (S 1/2)
of the North Half (N 1/2) and the South Half (S 1/2)
of Section 32, T. 20 S., R. 60 E., M.D.M., in
Clark County, Nevada, further described as follows:

Beginning at the Southeast corner of said Section
32; thence N. 00°12'00" W., along the East line of
said Section 32, 2652.51 feet; thence N. 00°18'42" W.,
along the said East line, 1336.70 feet to the North-
east corner of the South Half (S 1/2) of the Northeast
Quarter (NE 1/4) of said Section 32; thence S. 89°46'07"
W., along the North line of the said South Half
(S 1/2) of the Northeast Quarter (NE 1/4), 2677.87
feet; thence S. 89°31'58" W., along the North line
of the South Half (S 1/2) of the Northwest Quarter
(NW 1/4) of said Section 32 a distance of 2673.05
feet; thence N. 89°10'39" W., along the North line
of the South Half (S 1/2) of the Northeast Quarter
(NE 1/4) of said Section 31 a distance of 2846.00 feet;

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1 thence N. 89°10'53" W., along the North line of
2 the South Half (S 1/2) of the Northwest Quarter
3 (NW 1/4) of said Section 31, a distance of 2886.78
4 feet to the Northwest corner of the said South
5 Half (S 1/2) of the Northwest Quarter (NW 1/4)
6 of Section 31; thence S. 06°05'57" E., along the
7 West line of said Section 31 a distance of 4133.48
8 feet to the Southwest corner of said Section 31,
9 also being a point on the North line of said
10 Section 6; thence S. 89°41'47" W. along the afore-
11 mentioned North line, 529.69 feet to the Northwest
12 corner of said Section 6; thence S. 01°21'03" E.,
13 along the West line of said Section 6, a distance
14 of 2644.97 feet; thence S. 01°20'45" E., along
15 the said West line, 2653.54 feet to the Southwest
16 corner of said Section 6; thence N. 89°46'34" E.,
17 along the South line of said Section 6 a distance
18 of 2585.18 feet; thence N. 89°47'47" E., along
19 said South line, 2669.22 feet; thence S. 87°54'38" E.,
20 along the South line of said Section 5 a distance of
21 2883.81 feet; thence N. 89°50'13" E., along said
22 South line, 2642.54 feet to the Southeast corner of
23 said Section 5; thence N. 04°13'34" W. along the
24 East line of said Section 5 a distance of 2707.30
25 feet; thence N. 04°14'20" W., along said East line,
26 482.62 feet; thence S. 89°40'03" W., 1323.07 feet;
27 thence N. 04°14'20" W., 2270.27 feet to a point on
28 the North line of the said Section 5; thence
29 N. 89°40'03" E. along the said North line and the
30 South line of the said Section 32 a distance of
31 2012.64 feet to the point of beginning.
32

17 This parcel contains 2243.383 acres, more or less

18 SECTION 2: That said Board of Commissioners has

19 determined and does hereby determine, that said described terri-

20 tory meets the requirements provided by law for annexation to the

21 City of Las Vegas for the following reasons:

22 A. The area to be annexed was contiguous to the

23 City's boundaries at the time the annexation

24 proceedings were instituted;

25 B. More than one-eighth (1/8) of the aggregate

26 external boundaries of the area are contiguous to

27 the City of Las Vegas;

28 C. The territory proposed to be annexed is not

29 included within the boundaries of another incor-

30 porated city;

31 D. The City of Las Vegas is eligible to annex the

32 area described in this report since the landowners

A-18-80 (A)

1 have signed a petition requesting annexation to the
2 City, said petition constituting one hundred percent
3 (100%) of the owners of record of individual lots
4 or parcels of land within the annexation area, and
5 have submitted a letter of intent to develop the
6 land.

7 SECTION 3: The City of Las Vegas will provide police
8 protection through the Las Vegas Metropolitan Police Department,
9 fire protection, street maintenance, and library services
10 immediately upon annexation. Garbage collection by the company
11 franchised by the City will also be provided immediately. The
12 City sanitary sewer system will serve the proposed annexation
13 area. Any connection to or extension of this sewer line to
14 serve the annexation area shall be at the expense of the land-
15 owners. Other services, such as participation in the City's
16 recreational programs, special educational classes and programs,
17 public works planning, building inspections, and other City Hall
18 services will also be available immediately. Utilities such as
19 gas, electricity, telephone, and water are provided by private
20 utility companies and other services to the area will not be
21 affected by annexation. Street paving, curbs and gutters,
22 sidewalks and street lights which are not in place at the time of
23 annexation will be installed in the presently developed areas
24 upon the request of the property owners and at their expense
25 by means of special assessment districts. Such improvements
26 will be extended into the undeveloped areas as development takes
27 place and the need therefor arises, and will be located according
28 to the needs of the area at that time. Such installations will
29 also be made at the expense of the property owners, either by
30 means of special assessment districts or as prerequisites to the
31 approval of subdivision plats or the issuance of building
32 permits, re-zonings, zone variances or special use permits.

A-18-80(A)

1 SECTION 4: The annexation of said described territory
2 shall become effective on the 26th day of December, 1980, and on
3 such date the City of Las Vegas will have the funds appropriated
4 in sufficient amount to finance the extension into said described
5 territory of police protection, fire protection, street mainte-
6 nance, street sweeping, and street lighting maintenance.

7 SECTION 5: Said described territory, together with the
8 inhabitants and property thereof, shall, from and after the 26th
9 day of December, 1980, be subject to all debts, laws, ordinances
10 and regulations in force in the City of Las Vegas and shall be
11 entitled to the same privileges and benefits as other parts of
12 said City, and shall be subject to municipal taxes levied by the
13 City of Las Vegas, Nevada.

14 SECTION 6: The City Engineer of the City of Las Vegas,
15 Nevada, is hereby instructed to cause to be prepared an accurate
16 map or plat of said described territory and to record the same,
17 together with a certified copy of this ordinance in the office
18 of the County Recorder of Clark County, Nevada, which said
19 recording shall be done prior to the 26th day of December, 1980.

20 SECTION 7: The Major Street Plan of the City of Las
21 Vegas, adopted by Ordinance No. 1537 on October 6, 1971, is
22 hereby amended as follows:

23 Alta Drive, 80' Secondary Street: Commencing at
24 the East Quarter Corner of Section 32, Township
25 20 South, Range 60 East, M.D.B.&M.; thence west
26 along the center section line to the West Quarter
Corner of Section 31, Township 20 South, Range 60
East, M.D.B.&M.

27 Charleston Boulevard, 100' Primary Street: Com-
28 mencing at the Southeast Corner of Section 32,
Township 20 South, Range 60 East, M.D.B.&M.; thence
29 west along the south section line to the Southwest
Corner of Section 31, Township 20 South, Range 60
East, M.D.B.&M., said corner also being a point
30 in the north section line of Section 6, Township
21 South, Range 60 East, M.D.B.&M.; thence continuing
31 west along the north section line of said Section 6,
to the Northwest Corner thereof.

32

A-18-80 (A)

1 Oakey Boulevard, 80' Secondary Street: Commencing
2 at the East Quarter Corner of Section 5, Township
3 21 South, Range 60 East, M.D.B.&M.; thence west
4 along the center section line to the West Quarter
5 Corner of Section 6, Township 21 South, Range 60
6 East, M.D.B.&M.

7 Sahara Avenue, 150' Primary Street: Commencing
8 at the Southeast Corner of Section 5, Township 21
9 South, Range 60 East, M.D.B.&M.; thence west along
10 the south section line to the Southwest Corner of
11 Section 6, Township 21 South, Range 60 East, M.D.B.&M.

12 Hualpai Way, 100' Primary Street: Commencing at
13 the Southwest Corner of Section 6, Township 21
14 South, Range 60 East, M.D.B.&M.; thence north along
15 the west section line to the Northwest Corner of
16 said Section 6.

17 Hualpai Way, 100' Primary Street: Commencing at
18 the Southwest Corner of Section 31, Township 20
19 South, Range 60 East, M.D.B.&M.; thence north along
20 the west section line to a point 1,377 feet south
21 of the Northwest Corner of said Section 31.

22 Grand Canyon Drive, 80' Secondary Street: Commencing
23 at the South Quarter Corner of Section 6, Township
24 21 South, Range 60 East, M.D.B.&M.; thence north
25 along the center section line to the North Quarter
26 Corner of said Section 6.

27 Grand Canyon Drive, 80' Secondary Street: Commencing
28 at the South Quarter Corner of Section 31, Township
29 20 South, Range 60 East, M.D.B.&M.; thence north
30 along the center section line to a point 1,355 feet
31 south of the North Quarter Corner of said Section 31.

32 Fort Apache Road, 100' Primary Street: Commencing
at the Southeast Corner of Section 6, Township 21
South, Range 60 East, M.D.B.&M.; thence north along
the east section line to the Northeast Corner of
said Section 6.

33 Fort Apache Road, 100' Primary Street: Commencing
at the Southeast Corner of Section 31, Township 20
South, Range 60 East, M.D.B.&M.; thence north along
the east section line to a point 1,332 feet south
of the Northeast Corner of said Section 31.

34 El Capitan Way, 80' Secondary Street: Commencing
at the South Quarter Corner of Section 5, Township
21 South, Range 60 East, M.D.B.&M.; thence north
along the center section line to the North Quarter
Corner of said Section 5.

35 El Capitan Way, 80' Secondary Street: Commencing
at the South Quarter Corner of Section 32, Township
20 South, Range 60 East, M.D.B.&M.; thence north
along the center section line to a point 1,340 feet
south of the North Quarter Corner of said Section 32.

36

37

A-18-80 (A)

1 Durango Drive, 100' Primary Street: Commencing
2 at the Southeast Corner of Section 5, Township
3 21 South, Range 60 East, M.D.B.&M.; thence north
4 along the east section line of said Section 5 to
5 a point 2,270 feet south of the Northeast Corner
6 of said Section 5.

7 Durango Drive, 100' Primary Street: Commencing
8 at the Southeast Corner of Section 32, Township
9 20 South, Range 60 East, M.D.B.&M.; thence north
10 along the east section line of said Section 32 to
11 a point 1,336 feet south of the Northeast Corner
12 thereof.

13 SECTION 8: If any section, subsection, subdivision,
14 paragraph, sentence, clause or phrase in this Chapter or any part
15 thereof, is for any reason held to be unconstitutional, or invalid
16 or ineffective by any court of competent jurisdiction, such
17 decision shall not affect the validity or effectiveness of the
18 remaining portions of this Chapter or any part thereof. The
19 Board of Commissioners of the City of Las Vegas hereby declares
20 that it would have passed each section, subsection, subdivision,
21 paragraph, sentence, clause or phrase thereof irrespective of
22 the fact that any one or more sections, subsections, subdivisions,
23 paragraphs, sentences, clauses or phrases be declared unconstitu-
24 tional, invalid or ineffective.

