

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

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Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 57, PART 2**

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EXHIBIT “D”

City of Las Vegas General Plan

Property of Planning & Development

City of Las Vegas General Plan
General Plans

731 South 4th St, Las Vegas NV, 89101



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RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAS VEGAS, NEVADA, ADOPTING THE GENERAL
PLAN FOR THE CITY OF LAS VEGAS

WHEREAS, the City of Las Vegas has a General Plan; and
WHEREAS, this Plan was adopted in 1975 and has been reviewed and
amended periodically since its adoption; and

WHEREAS, the Plan includes the mandatory and optional subjects of
the Nevada Revised Statutes (N.R.S.); and

WHEREAS, the City desires to maintain its proper role in shaping future
development within its existing and potential boundaries; and

WHEREAS, the City of Las Vegas is determined that a comprehensive
review and assessment of the Plan was desirable in light of changing fiscal and
development conditions; and

WHEREAS, the services of a consulting firm were engaged and a
Citizens Advisory Committee and Technical Advisory Committee were
established for this purpose; and

WHEREAS, as a result of this process, a comprehensive statement of
policies and guidelines has been developed reflecting the recommendations of
the consulting firm, the input from the citizens' and technical advisory
committees, the input from the Planning Commission, and staff; and

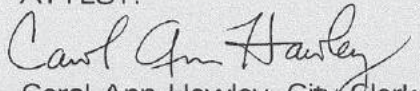
WHEREAS, a public hearing was held before the Planning Commission
on December 20, 1984, and at the conclusion of said public hearing the Planning
Commission approved the Resolution adopting the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City
Council of the City of Las Vegas hereby adopt the updated comprehensive
statement of policies and guidelines in the form of a document entitled, "Las
Vegas General Plan (1985)" for the City of Las Vegas, Nevada, and that said
General Plan, supplemented by the Master Plan of Streets and Highways,
constitutes the City's Master Plan as referred to in Nevada Revised Statutes,
Chapter 278.

PASSED, ADOPTED AND APPROVED this 16th day of
JANUARY, 1985.


WILLIAM H. BRIARE, MAYOR

ATTEST:


Carol Ann Hawley, City Clerk

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part III — the short-range plan



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A. INTRODUCTION

The Short-Range Plan contains the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the Long and Mid-Range plans. The Short-Range Plan presents a procedure by which the city's objectives can be measured and the day-to-day task of analyzing urban development can be charted.

In essence, this portion of the General Plan becomes an implementing tool to achieve the standards established for tomorrow's growth. Because of the active nature of the Short-Range Plan, it is more precise and is formatted differently than the prior plans. Its purpose is to assist in the provision of appropriate and compatible land uses.

In this context, the focus of the General Plan, as presented in the Short-Range Plan, switches away from goals, policies and programs and proposes land use concepts as a systematic method to integrate the objectives of the previous plans. The Short-Range Plan becomes less abstract. It encourages development which will accommodate and improve the diverse lifestyles desired by Las Vegas residents.

B. CONCEPT OF THE SHORT-RANGE PLAN

This section of the General Plan develops a format which is useful, consistent, and will, in fact, promote the vast arrangement of different living environments needed in the City of Las Vegas. The City's approach to addressing this need was to develop planning districts based upon the intensity of urban development expressed in terms of population per square mile. Each square mile and the population density contained within it become a basic planning and measuring unit from which almost all additional calculations are made. This planning unit is referred to as a Residential Planning District. The combination of two or more Residential Planning Districts of a predominant or homogeneous characteristic are classified as a Community Profile. The merger of the Community Profiles produces the geographical area called Las Vegas.

C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

The policies contained in the Short-Range Plan focus on residential development. To accommodate different living environments and lifestyles, the Short-Range Plan provides three basic types of Residential Planning Districts: Urban, Suburban and Rural. Flexibility and variation in the types and development densities in each RPD are provided by a range of density categories. An RPD is a geographic area that is generally one-mile square and bounded by primary thoroughfares.

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan. The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:

Urban Residential Planning District

The Urban Residential Planning District (RDP) contains relatively intensive urban development and high population densities. Urban RPD's are primarily located in the central portion of the City.

As in all RPD's, the fully developed Urban Planning District will contain a variety of housing styles and residential densities. This variation in density will be guided to create design variations, to ensure maximum compatibility with adjacent development, and to ensure a smooth transition with adjacent residential planning districts. Although the intensity of development in the Urban Planning District is not desired by all, the types of development found in this district provide a lifestyle desired by many residents. The Urban RPD is designed to provide many basic daily needs, all easily within walking distance, and to minimize the need for automobile movement between points within the area. The automobile will, instead, be utilized primarily for movement to points outside of the area. The planning and design of the Urban RPD will ensure that housing, recreation areas, pedestrian and bicycle paths, commercial areas, and other facilities will all work together to reinforce each other.

Suburban Residential Planning District

The Suburban Residential Planning District (RPD) includes the greatest mixture of housing types and densities, but derives its character primarily from the predominant form of City residential development, the single family detached residence. Most of the RPD's in the City are Suburban Residential Planning Districts.

Although a diversity of housing types is encouraged, compatibility of new development, with existing single family residential development is a primary consideration in Suburban Residential Planning Districts. The success of the City's suburban community environment is dependent upon a design that creates a sense of unity so that residential uses strongly interact with local supporting uses such as parks and other recreation facilities, local commercial, pedestrian and bicycle paths, and elementary schools.

Rural Residential Planning District

The Rural Residential Planning District (RPD) encompasses areas of the City where the predominant lifestyle is single family homes on large lots. Many Las Vegas residents prefer a semi-rural or rural environment which permits greater privacy, and in some cases animals, and is removed from intensive urban activity. Rural RPD's are found primarily in outlying areas of the City.

Some variation of housing style and density is possible in Rural RPD's provided appropriate design measures are utilized to maintain compatibility. Local commercial uses and parks are not essential services in the Rural Residential Planning District. The large individual lots and overall open space afforded by the low density development precludes the need for most

recreation facilities. Instead, the feeling of "neighborhood" comes from the predominantly large lot environment, and an overall circulation plan in terms of streets, bicycle and equestrian paths, as well as landscape continuity and other design measures.

D. RESIDENTIAL PLANNING DISTRICT STANDARDS

The standards for each of the three types of residential planning districts are summarized in Table 3.1. It should be noted that optimum figures are not fixed. A Rural Residential Planning District could consist of less than four square miles along with a concomitant reduction in dwelling units and population. The general location of each of the three types of RPD's is shown on the Generalized Land Use map following this Section.

TABLE 3-1
RPD Standards

RESIDENTIAL STANDARDS

	Urban	Suburban	Rural
Optimum Design Population	17,000	11,500	11,500
Optimum Area	640 Acres	640 Acres	2,560 Acres
Total DU's	9,800	4,400	4,400
Maximum DU/Gross Acre	49 DU/Gross Acre	21 DU/Gross Acre	7 DU/Gross Acre
Optimum Average DU/Gross Acre ¹	24 DU/Gross Acre	7 DU/Gross Acre	1.8 DU/Gross Acre
Minimum DU/Gross Acre	7 DU/Gross Acre	2 DU/Gross Acre	1 DU/Gross Acre
Optimum Percent of Residential Use	55%	65%	70%

NON RESIDENTIAL STANDARDS

• Percent in streets	30%	25%	25%
• Commercial	1/Ac/1000 People	2/Ac/1000 People	2/Ac/1000 People
• Elementary School	4-5 Ac.	8-10 Ac.	8-10 Ac.
• Parks/Recreation Facilities/ Community Service Center	2/Ac/1000 People	2/Ac/1000 People	1/Ac/1000 People

¹The desirable average gross density for the entire residential planning district.

NOTE: Numbers have been rounded for ease of use and will not correlate precisely.

Not all Residential Planning Districts will be optimum size. Portions of Residential Planning Districts may also contain non-residential development or uses that do not relate directly to the needs of the area. When this occurs, Table 3.2 is to be utilized to determine the reduction factor as well as the designed dwelling units and population for each type of residential planning district.

TABLE 3-2
RPD Population & Dwelling Units — Reduction Factors

Percent of Area ¹	Reduction Factor	Urban RPD		Suburban RPD		Rural RPD	
		Population	Units	Population	Units	Population	Units
10- 19%	.15	16,100	8,300	10,200	3,700	2,500	900
20- 29%	.25	14,200	7,300	9,000	3,300	2,200	800
30- 39%	.35	12,400	6,400	7,800	2,900	1,900	700
40- 49%	.45	10,500	5,400	6,600	2,400	1,600	600
50- 74%	.63	7,000	3,600	4,400	1,600	1,100	400
75-100%	.88	2,300	1,200	1,400	500	400	200

¹Percent of land area in other uses not listed in the RPD residential or non-residential standards as specified in Table 3.1.

NOTE: Population and dwelling units may not correlate due to rounding.

E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

While each of the aforementioned types of residential planning districts define an overall character of development, a variation in residential densities can be expected to occur within each RPD. Each of the three types of living environments and accompanying lifestyles include a range of residential categories. For example, an Urban Residential Planning District can include both high-density apartments and small lot single family homes. The Rural Residential Planning district is designed to permit a range of housing from conventional single family tract homes, to estate size single family homes on several acres.

The population and density capacities for each of the residential planning districts are summarized in Table 3.3.

TABLE 3-3
Residential Planning Districts Planning Capacities

RPD Type	Population Per Square Mile	Dwelling Units Per Square Mile	People Per Gross Acre
Urban	17,000-19,000	9,800	26.6-29.7
Suburban	11,000-12,000	4,400	17.2-18.8
Rural	2,500- 3,000	1,100	3.9- 4.7

Table 3.4 sets forth guidelines for the mix of residential densities that can be expected in each type of residential planning district. If one of the density categories is exceeded in any particular residential planning district, the difference must be made up from other density categories in order to maintain the same overall character and density pattern within the residential planning district.

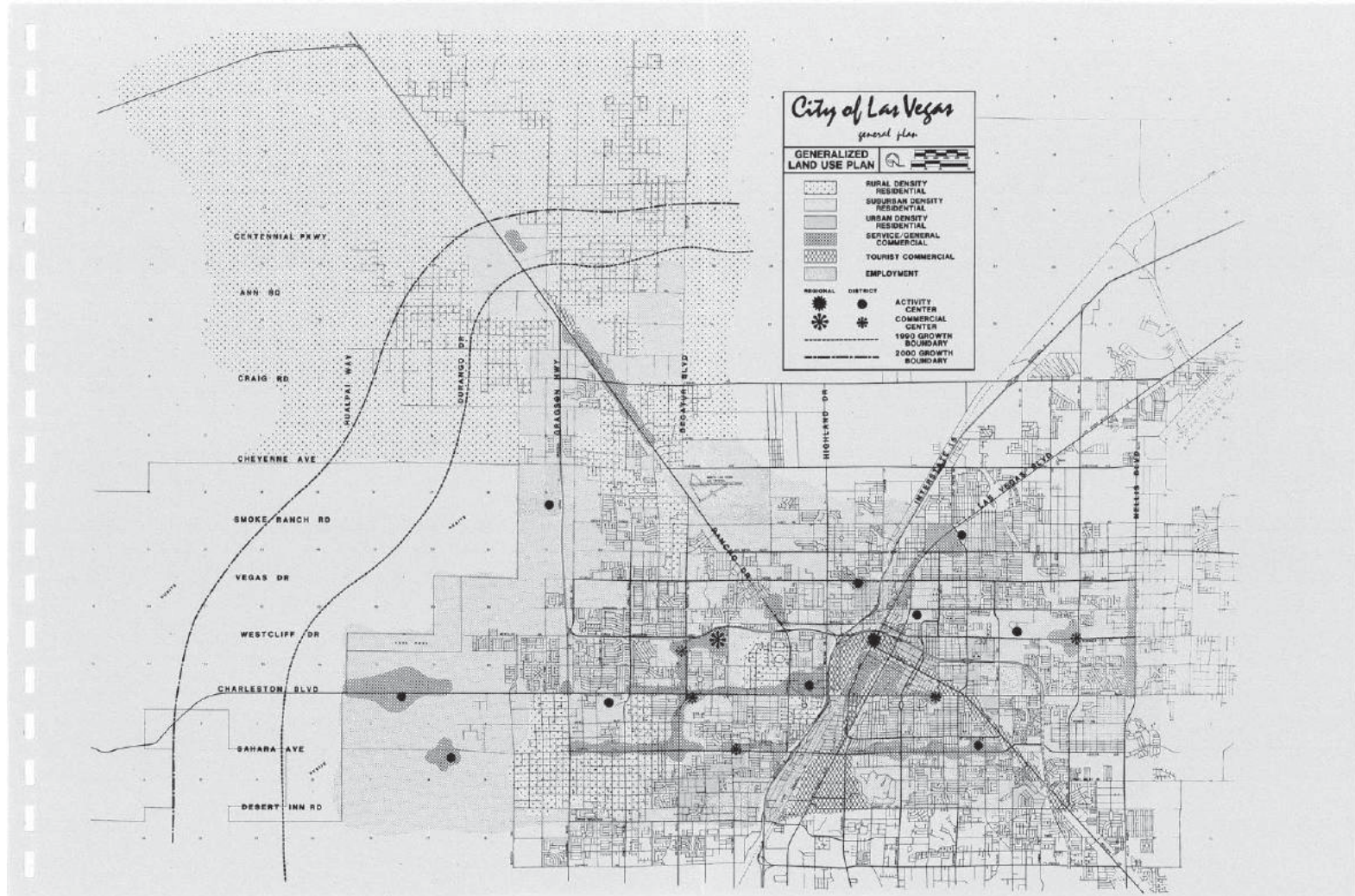
TABLE 3-4
RPD Density Ratios
Percent of Residential Land Area by Type of Dwelling Unit Density

Density Category DU's/ Gross Acre	High	Medium	Medium Low	Low	Rural
	Over 20	12-20	6-12	3-6	0-3
RPD					
Urban	50%	25%	25%	0	0
Suburban	0	10%	60%	30%	0
Rural	0	0	0	15%	85%

F. COMMUNITY PROFILE SYSTEM

Community Profiles are designated areas of the City comprising two or more residential planning districts and having a predominant or homogeneous characteristic, such as the City's "downtown" area or the medical facility area in the vicinity of the Southern Nevada Memorial Hospital. The community profile maps reflect the preferred location and density ranges for the various types of land uses throughout the City. Consequently, there may be more area designated for certain types of land uses and greater densities than would ultimately be allowed for the purpose of providing development options. The amount of land allocated to the land uses and the densities on each profile map are continually balanced by City staff in conjunction with the Residential Planning District System to result in the designed number of residential dwelling units and support uses.

Sixteen Community Profiles, each with a separate land use map and supporting text, comprise the General Plan study area. This system of profile areas can be expanded as circumstances require. These profile maps and texts enable the City to review individual development projects in terms of land use and the policies contained in the General Plan. Thus, land use totals will change over time as development occurs and the desired balance of uses is achieved.



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EXHIBIT “E”

**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase One Rezoning Application

PREPARED FOR:

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December 13, 1988

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**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase One Rezoning Application

December 13, 1988

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PECCOLE RANCH

The proposed overall 1,716.38 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for Conceptual Master Plan approval, along with the rezoning of the 448.8 acre Phase One to R-PD7, R-3, and C-1 designations. The following narrative describes the intent of the Master Plan, compares the proposed plan with the previously approved Venetian Foothills Master Plan, and discusses in detail those land uses proposed in Phase One of Peccole Ranch.

INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

Peccole Ranch is a Master Planned community comprising 1,716.3 acres located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit A, page 2), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by those developments occurring in the Peccole Ranch vicinity such as Canyon Gate and The Lakes. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The proposed Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met.

