

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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**AMENDED  
JOINT APPENDIX  
VOLUME 59, PART 2**

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# **EXHIBIT “Y”**



0411  
LO 0034763

# EHB COMPANIES

DREAM, DESIGN, DELIVER

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

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

## EHB Cos. MISSION

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



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LO 0034764

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# THE COMPANY

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

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LO 0034765

**10445**

# THE COMPANY

20 Years In The Neighborhood



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

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

**TIVOLI VILLAGE**  
451,000 sq ft Mixed Use Center

**SAHARA CENTER**  
222,000 sq ft Retail Center

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

**FORT APACHE COMMONS**  
65,000 sq ft Mixed Use Center

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



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LO 0034766

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# THE COMPANY

Still In The Neighborhood



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

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

## *Outside of the neighborhood:*

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



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# RIGHTS

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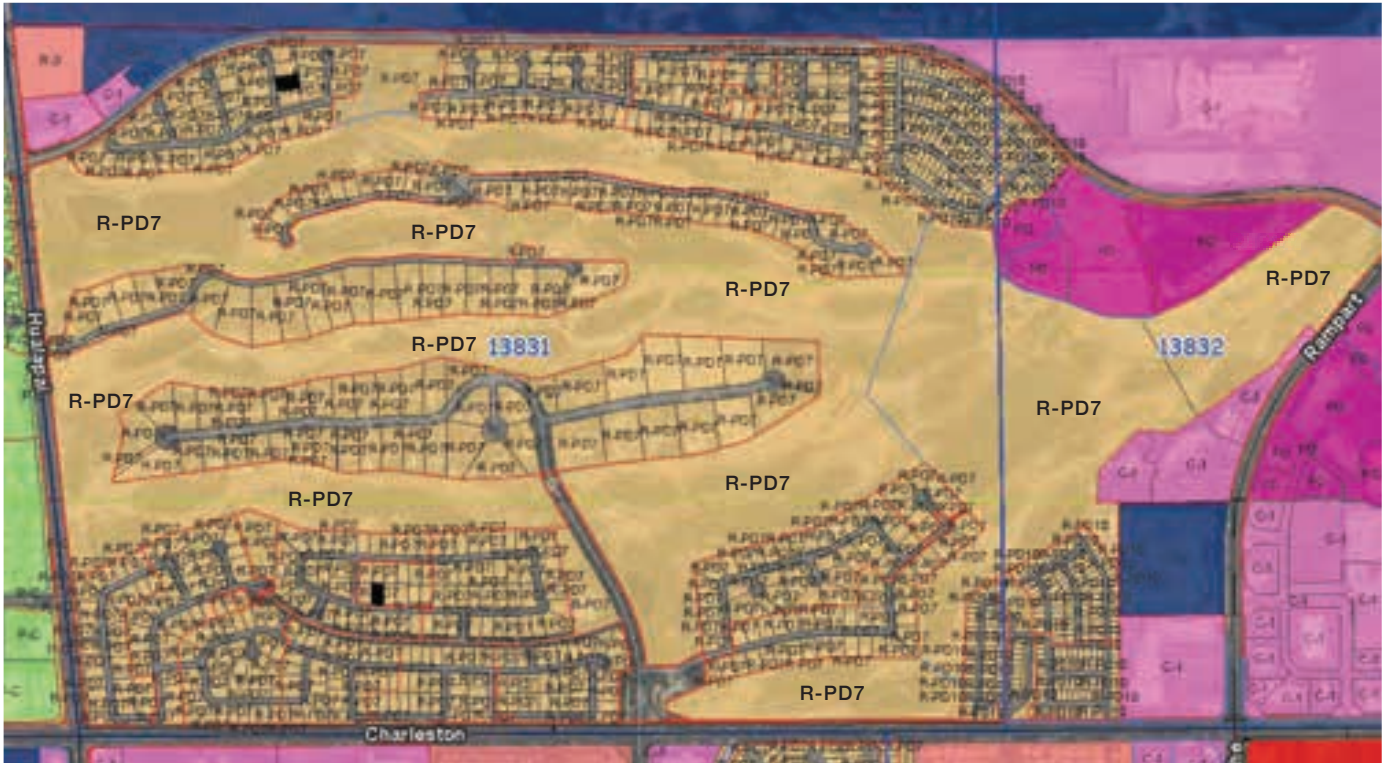
Based on the land rights of the property on which Badlands golf course is currently operated and those of the Queensridge homeowners, EHB Cos. principals concluded that the land must be acquired in order to be protected from potentially destructive development.

