

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

Electronically Filed  
Sep 30 2022 10:53 a.m.  
Elizabeth A. Brown  
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No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 128, PART 4**

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*Attorneys for City of Las Vegas*

November 14, 2016  
Via email

Honorable Mayor Carolyn Goodman  
Honorable City Council:  
Steve D. Ross, Mayor Pro Tem  
Stavros S. Anthony  
Ricki Y. Barlow  
Bob Beers  
Bob Coffin  
Lois Tarkanian

Subject: EBH Proposed project in its entirety

All:

Background: I am a Las Vegas native, now in my late 70s. I grew up, raised my family and spent my entire career in Las Vegas, Nevada. During my time as Senior Partner in the first statewide Nevada CPA firm, I audited many state and municipal entities in Nevada and served on the Nevada Gaming Commission and various boards, including Nevada's power company. I was a Chief Financial Officer, CEO and Chairman of the Board of Nevada's largest gaming corporations, and I was directly involved in building, staffing and opening hotel-casinos and was also a real estate developer of single-family homes for over ten years. I live in a home constructed and furnished by my wife and me at 9511 Orient Express Court, in Queensridge. I mention my background only to indicate that this is not my first rodeo. I have seen and been part of many government applications, commissions and board actions during my business careers.

Never, during my entire professional life, have I witnessed a more obviously-biased and unfair municipal process than the one leading to the upcoming November meeting of the City Council. Up to now I have been embarrassed for my City's actions, including its sponsoring and conducting of neighborhood marketing meetings **for** the developer, using City facilities and City employees, attempting to justify the developer's project to homeowners, when the City itself did not yet know all of the facts! My hope is that this meeting of the City Council will correct my observation and restore my confidence, and the City's dignity!

Regrettably, my observation is consistent with statements made by the developer to me and many others (prior to his filing his applications with the City) that he did not need

Submitted after final agenda

Date 11/16/16 Item 101-107

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our support since the Mayor and City Council had already approved his project. Hopefully, his statement was not a statement of fact, possibly a misunderstanding. However, to date, City Staff, and at least one City Councilman, seemed bent on acting out that scenario by going out of their way to actively market the developer's project to impose the overwhelming, obviously-egregious, bad precedent-setting and unwelcome project on an otherwise stable, completed community of approximately 2,000 residents, the Queensridge community, with further adverse impacts on the surrounding neighborhood. And the cover is off the clandestine, commencing with the accidental discovery of the City Staff's stealth proposed action to strip all PUD's in Las Vegas of their legal protections without adequate notice or due process. Egregious! And unfortunately consistent with Mr. Lowie's statements and with the organized confusion and misinformation that has followed, again up to now.

This situation is especially unfortunate since **over 90 percent of the residents** do not have the ability, and some the sophistication, to protect themselves from the highly-technical and sometimes misleading representations and vague technical and legal onslaughts of this developer and his consultants, combined with one City Councilman's and the City Staff's ongoing inconsistent, misleading and incongruous machinations.

This is not a trivial matter; it is a very serious one! It is estimated that Queensridge homeowners have lost approximately Two Hundred Million dollars (\$200,000,000) in real estate value as a result of the EHB applications. If you approve the EHB applications, homeowners will also lose additional value, thereby imposing an even greater hardship on these residents. This is especially burdensome to the **over 90 percent of the Queensridge residents**. Many such residents have found that they cannot sell their homes as a result of these EHB applications, and these residents who have mortgages are certainly finding their mortgages exceeding the value of their homes. This is a very serious situation indeed, all caused by the overambitious, overreaching project, inappropriately championed by the City's Staff and by the City Councilman from the Queensridge area!

A few of us have taken up the cause of attempting to defend the community from this egregious wrong. Based on the developer's and the City's actions to date, we have had no alternative but to also take some issues to the courts. However, it should not be ours to do; it should be yours, the City Council's (and especially the Councilman's from the Queensridge area) to protect the community from such a developer's overreach and gross over-specification, especially as it impacts the **over 90 percent segment** of the Queensridge community. After all, we, and they, are all part of a long-established Master Planned Community and, like all Master Planned Communities in Las Vegas, deserve to be protected by the City against the arbitrary and capricious acts of aggressive developers who would trample upon community and homeowners' rights. Consequences scream to be taken into consideration!

Further, good City planning alone dictates against the total EHB project by virtue of its certain negative impact resulting from its immense size relative to this community, exacerbated by its accompanying objectionable components. It will overwhelm and

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degrade the community and neighborhood and, as mentioned, will also set a very bad precedent throughout Las Vegas.