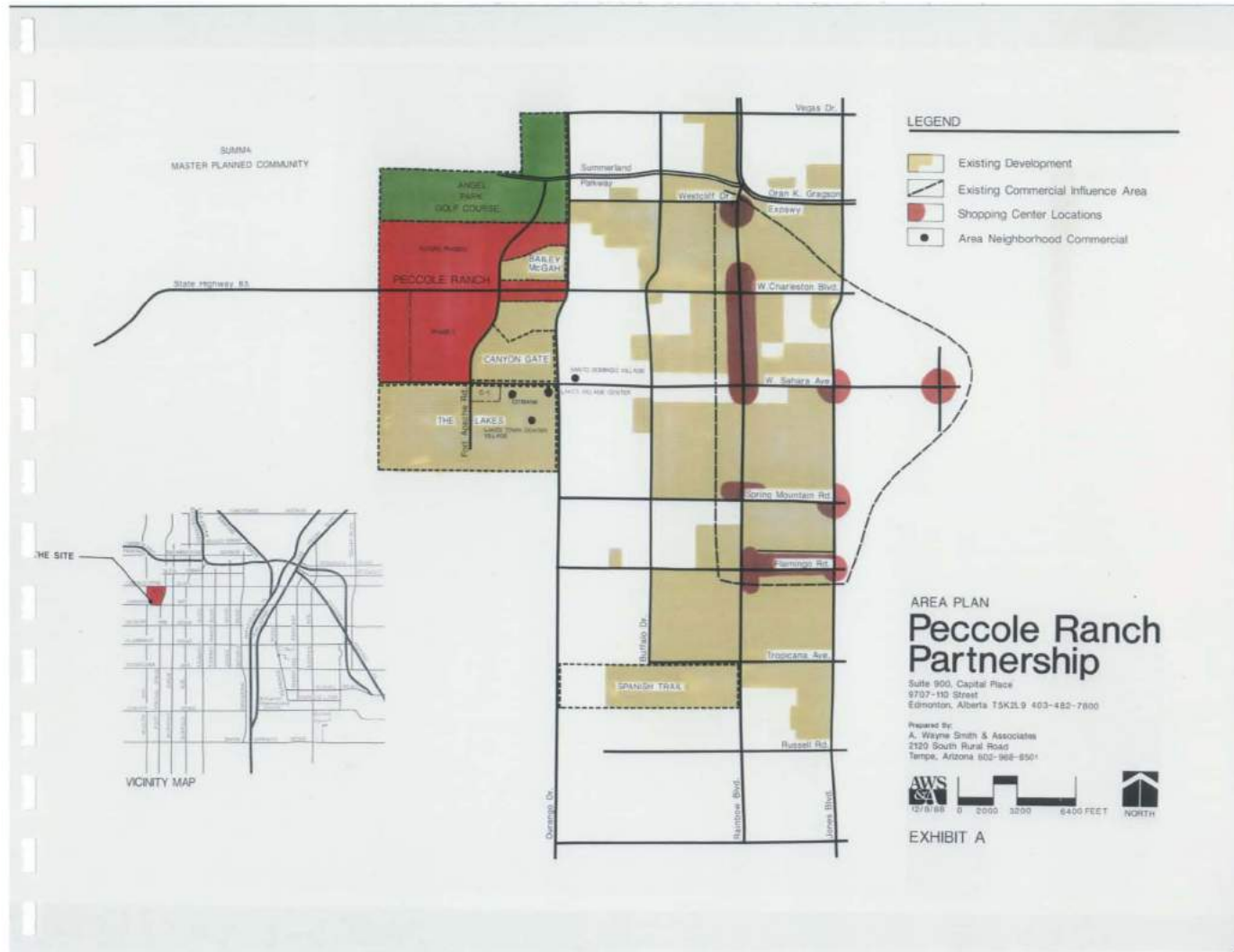
The proposed Peccole Ranch Master Plan (Exhibit C, page 3) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. Special attention has been given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. A 132.5 acre linear open space system winding throughout the community provides a positive focal point while creating a mechanism to handle drainage flows.

Also of importance to Peccole Ranch is the alignment of the Summerland Parkway under construction north of the Project. The Summerland Parkway is an east/west expressway which will be approximately three to three and one-half miles long

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originating at the curve of the Oran A. Gragson Expressway (Westcliff Drive and Rainbow Boulevard) with a terminus at the corner of the initial two Summerland Villages.

The development plan for Peccole Ranch is designed to meet the current and long range needs of the Las Vegas Metropolitan Area as the population expansion is realized. Overall project character and identity will reflect the high standards of quality envisioned by the developer and a consistency with the pattern of regional community development.

**MASTER PLAN COMPARISON:
PECCOLE RANCH VS. VENETIAN FOOTHILLS**

The proposed 1,716.3 acre Peccole Ranch Master Plan is an amendment to the 1,923 acre Venetian Foothills Master Plan which was approved by the City of Las Vegas in the spring of 1986 (Exhibit B, page 5). The major difference between the plans is the reduction in commercial acreage and elimination of the golf course. The Peccole Ranch Plan designates approximately forty-eight (48) percent less high intensity uses such as commercial, office or resort, as opposed to the Venetian Foothills plan.

The Phase One (Exhibit D, page 7) circulation system has been refined to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials as compared to the Venetian Foothills Phase One. The integration of the major wash areas also differs between the approved and proposed plans. Whereas the previous plan utilized golf course area, the present plan incorporates a lineal open space system which retains the opportunity for lot premiums since the open space is located adjacent to numerous single family parcels. The open space also allows a greater number of residents to enjoy the amenity versus the golf course originally proposed which limits the amount of use by development residents.

Lastly, the Venetian Foothills plan called for a Regional Shopping Center comprising approximately 106 acres prior to the sale of a majority of that parcel to Bailey & McGah for residential development. Due to the exclusion of this property, and the need to address community and regional commercial consumer market



Map1 HILLS MASTER PLAN

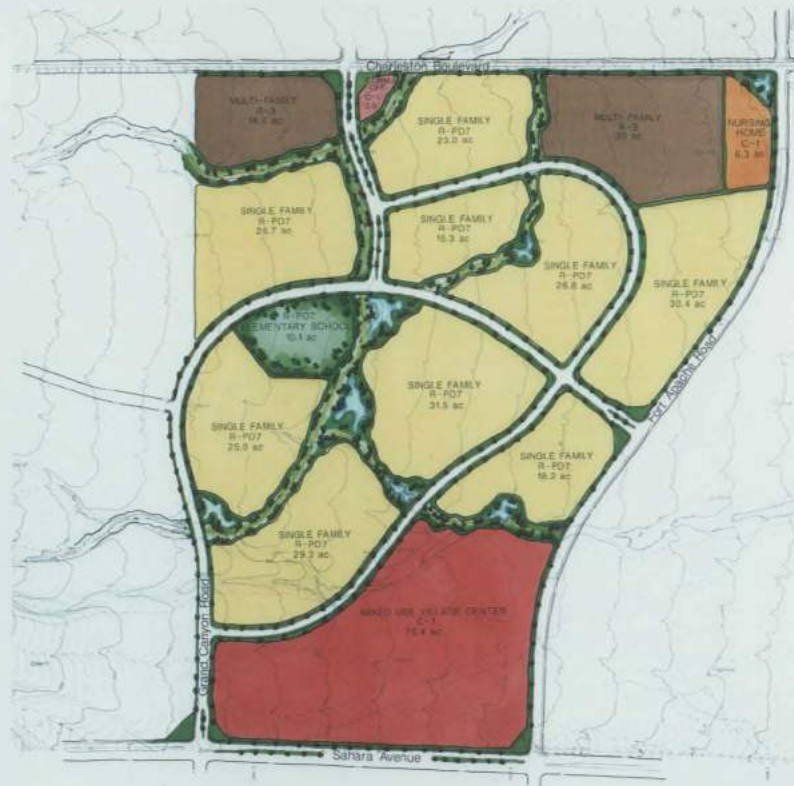
demand in the area, a Mixed Use Village Center (Exhibit E, page 13) is proposed at the intersection of Fort Apache and Sahara Avenue. The Village Center will incorporate a variety of uses including multiple-family and comparison commercial. The Mixed Use Village Center provides not only a commercial and employment element to Peccole Ranch but serves as a transition parcel from the greater intensity of multiple family, commercial and office developments adjacent to the south of Sahara Avenue. Specific uses and the character envisioned in this area and throughout the Phase One 448.8 acres are described in detail in the following narrative.

PHASE ONE - PECCOLE RANCH

Phase One of Peccole Ranch comprises approximately 448.8 acres bounded on the north by Charleston Boulevard, Sahara Avenue on the south, the Fort Apache alignment on the east, and the Grand Canyon Road alignment on the west. The zoning designations proposed in Phase One are R-PD7, R-3, and C-1, as described in the following land use descriptions.

Single Family Residential

The demand for housing remains strong in the Peccole Ranch vicinity, reflecting the continued growth of immigration to the area. The delineation of residential uses proposed in the 448.8 acres of Peccole Ranch Phase One is based upon market study documentation of historical and projected single family housing subdivision and multiple family absorption patterns and approximately 228.2 acres or 51 percent of Phase One is devoted to single-family development. The anticipated price range of the single family products, \$85,000 to \$150,000, supports the theory that quality lower priced housing in the strong northwest/southwest markets remains in demand, particularly at the Project location which is positioned as a natural northerly growth extension to the successful Lakes community and which will benefit greatly from the surrounding golf environment and the Summerland Parkway. Recent data obtained concludes that the preference is for detached single family homes since over 88 to 97 percent of the consumers purchased detached units during the past four quarters. The significance of this growth is the expanding opportunity to provide housing to an increasingly diverse population.



ZONING	LAND USE	NET ACRES	NET DENSITY Units/Acre	UNITS
C-1	NURSING HOME	6.3		
R-PD7	SINGLE FAMILY	228.2	7.0	1597
R-3	MULTI-FAMILY	44.0	24.0	1152
C-1	VILLAGE CENTER	75.4		
	COMMERCIAL MULTI-FAMILY	63.1	34.2	1108
C-1	COMMERCIAL/OFFICE	2.0		
R-PD7	DRAINAGE/OPEN SPACE	30.8		
R-PD7	ELEMENTARY SCHOOL	10.1		
	STREET R.O.W.	46.0		
TOTAL		448.8	8.6	3857

PHASE 1-LAND USE PLAN
Peccole Ranch Partnership

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Prepared by:
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EXHIBIT D

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Also, gated entries into Phase One residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products by builders and developers.

Multiple-Family Residential:

The present strong consumer demand for apartments has created a large base of established residents looking for alternative home ownership options and the Mixed Use Village Center incorporates a 32.4 acre multi-family element in Phase One (Exhibits F and G, pages 10 and 11) which will be geared toward those future residents who prefer a more urban oriented lifestyle. Sensitive site design techniques will be utilized to integrate the residential element with those of a business nature. A portion of the Phase One multiple-family will be designed as two-story structures, with salient elements including:

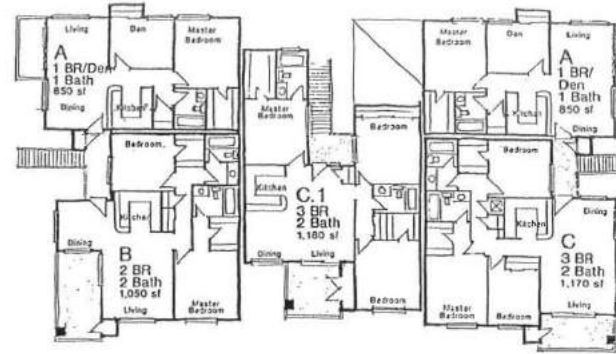
- * Spanish-Mediterranean architecture
- * Private garages provided for all units
- * One, two, and three bedroom units
- * Unit square footage ranging from 850 to 1,170 square feet
- * Some units will provide the popular double "master suites"
- * A wide range of amenities and landscaping

Also integrated into the Mixed Use Village Center is a cluster of several mid-rise (eight-story) apartments designed to target the strong demand for middle and upper income luxury apartment opportunities as an alternative to standard apartment living. The cluster is located to obtain primary visibility from Sahara Avenue, a principle high flow arterial. Emphasis has been placed on buffering and transitioning of the midrise complex, to two-story garden apartments, then ultimately single family developments on the north and west. Also, negotiations are presently underway with a developer/owner for the multiple family development within the Mixed Use Village Center.

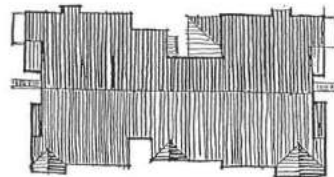
Two multi-family parcels are also located along Charleston Boulevard to maximize exposure and to provide buffering to the internal single family neighborhoods from external arterial traffic. Multi-family opportunities in addition to single family parcels are provided in the future phases of Peccole Ranch, however, these parcels are designed such that they remain flexible to respond to current market trends and demands at the actual time of development.



Building #1
1ST FLOOR PLAN



Building #1
2ND FLOOR PLAN

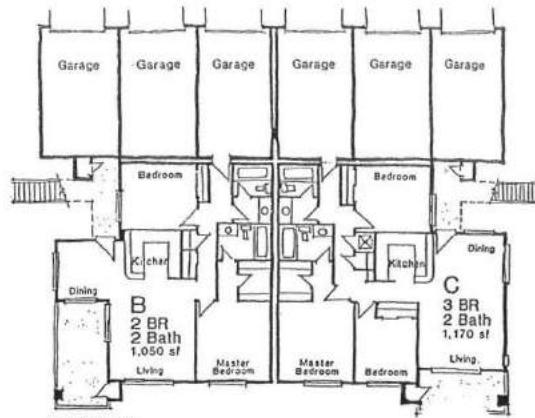


Building #1
ROOF PLAN

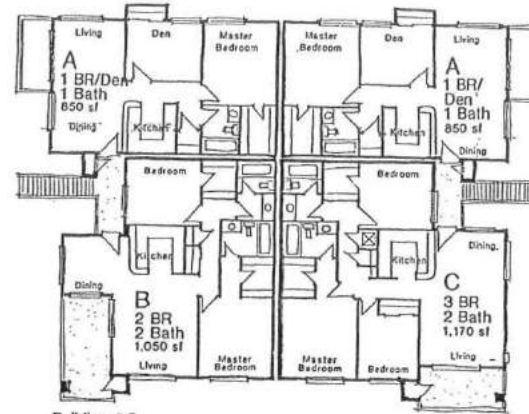
EXHIBIT F
Peccole Ranch
Village Center
Multiple Family Floor Plans

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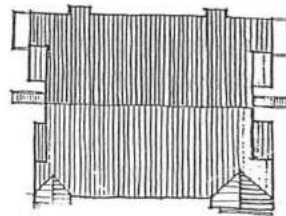
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Building #2
1ST FLOOR PLAN



Building #2
2ND FLOOR PLAN



ROOF PLAN

EXHIBIT G
Peccole Ranch
Village Center
Multiple Family Floor Plans

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Commercial

High intensity uses such as multi-family, commercial, office and employment opportunities are concentrated in the 75.4 acre Mixed Use Village Center (Exhibit E, page 13) in Phase One of Peccole Ranch. The parcel is located at the intersection of Sahara Avenue and Fort Apache to provide prime exposure and visibility. This Village Center is also physically well sited in relationship to surrounding high volume major collector streets, rapidly expanding residential consumer demand sources and the lack of competitive projects. This may be evidenced from a review of the Area Plan (Exhibit A, page 2) which depicts the current lack of commercial centers, and the potential urbanization of the vacant residential lands from Jones Boulevard west to Hualpai Way.

At this time, the 75.4 acre Mixed Use Village Center will accommodate approximately 32.4 acres of multiple-family (Exhibit E, page 13), and approximately 43.0 acres for a planned comparison shopping/fashion mall shopping center. It is anticipated that the impact of the developer's experience and reputation will attract a prime array of quality lead tenants and support businesses. A small 2.0 acre commercial/office parcel is also provided on Charleston Boulevard, and a 6.3 acre nursing home site is planned at the southwest corner of Fort Apache and Charleston Boulevard. At this time, negotiations are underway with a developer/owner for the nursing home parcel.

Future phases of Peccole Ranch will include approximately 119.6 acres of neighborhood commercial/office located at intersection nodes in order to be easily accessible, along with a 12.0 acre hotel/resort site at the main project entry off Fort Apache Road. These parcels will accommodate basic support facilities and services required by the residential community. Office parcels totalling approximately 14.1 acres are also provided in various locations along Charleston Boulevard.

Open Space and Drainage

A focal point of Peccole Ranch Phase One is the 30.8 acre linear open space network which traverses the site in a manner which follows the wash system. All parcels within Phase One, excepting one, may be directly accessed via the open space. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout the



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bike paths and walkways. The surrounding community as well as project residents may use the open space to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, ramadas and pleasing water features will be located in passive gathering areas scattered throughout the open space.

The close proximity to Angel Park along with the extensive open space network were the determining factors in the decision not to integrate a public park in the proposed plan. According to the Parks, Recreation and Senior Citizen Activities Division a need for a dedicated public facility within Peccole Ranch is not indicated nor anticipated in the future.

Drainage flows through the washes initially enter the site at a peak rate of 800 cubic feet per second, and move in a east/northeast direction. Two wash flows are then directed into the main drainage wash which flows northeasterly towards the large Angel Park reservoir at a rate of approximately 1,600 cubic feet per second.