25 SECTION 9: All ordinances or parts of ordinances,
26 sections, subsections, phrases, sentences, clauses or paragraphs
27 contained in the Municipal Code of the City of Las Vegas, Nevada,
28 1960 Edition, in conflict herewith are hereby repealed.

29 PASSED, ADOPTED and APPROVED this 17th day of
30 December, 1980.

31 APPROVED:

32 By Ron Lurie
RON LURIE, MAYOR PRO-TEM

33 ATTEST:

34 Carol Ann Hawley
Carol Ann Hawley, City Clerk

A-18-80 (A)

EXHIBIT “B”

12. Z-66-64(29)
PLOT PLAN REVIEW

APPROVED

Request of ATLAS STEEL BUILDING, INC. for a Plot Plan Review on property located at 3000 Contract Avenue, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER said there are two lots involved. One lot has already been approved for industrial use, and this lot is being requested to expand an automobile repair shop. Staff recommends approval, subject to a maximum of a 32 foot wide driveway and provision of landscaping as required by the Department of Community Planning and Development.

HERMAN GINDRY appeared for the application.

MR. JONES made a Motion for APPROVAL of Z-66-64(29), subject to the following conditions:

1. A maximum of 32 foot wide driveways.
2. Provision of landscaping as required by the Department of Community Planning and Development.
3. Conformance to the plot plan.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Swessel, Mr. Miller, Mr. Jones,
Mr. Kennedy, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN SWESSEL announced no further action would be taken on this item.

13. GENERAL PLAN
AMENDMENT

APPROVED

Consideration of an Amendment to the Land Use Map in the southwest portion of the City.

MR. FOSTER said Items 13 and 14 are somewhat related. These items are due to the large Peccole annexation that took place at the end of 1980. In fact, the annexation was so large that it was not included in the Land Use Map, so staff wants to amend the Land Use Map and General Plan to extend the suburban development west to include the new annexation area.

MR. JONES made a Motion for APPROVAL of the Amendment to the General Plan.

13. GENERAL PLAN
AMENDMENT
(CONTINUED)

Voting was as follows:

"AYES" Acting Chairman Swessel, Mr. Miller, Mr. Jones,
Mr. Kennedy, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

14. GENERALIZED
LAND USE PLAN
APPROVED

Consideration of adopting a Generalized Land Use Plan for
Sections 31 and 32, Township 20 South, Range 60 East,
M.D.B. & W., and Sections 5 and 6, Township 21 South, Range
60 East, M.D.B. & W.

MR. FOSTER said this involves the south portion of Angel
Park, as well as an area to the south. Staff has worked
this plan out with the developer. There will be residential,
commercial, community services such as a fire department,
library, schools, golf course, mobile home park, senior
citizens area, etc. Staff would recommend adoption of this
plan. It is the intent of the developer to come in immediately
for a rezoning application on part of the R-1 area. As soon
as the Master Plan Amendment is approved, they would like to
zone the land in accordance with this plan so anyone buying
homes would know what the plan is for the area.

G. C. WALLACE, 1100 East Sahara Avenue, appeared to represent
Mr. Peccole, et al. There has been a lot of time spent on
this plan by various people. There are still details that
have to be worked out, such as drainage.

WILLIAM PECCOLE appeared saying they want to zone the entire
property in accordance with this plan. The property will take
several years to completely develop and the need will determine
how fast this moves along. The overall theme of the area will
be Italian and called "The Venetian Foothills."

MR. MILLER made a Motion for ADOPTION of the Generalized Land
Use Plan.

Voting was as follows:

"AYES" Acting Chairman Swessel, Mr. Miller, Mr. Jones,
Mr. Kennedy, Mr. Canul
"NOES" None

Motion for ADOPTION carried unanimously.

SUPPLEMENTAL AGENDA:

(Item No. 1, Z-23-79, was heard after Item 12, Z-66-64(29).)

1. Z-23-79
EXTENSION
OF TIME
APPROVED

Request of LOUDERMILK INVESTMENTS for an Extension of Time
on property generally located on the northeast corner of
Smoke Ranch Road and Jones Boulevard, R-1 Zone (under
Resolution of Intent to C-1).

MR. FOSTER said this is the second request for an Extension

AGENDA*City of Las Vegas*

April 15, 1981

Page 31

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

| ITEM | Commission Action | Department Action |
|--|--|---|
| IX. 2:00 P.M. - PUBLIC HEARINGS | | |
| A. VAC-5-81 - Petition of Vacation submitted by NORBERTO M. GUASPARI, ET AL, to vacate a portion of Irene Avenue, a 60' wide right-of-way, commencing at the west right-of-way line of Marco Street and extending westerly approximately 122' to the west line of Sunland Village Subdivision. | <p>Item A. <u>Lurie -</u> APPROVED as recommended by Planning Commission. Unanimous</p> | <p>City Clerk to notify and Plannin to proceed.</p> <p>No onespoke in opposition.</p> <p>Applicant did not appear.</p> |
| B. GENERAL PLAN AMENDMENT - Consideration of an Amendment to the Land Use Map in the southwest portion of the City. | <p>Item B. <u>Christensen -</u> ADOPTED as recommended by Planning Commission. Unanimous with Levy abstaining.</p> | <p>Staff to proceed</p> <p>G. C. Wallace, 1100 East Sahara Avenue and Oran Gragson appeared to represent Wm. Peccole on Items B and C.No protest.</p> |
| C. GENERALIZED LAND USE PLAN - Consideration of adopting a Generalized Land Use Plan for Sections 31 and 32, Township 20 South, Range 60 East, M.D.B. & M. and Sections 5 and 6, Township 21 South, Range 60 East, M.D.B. & M. | <p>Item C. <u>Lurie -</u> ADOPTED as recommended by Planning Commission with all parcels to be identified before people move into the area. Unanimous with Levy abstaining.</p> | <p>Staff to proceed</p> |
| D. VAC-4-81 - Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL, to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street. | <p>Item D. <u>Christensen -</u> DENIED as recommended by Planning Commission. Unanimous with Lurie voting "no."</p> | <p>City Clerk to notify.</p> <p>Lawrence Tourville 135 W.Philadelphia appeared for the application.</p> <p>No one appeared in favor or oppositio</p> |
| <p>APPROVED AGENDA ITEM</p> <p><i>Ashley Hall</i></p> | | |

City of Las Vegas

AGENDA DOCUMENTATION

Date: April 15, 1981

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: PUBLIC HEARING AGENDA ITEMS
APRIL 15, 1981 CITY COMMISSION AGENDAPURPOSE/BACKGROUND

- Item A - Vacation - VAC-5-81 - Norberto M. Guaspari, Et Al (see backup material)
- Item B - General Plan Amendment (see backup material)
- Item C - Generalized Land Use Plan (see backup material)
- Item D - Vacation - VAC-4-81 - Lawrence Tourville, Et Al (see backup material)
- Item E - Use Permit - U-13-81 - Decatur Properties, Ltd. (see backup material)

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attached
Harold P. Foster, DirectorDISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

79-0-10

Agenda Item

IX.

CLV65-000015
0015

10002

CITY COMMISSION MINUTES - APRIL 15, 1981

0179

To: The Board of City Commissioners
RE: Public Hearing Agenda Items
April 15, 1981 City Commission Agenda

B. GENERAL PLAN AMENDMENT

This amendment is being initiated as a result of the Peccole annexation on the southeast portion of the City. The City's generalized land use plan needs to be extended to the west to include this property, Angel Park and other parcels of land which have been annexed to the City since the General Plan was adopted in 1975. The amendment proposes the expansion of the suburban residential land use in this area with rural use bordering it to the west. This is the required public hearing for the amendment to the General Plan.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the expansion pattern of the City to the west.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

C. GENERALIZED LAND USE PLAN

This item involves adoption of a generalized land use plan for the Peccole property and the south portion of Angel Park that is in the City. It is felt there is a need for this plan since Mr. Peccole intends to start development on this property as soon as possible and wishes to have it rezoned from N-U to various residential densities and for commercial use in the immediate future. A separate generalized land use plan would provide a guide for the zone change that will be requested on the entire parcel as soon as the General Plan is amended. A plan has been developed with Mr. Peccole and his land planners which is for the area to be developed predominately residential at various densities ranging from 4 units per acre to approximately 24 (24 units per acre are the maximum units allowed in the R-3 zone), which is in accordance with the recommendations of the City's General Plan. Three sites are proposed for mobile home parks at densities of approximately 8 units per acre. Mr. Peccole has agreed to donate a 10-acre site to the City for such community services as a Branch library, metropolitan police substation, fire station, etc. Most of the proposed commercial is along Charleston and there is a 78 acre site proposed for a district commercial shopping center. The major streets have been designed to handle the drainage in the area. (See attached land use plan)