If approved, the proposed EHB project **will cause substantial and potentially unmitigatable burdens** on all infrastructure elements of both the community and neighborhood: **Traffic ingress and egress** will become increasingly more congested (it clearly has not been adequately studied and determined since some indicated entry/exit proposed roads are not available for use by the developer); **flood studies** have not been sufficient to determine adequate flood safety margins sufficient to provide a reasonable guarantee of no loss of life or significant damage to property, and, in addition, the legality of any changes to the flood channels is in question; **school capacity availability** has not been determined (school capacity in the neighborhood is currently well over acceptable levels and the availability of additional schools has not been identified); **scenic open spaces and preservation of natural resources** previously assured by the master developer and the City for the viewing enjoyment of the residents and property owners in Queensridge are not being taken into consideration; **neighborhood crime** will increase, and the adverse impact on law enforcement will cause reduced safety for residents; **compromised fire protection** resulting from inadequate ingress and egress will also raise the risk of loss of life and property (again, some proposed ingress/egress roads are not available); **further diminution of property values and a reduction in the general quality of life** of longtime residents. And this is only a **partial list** of the issues and potential consequences!

It is in this context that **I respectfully request that the City Council deny all of the project applications of EBH with prejudice – not just the 720 apartments remaining from the recent Planning Commission action which, even on a stand-alone basis, are objectionable and not compatible with the Queensridge community.**

**Please do not allow the camel's nose to sneak under the tent by approving the application for the 720 apartments.**

**Please deal with and deny all of the EHB applications!**

There are many ethical, practical and technical reasons why this project should be denied. If you listen closely enough to the answers to your questions, and if you question the motives of those selling the project, you will discern those reasons. This is not a well-thought-out project – It is really only a red and yellow picture poster substituting for smoke and mirrors. And, it does not include 720 condominiums as “originally” described; it includes the substituted 720 lower grade apartments. The total project is grossly over the top and has been deceptively promoted! Any independent observer will see and understand. Most of the issues raised have been brushed aside without proper consideration or just ignored, but they continue to exist. For objective and sophisticated observers, this is not a close call.

If the EBH applications are approved by the City Council, they will stand out forever in the Las Vegas community as a City failure.

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**Please vote for a complete denial of the full set of EHB applications with prejudice.**

This letter is not to negate or oppose any project by the developer, **just this overall project**. The developer should revisit his project specifications and design, and re-approach the community and the City with a more community-sensitive and thoughtful project. Hopefully, the City Staff will also become more community-sensitive!

Mr. Lowie is said to be a visionary, and I think that possibly he is. **Another More Community-Sensitive Vision, please!**

Respectfully,

A handwritten signature in black ink, appearing to read 'Clyde F. Turner', with a stylized flourish at the end.

Clyde Turner

C.c. Queensridge HOA, et al.

**From:** [Tom Perrigo](#)  
**To:** [Carman Burney](#)  
**Subject:** FW: BADLANDS GOLF COURSE  
**Date:** Wednesday, November 16, 2016 11:58:57 AM

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**From:** Carolyn G. Goodman  
**Sent:** Thursday, November 10, 2016 3:04 PM  
**To:** Brad Jerbic; Tom Perrigo  
**Subject:** FW: BADLANDS GOLF COURSE



**CAROLYN G. GOODMAN, MAYOR**

Las Vegas City Hall  
495 S. Main Street  
Las Vegas, NV 89101

(702)229-6241

*City Hall is closed on Fridays*

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**From:** Paul Lottice [<mailto:plottice@pacbell.net>]  
**Sent:** Thursday, November 10, 2016 3:03 PM  
**To:** Carolyn G. Goodman; Bob Beers; Lois Tarkanian; Bob Coffin; Stavros Anthony; Steven Ross  
**Subject:** BADLANDS GOLF COURSE

I am a resident of Queensridge and completely in favor of the development of the golf course. It will monetarily benefit all residents with future home values, and the City will benefit with increased tax dollars. The developer does beautiful work as evidenced by his other projects in the area. It is a good situation for all. PLEASE APPROVE THIS PROJECT.