On-site retention generated in the Project will be maintained throughout the open space system.

Schools

A 10.1 acre elementary school site is reserved in Phase One, and according to the Clark County School District the site has been approved and will be purchased based upon acceptable appraisals (See Appendix). The location is central to Phase One, and the site will be developed to meet the requirements of the Clark County School District. An additional 19.7 acre school site is designated in the future phase of Peccole Ranch, however, the level of education such as elementary or middle school status will not be determined until development occurs and the student population becomes more clearly defined. A typical elementary school requires a student body of approximately 600 to support the facility according to Clark County School District standards, whereas a junior high school requires 1,250 students. Student population projections for Phase One are attached, along with documentation of the District's approval of the proposed site.

Other Land Uses

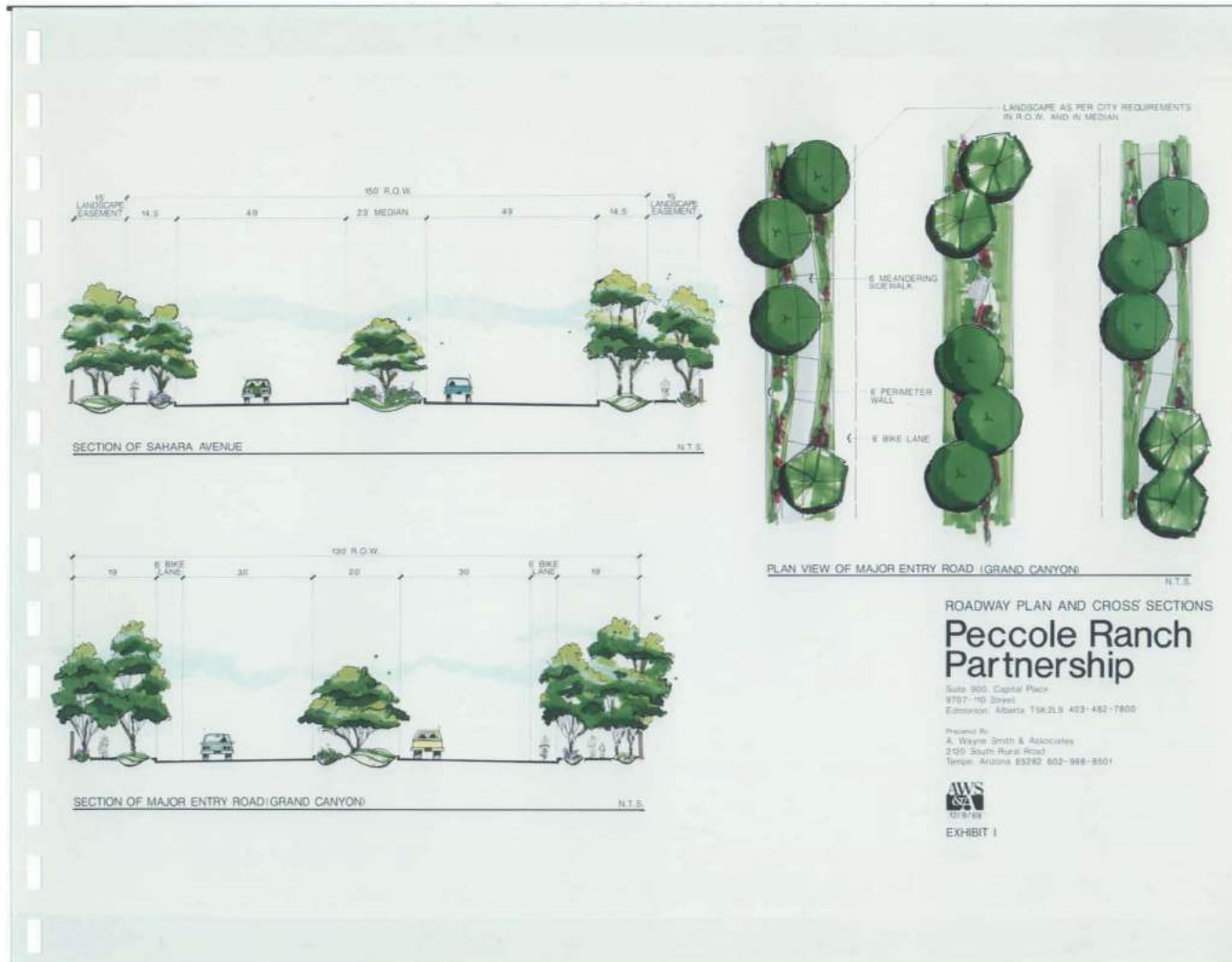
A 10.9 acre water storage facility is located in the northeast portion of Peccole Ranch to appropriately accommodate the topography and historic flow direction. This facility will be designed and constructed to meet the requirements of the Public Works Department and Director.

DEVELOPMENT PLAN - PHASE ONE

The Peccole Ranch Partnership is the land developer for Peccole Ranch and will assume the responsibility of the following:

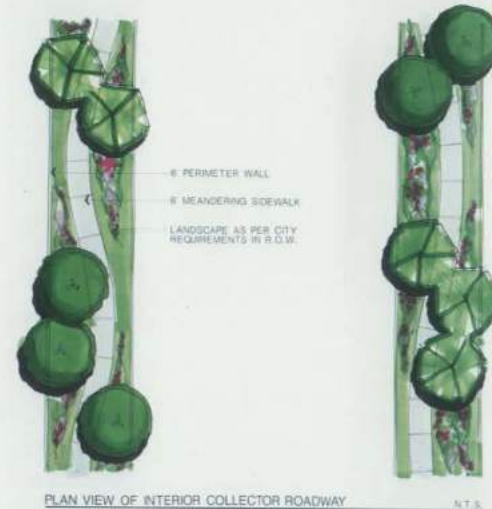
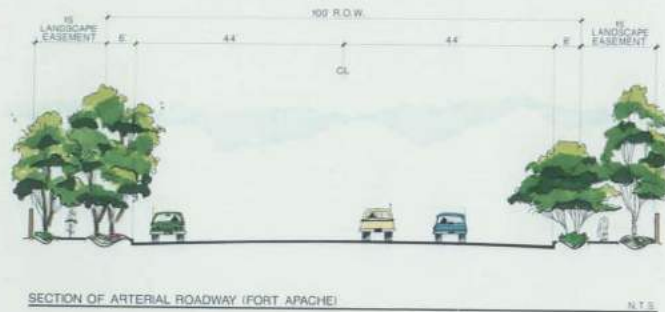
- * Full street improvements for internal collector streets and partial improvements for other public streets adjacent to the development, or as agreed upon with the City of Las Vegas. See roadway Exhibits I and J on the following pages.
- * Delivery of water, sewer, telephone, and power to all parcels.
- * Rough grade of all parcels.
- * Open Space development and landscaping.
- * Entry treatments, including landscaping, water features, special pavement, and project signs.
- * All landscaping along arterial roads (Charleston Boulevard, Sahara Avenue, and Fort Apache) and within internal boulevards.
- * An information center.

The street and utility construction will begin in the southern portion of the project.



CLV65-000081
 0081

10071



ROADWAY PLAN AND CROSS SECTIONS **Peccole Ranch Partnership**

Suite 900, Capital Place
 9707-110 Street
 Edmonton, Alberta T6P 2L9 403-452-7300

Presented by:
 A. Wayne Smith & Associates
 2100 South Rural Road
 Tempe, Arizona 85283 602-968-3504



10/8/88
 EXHIBIT J

CLV65-000082
 0082

10072

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 Peccole Ranch. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Master Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within individual development parcels to maintain the common area within these areas.

PHASING

Initiation of infrastructure will occur in the third quarter of 1989 or sooner. Individual parcel development is anticipated to commence in the second quarter of 1990.

GENERAL PLAN CONFORMANCE

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

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

PECCOLE RANCH
LAND USE DATA
PHASE ONE

<u>LAND USE</u>	<u>NET ACRES</u>	<u>ZONING</u>	<u>NET DENSITY</u>	<u>UNITS</u>
Single Family	228.2	R-PD7	7.0 du/ac	1,597
Multi-Family	48.0	R-3	24.0 du/ac	1,152
Mixed Use Village Center		C-1	-	-
Multi-Family	32.4	-	34.2 du/ac	1,108
Commercial/Office	43.0	-	-	-
Commercial/Office	2.0	C-1	-	-
Nursing Home	6.3	C-1	-	-
Open Space/Drainage	30.8	R-PD7	-	-
Right-of-Way	48.0	R-PD7	-	-
Elementary School	10.1	R-PD7	-	-
 TOTAL	 448.8		 8.6 du/ac	 3,857

PECCOLE RANCH
LAND USE DATA
OVERALL MASTER PLAN

<u>LAND USE</u>	<u>NET ACRES</u>	<u>DENSITY RANGES</u>
Single Family	966.9	4.0 - 8.0 du/ac
Multi-Family	192.6	8.0 - 24.0 du/ac
Mixed Use Village Center (Commercial, Office, Multi-Family)	75.4	20.0 - 35.0 du/ac
Neighborhood Commercial/Office	121.6	
Office	14.1	
Hotel/Resort	12.0	
Nursing Home	6.3	
Water Storage	10.9	
Open Space/Drainage	132.5	
Right-of-Way	154.2	
Schools	29.8	
 TOTAL	 1,716.3	

PECCOLE RANCH
STUDENT POPULATION PROJECTIONS

<u>GRADE</u>	<u>PHASE ONE</u>	<u>FUTURE PHASES*</u>	<u>MASTER PLAN</u>
K thru 6	902	2,021	2,923
7 thru 9	347	777	1,124
10 thru 12	343	768	1,111
TOTAL	1,592	3,566	5,158

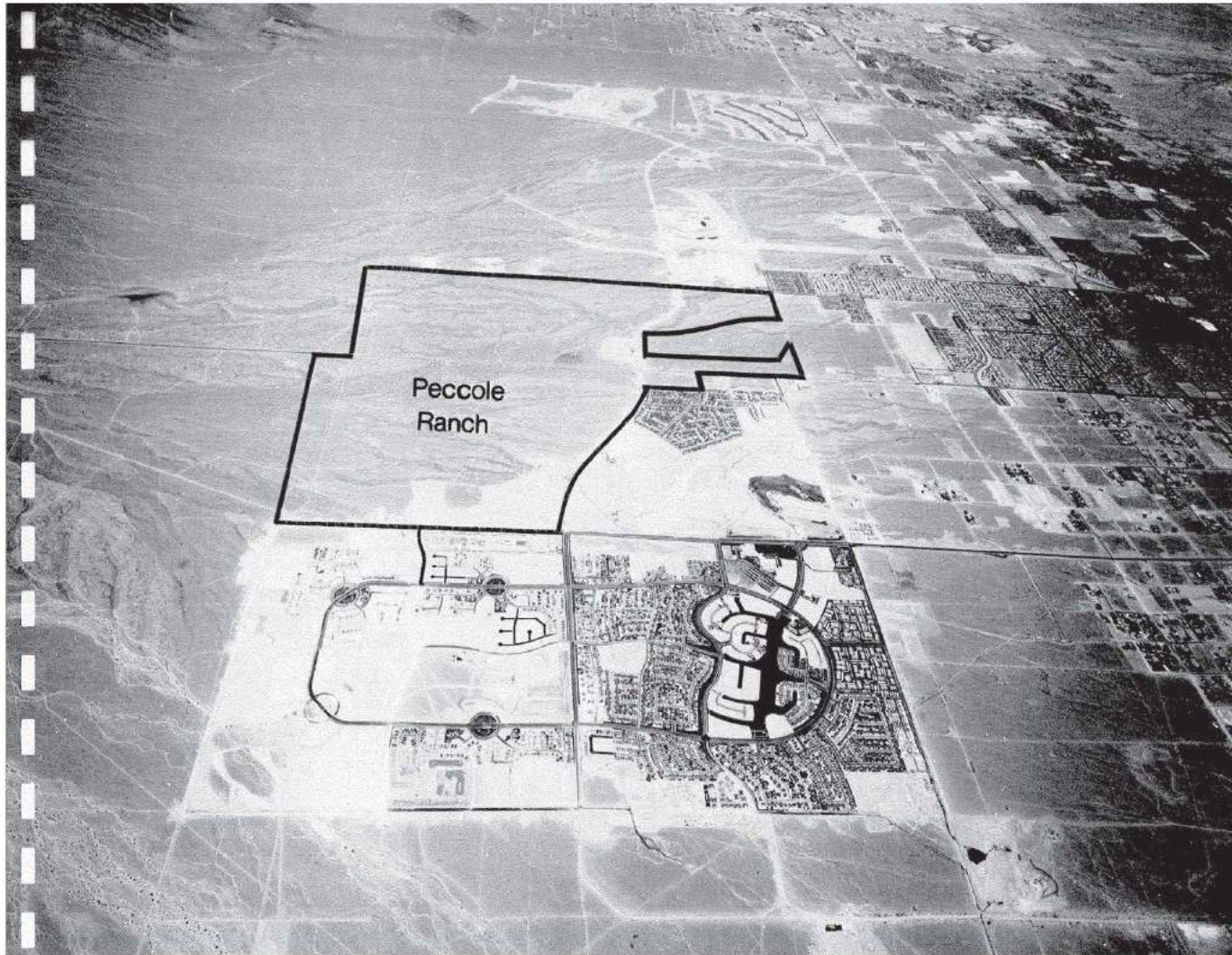
* Assuming an average single family density of 7.0 du/ac, and a multi-family density of 24.0 du/ac.

APPENDIX

CLV65-000087

0087

10077



CLV65-000088
0088

10078

THE PECCOLE RANCH PARTNERSHIP

EXECUTIVE PROFILES

The Peccole Ranch Partnership was formed based upon a mutual interest by both the Peccole Trust and the Triple Five Corporation to develop a quality mixed use planned community within the City of Las Vegas. The following executive profiles provide background information related to the key players in the Peccole Ranch Master Plan.

Peccole Trust

William Peccole has been involved in insurance and real estate since his release from the United States Air Force, where he held the rank of Captain. He served as a Commissioner on the Las Vegas City Council in the 1940's. Peccole has made numerous contributions, both physical and financial, to sports programs, charitable organizations, and scholarship programs. He was also named Distinguished Nevadan by the University of Nevada Board of Regents.

Larry A. Miller graduated in 1977 with a Bachelor of Arts degree. He also has approximately 25 hours toward his Masters degree. Miller is currently assistant to William Peccole in directing and facilitating all aspects of real estate development.

Greg Georgian graduated in 1985 with a Bachelor of Science degree in Real Estate Finance from the University of Nevada. Greg is currently employed as a real estate consultant and investor for William Peccole Enterprises. His responsibilities include bookkeeping, contract evaluation, and research.

Triple Five Corporation

The Triple Five Corporation is an Edmonton, Alberta, Canada, based real estate development and investment company. Originally formed in 1967 as Ghermez Developments Limited, the company was renamed the Triple Five Corporation Limited in 1973. The Corporation has developed numerous multi-million dollar developments such as the West Edmonton Mall, Fantasyland Hotel, and Eaton Centre Edmonton. Key people in the Triple Five Corporation who are also involved in the Peccole Ranch Master Plan include: Eskander Ghermezian, Wayne Kryger, and David Stoddart.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-U Use District to a P-DR7, R-3, & C-1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

See the attached legal descriptions.

Assessor's Parcel Number: 450-150-006, 450-150-007, 450-150-008, 450-160-003, 450-160-004,

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

450-160-005, 450-170-002,
450-170-003, 450-180-002,
450-180-003, 440-550-023,
440-550-048, 440,540-001,
440-560-008, 440-530-001

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), William Peccole 1982 Trust

(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) William Peccole Trustee 2760 Tioga Pines
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

(702) 364-5002
PHONE NUMBER

Las Vegas, Nevada 89102
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER

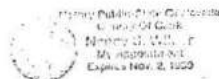
CITY STATE ZIP

Subscribed and sworn to before me this 7th day of December, 1988.

Nancy S. Wilder
Notary Public in and for said County and State

My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

Meeting Date: _____

CLV65-000090
0090

10080

AGENDA

January 12, 1989

City of Las Vegas
PLANNING COMMISSION

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. MASTER DEVELOPMENT PLAN-PECCOLE RANCH

Applicant: WILLIAM PECCOLE, TRUSTEE
Application: Request for approval of Master Development Plan.
Location: North of Sahara Avenue and south of Angel Park, between Durango Drive and Hualpai Way
Size: 1,716 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The 11.4 acre multi-family site on the south side of Charleston Boulevard be relocated to the north side, immediately east of the commercial site.
2. The 30 acre multi-family site northeast of the commercial site at Hualpai Way and Sahara Avenue be reduced to 20 acres.
3. A maximum of 3,150 dwelling units be allowed for Phase I.