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

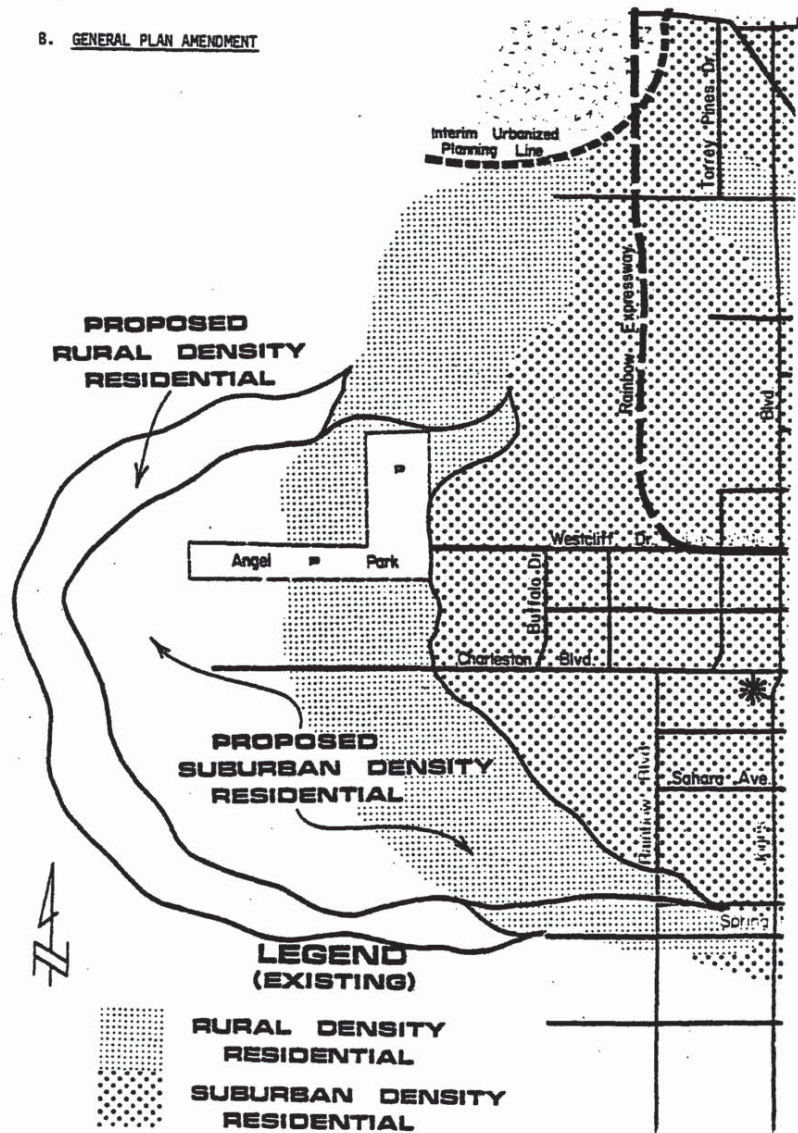
Item IX,

CLV65-000016
0016

10003

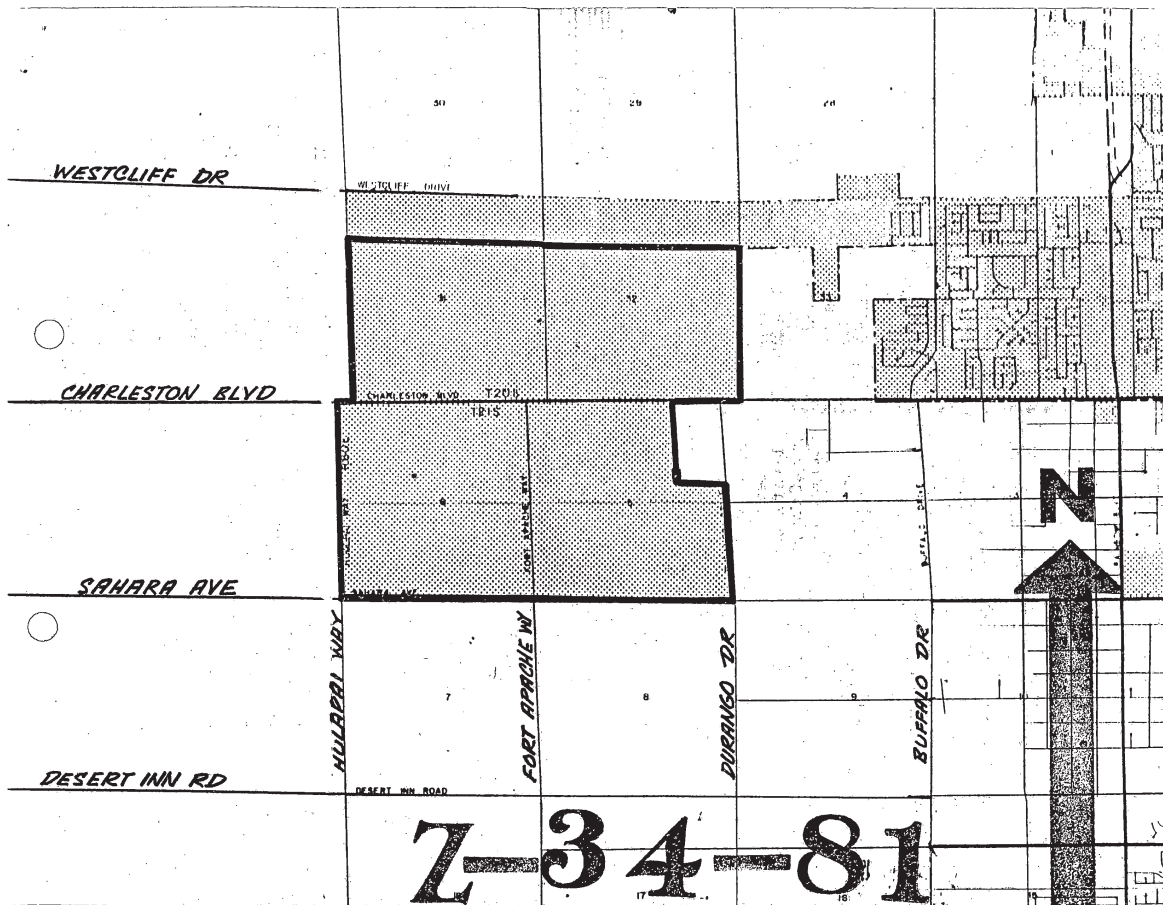
0180

B. GENERAL PLAN AMENDMENT



1810

[illegible]



CLV65-000019
0019

10006

12. Z-33-81

(CONTINUED)

3. Install sidewalks and driveways on Charleston Boulevard and full half-street improvements on Sacramento Drive.
4. Install fire hydrants and provide water flow as required by the Department of Fire Services.
5. Construct a 6 foot block wall on the north and west property lines.
6. Shift buildings to the west to provide parking on the east side of the building as required by the Department of Community Planning and Development.
7. Provide three entrances on Charleston Boulevard.
8. Conformance to the plot plan amended to reflect the above conditions.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Jones,
Mr. Guthrie, Mr. Kennedy, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on June 3, 1981 at 2:00 P.M.

13. Z-34-81

APPROVED

Application of WILLIAM PECCOLE, ET AL, for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic). The above property is legally described as a portion of Section 5 and all of Section 6, Township 21 South, Range 60 East, M.D.B. & M. and portions of Sections 31 and 32, Township 20 South, Range 60 East, M.D.B. & M.

MR. FOSTER said this parcel was annexed into the City the latter part of 1980 and Staff has adopted a Generalized Land Use Plan for the site, which is about 2200 acres. This is one zoning application to obtain zoning on the entire parcel, so anyone buying property in the area would know how the entire parcel will be zoned and the applicants

13. Z-34-81
(CONTINUED)

will not have to come in and apply for the various types of zonings on a parcel-by-parcel basis. He explained the proposed layout to the Commission. The development plans will be subject to Planning Commission approval as each parcel comes up for consideration, but it will take between ten and twenty years for the entire site to be developed. There should be signs indicating where the various types of zoning will be and also in the sales offices. Street names have to be worked out with staff and subject to an amendment to the Major Street Plan. Staff would also require conformance to the Flood Hazard Reduction Ordinance. Staff does not have any protests on record and recommends approval.

CHAIRMAN COLEMAN declared the public hearing open and asked to hear from the applicant.

G. C. WALLACE and GEORGE CHARCHALLIS, Wallace Engineering, appeared to represent William Peccole. They have met with the City staff, the utility companies, and builders interested in developing on this property.

GEORGE CHARCHALLIS, Wallace Engineering, urban planner, appeared saying they feel this will accommodate a wide range of lifestyles. He explained various aspects of the plan. This will be a fine quality project and with the proper use of CC&R's and other development standards provide adequate architectural and site planning criteria. Finally, it will give an opportunity to develop a degree of homogeneity not possible in piecemeal planning. The developer will develop a theme for the entire parcel. They feel this project is in concert with the master plan, is good zoning, and in the best interests of the public.

BARBARA STEM, 2010 Stem Drive, appeared in protest. They have an expensive ranch-estate home near this project and purposely built their home there because of the spaciousness of the area.

CONNIE DOWNEY, 2001 South Cimarron Road, appeared in protest. She feels one section should be zoned at a time.

JAMES FARES, 509 North San Vicente Boulevard, West Hollywood, California, appeared in favor. He and his family think this plan is a great idea.

JOHN BIRCHER, 8100 Eginton Avenue, appeared in protest. He objects to the mobile home parks; however, he is in favor of the residential housing.

LARRY MILLER, 1717 Rambla Court, appeared in favor on behalf of the property owners. The zoning is at its maximum density, but there is a possibility it will be lowered as the project is being built. This will be called "Venetian Foothills."

G. C. WALLACE appeared in rebuttal. As Las Vegas grows, housing has to be provided for the additional population. They feel this is proper to master plan the zoning so people will know what to expect before they move into the area.

CHAIRMAN COLEMAN asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MR. SWESSEL made a Motion for APPROVAL of Z-34-81, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.

13. Z-34-81
(CONTINUED)

3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning and Development.
6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
11. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Guthrie,
Mr. Kennedy, Mr. Canul
"NOES" Mr. Jones

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 20, 1981 at 2:00 P.M.

14. Z-35-81
APPROVED

Application of CHISM HOMES, INC. for reclassification of property generally located at the southwest corner of Lorenzi Boulevard and Alexander Road, from N-U (Non-Urban) to R-PD6 (Residential Planned Development), and C-1 (Limited Commercial). The above property is legally described as a portion of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 10, Township 20 South, Range 60 East, M.D.M.

Proposed Use: Medium Low Density Residential and Commercial

MR. FOSTER said this property was annexed into the City recently. This is laid out like a single-family development with commercial at one corner of the parcel. There isn't any commercial in the immediate area. Staff recommends approval with conformance to the elevations; dedication of 10 feet of right-of-way for Alexander Road and radius corner of Alexander Road and Lorenzi Boulevard and dedicate variable width portion of right-of-way along Alexander Road to provide a smooth transition from the Rainbow Expressway as it goes east; conformance to the Master Drainage Plan; installing half-street

AGENDA

CITY COMMISSION MINUTES - MAY 20, 1981

City of Las Vegas

0252

May 20, 1981

Page 48

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

| ITEM | Commission Action | Department Action |
|--|---|---|
| X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) | | |
| T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL Reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles. From: N-U (Non-Urban) To: R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence) R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) Proposed Use: Residential & Commercial Planning Commission recommended APPROVAL (6-1 vote), subject to the following conditions: 1. Resolution of Intent with no time limit. 2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission. 3. Approval of the development plan for all other zones by the Planning Commission. 4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites 5. Street names in accordance with requirements of the Department of Community Planning and Development. 6. Amendment to the Major Street Plan. 7. Conformance to Flood Hazard Reduction Ordinance and Master Drainage Plan. | Christensen - APPROVED as recommended by Planning Commission. Unanimous (Levy and Lurie excused) | Clerk to notify and Planning to proceed. G. C. Wallace and George Charchalllis, G. C. Wallace Engineering, 1100 E. Sahara Ave. appeared for the application. William Peccole appeared for the application. No one spoke in opposition. |

APPROVED AGENDA ITEM

Staff Recommendation: APPROVAL

PROTESTS: 8

CLV65-000023
0023

10010

CITY COMMISSION MINUTES - MAY 20, 1981

0253

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
May 20, 1981 City Commission Agenda