0416

LO 0034768

# RIGHTS

Land Rights: The Property is Zoned R-PD7



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

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

**EB**  
COMPANIES

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LO 0034769









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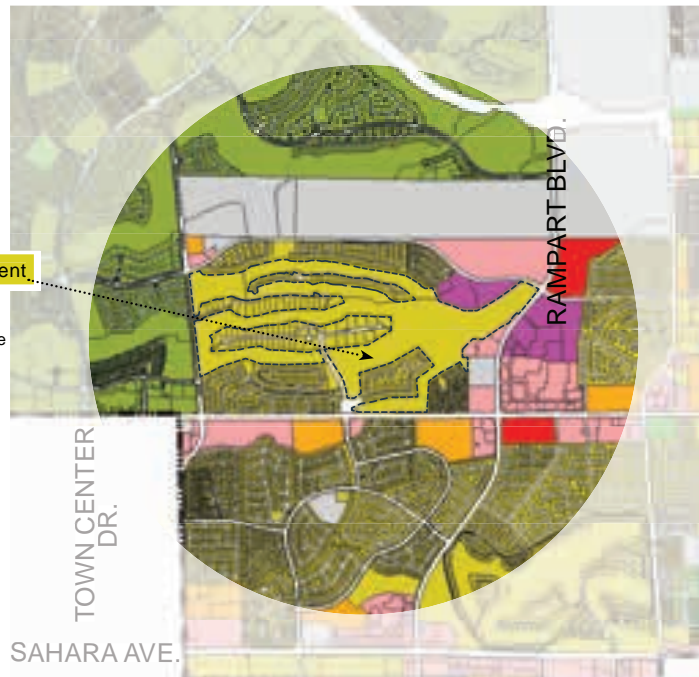
# RIGHTS

## Master Plan Land Rights: R-PD Zoning

*City of Las Vegas*

### Southwest Sector Zoning

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



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

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LO 0034770

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# RIGHTS

## R-PD7 Zoning Verification Letter



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

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



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LO 0034771

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# RIGHTS

Property's Land Use: PR-OS Designation

City of Las Vegas  
SOUTHWEST SECTOR  
Land Use Categories



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

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LO 0034772

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# RIGHTS

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

MASTER DECLARATION - 1996 + 2000

1996 + 2000

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

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



< AMENDED AND RESTATED DECLARATION - 2000

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# RIGHTS

## Queensridge Lot Purchase Agreement

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

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

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



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## One Queensridge Place: Purchase Contract + Public Offering Statement

## PUBLIC OFFERING STATEMENT - 2007

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

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

The above designations are current as of the effective date of this Public Hearing Statement. However, zoning is subject to change at any time without notice. For updated information, visit City of

the governing city or county. The master plan regarding land use for a parcel of land is the best indicator of the possibility exists.

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

10

# RIGHTS

## Conclusion

①

The land has R-PD7 zoning rights

②

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

③

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



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LO 0034776



# THE NEW VISION

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

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# THE NEW VISION

Ultra-low Density Meets Lifestyle Multi-Family Residential



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# *The* PRESERVE

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

0427

LO 0034779

**10459**

# THE PRESERVE

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

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

## CONSERVATION ESTATES

**Total Number:** Maximum of 60

**Estate Size:** 1.5 to 5+ acres

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

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

## NATURE PRESERVE

**100% of the property will be landscaped**

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



0428

LO 0034780

10460

# THE PRESERVE

## Sample 5-Acre Conservation Estate



\*Other than a few exceptions.