PROTESTS: 8 on record with staff
2 speakers at meeting
32 persons in audience
97 letters (same petition used for Item 36)

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this application involves a large parcel that has had several Master Plans approved on it in the past. There are some major drainage channels going through the area. The exterior treatment will be similar to the Canyon Gate development to the southeast. On the northerly portion is a proposed golf course and north of that is a hotel resort type facility. There will be about 75 acres for a shopping center with garden apartments adjacent to that center. Staff recommended a reduction in the number of units and relocation of the multi-family. Staff recommended approval, subject to the conditions.

WILLIAM PECCOLE, 2760 Tioga Pine Circle, appeared and represented the application. This will be a class development. It will be a project comprising the Peccole family and Triple Five Corporation. He concurred with staff's conditions.

WAYNE SMITH, Land Planner, 2120 South Rural Road, Tempe, Arizona, appeared and represented the applicant. He explained the plot plan. They have worked with City staff on this project.

CHARLEY JOHNSON, VTN Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. The main street will be Charleston Boulevard. There will be bike paths. Fort Apache will lead into the freeway interchange. Charleston Boulevard will be widened from Antelope to this project.

BETH DiFIORE, 8816 Silvani, appeared in protest. She presented 97 names on petitions. She wants to preserve the scenic beauty of this area and the bike paths to remain. She objected to the density. If they have this high density, they would like it more spread out. She was concerned about drainage. They need additional

CLV65-000091
0091

10081

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

January 12, 1989

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

35. MASTER DEVELOPMENT PLAN -
PECCOLE RANCH (CONTINUED)

police and fire protection.
The surrounding property owners
want a voice in the Master
Plan.

GERARD BLATZ, 8632 Cremona
Drive, appeared in protest.
The Fire Department is approximately
ten minutes away.

CHARLEY JOHNSON appeared in
rebuttal. The Peccole family
donated a two acre site at
Durango and Charleston for
a Fire Station.

WAYNE SMITH appeared in rebuttal.
The School District is in accordance
with the plan.

MR. FOSTER stated a new fire
station will soon be constructed
on Durango, north of Charleston
Boulevard.

To be heard by the City Council
on 2/1/89.

(10:02-10:42)

CLV65-000092
0092

10082

January 12, 1989

AGENDA

City of Las Vegas
PLANNING COMMISSION

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

36. Z-139-88

Applicant: WILLIAM PECCOLE, TRUSTEE
Application: Zoning Reclassification
From: N-U (under Resolution of Intent to R-PD4, P-R, C-1 and C-V)
To: R-PD7, R-3 and C-1
Location: West side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard
Proposed Use: Single Family Residential, Multi-Family Residential, Commercial and Mixed Use Commercial which consists of Retail/Service Commercial, Office and Multi-Family (Multi-Story) Residential.
Size: 448.8 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. A maximum of 3,150 dwelling units be allowed.
3. Approval of plot plans and elevations by the Planning Commission for each parcel prior to development.
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.
5. Construct street improvements on all streets as required by the Department of Public Works.
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.

Black -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated the remarks he made on Item No. 35 also pertain to this application. Some of the multi-family structures will be to a height of eight stories on the mixed use parcel at Sahara and Fort Apache. Staff recommended approval, subject to the conditions.

WAYNE SMITH, Land Planner, 2120 South Rural Road, Tempe, Arizona, and CHARLEY JOHNSON, Engineer, VTN Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They objected to Condition No. 6. The applicant will complete all the requirements and will not downgrade this development. Charleston Boulevard will be improved for access to this project.

WILLIAM PECCOLE, 2760 Tioga Pine Circle, appeared and represented the application. He is willing to contribute the required monies for the traffic signals as requested in Condition No. 8.

BETH DiFIORE, 8816 Silvani, said the remarks she made on Item No. 35 pertain to this item also. The signatures in protest that she presented when she appeared under Item No. 35 are to be used for this item as well.

HOWARD SUTZ, 8929 Borla Drive, appeared in protest. He objected to the eight or nine story apartment buildings. He agreed with what Beth DiFiore said.

ANDIE CLEMENTE, 9018 Dolphin Cove Avenue, appeared in protest. There are vacant apartments in the area already, as well as shopping centers.

CLV65-000093
0093

10083

January 12, 1989

AGENDA

City of Las Vegas
PLANNING COMMISSION

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

36. Z-139-88 (CONTINUED)

7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.

8. Contribute \$25,000 for a traffic signal system at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon Road and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard at the time of development of the adjoining parcels as required by the Department of Public Works.

9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.

10. The existing Resolution of Intent is expunged upon approval of this application.

PROTESTS: 4 speakers at meeting
32 persons in audience (same persons as Item No. 35)
97 letters (same petition used on Item No. 35)

ANTHONY RUSSO, 3148 Crystal Bay, appeared in protest. The fire and police protection is not adequate.

COMMISSIONER BABERO said the fire and police protection will follow this project.

MR. FOSTER said construction of a fire station will commence this year.

FRANK DENNY, 9104 Dolphin Cove Court, appeared in protest. He was concerned about flooding. There are too many apartments in Las Vegas.

To be heard by the City Council on 2/1/89.

(10:42-11:15)

CLV65-000094
0094

10084

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

AGENDA

City of Las Vegas

000591

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

Page 49

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
1739 to 1832	<p>H. MASTER DEVELOPMENT PLAN - RELATED TO <u>ZONE CHANGE Z-139-88 - PUBLIC HEARING</u></p> <p>1. ABEYANCE ITEM - Peccole Ranch</p> <p>Request for approval of the Master Development Plan for property located north of Sahara Avenue and south of Angel Park, between Durango Drive and Hualpai Way.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. The 11.4 acre multi-family site on the south side of Charleston Boulevard be relocated to the north side, immediately east of the commercial site. 2. The 30 acre multi-family site northeast of the commercial site at Hualpai Way and Sahara Avenue be reduced to 20 acres. 3. A maximum of 3,150 dwelling units be allowed for Phase I. <p>Staff Recommendation: APPROVAL</p> <p>PROTESTS: 137 (103 letters, 34 at meeting)</p>	<p>MILLER - APPROVED as recommended subject to the conditions and an additional condition that the single family and multifamily be constructed concurrently. Unanimous</p> <p>Clerk to Notify and Planning to proceed.</p> <p>Bill Peccole, Larry Miller, David Stoddard, Wayne Smith, and Charley Johnson appeared representing the request.</p> <p>PROTESTS Beth DiFiore, 8816 Silvagni, appeared and presented 10 additional letters of protest.</p> <p>NOTE: EXCERPT OF MOTION MADE PART OF FINAL MINUTES.</p>

CLV65-000095
0095

10085

X.

H. MASTER DEVELOPMENT PLAN - PECCOLE RANCH - RELATED TO ZONE CHANGE Z-139-88
- PUBLIC HEARING

I. Peccole Ranch

This item was held in abeyance at the request of the applicant and is a revised Master Development Plan for the Peccole property that is to be a planned community and named Peccole Ranch. There is a related zoning application, Z-139-88, Item X.H.1., on 448.8 gross acres of the 1,716 acres involved in this Development Plan. Prior master development plans were approved on this property in 1981 and 1986.

The Development Plan is for property located between Angel Park and Sahara Avenue east of Hualpai Way with portions extending easterly to Durango Drive. The Bailey and McGah and the Canyon Gate Country Club developments exist to the east. To the northeast, north of Charleston Boulevard, is a proposed Bailey and McGah single family development. To the west is the Summerlin property and to the south is the Lakes At West Sahara development.

The Phase I portion of the property is located west of Fort Apache Road between Charleston Boulevard and Sahara Avenue, that is predominantly for single family use with some parcels along Charleston for multi-family and a nursing home on a commercial site. There is a mixed use village center on the southerly portion at Sahara for shopping and an 8-story multi-family complex that is bordered by two-story garden apartments along the northwest part of the parcel. West of Phase I is similar type of development as well as on most of the property to the north of Charleston Boulevard with the exception of a hotel/resort site adjacent to Angel Park at Rampart Boulevard (formerly Fort Apache Road north of Charleston). Also, there is a golf course on the north portion.

The entire development will be a walled-in community with landscaping along the street frontages and there will be landscaped open space on the interior with most of it being in the major drainageways. A school site is proposed on the southerly part of the development. The overall density is 6.7 units per gross acre that is compatible with the General Plan, which recommends an average density of 7 units per acre. The uses and amount of acreage is as follows:

LAND USE	ACRES:	
	PHASE I	OTHER PHASES
Nursing Home	6.3	---
Single Family	258.2	587.4
Multi-Family	18.0	143.9
Mixed Use Village Center:		
Commercial/Office	43.0	---
Multi-Family	32.4	---
Commercial/office	2.0	---
Drainage/Open Space	30.8	---
Right-of-Way	48.0	---
Elementary School	10.1	---
Phase I Total	448.8	
Neighborhood Commercial/Office		137.7
Office		5.4
Hotel/Resort		56.6
Water Reservoir Site		10.9
Golf Course/Drainage		207.1
Right-of-way		98.8
School		19.7
Later Phases Total		1,267.5
Grand Total		1,716.3

- continued -

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000593

X.

H. MASTER DEVELOPMENT PLAN - PECCOLE RANCH - RELATED TO ZONE CHANGE
Z-139-88 - PUBLIC HEARING (continued)

1. Peccole Ranch

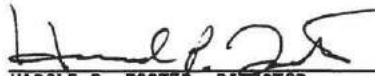
The southerly portion has more acreage for multi-family and an overall higher density than recommended in the General Plan. Staff worked out certain adjustments with the applicant to restrict Phase I to a maximum of 3,150 dwelling units and reduce the 30 acre multi-family parcel next to the commercial at Hualpai and Sahara to 20 acres and that the 11.4 acre multi-family parcel on Charleston east of the commercial site that is east of Hualpai be located to the north side of Charleston. This provides a balance on the amount of the multi-family on the north and south portions.

There was a protest factor from the residents in the Bailey & McGah development who indicated their subdivision consists of mostly oversized R-1 lots and they were concerned about the size of the lots in the R-PD7 single family areas and the amount of multi-family development. It was pointed out that all developments would primarily front on the interior of this walled-in community except some of the multi-family parcels would front on the perimeter streets but none of them across from the Bailey and McGah development.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 137 (103 letters, 34 at meeting)


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

CLV65-000097
0097

10087

000594

MASTER DEVELOPMENT PLAN

WILLIAM PECCOLE, TRUSTEE

EXCERPT OF MOTION - X.H.1 - MASTER DEVELOPMENT PLAN - PECCOLE RANCH.

COUNCILMAN MILLER: Your Honor, I want to MAKE A MOTION and that would be that we follow Planning and Staff recommendation for APPROVAL.

COUNCILMAN BUNKER: I just have one concern. I share somewhat the concerns mentioned, probably not to the extent, but I just feel with architectural review that we will be able to resolve mid-size or mid-rise apartment. I have a concern that you would not plan to build all of your R-3 and the mid-size up front and not build any of the single family. Now I know that you are going to tell me that that doesn't work, but you know, people do that. It's been done and so I would want some commitment on the record that you are going to build concurrently in Phase I some of these R-7 sites.

WAYNE SMITH: This is not a commitment, but the direction we are headed right at the moment, we have dealt with 15 builders in the last couple of days, although we're not at a marketing stage by the fact that we are here before you today with a zoning, and the single family portion is the most saleable portion, and I would have no problem with a commitment like that that it will go ahead concurrently, completely, the single family aspect of it.

MAYOR LURIE: Concurrently, the R-1 and multifamily are concurrently going to be built?

COUNCILMAN BUNKER: I understand that is what he is saying. That the R-3 will not be built first.

WAYNE SMITH: It will be built concurrently with the other. There is that interest in the marketplace as well, so it is feasible, it's very feasible.

MAYOR LURIE: Any other comments. Councilman Adamsen? We have a Motion. I was seeing if there were any other comments before we cast the votes.

COUNCILMAN ADAMSEN: Your Honor, I previously had some concerns regarding the actual approval at this point. Given the assurances as far as aesthetic review that has nullified some of my concerns. I would be happy to work with these developers in the future on these mid-rises and with that I WOULD MOVE THAT WE FOLLOW THE RECOMMENDATION OF STAFF.

MAYOR LURIE: Well, we have a Motion already, but the next application, this first application deals with the overall Master Plan. The next item deals with the Phase I. Is that correct?

WAYNE SMITH: That's correct.

MAYOR LURIE: That's when we have to talk about the multistory buildings.

COUNCILMAN MILLER: I have a question related to this for a moment. I know that there is some sort of a hotel or resort included in this. Were you thinking of putting a casino in there?

WAYNE SMITH: Not at this stage we're not. It's adjacent to the Angel Park Golf Course treatment. We...

MAYOR LURIE: You must approved it with your Motion.

COUNCILMAN BUNKER: In concept. He didn't approve a casino because they would have to get a Use Permit.

000596

EXCERPT OF MOTION - X.H.1 - MASTER DEVELOPMENT PLAN - PECCOLE RANCH.

MAYOR LURIE: In concept you approved it with your Motion.

COUNCILMAN MILLER: I approved a casino with my Motion.

MAYOR LURIE: In concept. They still have to come back for a Use Permit. If you want to talk about it you can talk about it now under this application. The next one, we are just talking about Phase I, which I believe cuts off at Charleston and it goes over to Sahara.

COUNCILMAN MILLER: Well, my only concern is I am not favoring any kind of casinos off of interstate highways. I've always felt that way.

WAYNE SMITH: The type of thing most directly related to another use is probably, the closest one would be a destination resort such as the Hyatt Regency in Scottsdale. It is truly integrated with the community. It's an urban scale destination resort.

COUNCILMAN MILLER: Thank you for clarifying that.

MAYOR LURIE: So, we understand now, the MOTION IS TO APPROVE WITH THE CONDITION THAT THE SINGLE FAMILY AND MULTIFAMILY ARE BUILT CONCURRENTLY. Cast your votes on the Motion. Post. Motion's APPROVED. (APPROVED UNANIMOUSLY). The next item is Z-139-88 for Phase I.

CLV65-000100
0100

10090

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000597

AGENDA

City of Las Vegas

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

Page 50

ITEM	Council Action	Department Action
1832 to 1834	<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>H. <u>ZONE CHANGE - RELATED TO MASTER DEVELOPMENT PLAN - PUBLIC HEARING</u></p> <p>2. <u>ABEYANCE ITEM - Z-139-88 - William Peccole, Trustee</u></p> <p>Request for reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard.</p> <p>From: N-U (Non-Urban)(under Resolution of Intent to R-PD4, P-R, C-1 and C-V)</p> <p>To: R-PD7 (Residential Planned Development) R-3 (Limited Multiple Residence) C-1 (Limited Commercial)</p> <p>Proposed Use: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND MIXED USE COMMERCIAL WHICH CONSISTS OF RETAIL/SERVICE COMMERCIAL, OFFICE AND MULTI-FAMILY (MULTI-STORY) RESIDENTIAL</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Resolution of Intent with a twelve month time limit. 2. A maximum of 3,150 dwelling units be allowed. 3. Approval of plot plans and elevations by the Planning Commission for each parcel prior to development. 4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, a 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works. <p>- continued -</p>	<p>ADAMSEN - APPROVED as recommended sub- ject to condition #3 being amended to include approval; of plot plans & building elevations (architectural renderings) by the City Council for all buildings except the single family; all other conditions to apply. Unanimous</p> <p>Clerk to Notify and Planning to proceed.</p>

CLV65-000101
0101

10091

CITY COUNCIL MINUTES
MEETING OF

FEBRUARY 15, 1989

000598

AGENDA

City of Las Vegas

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

Page 51

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
H. <u>ZONE CHANGE - RELATED TO MASTER DEVELOPMENT PLAN - PUBLIC HEARING</u>	APPROVED SEE PAGE 50	See Page 50
2. <u>ABEYANCE ITEM - Z-139-88 - William Peccole, Trustee (continued)</u>		
5. Construct street improvements on all streets as required by the Department of Public Works.		
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.		
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.		
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.		
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.		
10. The existing Resolution of Intent on the property is expunged upon approval of this application.		
Staff Recommendation: APPROVAL - in accordance with the General Plan		
PROTESTS: 133 (36 at meeting, 97 letters)		

CLV65-000102
0102

10092

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000599

X.