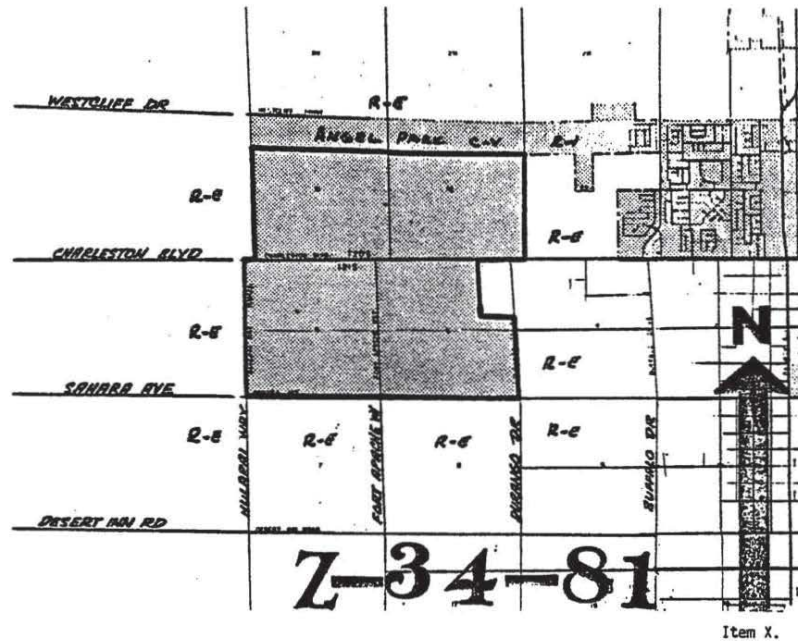
T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL

The applicant is proposing to rezone his entire property which had a generalized land use plan adopted on it several meetings ago. This zoning application conforms to the adopted land use plan. Angel Park exists to the north and the Husite property exists to the west and south. There is vacant R-E zoning existing in the County to the east and the Sprout development is to the northeast in the City. The proposed realignment of several major streets by the developer will necessitate an amendment to the Major Street Plan. It was recognized that the site plans and elevations on all of the portions of the property to be zoned for planned development will be subject to Planning Commission and City Commission approval. Approval of all other development plans such as in the commercial, professional offices, and mobile home park zones would require Planning Commission approval. The developer was in agreement to posting the zoning of the entire development in the sales offices and installing signs on the property showing the approved zoning for the commercial, professional offices, etc. Several sites for C-2 zoning are being requested along Charleston Boulevard for a possible new car agency, car washes and service station sites.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the land use plan for this area.

STAFF RECOMMENDATION: APPROVAL - In accordance with the land use plan adopted for this site.

PROTESTS: 8



CLV65-000024
0024

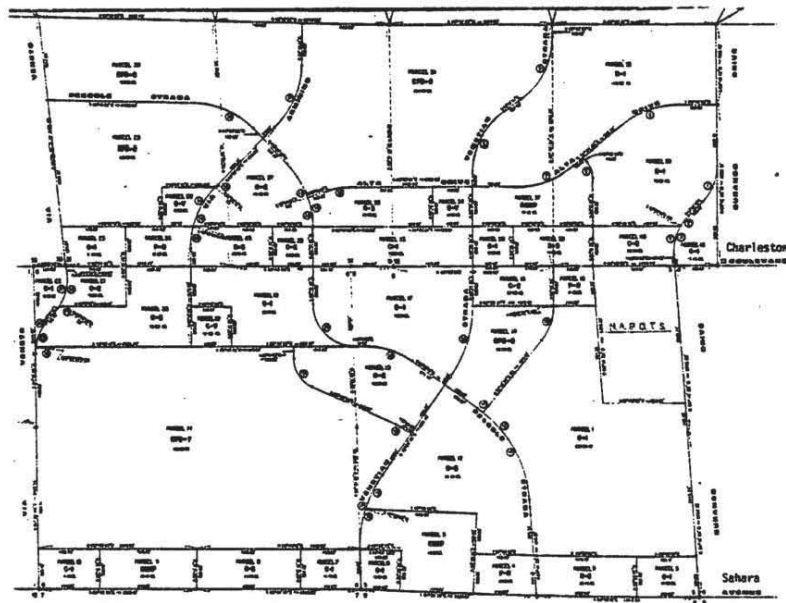
10011

T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL

0254

**ZONING MAP
OF
VENETIAN FOOTHILLS**

SECTIONS 5 AND 6, T. 21 N., R. 60 E., AND THE S 1/2 OF THE N 1/2 AND THE S 1/2 OF SECTION 31,
T. 20 S., R. 60 E., AND THE S 1/2 OF THE N 1/2 AND THE S 1/2 OF SECTION 32, T. 20 S., R. 60 E., N.D.M.,
CLARK COUNTY,
NEVADA.



Item X.

CLV65-000025
0025

10012

CITY COMMISSION MINUTES - MAY 20, 1981

EXCERPT - CITY COMMISSION MEETING MINUTES - MAY 20, 1981
X-T - ZONE CHANGES - Z-34-81 - WILLIAM PECCOLE, ET AL

Page 1

MAYOR BRIARE: The next item is Zone Change Z-34-81 for William Peccole.

G. C. WALLACE: G. C. Wallace, Consulting Engineer, 1100 East Sahara Avenue. With me is Mr. George Charchallis. We're here representing the applicant. As you well know the history of this project, it's a large project. A considerable amount of time has gone into the planning, a lot of work and coordination with your planning staff, etc. It would be very time consuming, I'm sure, to go in and discuss all of the elements that have gone into this plan. In the interest of time, we're certainly here and can answer any questions that maybe you might have. It has met the approval -- I know you have revised your generalized land use plan to accommodate a project of this type. It's had the recommendation of your staff, the Planning Commission. We can go on or rest.

MAYOR BRIARE: Did you wish to make any comment, George?

GEORGE CHARCHALLIS: I'd just simply like to indicate that I'm a member of the firm of G. C. Wallace, Consulting Engineers.

MAYOR BRIARE: I thought I saw Mayor Gragson here. Did he --

GEORGE CHARCHALLIS: He had to leave.

MAYOR BRIARE: That's too bad because I was hoping he'd be around to see how things are done now. As both Commissioner Christensen and Commissioner Levy indicated, that whatever you citizens work out amongst yourselves, we're happy to accommodate you. So let's find out if we're happy to accommodate you here. What's the pleasure of the Commission?

COMMISSIONER CHRISTENSEN: I move we approve the zoning request with the conditions that are listed here.

MAYOR BRIARE: Is there anyone in the audience that's here today to speak on this matter in opposition or in favor, other than the applicants in favor? (No response.) I wanted to make that comment because there were some protests, but they chose not to be present.

COMMISSIONER CHRISTENSEN: I think it's a rare opportunity, Mayor, that we have to approve a complete package of zoning that's all put together so that we don't have to piecemeal it and it gives us great planning and gives also the developers great planning so that they can determine what it's going to be and I think it's good for the citizens that will be moving out there because they can look at this and see what it is and it's right on the labels.

CLV65-000026
0026

10013

MAYOR BRIARE:

Bill, you weren't here at the meeting when we talked about what an advantage it is to own a parcel of land this size where you can come in and master plan it in a manner that some areas, and it doesn't seem to be Las Vegas area, in some areas where you can design a beautiful project and you go ahead and you approve it once, except maybe for a minor variation as time progresses -- I'm sure you might have some. And I often refer to the projects like the Irvine Ranch down in Newport, California where people -- they know going in. They know exactly the way it's zoned and if they like it the way it's zoned, they do business. If they don't like the way it's zoned, the Irvine Ranch people just say, "Well, would you just please step aside and we'll let the next applicant come in." Well, I'm trusting that you're going to do the same thing. You've gone to a lot of effort to design a large parcel of land and I would hope that in the years to come that we'll be able to see it built in the manner in which it's designed right here. I don't see any Wanda Streets though.

WILLIAM PECCOLE:

Well --

MAYOR BRIARE:

That comes later.

WILLIAM PECCOLE:

They come yet. There are a lot of other streets to be named and we will probably get around to her.

MAYOR BRIARE:

Laurie and Lesa and LeAnn.

WILLIAM PECCOLE:

I'd like to say that having been a part of the Las Vegas growth, I'm very fortunate that the Good Lord has seen it possible that I was able to acquire this parcel of land and having been a City Commissioner at one time, it gives me greater pleasure than most people would have to become a part of the City of Las Vegas rather than go into the County or elsewhere. We still love our County. We love our State, but having served on this Board, my preference would be to be part of the City of Las Vegas. We hope that we can go forward and develop a project here that will become well known, well appreciated and be developed in a manner that would make you people proud and the people of Las Vegas proud of it. We are endeavoring to work it out so that we can meet all of the high quality requirements. We want to see the streets developed properly. We want to participate in the proper zoning and drainage of the area -- streets that will go into your drainage plan -- and we'd like to see the City developed in time -- a fire department out there, maybe a Metro Station, Library, and we're going to donate ten acres of land for that purpose to you people. We certainly want to do a good job, and we're open to suggestions at any time, and once again, I'd like to thank you for your cooperation.

MAYOR BRIARE: Did you make a motion, Commissioner?

COMMISSIONER CHRISTENSEN: I sure did. My motion was to approve.

MAYOR BRIARE: Any comments on the motion? (No response.) Cast your votes. Post. The motion's approved.

WILLIAM PECCOLE: Thank you.

(VOTE ON MOTION TO APPROVE, SUBJECT TO CONDITIONS AS
APPROVED BY PLANNING COMMISSION:

YES: Commissioners Christensen, Woofter and Mayor Briare

NO: None

EXCUSED: Commissioners Lurie and Levy)

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

ROI#1028

May 26, 1981

Mr. William Peccole
1238 Cashman Drive
Las Vegas, Nevada 89102

Re: Z-34-81
RECLASSIFICATION OF PROPERTY

Dear Mr. Peccole:

The Board of City Commissioners at a regular meeting held May 20, 1981, APPROVED your request for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from N-U to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2, C-V, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.
3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning of the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning & Development



CLV-6218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

CLV65-000029
0029

10016

Mr. Willia, Peccole
Z-34-81
page 2

6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development)
11. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,