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

**Total Size:**  
5 acres

**Portion Preserved:**  
3.75 acres or 75%

**Buildable Portion:**  
1.25 acres or 25%

**Vegetation:**  
200+ trees

**Border Walls:**  
Predominately wrought iron

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COMPANIES  
0429  
LO 0034781



# THE PRESERVE

### Sample 5-Acre Conservation Estate Terrain: Before + After



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0430

LO 0034782

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# THE PRESERVE

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



Northwest: From existing homesite on Winter Palace Drive north

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0431

LO 0034783

**10463**

# THE PRESERVE

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



West: Aerial view from Winter Palace Drive south



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LO 0034784



# The SEVENTY

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

0433

LO 0034785

**10465**



# THE SEVENTY

An Invitation to the Quality Class

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

## GENERAL DETAILS

**Size:** 67.21 acres

**Number of Units:** 3,020

**Density:** 45 du/ac

**Vegetation:** 2,000 trees

**Outdoor Amenities:** 4.1 miles pedestrian trails / walking loop

**Parks:** 2.5 acres + 1.5 acre dog park

**Common/Landscaped Open Space:** 14.9 acres



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LO 0034786

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# THE SEVENTY

First Phase: Development Area 1

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

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**Total Size:** 17.49 acres

**Number of Units:** 720

**Phase I:**

*Estimated Start Date:* 2018

*Number of Units:* 284 units

*Number of Buildings:* 2

**Phase II:**

*Estimated Start Date:* 2020

*Number of Units:* 436 units

*Number of Buildings:* 2

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LO 0034787

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# THE SEVENTY

Development Area 1: Architectural Design



## NOT ALL PRODUCT IS CREATED EQUAL

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