H. ZONE CHANGE - PUBLIC HEARING

2. Z-139-88 - William Peccole, Trustee

This item was held in abeyance at the request of the applicant. The application is to rezone 448.8 acres that is under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7, R-3 and C-1. The related Master Development Plan for this property is Item X.H.1. on this agenda.

This application is Phase I of the Master Development Plan that is on the west side of Fort Apache Road between Sahara Avenue and Charleston Boulevard. There is R-3, C-1 and C-2 zoning along Charleston Boulevard. To the east is developed R-PD8 and R-1 in the Bailey and McGah subdivisions and to the southeast is Canyon Gate Country Club that is zoned R-PD4. Also to the southeast is R-PD18 and C-1. There is C-1 and R-PD20 zoning to the south of Sahara and to the west is predominantly R-PD7 zoning.

Initially, this Phase had an overall density of 8.6 dwelling units per gross acre which exceeds the 7 units per gross acre density recommended in the General Plan. The applicant has agreed to limit the maximum number of dwelling units to 3,150 that will reduce the density in accordance with the General Plan. There are no development plans submitted at this time due to it being a large scale development and these will be required to be approved by the Planning Commission prior to development.

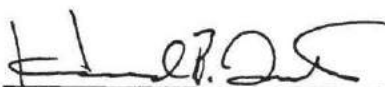
The same protestants as appeared on the related item were also in opposition to this application because the single family will be on smaller lot sizes than the Bailey and McGah development and there was concern about the multi-family parcels that would result in apartment projects in their neighborhood. Also, they felt the proposed 8-story multi-family project in the mixed-use village center at Fort Apache and Sahara Avenue may not be compatible.

Planning Commission Recommendation: APPROVAL - in accordance with the General Plan

Staff Recommendation: APPROVAL - in accordance with the General Plan

PROTESTS: 133 (36 at meeting, 97 letters)

SEE ATTACHED LOCATION MAP


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

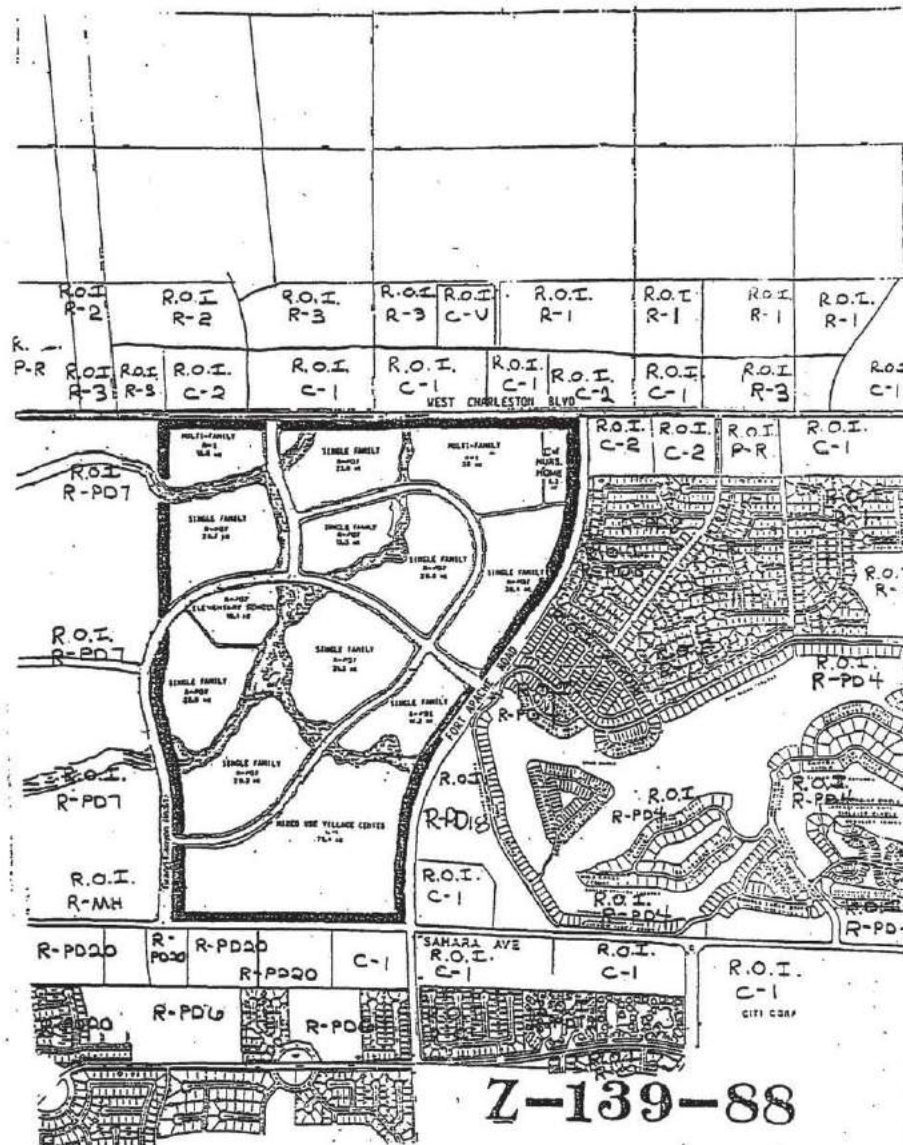
CLV65-000103
0103

10093

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000600

LOCATION MAP - ITEM X.H.2. - Z-139-88 - William Peccole Trustee



CLV65-000104
0104

10094

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 24, 1989

Mr. William Peccole
2760 Tioga Pines Circle
Las Vegas, Nevada 89102

RE: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING

Dear Mr. Peccole:

The City Council at a regular meeting held February 15, 1989 APPROVED the request for reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, From: N-U (Non-Urban)(under Resolution of Intent to R-PD4, P-R, C-1 and C-V), To: R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence), C-1 (Limited Commercial), Proposed Use: Single Family Residential, Multi-Family Residential, Commercial and Mixed Use Commercial which consists of Retail/Service Commercial, Office and Multi-Family (Multi-Story) Residential, subject to:

1. Resolution of Intent with a twelve month time limit.
2. A maximum of 3,150 dwelling units be allowed.
3. Approval of plot plans and building elevations (architectural renderings) by the Planning Commission and the City Council for each parcel prior to development, except the parcels involving single family development be exempted from City Council review.
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, a 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.



CLV7009

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

CLV65-000105
0105

10095

Mr. William Pecco.
Re: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING
February 24, 1989
Page 2.

5. Construct street improvements on all streets as required by the Department of Public Works.
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
10. The existing Resolution of Intent on the property is expunged upon approval of this application.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

CLV65-000106
0106

10096

EXHIBIT “F”

**A. WAYNE SMITH
& ASSOCIATES**

A Subsidiary of Cornoyer-Hedrick

March 24, 1989

Mr. Harold P. Foster
Planning Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Foster:

On behalf of the Peccole Ranch Partnership, we herein submit this application for a zoning reclassification for 124.39 acres to be included in Phase One.

Enclosed, as per your requirements are:

- Application for zoning reclassification of property executed by the property owner
- Application fee of \$200.00
- Eight (8) blueines of the Master Plan for the overall 1,716.3 acres, the 573.19 acre Phase One area along with the zoning reclassification and amendment narrative.

The Legal Descriptions of the additional Phase One R-PD7 area will be submitted under separate cover from VTN Engineers.

If you have any questions or require additional information, please contact us at (602) 234-3474. Your review and approval is respectfully requested.

Very truly yours,



A. Wayne Smith, ASLA
Principal

AWS/mb

LAND PLANNING
LANDSCAPE
ARCHITECTURE
REAL ESTATE
ADVISORY SERVICES

1515 East Missouri
Suite 100
Phoenix, Arizona
85014

602 234-3474
602 230-9143 FAX

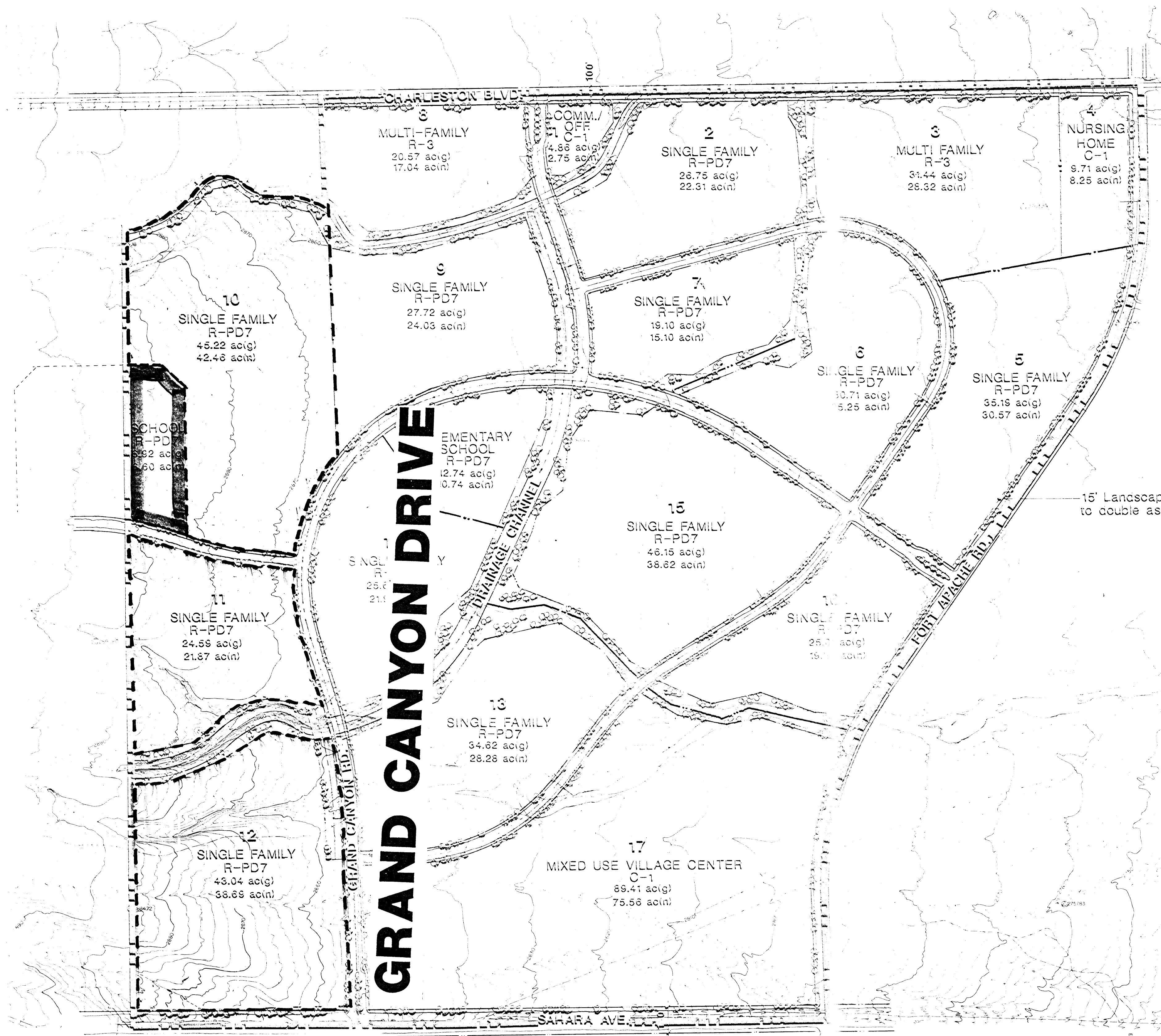
Principals
Jeffrey M. Cornoyer
Robert G. Hedrick
A. Wayne Smith
R. Steven Bassett
Thomas W. Gammeter
Chris F. Wiseman
Douglas W. Fredrikson
Jeri Haug
Jackie L. Guthrie
Reginald W. Owens

Senior Associates
Don Cox
Louis A. Evcolano
John D. Glassgow
Bernie Linder
David A. Lockrow
Donald S. Ziebell

Associates
Michael E. Burke
Beverly R. Konde
Michael Lackey
Karen R. Macvotte
Neal Norman
Sally Parkari
Michael J. Porter
George C. Rice
James K. Strozzer
Vincent M. Terrazo
Joseph H. Worrall III
Lynda J. Young

CLV65-000107
0107

10098



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY DU/ac	UNITS
R-PD7	SINGLE FAMILY	383.76	328.49	7.0	2299
R-3	MULTI-FAMILY	52.01	45.36	24.0	1088
C-1	NURSING HOME	9.71	8.25		
C-1	COMMERCIAL/OFFICE	4.86	2.75		
C-1	VILLAGE CENTER	89.41			
	COMMERCIAL		40.00		
	MULTI-FAMILY		35.56	34.0	1208
R-PD7	SCHOOL	19.66	17.34		
R-PD7	DRAINAGE CHANNEL	13.78	13.66		
R-PD7	STREET R.O.W.		53.97		
R-PD7	OPEN SPACE		27.81		
	TOTAL	573.19	573.19	8.8	4596

NOTE:
GROSS ACREAGE (g) REPRESENTS PARCELS, ADJACENT ROW,
AND ADJACENT OPEN SPACE
NET ACREAGE (n) REPRESENTS PARCEL ONLY

15' Landscape Setback along Fort Apache Road
to double as a Drainage Easement up to Charleston Blvd.

GRAND CANYON DRIVE

SAHARA AVENUE

PHASE 1 LAND USE PLAN Peccole Ranch Partnership

Suite 900, Capital Place
9707-40 Street
Edmonton, Alberta T5K2L9 403-482-7800

A. Wayne Smith & Associates
21201 South Rural Road
Tempe, Arizona 602-968-6501

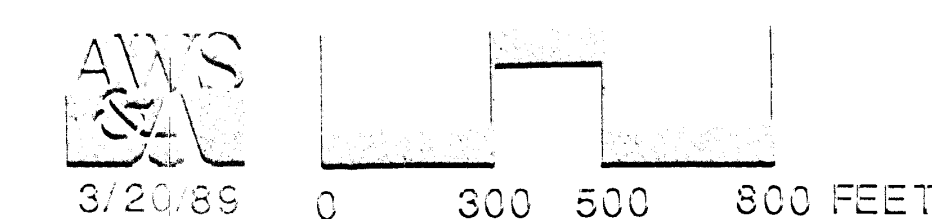


EXHIBIT C

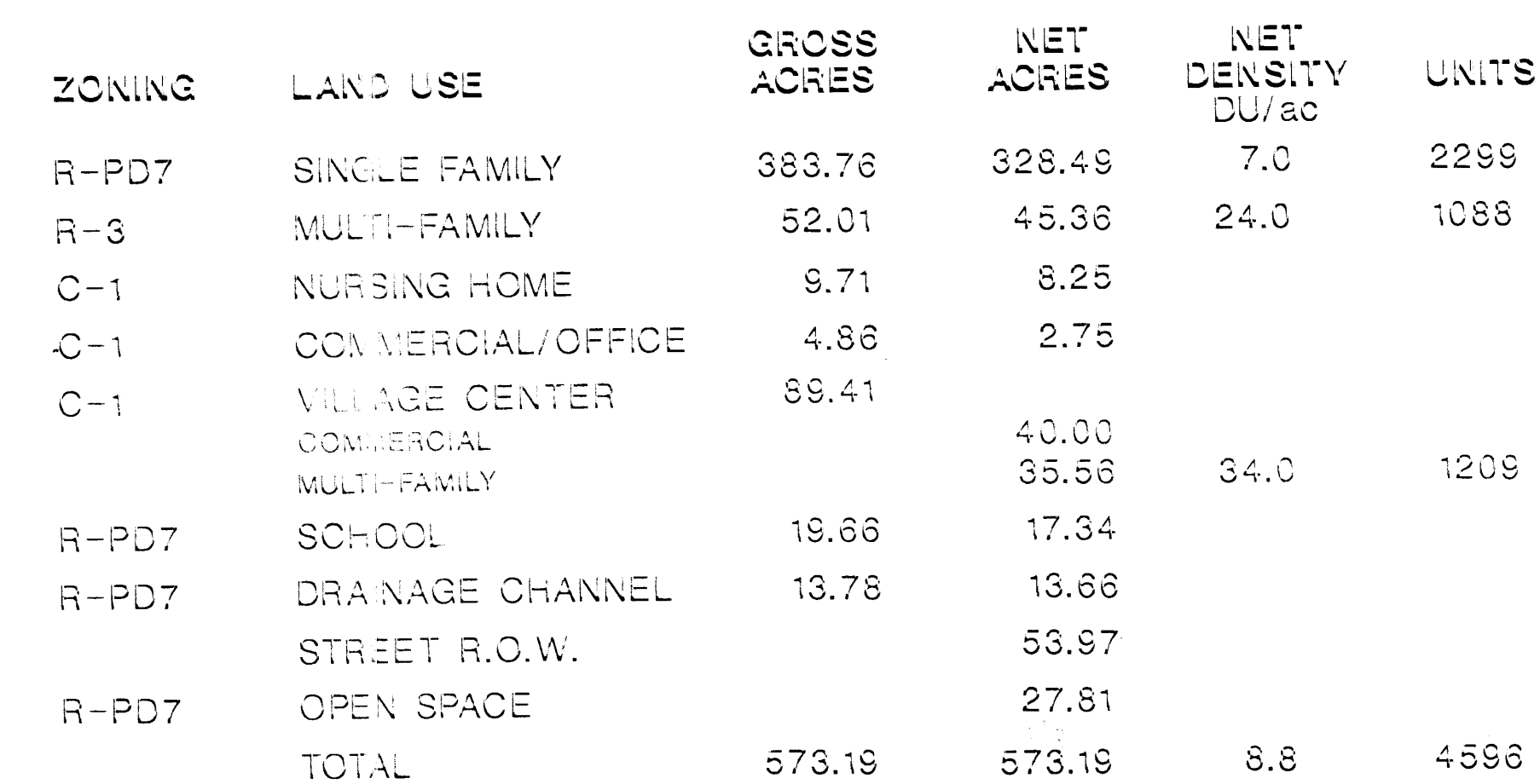


Z-40-89

CLV65-000108

0108

10099



NOTE:
GROSS ACREAGE (g) REPRESENTS PARCELS, ADJACENT ROW,
AND ADJACENT OPEN SPACE
NET ACREAGE (n) REPRESENTS PARCEL ONLY

—15' Landscape Setback along Fort Apache Road
to double as a Drainage Easement up to Charleston Blvd.