CAROL ANN HAWLEY
CITY CLERK

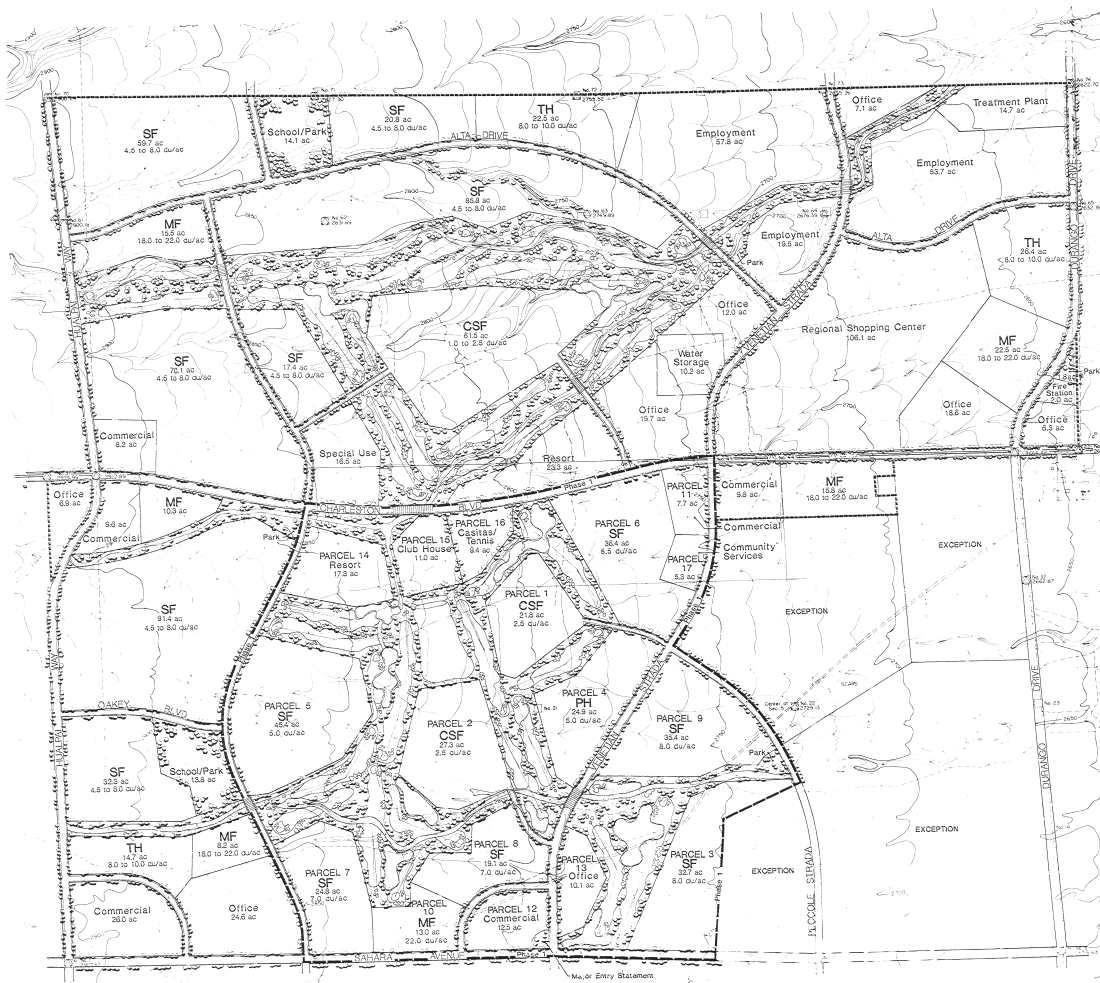
CAH:mpk

cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Building & Safety
Dept. of Fire Services

CLV65-000030
0030

10017

EXHIBIT “C”



PHASE 1

| SYMBOL | PARCEL | LAND USE | ACRES | DENSITY | UNITS |
|--------|--------|------------------------------------|-----------|---------|-------|
| CSF | 1 | Custom Single Family | 21.8 | R-PD2.5 | 85 |
| CSF | 2 | Custom Single Family | 27.3 | R-PD2.5 | 88 |
| SF | 3 | Single Family | 22.7 | R-PD6 | 282 |
| PH | 4 | Patio Home | 24.9 | R-PD6 | 125 |
| SF | 5 | Single Family | 45.4 | R-PD7 | 227 |
| SF | 6 | Single Family | 36.4 | R-PD5.5 | 200 |
| SF | 7 | Single Family | 24.8 | R-PD7 | 174 |
| SF | 8 | Single Family | 18.5 | R-PD7 | 134 |
| SF | 9 | Single Family | 35.4 | R-PD8 | 283 |
| SF | 10 | Multi-Family | 13.0 | R-PD22 | 586 |
| MF | 11 | Commercial | 7.7 | C-1 | |
| | 12 | Office | 12.5 | C-1 | |
| | 13 | Office | 10.1 | R-PD | |
| | 14 | Resort | 17.3 | R-PD | |
| | 15 | Club House | 11.0 | R-PD | |
| | 16 | Clubs/Tennis | 5.4 | R-PD | |
| | 17 | Community Services | 5.5 | C-1 | |
| | | Open Space/Golf Course | 156.9 | R-PD | |
| | | Right of Way | 32.2 | | |
| | | Phase 1 Total | 685.2 | | |
| | | Density w/Open Space & Golf Course | 5.4 du/ac | | 1796 |
| | | | 5.7 du/ac | | |

FUTURE PHASES

| SYMBOL | LAND USE | ACRES | DENSITY | RANGES |
|--------|--------------------------|--------|------------------|--------|
| CSF | Custom Single Family | 0.15 | 1.0 to 2.5 du/ac | |
| SF | Single Family | 377.5 | 4.5 to 6.0 du/ac | |
| TH | Townhouse | 63.6 | 8.0 to 10 du/ac | |
| MF | Multi-Family | 72.9 | 18 to 22 du/ac | |
| | Regional Shopping Center | 106.1 | | |
| | Commercial | 65.5 | | |
| | Office | 56.2 | | |
| | Employment | 131.2 | | |
| | Special Use | 16.5 | | |
| | Resort | 23.3 | | |
| | Utilities | 35.9 | | |
| | School/Parks | 27.9 | | |
| | Open Space/Golf Course | 200.4 | | |
| | Right of Way | 82.2 | | |
| | Future Phases Total | 1338.2 | | |
| | Total Acres (All Phases) | 1923.2 | | |

MASTER PLAN
Venetian Foothills

Prepared for:
 Western Devcor Inc.
 4141 North Scottsdale Road, Suite 300
 Scottsdale, Arizona (602) 941-3488

Prepared by:
 Smith & Associates
 2120 South Rural Road
 Tempe, Arizona (602) 968-8501

3/25/86

10 ACRES
 1" = 100' SCALE

0 400 800 1600

Z-30-86

CLV65-000031
 0031

10019

Dear Commissioners:

The enclosed concept master plan and zoning application are submitted on behalf of The Peccole Family and Western Devcor, owners and developers, of the 1,923 acre Venetian Foothills Development.

Conceptual Master Plan approval is requested for the entire property. Zoning approval is requested for Phase One, which includes 585.2 acres south of Charleston Boulevard.

The Master Plan approval requested includes circulation, land use, and overall density. The zoning approvals requested for are: R-PD for residential uses with densities ranging from 2.2 to 22 dwelling units per acre; C-1 for the commercial sites; P-R for the office sites, and C-V for a 5 acre community center parcel. The zoning for a resort, tennis club, casitas, and golf course are also desired under a R-PD designation. The R-PD category is requested, at the direction of the planning staff, as it allows the developer flexibility and the City design control.

Copies of the plans are attached as well as the synopsis of the land uses.

Your review and approval is respectfully requested. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Jackie L. Guthrie, AICP
Planner

March 26, 1986

City of Las Vegas
Planning and Zoning Commission
Attn: Harold Foster, Planning Director
400 East Stewart
Las Vegas, Nevada 89101

JLG/cl

Enclosures

A. Wayne Smith & Associates Planners - Landscape Architects
2120 South Rural Road Tempe, Arizona 85282 (602) 968-8501

PRINCIPALS • A WAYNE SMITH • JAMES DALTON • JOSEPH FERNANDES ASSOCIATES • DON COX • WILLIAM FRANCIS • JACKIE L. GUTHRIE

CLV65-000032

0032

10020

VENETIAN FOOTHILLS
PRELIMINARY DEVELOPMENT PLAN

MASTER PLAN

Venetian Foothills is a Master Planned Community comprising 1923.2 acres. The Development Plan is conceptual in nature and may be revised through the course of development to accommodate market changes as they occur. Each Phase, as it occurs, will be planned in detail, to meet the varying needs and life styles of the population at the time of development. Each Phase will be processed through the City for review and approval.

Venetian Foothills is planned as a cohesive environment that incorporates a varied, mixed-use community around a strong residential base. Land use patterns are designed with special attention given to compatibility of neighboring uses, traffic flow, convenience and aesthetics. Since the development will be based on future population, industrial and commercial needs; the regional and local growth patterns, availability of services and City of Las Vegas land use goals will be analyzed. As the population expansion of the area is realized, the need for quality residential communities will continue. The development plan for Venetian Foothills is designed to meet the current and long-range needs of the metropolitan area with flexibility to assure that future market changes will be met.

Allowing for a variety of mixed land uses with open space, the development plan has created a living/working environment suitable for a diverse population. Included in this variety of land uses are two 18-hole golf courses which are the focal point of the development, along with a 108 acre site reserved for a regional shopping area that will enhance the character and identity of Venetian Foothills. Park sites totalling approximately 11 acres are reserved, with 4 acres of park being located at each of the two proposed school sites.

PHASE ONE

Phase One, located south of Charleston Boulevard comprises 585.2 acres of mixed land uses as shown in the following breakdown:

Residential

The variety of residential uses provided within the development will, presumably, be suitable to meet the varying needs and life styles of the future metropolitan Las Vegas population. The land area reserved for residential uses totals 280 acres with land use categories ranging from custom single family homes to multi-family developments classified into varying densities and housing styles.

CLV65-000033
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10021

Employment/Office

Employment/Office areas will provide locations for light industrial firms, and office complexes. The establishment of an attractive business community will promote a compatible relationship between residential and industrial land areas. Integration of these land uses will provide for employment opportunities within a short travel distance and will subsequently reduce dependency on auto travel.

Design and exterior appearance of the businesses located in these areas will be compatible with the residential areas surrounding them.

Commercial

Basic support facilities required by the residential community are designed to be easily accessible from all locations in the development.

Golf Course/Open Space

A focal point of Venetian Foothills Phase One is the 18-hole golf course and clubhouse which is centrally located and can be easily viewed throughout the development.

This golf course/open space system provides open space buffers between differing land uses and will create a pleasant and attractive environment. On-site retention is maintained by the golf course/open space system. Utilizing the existing washes throughout, the golf course directs the flow of water that historically flows from the foothills to Angel Park.

School Sites

Two school sites have been reserved and will be developed to meet the requirements of the school systems. Each school is located adjacent to park areas to accommodate joint use of school/park sites. School population projections are attached.

Other Land Uses

Along with the above mentioned land uses is a tennis resort and casitas which will provide housing for resort guests. An area reserved for community services such as a police station, library and other city uses is provided in Phase One.

A fire station site is reserved as requested by the City for development in 1987.

Quality of Development

Design, Architecture, and Landscape standards will be established for the development. A Design Review Committee will review and approve all plans for parcel development in Venetian Foothills.

Codes, Covenants and Restrictions will be established to guarantee the continued quality of development.

