

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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## GRAND TETON VILLAGE

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

**MFM (Multi-family Medium Residential)** – The Multi-family Medium Residential category provides for the development of up to 25 dwelling units per acre. Product types include a higher density variety of multi-family units such as condominiums, low-density multi-family, and residential buildings with a maximum of three stories.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

## LONE MOUNTAIN

**L (Low Density Residential)** – The Low Density category generally permits single-family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.



**MLA (Medium Low Attached Density Residential)**

– The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

**NC (Neighborhood Commercial)**

– The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

**VC (Village Commercial)**

– The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

**PF (Public Facilities)**

– The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

**PR-OS (Parks/Recreation/Open Space)**

– The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

**LONE MOUNTAIN WEST****L (Low Density Residential)**

– The Low Density category generally permits single-family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities.

**ML (Medium Low Density Residential)**

– The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, manufactured home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.



**MFM (Multi-family Medium Residential)** – The Multi-family Medium Residential category provides for the development of up to 25 dwelling units per acre. Product types include a higher density variety of multi-family units such as condominiums, low-density multi-family, and residential buildings with a maximum of three stories.

**NC (Neighborhood Commercial)** – The Neighborhood Commercial category addresses parcels of five acres or less and provides for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development.

**VC (Village Commercial)** – The Village Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to intersections of major arterials and major freeways.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

**PR-OS (Parks/Recreation/Open Space)** – This category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

## **IRON MOUNTAIN RANCH**

**DR (Desert Rural Density Residential)** – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

**L (Low Density Residential)** – The Low Density category generally permits single-family detached homes, manufactured



homes on individual lots, gardening, home occupations, and family child care facilities.

## **LAS VEGAS MEDICAL DISTRICT**

**HD (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density and high-rise residential.

**P-O (Professional Office)** – The Professional Office category is intended to allow the conversion of existing single-family residential structures to low intensity commercial uses and administrative and professional offices. The assemblage of more than one lot and the demolition of the existing structures to construct a new structure is also encouraged.

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

**MD-1 (Medical Support)** – The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical and medically related uses, office and professional uses.

**MD-2 (Major Medical)** – The Major Medical category is intended to allow the most intense development within the Las Vegas Medical District. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage larger scale development.

## **SUMMERLIN / SUMMERLIN WEST**

**EQR (Equestrian Residential)** – Allows for single-family residential with up to 2 units per gross acre.

**ER (Estate Residential)** – Allows for single-family residential with up to 2 units per gross acre.

**SF-1 (Single Family Detached)** – Allows for detached single-family residential with up to 3.5 units per gross acre.

**SF-2 (Single Family Detached)** – Allows for detached single-family residential with up to 6 units per gross acre.

**SF-3 (Single Family Detached)** – Allows for detached single-family residential with up to 10 units per gross acre.

**SFA (Single Family Attached)** – Allows for single-family attached residential with up to 18 units per gross acre.

**SFSD (Single Family Special Lot Development)** – Allows for single-family residential with up to 18 units per gross acre.

**SFZL (Single Family Zero Lot Line)** – Allows for zero lot line attached and detached single family residential with up to 12 units per gross acre.

**MF-1 (Low Density Multi-Family)** – Allows for low-density multi-family development with up to 14 units per gross acre.

**MF-2 (Medium Density Multi-Family)** – Allows for medium-density multi-family development with up to 21 units per gross acre.

**MF-3 (High Density Multi-Family)** – Allows for high-density multi-family development with no maximum density limit.

**VC (Village Center)** – The Village Center will allow a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center area may include a grocery store, a drugstore, and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

**NF (Neighborhood Focus)** – the Neighborhood Focus Land Use District is intended to provide limited commercial facilities designed for use primarily by neighborhood residents. A typical Neighborhood Focus area provides a point of orientation for residents, and in a typical residential setting might contain retail convenience shopping as a primary use. Secondary uses might include a professional office complex, a day care facility, an elementary school, a worship site, tot lots, playgrounds, playfields, and other recreational facilities. A Neighborhood Focus area within a golf or resort neighborhood might include a combination of uses already mentioned with a clubhouse facility.

**TC (Town Center)** – The Town Center Land Use District is designed to accommodate large commercial, community, and cultural complexes and will ultimately become the main or “downtown” business center for the Summerlin Planned Community. Located at the heart of the community, the Town Center typically may include regional shopping facilities, high and mid-rise office structures, high-density residential, cultural, community and recreational facilities to serve the entire Summerlin population.

**EC (Employment Center)** – The Employment Center Land Use District provides employment opportunities for Summerlin residents. These areas may accommodate office, light industry,