Suite 900, Capital Place
9707-110 Street
Edmonton, Alberta T5K2L9 403-482-7800

A. Wayne Smith & Associates
2120 South Rural Road
Tempe, Arizona 602-968-8501

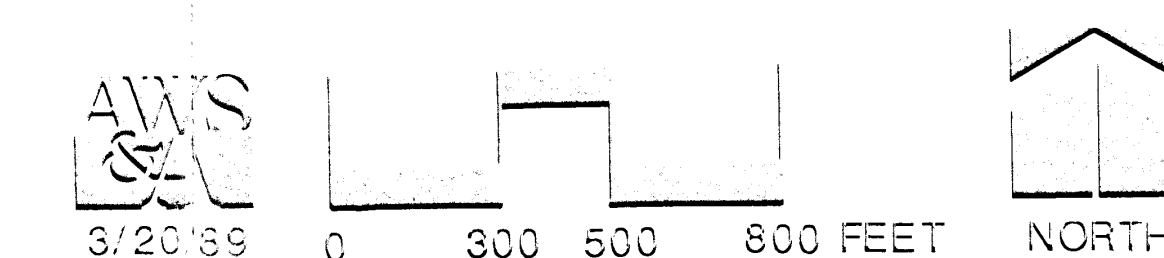


EXHIBIT C

7-10-89 PC 1/25/89 STAFF

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

April 25, 1989

PLANNING COMMISSION

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

34. Z-40-89

Applicant: WILLIAM PECCOLE
Application: Zoning Reclassification
From: N-U (under
Resolution of
Intent to R-PD7,
R-MHP and R-3)
To: R-PD7
Location: Northwest of Sahara
Avenue and Grand Canyon
Drive
Proposed Use: Single-Family Dwellings
Size: 124.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Approval by the Planning Commission
of the plot plans and building elevations
prior to development.
2. Dedicate 75 feet of right-of-way
for Sahara Avenue, 40 feet for Grand
Canyon Drive and a 25 foot radius
on the northwest corner of Grand
Canyon Drive and Sahara Avenue as
required by the Department of Public
Works.
3. Construct half-street improvements
on Grand Canyon Drive and on Sahara
Avenue as required by the Department
of Public Works.
4. Contribute \$25,000 prior to the issuance
of building permits on Lot No. 12
to partially fund a traffic signal
system at the Sahara Avenue/Grand
Canyon Drive intersection as required
by the Department of Public Works.
5. Standard Conditions 1, 6 - 8, 10
and 11.

PROTESTS: 0

Johnston -
APPROVED, subject to staff's
conditions with an addition
that the existing Resolution
of Intent to R-PD7, R-MHP and
R-3 be expunged upon completion
of development.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is a
request to allow a single-family
development. This is in accordance
with the Master Plan. Staff
recommended approval, subject
to the conditions.

WAYNE SMITH, Planner, 1550
East Mason, Phoenix, Arizona,
appeared and represented the
applicant. He concurred with
staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 5/17/89.

(10:39-10:42)

CLV65-000110

0110

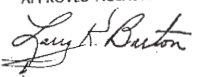
10101

AGENDA

City of Las Vegas

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

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ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. <u>ZONE CHANGE - PUBLIC HEARING</u>		
2. <u>Z-40-89 - William Peccole</u>	NOLEN - APPROVED, subject to conditions Unanimous	Clerk to notify & Planning to proceed Wayne Smith appeared No one appeared in opposition
Request for reclassification of property located northwest of Sahara Avenue and Grand Canyon Drive.		
From: N-U (Non-Urban)(Under Resolution of Intent to R-PD7, R-MHP, and R-3)		
To: R-PD7 (Residential Planned Development)		
Proposed Use: SINGLE FAMILY DWELLINGS		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Approval by the Planning Commission of the plot plans and building eleva- tions prior to development.		
2. Dedicate 75 feet of right-of-way for Sahara Avenue, 40 feet for Grand Canyon Drive and a 25 foot radius on the northwest corner of Grand Canyon Drive and Sahara Avenue as required by the Department of Public Works.		
3. Construct half-street improvements on Grand Canyon Drive and on Sahara Avenue as required by the Department of Public Works.		
4. Contribute \$25,000 prior to the issua- nce of building permits on Lot No. 12 to partially fund a traffic signal system at the Sahara Avenue/Grand Canyon Drive intersection as required by the Department of Public Works.		
5. The underlying Resolutions of Intent to R-PD7, R-MHP and R-3 for this property shall be expunged upon completion of this development.		
6. Standard conditions 1, 6-8, 10 and 11.		
Staff Recommendation: APPROVAL		
PROTESTS: 0		
APPROVED AGENDA ITEM 		

CLV65-000111
0111

10102

CITY COUNCIL MINUTES
MEETING OF
MAY 17, 1989

X.

J. ZONE CHANGE - PUBLIC HEARING

2. Z-40-89 - William Peccole

This request is to change the zoning for a portion of the Peccole Ranch planned community for single family use. A maximum of 931 dwelling units would be allowed on the 124.4 gross acres. There is approved R-PD7 to the north, east and west. Also to the east and west is approved C-1. There is R-PD20 to the south.


Staff recommended approval of this application because it is in conformance to the General Plan, subject to approval of the plot plans and building elevations by the Planning Commission.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

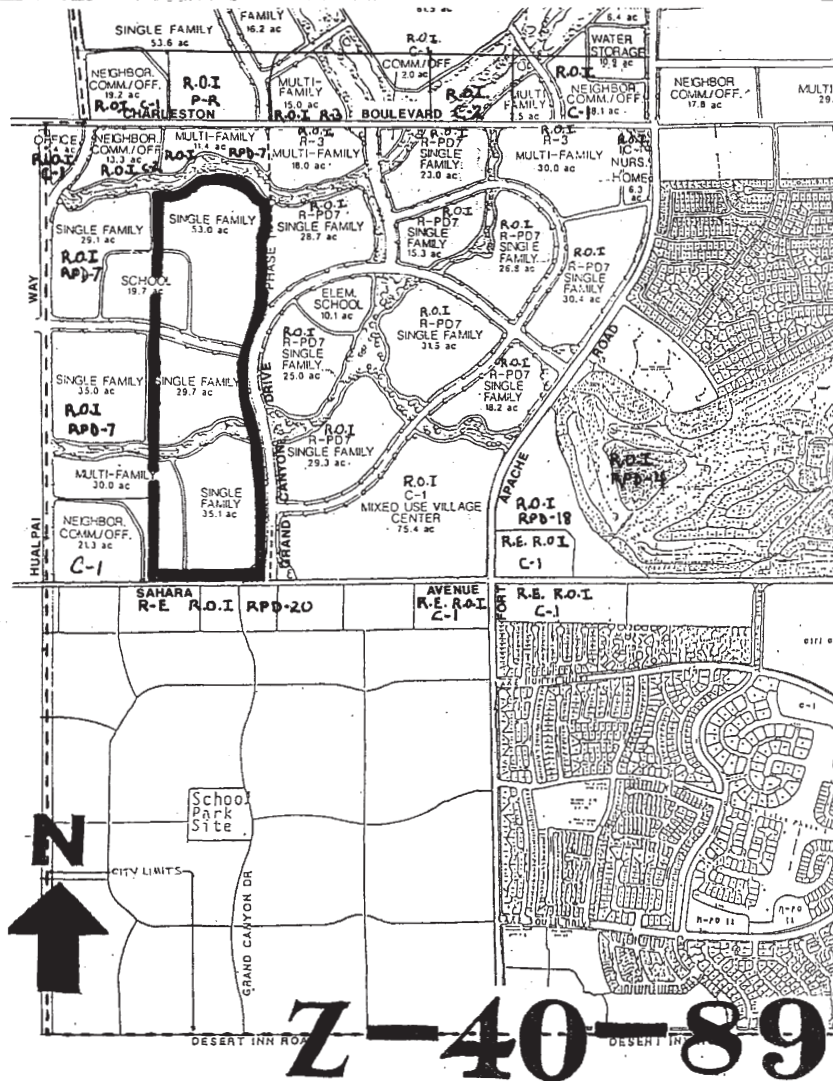

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CLV65-000112
0112

10103

CITY COUNCIL MINUTES
MEETING OF
MAY 17, 1989

LOCATION MAP - ITEM X.J.2. - Z-40-89 - William Peccole



CLV65-000113
0113

10104

EXHIBIT “G”

1 SECOND AMENDMENT

2 BILL NO. 89-52

3 ORDINANCE NO. 3472

4 AN ORDINANCE RELATING TO GAMING; AMENDING TITLE 6, CHAPTER 40, OF
5 THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983
6 EDITION, BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION
7 160, TO ESTABLISH A GAMING ENTERPRISE DISTRICT AND TO PROVIDE THE
8 MEANS BY WHICH THE CITY COUNCIL MAY AMEND SAID DISTRICT OR ADD
9 PROPERTY THERETO; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER
10 TO PROVIDE THAT, EFFECTIVE JANUARY 1, 1990, NO NONRESTRICTED
11 GAMING MAY BE CONDUCTED, MAINTAINED OR OPERATED ON ANY PARCEL OF
12 LAND WITHIN THE CITY UNLESS, ON THAT DATE, SUCH GAMING IS BEING
13 CONDUCTED ON THAT PARCEL OR THE ZONING TO CONDUCT SUCH GAMING ON
14 THAT PARCEL HAS BEEN APPROVED, OR, IN THE ALTERNATIVE, THE PARCEL
15 IS LOCATED WITHIN AN AREA THAT HAS BEEN DESIGNATED AS A GAMING
16 ENTERPRISE DISTRICT; PROVIDING FOR OTHER MATTERS PROPERLY
17 RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF;
18 AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT
19 HERewith.

13 Sponsored By: Summary: Establishes a gaming
14 Mayor Ron Lurie enterprise district, limits
15 nonrestricted gaming to said
16 district as of January 1, 1990, and
17 provides the means of amending said
18 district and adding property
19 thereto.

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

19 SECTION 1: Title 6, Chapter 40, of the Municipal
20 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
21 amended by adding thereto a new section, designated as Section
22 160, reading as follows:

23 6.40.160: (A) There is hereby established a gaming enter-
24 prise district which consists of those certain areas that are
25 delineated on the map thereof that is entitled "Gaming Enterprise
26 District Map," copies of which are maintained in the Office of
27 the City Clerk and in the Department of Community Planning and
28 Development, as said map may be from time to time amended by the
29 City Council to change the boundaries of, or other means of deli-
30 neating, the district by an ordinance that is duly passed,
31 adopted and approved.

32 (B) Individual parcels of land may be added to the

1 gaming enterprise district through the approval by the City Coun-
2 cil, following a public hearing thereon that has been duly adver-
3 tised by the publication of a notice thereof in a newspaper of
4 general circulation within the City not less than five days nor
5 more than ten days in advance of such hearing, of a petition to
6 include such property within the district. The petition must
7 not be granted unless the petitioner establishes that:

8 (1) The roads, water, sanitation, utilities and
9 related services to the location are adequate;

10 (2) The establishment that is proposed to be
11 operated on the parcel will not unduly impact the public ser-
12 vices, increase the consumption of natural resources or adversely
13 affect the quality of life that is enjoyed by the residents of
14 the surrounding neighborhoods;

15 (3) The establishment that is proposed to be
16 operated on the parcel will enhance, expand and stabilize
17 employment and the local economy;

18 (4) The establishment that is proposed to be
19 operated on the parcel will be located in an area that has been
20 zoned for that purpose or for which such zoning has been approved
21 by the adoption by the City Council of a resolution of intent
22 pursuant to LVMC 19.92.120; and

23 (5) The establishment that is proposed to be
24 operated on the parcel will not be detrimental to the health,
25 safety or general welfare of the community or be incompatible
26 with the surrounding area.

27 (C) Any interested person is entitled to be heard at
28 the public hearing that is held pursuant to subsection (B) of
29 this Section.

30 (D) If a petition that is submitted pursuant to subsec-
31 tion (B) of this Section is denied, the City Council may not con-
32 sider another petition concerning the same parcel, or any portion

1 thereof, until at least one year has elapsed since the date of
2 such denial.

3 (E) In the case of a petition and hearing that is held
4 pursuant to subsection (B) of this Section, the special use per-
5 mit provisions that are contained in Title 19 of this Code shall
6 not apply.

7 SECTION 2: Title 6, Chapter 40, Section 150, of the
8 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
9 hereby amended to read as follows:

10 6.40.150: (A) No nonrestricted gaming shall be conducted,
11 maintained or operated in the City except:

12 [(A)](1) At a location which:

13 [(1)](a) On November 1, 1988, was licensed
14 for nonrestricted gaming,

15 [(2)](b) Consists, or when the same is
16 constructed will consist, of a restaurant which has full
17 kitchen facilities and is located within a freestanding
18 building that contains in excess of three thousand square
19 feet of usable floor space under one roof and is separated
20 along its entire exterior perimeter from any other commercial
21 establishment either by a property line or by an unobstructed
22 open area at least ten feet in width and with respect to
23 which, on April 1, 1989, a tavern license had been issued
24 pursuant to LVMC 6.50.050 or preliminary approval for a
25 tavern license had been granted pursuant to LVMC 6.06.050, as
26 the case may be, and an application for nonrestricted gaming
27 had been filed with the State; or

28 [(3)](c) Consists of a licensed business
29 premises that contains in excess of nine thousand square feet
30 of usable floor space under one roof within which the gaming
31 is, at all times, under the supervision of an attendant whose
32 duties shall be limited solely to the making of change and

1 supervising such gaming and with respect to which, on
2 April 1, 1989, an application for nonrestricted gaming had
3 been filed with the State;
4 provided, however, that such gaming shall be limited to the
5 operation of not more than thirty-five slot machines at any such
6 location that, on April 1, 1989 was licensed for slot machines
7 only;

8 [(B)][2] At a location which:

9 [(1)][a] Is situate within the area that is
10 bounded by the east side of Main Street, the south side of
11 Stewart Avenue, the west side of Third Street and the north
12 side of Carson Avenue; or

13 [(2)][b] Fronts on either side of Jackson
14 Avenue between "D" Street and "G" Street or on either side of
15 Owens Avenue between "H" Street and Martin Luther King Boule-
16 vard

17 and with respect to which, on April 1, 1989, an application for
18 nonrestricted gaming had been filed with the State;

19 [(C)][3] In a hotel which:

20 [(1)][a] Has at least two hundred guestrooms
21 that are available to the public; or

22 [(2)][b] On February 1, 1989, had at least
23 eighty guestrooms that continue to be available to the
24 public, and the requirement for the other one hundred twenty
25 guestrooms had been waived;

26 [(D)][4] At a location with respect to which a
27 tavern license is issued pursuant to LVMC 6.50.050; provided,
28 however, that such gaming shall be limited to the operation of
29 not more than twenty slot machines; or

30 [(E)][5] In a retail outlet that contains at
31 least five thousand square feet of usable floor space and with
32 respect to which a special use permit for a general business

1 related gaming establishment, as that term is defined in LVMC
2 19.04.417, is obtained in accordance with LVMC Title 19; pro-
3 vided, however, that such gaming shall be limited to the opera-
4 tion of not more than twenty slot machines.