CLV65-000034
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10022

LAND USE SUMMARY

PHASE ONE

VENETIAN FOOTHILLS

| <u>Parcel</u> | <u>Land Use</u> | <u>Acres</u> | <u>Zoning</u> | <u>DU/AC</u> | <u>Units</u> |
|---------------------------------------|------------------------|--------------|---------------|--------------|--------------|
| 1 | Custom Single Family | 21.8 | RPD 2.5 | 2.5 | 55 |
| 2 | Custom Single Family | 27.3 | RPD 2.5 | 2.5 | 68 |
| 3 | Single Family | 32.7 | RPD 8.0 | 8.0 | 262 |
| 4 | Patio Home | 24.9 | RPD 5.0 | 5.0 | 125 |
| 5 | Single Family | 45.4 | RPD 5.0 | 5.0 | 227 |
| 6 | Single Family | 36.4 | RPD 5.5 | 5.5 | 200 |
| 7 | Single Family | 24.8 | RPD 7.0 | 7.0 | 174 |
| 8 | Single Family | 19.1 | RPD 7.0 | 7.0 | 134 |
| 9 | Single Family | 35.4 | RPD 8.0 | 8.0 | 283 |
| 10 | Multi-Family | 13.0 | RPD 22.0 | 22.0 | 286 |
| 11 | Commercial | 7.7 | C-1 | | |
| 12 | Commercial | 12.5 | C-1 | | |
| 13 | Office | 10.1 | RPD | | |
| 14 | Resort | 17.3 | RPD | | |
| 15 | Club House | 11.0 | RPD | | |
| 16 | Casitas/Tennis | 9.4 | RPD | | |
| 17 | Community Services | 5.3 | C-V | | |
| | Open Space/Golf Course | 198.9 | | | |
| | Right of Way | 32.2 | | | |
| Phase One Total | | 585.2 | | 6.4 | 1796 |
| Density with Open Space & Golf Course | | | | 3.7 | |

CLV65-000035
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10023

LAND USE SUMMARY
FUTURE PHASES

VENETIAN FOOTHILLS

| <u>Land Use</u> | <u>Acres</u> | <u>Density Ranges</u> |
|--------------------------|--------------|-----------------------|
| Custom Single Family | 61.5 | 1 to 2.5 DU/AC |
| Single Family | 377.5 | 4.5 to 8.0 DU/AC |
| Townhouse | 63.6 | 8.0 to 10.0 DU/AC |
| Multi-Family | 72.3 | 18.0 to 22.0 DU/AC |
| Regional Shopping Center | 106.1 | |
| Commercial | 53.6 | |
| Office | 95.2 | |
| Employment | 131.0 | |
| Special Use | 16.5 | |
| Resort | 23.3 | |
| Utilities | 26.9 | |
| Schools/Parks | 27.9 | |
| Open Space/Golf Course | 200.4 | |
| Right of Way | 82.2 | |
| Future Phases Total | 1338.0 | |

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0036

10024

LAND USE SUMMARY

MASTER PLAN

VENTIAN FOOTHILLS

| <u>Land Use</u> | <u>Acres</u> | <u>Density Ranges</u> |
|--------------------------|--------------|-----------------------|
| Custom Single Family | 110.6 | 1 to 2.5 DU/AC |
| Single Family | 571.3 | 4.5 to 8.0 DU/AC |
| Patio Home | 24.9 | 4.5 to 8.0 DU/AC |
| Townhouse | 63.6 | 8.0 to 10.0 DU/AC |
| Multi-Family | 85.3 | 18.0 to 22.0 DU/AC |
| Regional Shopping Center | 106.1 | |
| Commercial | 73.8 | |
| Office | 105.3 | |
| Employment | 131.0 | |
| Special Use | 16.5 | |
| Resort | 40.6 | |
| Open Space/Golf Course | 399.3 | |
| Club House | 11.0 | |
| Casitas/Tennis | 9.4 | |
| Community Services | 5.3 | |
| Schools/Parks | 27.9 | |
| Utilities | 26.9 | |
| Right of Way | 114.4 | |

CLV65-000037
0037

10025

STUDENT POPULATION PROJECTIONS
VENETIAN FOOTHILLS

| <u>Grade</u> | <u>Phase One</u> | <u>Future Phases</u> | <u>Master Plan</u> |
|-------------------|------------------|----------------------|--------------------|
| K thru 6 | 341 | 858 | 1199 |
| 7 thru 9 | 160 | 401 | 561 |
| 10 thru 12 | 144 | 363 | 507 |
| Special Education | 44 | 111 | 155 |
| Totals | 689 | 1733 | 2422 |

CLV65-000038
0038

10026

AGENDA

City of Las Vegas

April 22, 1986

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**12. MASTER DEVELOPMENT PLAN - VENETIAN
FOOTHILLS - WILLIAM PECCOLE, ET AL**

Request for a Master Development Plan on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.

Staff Recommendation: APPROVAL, subject to:

1. Realign Alta Drive as one continuous street and to intersect El Capitan Way with a standard four-way intersection.
2. The design and construction of the treatment plant shall be subject to the requirements of the Department of Public Works.
3. The design and construction of all drainage and flood control channels shall be subject to the requirements of the Department of Public Works.
4. The 40 foot half-street for Venetian Strada, as shown on the Master Plan of Streets and Highways, shall be dedicated and improved unless the proposed extension of the east-west expressway (Husite Parkway) is constructed prior to development of the property adjacent to Venetian Strada.
5. The school sites shall not be located on major streets.
6. The Master Plan of Streets and Highways be amended on Alta Drive, Grand Canyon Drive, Oakey Boulevard, Fort Apache Road and El Capitan Way.
7. Provision of a bike path along the north side of Charleston Boulevard.

PROTESTS: 0

Mack -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this Master Development Plan is for Venetian Foothills. This is for 1,923 acres. Each parcel will be sold to individual developers. The CCR's will be created to guide the individual developer on the design and establish an overall theme. The Plan incorporates a variety of land uses. There will be two 18-hole golf courses, a 106 acre shopping center, 131 acres of commercial, 27 acres of park and school sites, library, etc. The employment area will be designed to attract high-tech and office uses. The golf course will be public until it is turned over to the homeowners association. There is a sewage treatment plant proposed on the northeast portion across from Angel Park. There will be rural recreation sites. The applicant is donating land to the City for a fire station and a community facilities parcel. Staff would recommend approval, subject to the conditions.

WILLIAM PECCOLE, 1348 Cashman Drive, appeared and represented the application. This will be a versatile project for Las Vegas.

BOB MAYFIELD, Vice President, Western Devcor, appeared and represented the application. In this Master Plan they are requesting approval of the street circulation throughout the development, concept of land uses, and an overall density of planned residential development. Phase I will be located south of Charleston and contain 585 acres. This will consist of residential, offices, hotel/casino, resort uses and a golf course. They want to create a high quality lifestyle and working environment.

To be heard by the City Council on 5/7/86.

(8:30-8:57)

CLV65-000039
0039

10027

AGENDA

City of Las Vegas

April 22, 1986

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-30-86 - WILLIAM PECCOLE, ET AL

Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualpai Way from N-II (under Resolution of Intent to R-MHP, R-2, R-3, R-PD7) to R-PD4, P-R, C-1 and C-V.

Proposed Use: Patio Homes, Single Family, Multi-Family, Offices, Commercial, Golf Course and Public Uses.

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent.
2. Expunge all existing Resolutions of Intent on this property.
3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 feet of right-of-way for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 foot half street right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works.
4. Installation of street improvements on Charleston Boulevard, Fort Apache Road, Peccole Strada, Grand Canyon Drive and Sahara Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
5. Plot plans and elevations on each phase shall be submitted to the Planning Commission for approval prior to development.
6. CC&R's shall be recorded which provide for the continued maintenance by the homeowners association of all landscaping in the common areas.
7. Any landscaping installed in the public streets shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.

Bugbee -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this application was covered in the previous item. This application is the First Phase of the Master Development Plan. Staff would recommend approval, subject to the conditions.

BOB MAYFIELD, Vice President, Western Devcor, appeared and represented the application. They are in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 5/7/86.

(8:57-9:01)

CLV65-000040
0040

10028

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas
PLANNING COMMISSION

April 22, 1986

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

COMMISSION ACTION

13. Z-30-86 - WILLIAM PECCOLE, ET AL

8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.

9. Approval of a Variance for the resort related commercial uses in the R-PD Zone.

10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills.

PROTESTS: 0

CLV65-000041
0041

10029

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00371

City of Las Vegas

May 7, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 64

| ITEM | Council Action | Department Action |
|--|---|---|
| <p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>J. <u>ZONE CHANGE</u></p> <p>4:30 3. MASTER DEVELOPMENT PLAN - VENETIAN FOOTHILLS - WILLIAM PECCOLE ET AL</p> <p>Request for a Master Development Plan on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Realign Alta Drive as one continuous street and to intersect with El Capitan Way with a standard four-way intersection. 2. The design and construction of the treatment plant shall be subject to the requirements of the Department of Public Works. 3. The design and construction of all drainage and flood control channels shall be subject to the requirements of the Department of Public Works. 4. The 40 foot half-street for Venetian Strada, as shown on the Master Plan of Streets and Highways, shall be dedicated and improved unless the proposed extension of the east-west expressway (Husite Parkway) is constructed prior to development of the property adjacent to Venetian Strada. 5. The school sites shall not abut major streets. <p>(continued)</p> <p>APPROVED AGENDA ITEM</p> <p><i>Lucy K. Burton</i></p> | <p>Nolen - APPROVED as recommended. Motion carried with Levy excused.</p> | <p>Clerk to notify and Planning to proceed.</p> <p>Oran K. Gragson and Bob Mayfield appeared and represented the application.</p> <p>No one appeared in opposition.</p> |

CLV65-000042
0042

10030

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

City of Las Vegas

00372

May 7, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 65

| ITEM | Council Action | Department Action |
|--|-------------------------|-------------------|
| X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) | | |
| J. <u>ZONE CHANGE</u> | | |
| 3. <u>MASTER DEVELOPMENT PLAN (continued)</u> | APPROVED See Page 64 | See Page 64 |
| 6. The Master Plan of Streets and Highways be amended on Alta Drive, Grand Canyon Drive, Oakey Boulevard, Fort Apache Road and El Capitan Way. | | |
| 7. Provision of a bike path along the north side of Charleston Boulevard. | | |
| Staff Recommendation: APPROVAL - the Plan be adopted in concept | | |
| PROTESTS: 0 | | |
| APPROVED AGENDA ITEM <i>Larry L. Burton</i> | | |

CLV65-000043
0043

10031

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

To: The City Council
Re: Community Planning and Development Agenda Item
May 7, 1986 City Council Agenda

A.

00373

J. ZONE CHANGE

3. MASTER DEVELOPMENT PLAN - VENETIAN HILLS

This item is to consider the Master Plan for Venetian Foothills which is the property owned by Bill Peccole that is approximately 1,923 acres in size and is generally located north of Sahara between Durango and Hualpai. The property extends north to Angel Park. The Plan is conceptual at this point and may be revised in the future depending on minor changes and needs of the developing community. A rezoning application has been submitted on a 585 acre portion of this property on the north side of Sahara that extends to the realigned portion of West Charleston Boulevard. That application is the next item on your agenda. Each phase will ultimately be planned in detail and submitted to the City through the rezoning process. The parcels will be improved and sold to individual developers who will submit project designs to the City for approval. There will be CC&Rs established to guide the individual developer in their design and to provide continuity for the overall theme to maintain consistency throughout the entire project.