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LO 0034788

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# THE SEVENTY

Inspiration: The Park + The Village, Irvine Spectrum Center



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



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# QUEENSRIDGE TODAY

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

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LO 0034790

**10470**

# QUEENSRIDGE TODAY

The Community is Not Secure

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

## ***Solution:***

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

//// 27% of secured perimeter



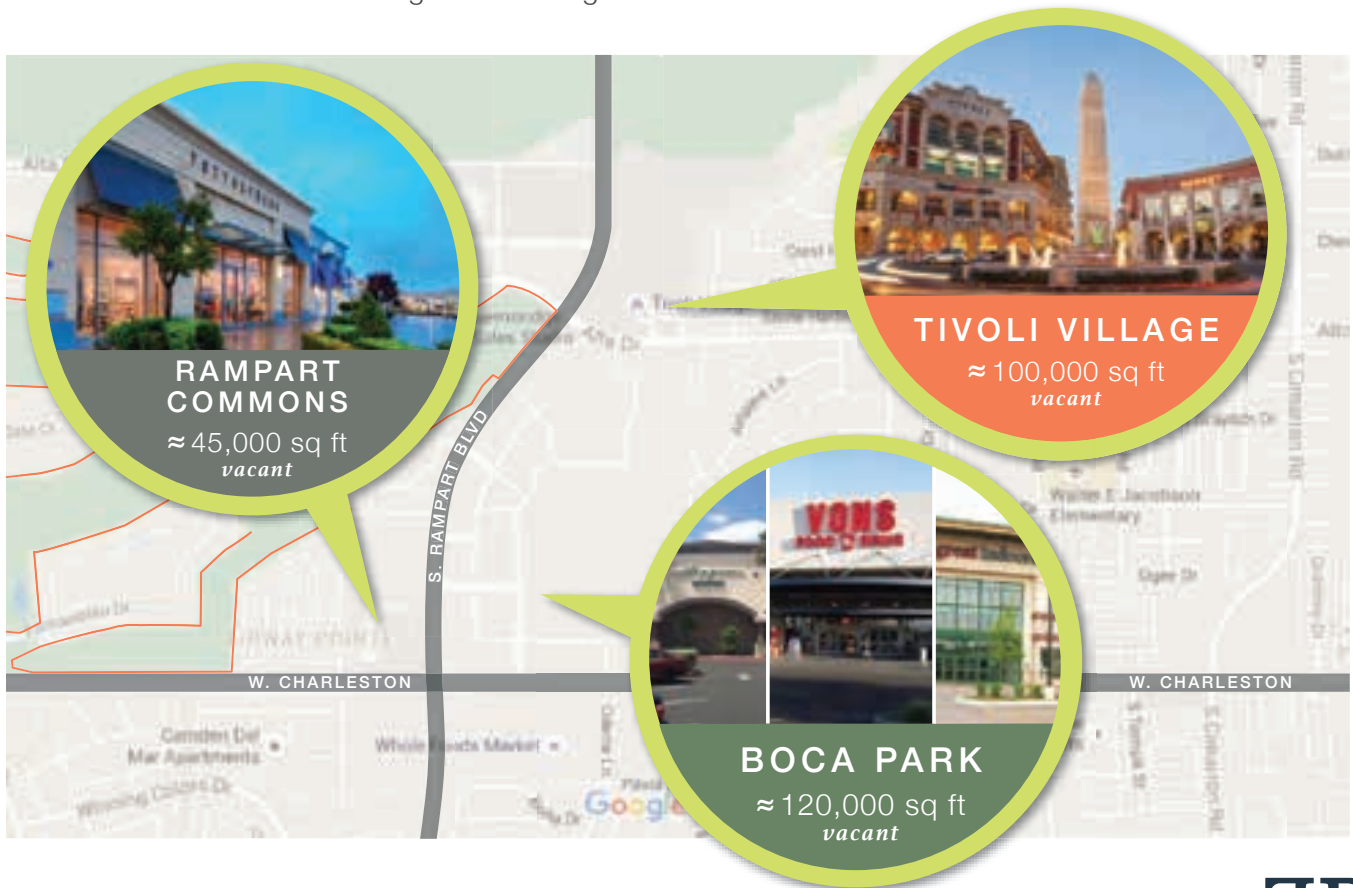
0439

LO 0034791

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# QUEENSRIDGE TODAY

Significant Neighborhood Retail Vacancies



*Great neighborhoods are defined by great retail*

**EB**  
COMPANIES

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LO 0034792

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# QUEENSRIDGE TODAY

Lagging Property Values

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

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



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10473





0442

LO 0034794

**10474**

# FEMA FLOOD ZONE

Only 25% in Designated Flood Plain

Underground drainage culverts approved by FEMA, once completed will be maintained by the City of Las Vegas

75%  
OF GOLF COURSE  
IS NOT IN FEMA  
FLOOD ZONE

15  
homes on  
Orient Express and  
4 common areas will  
be removed from being  
in FEMA flood zone

- FEMA FLOOD ZONE
- AREA EXCLUDED FROM FEMA FLOOD ZONE
- OPEN FLOW CULVERTS



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

**EHB**  
COMPANIES

0443

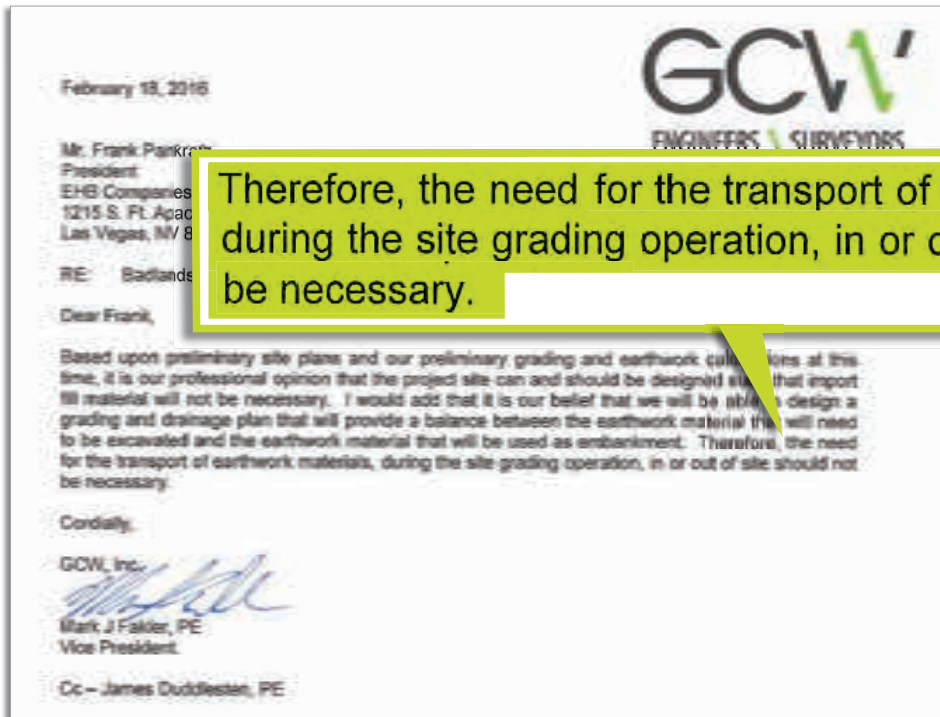
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# PROPERTY GRADING

A Balanced Site



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

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

**EHB**  
COMPANIES

0444

LO 0034796

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WE ENCOURAGE YOU  
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questions or concerns.

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