5 (B) Notwithstanding anything to the contrary that is
6 provided in, or may be implied from, subsection (A) of this Sec-
7 tion or Title 19 of this Code, effective January 1, 1990, no
8 nonrestricted gaming shall be conducted, maintained or operated
9 on any parcel of land within the City unless:

10 (1) As of that date a gaming establishment is
11 operating on that parcel pursuant to a nonrestricted license;

12 (2) The parcel is zoned for resort and gaming pur-
13 poses or the zoning of the parcel for such purposes has been
14 approved by the adoption by the City Council of a resolution of
15 intent pursuant to LVMC 19.92.120;

16 (3) The parcel is zoned for resort and gaming pur-
17 poses and an application for aesthetic review with respect to the
18 establishment that is proposed to be operated thereon had been
19 filed prior to October 5, 1988; provided, however, that the
20 exception that is provided for in this paragraph (3) applies to
21 the parcel only if it is developed by the person on whose behalf
22 such application was filed; or

23 (4) The parcel is located within an area that has
24 been designated as a gaming enterprise district pursuant to LVMC
25 6.40.160.

26 (C) Except as otherwise provided in LVMC 6.40.160(E),
27 the inclusion of a parcel within a gaming enterprise district
28 established pursuant to LVMC 6.40.160 does not diminish the
29 applicability of the provisions of Title 19 of this Code to that
30 parcel.

31 SECTION 3: Title 6, Chapter 40, Section 165, of the
32 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is

1 hereby amended to read as follows:
2 6.40.165: If gaming operations at any location at which
3 restricted gaming may be conducted by virtue of LVMC 6.40.140(A)
4 or at any location at which nonrestricted gaming may be conducted
5 by virtue of LVMC [6.40.150(A) or 6.40.150(B)] 6.40.150(A)(1),
6 6.40.150(A)(2), 6.40.150(B)(1) or 6.40.150(B)(2) are discontinued
7 for twenty-four consecutive months, the right to conduct gaming
8 at such establishment by virtue of LVMC 6.40.140(A), [6.40.150(A)
9 or 6.40.150(B),] 6.40.150(A)(1), 6.40.150(A)(2), 6.40.150(B)(1)
10 or 6.40.150(B)(2), as the case may be, shall, upon the expiration
11 of such twenty-four-month period, automatically terminate, and no
12 gaming may be conducted at such location unless or until such
13 location is licensed for restricted gaming pursuant to some other
14 provision of LVMC 6.40.140 or for nonrestricted gaming pursuant
15 to some other provision of LVMC 6.40.150.

16 SECTION 4: Whenever in this ordinance any act is
17 prohibited or is made or declared to be unlawful or an offense or
18 a misdemeanor, or whenever in this ordinance the doing of any act
19 is required or the failure to do any act is made or declared to
20 be unlawful or an offense or a misdemeanor, the doing of any such
21 prohibited act or the failure to do any such required act shall
22 constitute a misdemeanor and upon conviction thereof, shall be
23 punished by a fine of not more than \$1,000.00 or by imprisonment
24 for a term of not more than six (6) months, or by any combination
25 of such fine and imprisonment. Any day of any violation of this
26 ordinance shall constitute a separate offense.


27 SECTION 5: If any section, subsection, subdivision,
28 paragraph, sentence, clause or phrase in this ordinance or any
29 part thereof, is for any reason held to be unconstitutional or
30 invalid or ineffective by any court of competent jurisdiction,
31 such decision shall not affect the validity or effectiveness of
32 the remaining portions of this ordinance or any part thereof.

1 The City Council of the City of Las Vegas, Nevada, hereby
2 declares that it would have passed each section, subsection, sub-
3 division, paragraph, sentence, clause or phrase thereof irrespec-
4 tive of the fact that any one or more sections, subsections, sub-
5 divisions, paragraphs, sentences, clauses or phrases be declared
6 unconstitutional, invalid or ineffective.

7 SECTION 6: All ordinances or parts of ordinances,
8 sections, subsections, phrases, sentences, clauses or paragraphs
9 contained in the Municipal Code of the City of Las Vegas, Nevada,
10 1983 Edition, in conflict herewith are hereby repealed.

11 PASSED, ADOPTED AND APPROVED this 20th day of December,
12 1989.

13 APPROVED:

14 By 
15 RON LURIE, MAYOR OK 1890 RLV

16 ATTEST:

17 
18 KATHLEEN M. TIGHE, CITY CLERK
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1 The above and foregoing ordinance was first proposed and
2 read by title to the City Council on the 16th day of August,
3 1989, and referred to a committee composed of the entire City
4 Council for recommendation; thereafter the said committee
5 reported favorably on said ordinance on the 20th day of
6 December, 1989, which was a regular meeting of said
7 Council; that at said regular meeting, the proposed
8 ordinance was read by title to the City Council as amended and
9 adopted by the following vote:

10 VOTING "AYE": Councilmen Adamsen, Higginson, Miller, Nolen and Mayor Lurie

11 VOTING "NAY": NONE

12 ABSENT: NONE

13
14 APPROVED:

15 By 
16 RON LURIE, MAYOR *OK 1-8-90 HRL*

17 ATTEST:

18 
19 KATHLEEN M. TIGHE, CITY CLERK

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 10, 1990

TO:

KATHLEEN M. TIGHE
CITY CLERK

FROM:

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

SUBJECT:

GAMING ENTERPRISE DISTRICT MAP
BILL NO. 89-52

COPIES TO:

Attached is a copy of the Gaming Enterprise District map and Attachment A which should be part of the Ordinance and included with any copy made of this ordinance. A larger map (24"x36") is available from this office to the general public upon request and at a cost of \$1.00 per copy.

HPF:lm

Attachment

CLV 7007

CLV65-000122
0122

10114

ATTACHMENT A

GAMING ENTERPRISE DISTRICT

A "Destination Resort" is defined as a hotel with a minimum of 200 guest rooms within the boundaries of a master planned community of at least 500 acres in size and includes amenities such as:

1. An 18-hole golf course.
2. Four regulation size tennis courts.
3. A swimming pool of not less than 20 feet in width, 35 feet in length and at least 6 feet in depth at its deepest point.
4. A restaurant which is open for the service of complete meals at least 18 hours per day, which seats at least 100 people.
5. A gourmet or specialty restaurant which seats at least 50 people.
6. Room service to all guest rooms.
7. Conference or meeting rooms of at least 5,000 square feet.

CLV65-000123
0123

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CLV65-000124
 0124

10116

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989

AGENDA *City of Las Vegas*

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-8011

000004

Page 1

ITEM	ACTION
IX. 9:00 A.M. - PUBLIC HEARINGS	FULL COUNCIL PRESENT.
A. BILL NO. 89-52 - ESTABLISHES A GAMING ENTERPRISE DISTRICT, LIMITS NONRESTRICTED GAMING TO SAID DISTRICT AS OF JANUARY 1, 1990, AND PROVIDES THE MEANS OF AMENDING SAID DISTRICT AND ADDING PROPERTY THERETO Committee: Full Council	ANNOUNCEMENT MADE - RE: COMPLIANCE WITH OPEN MEETING LAW. MAYOR LURIE declared public hearing open and asked for comments.
First Reading - 3/16/89 Recommending Committee - 8/28/89 10/2/89 Citizens Committee - 10/13/89 10/25/89 11/6/89 11/14/89 First Publication: NONE Committee Recommendation: A Citizens Committee comprised of: Chairman Bill Briare, Christopher L. Kaempfer, Scott Nielson, Erven T. Nelson, Tommy Deaver, Assemblyman Matthew Callister, Steve Greathouse, Abe Mayhan, Albert D. Massi, Ann Meyers, Toby Lamuraglia, Clyde Turner and Wayne Bunker was appointed. Bill to be brought back for adoption in December. NOTE: Public Hearing to be held 12/8/89 Special City Council meeting at 9:00 A.M.	BILL BRIARE, Chairman of the Citizens Committee on Bill 89-52, appeared. He stated the Committee held several meetings and two public hearings on the Bill. He read the recommendation of the Committee into the record which is attached and made part of the final Minutes. ATTORNEY 80B FAISS and PHIL CONWAY appeared representing Howard Hughes and the Summerlin project. They objected to the criteria submitted by Scott Nielson and recommended by the Committee for Destination Resorts. He pointed out one of the criteria was an 18-hole golf course, and while they did plan for such a golf course, emphasized there should be flexibility. Conditions at the time of construction such as availability of resources for a golf course, may dictate some other type of recreational facility be developed. He asked that they not be singled out to meet higher standards. ATTORNEY DENNIS LEAVITT, representing Drs. Sculley and Carmena, appeared. He requested inclusion of 16 acres of property on Sahara across the street from the Palace Station. He believed this was consistent with other zoning in the surrounding area and pointed out the property was fully buffered on all four sides. He stated the gas station would be removed and they would dedicate land so the road could be widened to alleviate the traffic problem. COUNCILMAN MILLER stated this was an intrusion into his neighborhood, was not consistent with other zoning, and would make a bad traffic situation worse. MAYOR LURIE pointed out at the conclusion of the public hearing, they would vote separately on each location. ERNEST HAWKINS appeared indicating for 30 years he has owned 7 acres at Jones and Rancho, fronting on Rancho, with 12 acres of R-3 to the rear. He asked that the frontage property be included. He proposed a one-story supper club with a small casino.

CLV65-000125
0125

10117

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989
AGENDA *City of Las Vegas*
CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

000005

Page 2

ITEM	ACTION
IX. 9:00 A.M. - PUBLIC HEARING A. BILL NO. B9-52 (continued) . . .	<p>JOANNA WESTLEY LEE, 1320 "D" Street, appeared expressing concern about the proposed Rhet Butler Hotel. She asked that this matter be tabled for three to six months to allow those concerned to meet with representatives of the Rhet Butler. (EXCERPT MADE PART OF FINAL MINUTES.)</p> <p>TOM WIESNER, Draft House Bar and Grill, appeared. He requested that this property, 4543 N. Rancho, and the adjacent property be included and read his request letter into the record which is attached and made part of the final Minutes.</p> <p>ASSEMBLYMAN MATT CALLISTER, Committee member, appeared. He stated the committee took into consideration existing facilities which did not mean that they could go sideways or obtain adjacent property. The districts should lay out a blueprint of where gaming will go in the next 20 years. Grandfathering is covered by the statute and properties already approved or pending required no additional language.</p> <p>GENE COLLINS appeared and expressed concerns about the Rhet Butler. He requested the Council delay action because one of his concerns was that racism had crept into this project. (EXCERPT MADE PART OF FINAL MINUTES.)</p> <p>(ATTORNEY SCOTT NIELSON, Committee member, appeared at the Recommending Committee following the public hearing discussion.)</p> <p>(ABE MAYHAN, Committee member, appeared at the Recommending Committee following the public hearing discussion.)</p> <p>There being no one else wishing to be heard, Mayor Lurie declared the public hearing closed at 9:45 A.M. noting that discussion would be held by the Recommending Committee consisting of the full Council on each enterprise district location and a recommendation made so the Bill could be adopted at the 12-20-89 Council meeting.</p>

CLV65-000126
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City of Las Vegas

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989

August 2, 1989

Date:

AGENDA DOCUMENTATION

000006

TO: The City Council

FROM: Val Steed *Val Steed*
Chief Civil Deputy Attorney

SUBJECT: Bill No. 89-52 : Establishes a gaming enterprise district, limits nonrestricted gaming to said district and provides the means of amending said district and adding property thereto

PURPOSE/BACKGROUND

During its recently-concluded session, the Nevada Legislature enacted Chapter 616, Statutes of Nevada 1989 (Assembly Bill 845) to authorize local governments in counties whose population is 400,000 or more to create gaming establishment districts. The legislation provides that, beginning January 1, 1990, no State license for nonrestricted gaming may be issued in such a county unless the property to be licensed is located in an area that has been designated as a gaming enterprise district. The legislation provides exceptions for parcels upon which nonrestricted gaming is already being conducted on January 1, 1990, and parcels concerning which the zoning for such use has already been approved by that date.

Bill No. 89-52, if it is adopted, will establish a gaming enterprise district, to consist of areas that will be delineated on a "Gaming Enterprise District Map" to be adopted by the City Council. Under this bill, the Map may be amended from time to time by ordinance. Additionally, the City Council may add individual parcels of land to the gaming enterprise district by the approval of a petition therefor, following a public hearing. Such a petition can be approved only if the statutory requirements are met, which, summarized, are that:

- 1) Roads, utilities and other related services are adequate;
- 2) The proposed gaming establishment will not adversely affect public services, the quality of life in the area, etc.;
- 3) The proposed establishment will enhance employment and the local economy;
- 4) The location is properly zoned; and
- 5) The proposed establishment will not be detrimental to or incompatible with the surrounding area.

Bill No. 89-52 also includes the statutory restriction that precludes the consideration of a petition to add a parcel of land

-Continued-

FISCAL IMPACT

NONE

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

Agenda Item

VI-D

CLV65-000127
0127

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City of Las Vegas

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989

000007

August 2, 1989

Date: _____

AGENDA DOCUMENTATION

Page -2-

to the gaming enterprise district for one year after a petition concerning the same parcel has been denied.

Finally, consistent with the statute, this bill provides that, effective January 1, 1990, nonrestricted gaming will be permitted only in establishments that are operating on that date pursuant to a nonrestricted license or at locations that, as of that date, either have been approved by the City Council for nonrestricted gaming or are located in the gaming enterprise district.

CLV65-000128
0128

10120

CITY COUNCIL MINUTES
LAS VEGAS GAMING ENTERPRISE DISTRICT COMMITTEE

SPECIAL MEETING OF

000017

DEC 08 1989

AREAS RECOMMENDED FOR INCLUSION IN THE
GAMING ENTERPRISE DISTRICT

(Meetings of November 14 and 20, 1989)

1. The area outlined on a map of downtown Las Vegas presented to the Committee, as specifically modified to include:

A) The Blue Angel Motel property in its entirety, on the south side of Fremont Street near Eastern Avenue.

B) Property (in the City) along the southwest side of Fremont Street (Boulder Highway), from Charleston Boulevard to Oakey Boulevard, including all of the Showboat Hotel property.

C) Property north of Charleston Boulevard between Interstate 15 and Third Street.

2. Property fronting on both sides of Bonanza Road, from the easterly boundary of Rancho Drive to Main Street *

* with the acknowledgement that only some properties would be suitable for gaming and that some of that area has historic significance that should be considered.

3. Property fronting on the west side of Martin Luther King Boulevard between Owens Avenue (Vegas Drive) and Lake Mead Boulevard.

4. Peccole Ranch and Summerlin Village 3, as outlined on their respective maps **

** with the qualification that each of those two developments be limited to one "destination resort" as defined in the attachment.

(Minutes of these meetings are attached. Discussions on motions are highlighted and votes taken are indicated with a "v".)

DEC 08 1989

000018

MEMORANDUM

TO: *City of Las Vegas Gaming Enterprise District Committee*
FROM: *Scott M. Nielson, Esq. SMN*
DATE: *November 15, 1989*
RE: *Nonrestricted Gaming at a "Destination Resort"*

Certain parties that are developing large master-planned communities in the City of Las Vegas have requested that the City of Las Vegas Gaming Enterprise District Committee (the "Committee") recommend that a portion of their master-planned community be designated a gaming enterprise district. Rather than simply designating a portion of such master-planned communities as a gaming enterprise district, it has been suggested that nonrestricted gaming be permitted only in conjunction with a "Destination Resort." A Destination Resort would be defined as a hotel within the boundaries of a master-planned community of at least 500 acres that includes at least the following amenities:

1. 200 guest rooms for sleeping accommodations.
2. An 18-hole golf course.
3. Four regulation size tennis courts.
4. A swimming pool of not less than 20 feet in width, 35 feet in length and at least 6 feet in depth at its deepest point.
5. A restaurant which is open for the service of complete meals at least 18 hours per day, which seats at least 100 people.
6. A gourmet or specialty restaurant which seats at least 50 people.