The Master Plan provides for a variety of land uses, both commercial and residential. Two 18-hole golf courses are proposed along with a 106 acre regional shopping center. There will be 130 acres of employment based commercial to accommodate uses similar to the Citicorp facility and possibly high-tech and office uses. Two elementary school sites are reserved with four additional acres of park area at each of the sites. Two parcels are identified for resort use totalling 40 acres and they would be developed with hotel, restaurants and related commercial uses. A tennis complex is proposed on a 9 acre site which will have apartment units available to be rented on a short-term basis while the occupants participate in the golf and/or tennis activities. A special use site comprising 16.5 acres is proposed for some type of recreation oriented facility that would tie into the overall theme of the project. The use is not known at this time, but it could be similar to the Wet and Wild water park. Two sites are proposed to be donated to the City, one a 5.3 acre community service area for a branch library and other public type uses, and the second is a fire station site on Durango Drive, north of Charleston.

There will be one overall master association to maintain the golf course, open space and common area and landscaping on the major streets. There will also be subsidiary associations created within each of the separate developments to maintain the common areas within those sites. The golf course has been designed to handle flood and drainage water through this project and direct it to the Angel Park Detention Basin. A treatment plan is being proposed on the northeast portion of this property adjacent to Angel Park and west of Durango to treat the water from the sewage system to irrigate the golf course and open space sites. At this point, the use is conceptual only and that facility would have to be designed to meet all the requirements of the Department of Public Works.

Staff has met with the developer on this project a number of times to work out the details. Staff recommended that Alta Drive be one continuous street and intersect El Capitan Way with a standard four-way intersection and that all school sites be relocated so they are not adjacent to any major streets as well as providing for a bike path along the north side of Charleston Boulevard. The applicant was in agreement to these conditions at the Planning Commission meeting.

Planning Commission Recommendation: APPROVAL - the Plan be adopted in concept

Staff Recommendation: APPROVAL - the Plan be adopted in concept

PROTESTS: 0

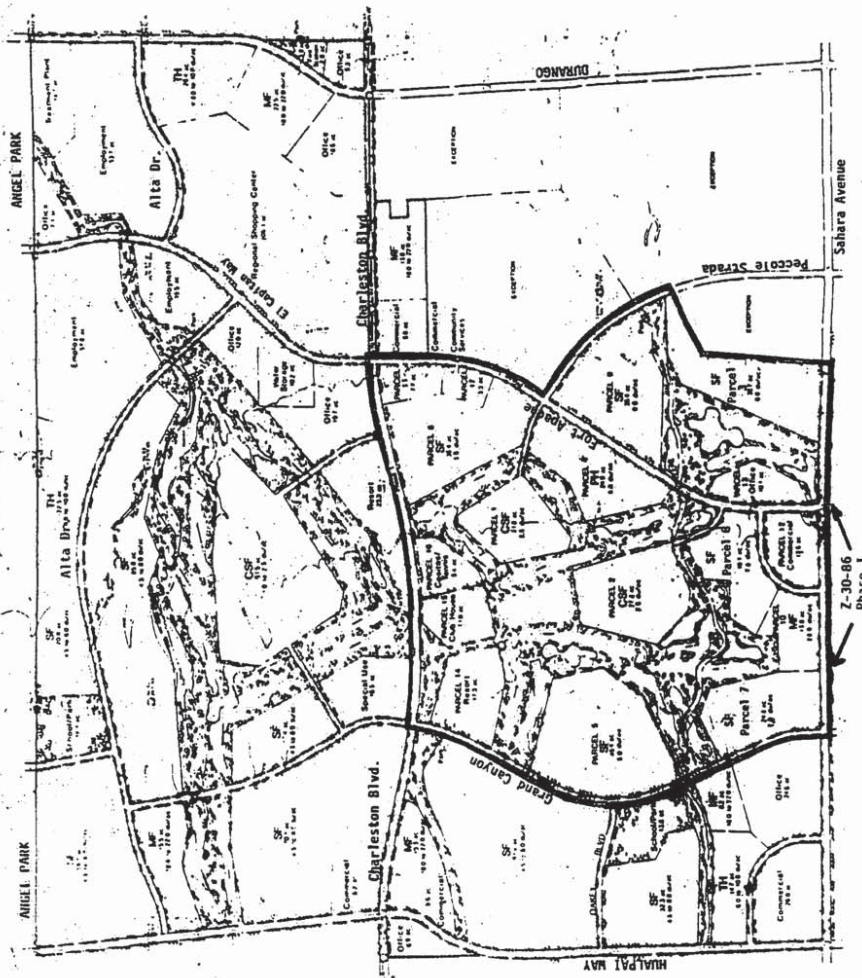
SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CLV65-000044

0044

10032



| PHASE 1 | SYMBOL | PARCEL | LAND USE | ACRES | DENSITY | UNITS |
|---------|--------|--------|----------------------|-------|---------|-------|
| | SP | 1 | Custom Single Family | 27.8 | R-202.5 | 142 |
| | SP | 2 | Custom Single Family | 27.8 | R-202.5 | 142 |
| | SP | 3 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 4 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 5 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 6 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 7 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 8 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 9 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 10 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 11 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 12 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 13 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 14 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 15 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 16 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 17 | Single Family | 27.8 | R-202.5 | 142 |

| FUTURE PHASES | SYMBOL | PARCEL | LAND USE | ACRES | DENSITY | UNITS |
|---------------|--------|--------|---------------|-------|---------|-------|
| | SP | 18 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 19 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 20 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 21 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 22 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 23 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 24 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 25 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 26 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 27 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 28 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 29 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 30 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 31 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 32 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 33 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 34 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 35 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 36 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 37 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 38 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 39 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 40 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 41 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 42 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 43 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 44 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 45 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 46 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 47 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 48 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 49 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 50 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 51 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 52 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 53 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 54 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 55 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 56 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 57 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 58 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 59 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 60 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 61 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 62 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 63 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 64 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 65 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 66 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 67 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 68 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 69 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 70 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 71 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 72 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 73 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 74 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 75 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 76 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 77 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 78 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 79 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 80 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 81 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 82 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 83 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 84 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 85 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 86 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 87 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 88 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 89 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 90 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 91 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 92 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 93 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 94 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 95 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 96 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 97 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 98 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 99 | Single Family | 27.8 | R-202.5 | 142 |
| | SP | 100 | Single Family | 27.8 | R-202.5 | 142 |

LAS VEGAS CITY
COUNCIL MINUTES

MAY 7 1986

MASTER PLAN Venetian Foothills

Prepared by:
The Venetian Foothills
Scottsdale, Arizona 85257
A. J. Smith & Associates
1750 South 10th Street
Phoenix, Arizona 85010



00374

CLV65-000045
0045

10033

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00375

City of Las Vegas

May 7, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 66

| ITEM | Council Action | Department Action |
|---|---|---|
| <p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>4:32 J. <u>ZONE CHANGE</u></p> <p>4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u></p> <p>Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.</p> <p>From: N-U (Non-Urban) (Under Resolution of Intent to R-MHP, R-2, R-3, R-PD7)</p> <p>To: R-PD4 (Residential Planned Development) P-R (Professional Offices & Parking) C-1 (Limited Commercial) C-V (Civic)</p> <p>Proposed Use: PATIO HOMES, SINGLE FAMILY, MULTIFAMILY, OFFICES, COMMERCIAL, GOLF COURSE AND PUBLIC USES</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Resolution of Intent. 2. Expunge all existing Resolutions of Intent on this property. 3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 foot half-street for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 feet of right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works. <p>APPROVED AGENDA (continued)</p> <p><i>Lucy L. Burton</i></p> | <p>Nolen - APPROVED as recommended. Motion carried with Levy excused.</p> | <p>Clerk to notify and Planning to proceed.</p> <p>No one appeared in opposition.</p> |

CLV035041

CLV65-000046
0046

10034

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00376

City of Las Vegas

May 7, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 67

| ITEM | Council Action | Department Action |
|---|-------------------------|-------------------|
| X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) | | |
| J. <u>ZONE CHANGE</u> | APPROVED See Page 66 | See Page 66 |
| 4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u> (continued) | | |
| 4. Installation of street improvements on Charleston Boulevard, Fort Apache Road, Peccole Strada, Grand Canyon Drive, and Sahara Avenue as required by the Land Development Division of the Department of Community Planning and Development. | | |
| 5. Plot plans and building elevations on each phase shall be submitted to the Planning Commission for approval prior to development. | | |
| 6. CC&Rs shall be recorded which provide for the continued maintenance by the homeowners association of all landscaping in the common areas. | | |
| 7. Any landscaping installed in the public streets shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association. | | |
| 8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association. | | |
| 9. Approval of a Variance for the resort related commercial uses in the R-PD Zone. | | |
| (continued) | | |
| APPROVED AGENDA ITEM <i>Lucy B. Burton</i> | | |

CLV65-000047
0047

10035

AGENDA

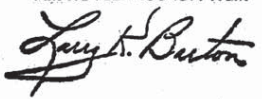
LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

City of Las Vegas

00377
May 7, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 68

| ITEM | Council Action | Department Action |
|---|-------------------------|-------------------|
| X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) | | |
| J. <u>ZONE CHANGE</u> | | |
| 4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u> <u>(continued)</u> | APPROVED See Page 66 | See Page 66 |
| 10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills. Staff Recommendation: APPROVAL PROTESTS: 0 | | |
| APPROVED AGENDA ITEM  | | |

CLV65-000048
0048

10036

LAS VEGAS CITY
COUNCIL MINUTES

MAY 7 1986

00378

To: The City Council
Re: Community Planning and Development Agenda Item
May 7, 1986 City Council Agenda

J. ZONE CHANGE

4. Z-30-86 - WILLIAM PECCOLE ET AL

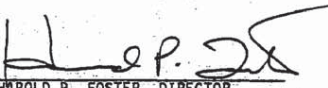
The application is for the first phase of development on the Master Plan that is described on the previous item on this agenda. The site contains 585 acres and includes one 18 hole golf course, a tennis complex, a resort site along with several other commercial and office sites with the remainder for various residential densities. The overall density on this first phase is at 3.7 units per gross acre which is lower than the present zoning on this property. The applicant intends to construct all of the major streets in this first phase except for West Charleston Boulevard because it is on the priority list as a Regional Transportation Commission project. Temporary paving will be installed from the present alignment to the golf course clubhouse site. The permanent improvements on the realigned portion of Charleston Boulevard will be constructed by either the Regional Transportation Commission or the developer depending on whether the abutting parcels of land are developed prior to RTC constructing this street. There will be landscaping along these major streets and in the drainage channels that will be maintained by the homeowners association. The clubhouse, golf course and the tennis complex are commercial in nature and a variance will be needed for these uses in the R-PD zone. The development plan for each site will be submitted to the Planning Commission for review and approval.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