1189MISWILLIA14.MEM (msh)

CLV65-000130
0130

10122

CITY COUNCIL MINUTES
SPECIAL MEETING OF

000019

DEC 08 1989

7. Room service to all guest rooms.
8. Conference or meeting rooms of at least 5,000 square feet.

CITY COUNCIL MINUTES
MINUTES SPECIAL MEETING OF

000024

RECESSED MEETING DEC 08 1989

LAS VEGAS GAMING ENTERPRISE
DISTRICT COMMITTEE

November 20, 1989

The meeting was called to order by Chairman Bill Briare at 7:30 a.m. in the City Manager's Conference Room, 10th Floor, Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

COMMITTEE MEMBERS PRESENT: Bill Briare, Chairman
Abe Mayhan
Christopher L. Kaempfer
Scott M. Nielson
Erven T. Nelson
Toby Lamuraglia
Tom Deaver
Assemblyman Matthew Callister

COMMITTEE MEMBERS ABSENT: W. Wayne Bunker
Anne Meyers
Steve Greathouse
Clyde Turner
Albert D. Massi

Chairman Briare said the meeting of November 14, 1989 is being continued to primarily discuss further the Rancho Road properties, the ones that are there, and look at whether or not there are properties located further northwest. He also thanked Chris Kaempfer for taking over the meeting on November 14th and setting the time for this recessed meeting. He asked Chris Kaempfer to give a sketch of where the meeting left off.

Chris Kaempfer said that when the meeting recessed there was the vote on Rancho Road and the concern he had along with others was the fact that we don't think sufficient time had been given some of the properties or the consideration of possibly further out there may be some additional property that might be appropriate. The committee had not addressed some of the issues, like Bonanza and what is characterized as the Westside, it was suggested that perhaps Councilman Miller attend the meeting today, or other people from the Westside who are more familiar with the area, and based on that the committee could come up with a solid recommendation and designate some areas. Make sure the whole city was given consideration by the committee. We have on the table several areas -- we need to take Rancho Road all the way out northwest and finish that discussion. Need to discuss Bonanza Road between Rancho down toward Main. Need to discuss the various pieces of property that people have asked the committee to consider, not in connection with their particular parcel but whether or not their parcel would fall within a Gaming Enterprise District.

Chairman Briare suggested discussing the Westside first and welcomed Councilman Miller and stated that a blanket motion was made to include Jackson Avenue in the Gaming Enterprise District so at the moment this is resting.

CLV65-000132
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CITY COUNCIL MINUTES
SPECIAL MEETING OF

000025

Las Vegas Gaming Enterprise District Committee
Recessed Meeting - November 20, 1989
Page 2.

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Councilman Miller said he was visiting on Friday with the management team that handles Bill Cosby, Quincy Jones, Lou Rawls, Eddie Murphy and Sidney Portier -- namely, Marty Frooshman and Bernie Molinsky, CPA firm in Beverly Hills, to see how serious they are and they are serious. They have a large deposit on the corner of Bonanza and Rancho. The total project is in the neighborhood of 100 million dollars. They are looking at 12 to 14 acres. Basically, Councilman Miller's basic concern in trying to effectuate change in West Las Vegas will center on that particular site. The Jackson Avenue idea was something that was formed back in the 40's and it was based on segregation when integration took place. Jackson Avenue has fallen into its current state of demise. The proper method for that section of Ward 1 would be to cornerstone Ward 1 with the highest and best use types of utilization of properties. The Big Horn is going up on the extension of Carey and Rancho along with the development of the North Las Vegas Airport as a commuter terminal if runway 725 were lengthened another 2,000 feet which is on the drawing boards. This would relieve some of the problems at McCarran. This site could be the cornerstone of the West Las Vegas 89106 zip code area. The corner of Martin Luther King and Cheyenne in North Las Vegas is being considered for possible hotel/casino development.

The Rancho and Bonanza cornerstone is in the works at this time. The "F" Street and Bonanza intersection (the northernmost ingress/egress to the redevelopment of the Union Pacific site) would be another ideal cornerstone location. Also, Main and Bonanza -- there are also plans for a major hotel/casino type project. Councilman Miller stated that his theory as Councilman for Ward 1 that we welcome as much casino development or redevelopment into that Ward. Along with Councilman Nolen, they are probably the only two Councilman welcoming casinos into their areas. His major concern in not Jackson Avenue, but it is Bonanza from Rancho to Main Street with exceptions because there are some fine residences in there. Look mainly at the intersections of Bonanza and Rancho; Bonanza and Main Street; Bonanza and "F" Street and Martin Luther King and Bonanza.

Assemblyman Callister explained that the bill asked every municipality to establish its core area -- the area which everyone can agree is to be where to expect to find new casino development. He said he felt anything on Rancho Road can be dealt with adequately under the state legislation as it establishes the procedure for seeking a Variance, but he stated he is concerned about the Bonanza area and setting a precedent that one property is in the zone and another property is not. If that stretch of road is addressed we must say it is a gaming enterprise zone but that doesn't mean every parcel of property in that stretch of road is going to be a casino. It means from a master plan point of view it's an area we anticipated looking forward down the road to find a casino there. The notion of the legislation was to not spot zone, but establish the core area doctrine. Councilman Miller restated that he recommends Bonanza from Main Street to Rancho on both sides, but then there still is the dilemma about Rancho going north. Abe Mayhan stated he agreed with Assemblyman Callister because as discussed several times being within a zone does not automatically convey the privilege of building casinos; still must have use permits and zoning, etc. Chris Kaempfer stated he has always been in support of making the zones a little broader as opposed to more narrow. He made a motion that the area
→ from Main to Rancho be included as a Gaming Enterprise District with the

CLV65-000133

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CITY COUNCIL MINUTES
SPECIAL MEETING OF

000026

Las Vegas Gaming Enterprise District Committee
Recessed Meeting - November 20, 1989
Page 3.

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understanding that it is not a guarantee of anything but our acknowledgement that there are areas along there that are suitable for gaming. Scott Nielson suggested that the line be drawn from the eastern boundary of Rancho. The motion was so amended. The district will be laid out now and every time someone wants to build a casino outside of the district, they must apply and satisfy the Variance procedure on an individualized basis. Each project will stand or fall on its own merits. The language in the recommendation should include that we recognize some of that area being historic. The Chairman called for the vote. Motion carried unanimously. ✓

Discussion followed on Jackson Street and the Chairman suggested leaving that as it is. Councilman Miller said that historically Jackson Street has been a gaming enterprise zone and there is no reason to remove it even though it has not inspired any development since the late 50's or early 60's. It was suggested that Jackson Street from "H" Street almost to the Freeway be included in the map. The big, vacant parcels are what are being looked at this time in West Las Vegas as being the future.

Chris Kaempfer asked if the Councilman knew of any other properties in the area which would be appropriate for gaming enterprise district. Councilman Miller said he heard that a parcel on the corner of Martin Luther King and Owens, the northwest portion thereof, which is a part of the Downtown Redevelopment Area, could be included within this. The frontage on Martin Luther King from Owens to Lake Mead Boulevard. If the southern portion of Martin Luther King is included some nice residential neighborhoods will be impacted. Councilman Miller said that development should be encouraged within the redline districts and he just specified one area that he thinks could use casino/hotel development. Chris Kaempfer made a motion that the area designated by Councilman Steve Miller be designated as a Gaming Enterprise District -- the area between Lake Mead and Owens on Martin Luther King on the west side which is vacant land be designated as Gaming Enterprise District. Vote was called on the motion. 6 voted yes; 2 voted no. Motion passed. ✓

Chairman Briare stated that the ones that people have asked on an individual basis whether the property is located in the County or not would be Jack Sommer - non-city; Nevada Properties - non-city; Draft House Bar and Grill - city; and Sahara Rancho Medical Center - city. Starting the Nevada Properties and Jack Sommer, the Chairman asked Scott Nielson if he had any additional comments. Mr. Nielson said they were pretty well discussed the last time. The concept is that they are quite a ways out on Rancho Road and as Harold Foster demonstrated they are quite a distance past the approved properties and not really impacting anything at the present time. The question, though, is that the two properties are not in the City, but they would have to be annexed if they are to be developed.

Abe Mayhan requested permission for Pastor Bob Linder to address the committee. Pastor Bob Linder stated he represented the vast majority of homeowners and residents of the northwest corner of the Valley. Since the fall of 1987 the Northwest community has gone on record opposing casinos in the northwest community. Pastor Linder stated he heard from the media the committee was strongly considering Rancho Road to become a Gaming Enterprise Zone and in speaking for the vast majority living in that community strongly oppose that effort and remind the committee that those living in the northwest area ask the committee to not recommend a Gaming Enterprise Zone along Rancho Road or anywhere further in the northwest area of the Valley.

CLV65-000134
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DEC 08 1989

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Regarding the Nevada Properties and Jack Sommers requests, a motion was made by Erv Nelson not to consider anything outside of the city. Seconded by Tom Deaver. Yes - 4 votes; No - 4 votes. The motion dies and the Chairman stated the matter still will have to be discussed. ✓

Since the committee was appointed to look at areas of the city and try to determine where gaming districts ought to be. However, the committee has looked at all requests presented to it. It was suggested to start working with the map. A motion was made Scott Nielson to establish a Gaming Enterprise District starting at the south of Ann Road going north to Kyle Canyon Road on both sides of the Freeway a depth of 660 feet -- move that that be included in the Gaming Enterprise District. Chris Kaempfer seconded the motion subject that it is not an automatic. Toby Lamuraglia asked to amend the motion to include down to Cheyenne and then withdrew his amendment. The Chairman called for a vote. 3 voted "yes" and 5 voted "no." The motion failed. ✓

Scott Nielson suggested the committee look at the area of the city where the Weisner property is located to determine if it is an appropriate area to have a Gaming Enterprise District. Chairman Briare made a motion that the property generally known as the Weisner property be designated on the map as a Gaming Enterprise District. Result of vote was: Yes - 2; No - 6. The motion failed. ✓ Toby Lamuraglia asked to allow Ernie Hawkins, his partner, address the committee. Mr. Hawkins stated that he was having a bit of a problem because this committee is discussing city business and there are people on the committee voting on these issues who do not live in the city. To stop gaming up and down Rancho it will be shoved right over to North Las Vegas and they will have everything going on Craig Road.

A motion was made by Tom Deaver to exclude all of Rancho Road south of Ann Road down to Bonanza. Chris Kaempfer said he will not support a motion that excludes an area unless there are special circumstances like the Mormon Fort. Discussion was held on the motion and it was decided that only properties to be included in the Gaming District would be voted on. Chairman Briare said that Tom Deaver's motion was out of order. The Chairman asked if there was anyone to make a motion on Toby Lamuraglia's property. Since there was none, the next order of business was the Sahara Rancho Medical Center. Chris Kaempfer stated he was contacted by someone representing the Medical Center and he told them to write the letter. There was no motion placed on the floor. The property will not be included in the map.

The Summerlin and Peccole properties were next discussed. Scott Nielson pointed out that people were upset at the public hearings with casinos being superimposed on an area that is already developed. The two properties being discussed are open space that has been master planned and there were previous designations of what would be a resort/hotel. Abe Mayhan then made a motion to recommend approval of the aforementioned properties in Peccole Ranch and in Summerlin Village 3 as indicated on the two maps available to the committee for review

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for inclusion in the District with the recommendations to build a destination resort. Mr. Mayhan amended the motion to include property requested by Mr. Peccole and Village 3 in Summerlin with the recommendations that there be one destination resort in each of those properties as described by the developers. Seconded by Chris Kaempfer. The motion carried with 7 voting "yes" and one voting "no." ✓

Assemblyman Callister made a motion that the language prepared by Scott Nielson be defining "destination resort" incorporated into the recommendations submitted to the City Council. Erv Nelson seconded the motion. The motion carried unanimously. ✓

Chairman Briare asked for the consensus of opinion of the committee with respect to Jackson Street since they already have gaming? Assemblyman Callister suggested not doing anything. Val Steed said that while there may be approvals there now it is not a redline district and they will have to get a use permit and go through the normal process.

Chairman Briare said he was making a change in the committee who will receive the proposed document prepared by Val Steed which will be presented to the City Council. The committee will be composed of Chris Kaempfer, Scott Nielson and Abe Mayhan (replacing Albert Massi who was not able to attend today's meeting).

Chairman Briare thanked Claudette of the City Clerk's Office, Val Steed of the City Attorney's Office and Harold Foster, Director of Community Planning and Development for their work with this committee.

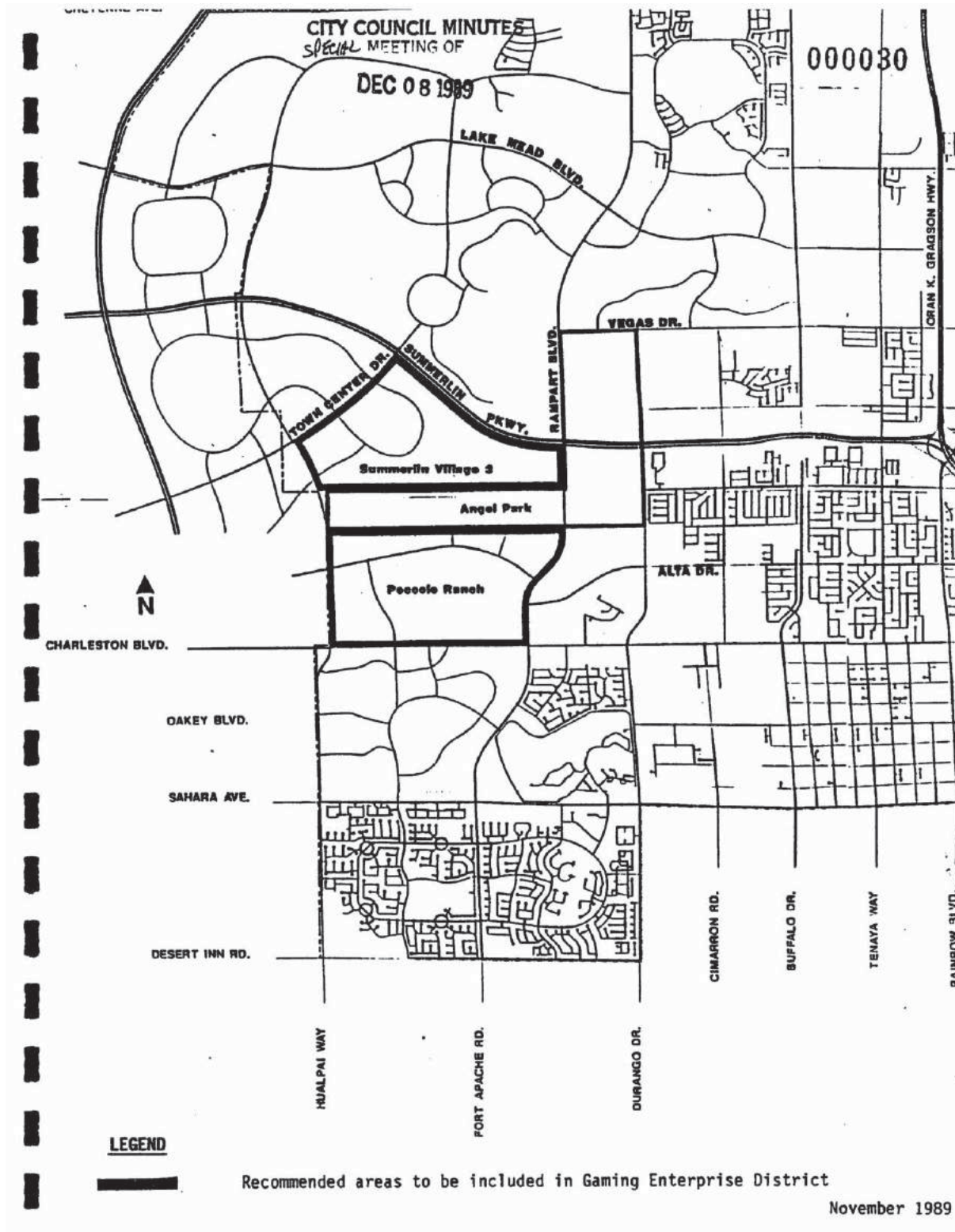
Also Chairman Briare thanked the committee members and stated the committee recommendations will be formally presented to the City Council at a Public Hearing on December 8 which will be immediately followed by a Special Recommending Committee Meeting. The Bill will then be adopted at the December 20, 1989 City Council Meeting.

A special commendation was made to Assemblyman Callister for the fine job he has done on this bill.

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