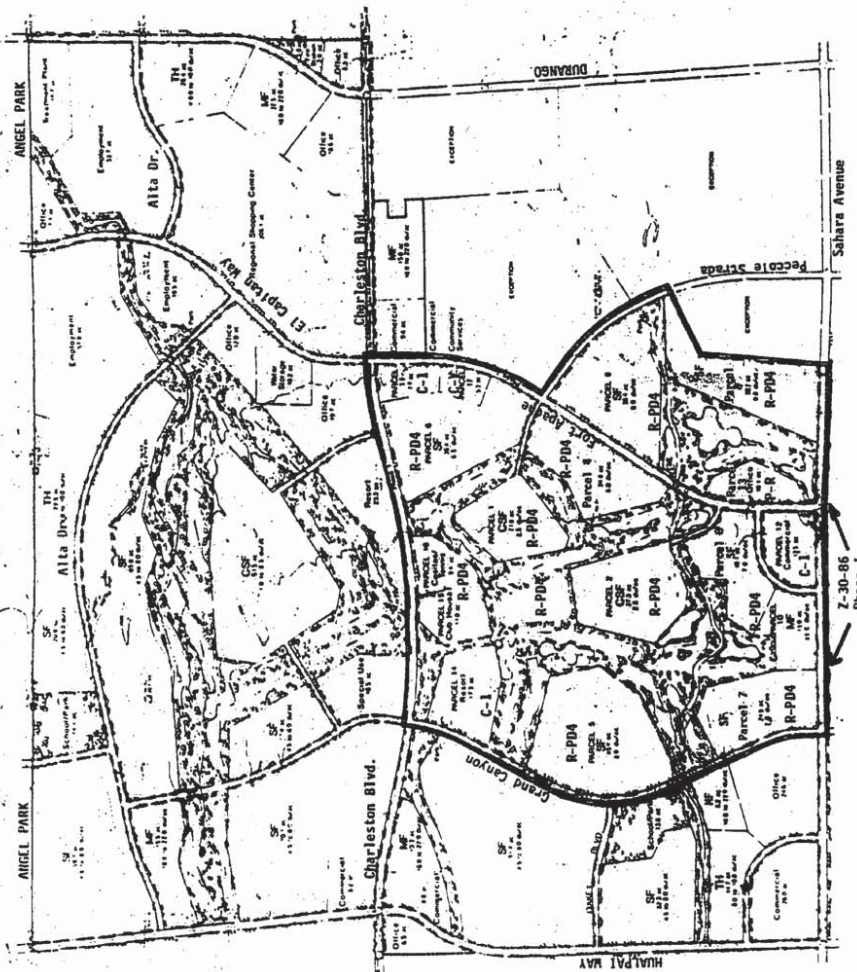
PROTESTS: 0

SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CLV65-000049
0049

10037



PHASE I

| SYMBOL | PARCEL | LAND USE | ACRES | DENSITY | UNIT |
|--------|--------|----------------------|-------|---------|-------|
| 1 | 1 | Custom Single Family | 21.8 | 10-15 | 40-50 |
| 2 | 2 | Custom Single Family | 21.8 | 10-15 | 40-50 |
| 3 | 3 | Single Home | 21.8 | 10-15 | 40-50 |
| 4 | 4 | Single Home | 21.8 | 10-15 | 40-50 |
| 5 | 5 | Single Home | 21.8 | 10-15 | 40-50 |
| 6 | 6 | Single Home | 21.8 | 10-15 | 40-50 |
| 7 | 7 | Single Home | 21.8 | 10-15 | 40-50 |
| 8 | 8 | Single Home | 21.8 | 10-15 | 40-50 |
| 9 | 9 | Single Home | 21.8 | 10-15 | 40-50 |
| 10 | 10 | Single Home | 21.8 | 10-15 | 40-50 |
| 11 | 11 | Single Home | 21.8 | 10-15 | 40-50 |
| 12 | 12 | Single Home | 21.8 | 10-15 | 40-50 |
| 13 | 13 | Single Home | 21.8 | 10-15 | 40-50 |
| 14 | 14 | Single Home | 21.8 | 10-15 | 40-50 |
| 15 | 15 | Single Home | 21.8 | 10-15 | 40-50 |
| 16 | 16 | Single Home | 21.8 | 10-15 | 40-50 |
| 17 | 17 | Single Home | 21.8 | 10-15 | 40-50 |
| 18 | 18 | Single Home | 21.8 | 10-15 | 40-50 |
| 19 | 19 | Single Home | 21.8 | 10-15 | 40-50 |
| 20 | 20 | Single Home | 21.8 | 10-15 | 40-50 |
| 21 | 21 | Single Home | 21.8 | 10-15 | 40-50 |
| 22 | 22 | Single Home | 21.8 | 10-15 | 40-50 |
| 23 | 23 | Single Home | 21.8 | 10-15 | 40-50 |
| 24 | 24 | Single Home | 21.8 | 10-15 | 40-50 |
| 25 | 25 | Single Home | 21.8 | 10-15 | 40-50 |
| 26 | 26 | Single Home | 21.8 | 10-15 | 40-50 |
| 27 | 27 | Single Home | 21.8 | 10-15 | 40-50 |
| 28 | 28 | Single Home | 21.8 | 10-15 | 40-50 |
| 29 | 29 | Single Home | 21.8 | 10-15 | 40-50 |
| 30 | 30 | Single Home | 21.8 | 10-15 | 40-50 |
| 31 | 31 | Single Home | 21.8 | 10-15 | 40-50 |
| 32 | 32 | Single Home | 21.8 | 10-15 | 40-50 |
| 33 | 33 | Single Home | 21.8 | 10-15 | 40-50 |
| 34 | 34 | Single Home | 21.8 | 10-15 | 40-50 |
| 35 | 35 | Single Home | 21.8 | 10-15 | 40-50 |
| 36 | 36 | Single Home | 21.8 | 10-15 | 40-50 |
| 37 | 37 | Single Home | 21.8 | 10-15 | 40-50 |
| 38 | 38 | Single Home | 21.8 | 10-15 | 40-50 |
| 39 | 39 | Single Home | 21.8 | 10-15 | 40-50 |
| 40 | 40 | Single Home | 21.8 | 10-15 | 40-50 |
| 41 | 41 | Single Home | 21.8 | 10-15 | 40-50 |
| 42 | 42 | Single Home | 21.8 | 10-15 | 40-50 |
| 43 | 43 | Single Home | 21.8 | 10-15 | 40-50 |
| 44 | 44 | Single Home | 21.8 | 10-15 | 40-50 |
| 45 | 45 | Single Home | 21.8 | 10-15 | 40-50 |
| 46 | 46 | Single Home | 21.8 | 10-15 | 40-50 |
| 47 | 47 | Single Home | 21.8 | 10-15 | 40-50 |
| 48 | 48 | Single Home | 21.8 | 10-15 | 40-50 |
| 49 | 49 | Single Home | 21.8 | 10-15 | 40-50 |
| 50 | 50 | Single Home | 21.8 | 10-15 | 40-50 |
| 51 | 51 | Single Home | 21.8 | 10-15 | 40-50 |
| 52 | 52 | Single Home | 21.8 | 10-15 | 40-50 |
| 53 | 53 | Single Home | 21.8 | 10-15 | 40-50 |
| 54 | 54 | Single Home | 21.8 | 10-15 | 40-50 |
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| 56 | 56 | Single Home | 21.8 | 10-15 | 40-50 |
| 57 | 57 | Single Home | 21.8 | 10-15 | 40-50 |
| 58 | 58 | Single Home | 21.8 | 10-15 | 40-50 |
| 59 | 59 | Single Home | 21.8 | 10-15 | 40-50 |
| 60 | 60 | Single Home | 21.8 | 10-15 | 40-50 |
| 61 | 61 | Single Home | 21.8 | 10-15 | 40-50 |
| 62 | 62 | Single Home | 21.8 | 10-15 | 40-50 |
| 63 | 63 | Single Home | 21.8 | 10-15 | 40-50 |
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| 65 | 65 | Single Home | 21.8 | 10-15 | 40-50 |
| 66 | 66 | Single Home | 21.8 | 10-15 | 40-50 |
| 67 | 67 | Single Home | 21.8 | 10-15 | 40-50 |
| 68 | 68 | Single Home | 21.8 | 10-15 | 40-50 |
| 69 | 69 | Single Home | 21.8 | 10-15 | 40-50 |
| 70 | 70 | Single Home | 21.8 | 10-15 | 40-50 |
| 71 | 71 | Single Home | 21.8 | 10-15 | 40-50 |
| 72 | 72 | Single Home | 21.8 | 10-15 | 40-50 |
| 73 | 73 | Single Home | 21.8 | 10-15 | 40-50 |
| 74 | 74 | Single Home | 21.8 | 10-15 | 40-50 |
| 75 | 75 | Single Home | 21.8 | 10-15 | 40-50 |
| 76 | 76 | Single Home | 21.8 | 10-15 | 40-50 |
| 77 | 77 | Single Home | 21.8 | 10-15 | 40-50 |
| 78 | 78 | Single Home | 21.8 | 10-15 | 40-50 |
| 79 | 79 | Single Home | 21.8 | 10-15 | 40-50 |
| 80 | 80 | Single Home | 21.8 | 10-15 | 40-50 |
| 81 | 81 | Single Home | 21.8 | 10-15 | 40-50 |
| 82 | 82 | Single Home | 21.8 | 10-15 | 40-50 |
| 83 | 83 | Single Home | 21.8 | 10-15 | 40-50 |
| 84 | 84 | Single Home | 21.8 | 10-15 | 40-50 |
| 85 | 85 | Single Home | 21.8 | 10-15 | 40-50 |
| 86 | 86 | Single Home | 21.8 | 10-15 | 40-50 |
| 87 | 87 | Single Home | 21.8 | 10-15 | 40-50 |
| 88 | 88 | Single Home | 21.8 | 10-15 | 40-50 |
| 89 | 89 | Single Home | 21.8 | 10-15 | 40-50 |
| 90 | 90 | Single Home | 21.8 | 10-15 | 40-50 |
| 91 | 91 | Single Home | 21.8 | 10-15 | 40-50 |
| 92 | 92 | Single Home | 21.8 | 10-15 | 40-50 |
| 93 | 93 | Single Home | 21.8 | 10-15 | 40-50 |
| 94 | 94 | Single Home | 21.8 | 10-15 | 40-50 |
| 95 | 95 | Single Home | 21.8 | 10-15 | 40-50 |
| 96 | 96 | Single Home | 21.8 | 10-15 | 40-50 |
| 97 | 97 | Single Home | 21.8 | 10-15 | 40-50 |
| 98 | 98 | Single Home | 21.8 | 10-15 | 40-50 |
| 99 | 99 | Single Home | 21.8 | 10-15 | 40-50 |
| 100 | 100 | Single Home | 21.8 | 10-15 | 40-50 |

LAS VEGAS CITY COUNCIL MINUTES

MASTER PLAN Venetian Foothills

MAY 7 1986

Approved by the City Council on May 7, 1986, by a vote of 10-0.

Prepared by: South & Associates
127 South W. Ave. 11
Las Vegas, NV 89101

Used to calculate overall density
Urban density
Water Storage 714 Station and Treatment Plant

00379

CLV65-000050
0050

10038