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Submitted after final agenda

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**From:** [Tom Perrigo](#)  
**To:** [Carman Burney](#)  
**Subject:** FW: Development of the Badlands Golf Course  
**Date:** Wednesday, November 16, 2016 11:59:50 AM

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**From:** Carol Lottice [mailto:[clottice@pacbell.net](mailto:clottice@pacbell.net)]  
**Sent:** Thursday, November 10, 2016 2:29 PM  
**To:** Tom Perrigo  
**Subject:** Development of the Badlands Golf Course

I strongly support the development of the Badlands Golf Course. It will definitely be an improvement for our community.

Thank you  
Carol Lottice

[Sent from Yahoo Mail for iPhone](#)



**From:** [Tom Perrigo](#)  
**To:** [Carman Burney](#)  
**Subject:** FW: Queensridge Redevelopment  
**Date:** Wednesday, November 16, 2016 11:55:41 AM

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**From:** [Larry Ricca](#) [mailto:ljricca@yahoo.com]  
**Sent:** Friday, November 11, 2016 9:22 AM  
**To:** Carolyn G. Goodman; Steven Ross; santhony@lasvegas.gov; rbarlow@lasvegas.gov; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo  
**Subject:** Queensridge Redevelopment

As you all know the Badlands redevelopment project has been a hot issue in Queensridge. I feel it's important that you all realize that the loud minority of this issue has spent a lot of our community money on fighting this. Also a select few wealthy neighbors have hired there own attorneys to fight this which does not necessarily represent the community. A lot of shady tactics have taken place that would boarder line foul play. Please consider this matter for us the small guys in this fight and please know that if we had the money they do to hire an attorney to help support the redevelopment we would have. It's interesting that the HOA board members have directed this as a voice for the community which is not necessarily the case. It's been a personal agenda for them to fight this. The fact that they are paying for a bus to shuttle members of the community to attend and paid for signs to be made at your meetings should tell you a lot. Do you really think those that support this redevelopment would board that bus? It would get ugly. But I guess money talks and the deep pockets will continue to fight this as a loud minority.

Please consider this redevelopment and do not let the select few speak for the community. Don't be fooled by the turnout that oppose this. Keep in mind they are bussing in there friends. For every one person the opposes this there are more that support it. Many of us work and will not be able to make the meeting in the afternoon.

Thank you for your strong consideration and our support of this redevelopment.

Larry Ricca

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Submitted after final agenda

Date 11/16/16 Item 101-107

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**From:** [Tom Perrigo](#)  
**To:** [Carman Burney](#)  
**Subject:** FW: EHB Companies and Queensridge.  
**Date:** Wednesday, November 16, 2016 11:55:03 AM

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**From:** Jim Tucker [mailto:scubajrt@cox.net]  
**Sent:** Friday, November 11, 2016 11:00 AM  
**To:** Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo  
**Subject:** EHB Companies and Queensridge.

Dear Sirs and Ladies,

I approve of EHB plans for queensridge and look forward to our HOA board not pursuing their own self-interests and involve themselves in constructive communication with the developer.

I am aware of EHB's quality of work and I am sure that his proposed properties will improve our neighborhood and increase our property values.

Thank you,

*James Tucker*  
Phone: (702) 379.6688  
9816 Winter Palace Drive  
Las Vegas, Nv 89145  
Email: [scubajrt@cox.net](mailto:scubajrt@cox.net)

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Submitted after final agenda.

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Shauna M. Hughes, Esq.  
[shughes@gcmaslaw.com](mailto:shughes@gcmaslaw.com)

November 14, 2016

VIA EMAIL: [cgoodman@LasVegasNevada.gov](mailto:cgoodman@LasVegasNevada.gov)

Mayor Carolyn Goodman

Re: Badlands Issues

Dear Madam Mayor:

I am requesting on behalf of my client, the Queensridge HOA, that any discussions or action on the Developers' request (attached hereto for reference) to withdraw items MOD-63600, GPA-63599, ZON-63601, and DIR-63602 without prejudice, be held until the remaining related items on the Agenda are heard. Those remaining items are noticed as "Not to be heard before 3:00 p.m.". The homeowners are aware that they need to be present at the meeting at 3:00 p.m. but not before. I am concerned that the withdrawal request not be heard at 1:00 p.m. under item 45 "Business items".

Thank you in advance for your consideration of this request.

Sincerely,

GENTILE CRISTALLI  
MILLER ARMENI SAVARESE



SHAUNA M. HUGHES

SMH/ad

cc: Brad Jerbic, C.A. (via email: [Bjerbic@LasVegasNevada.gov](mailto:Bjerbic@LasVegasNevada.gov))

Submitted after final agenda

Date 11/16/16 Item 101-104

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

November 1, 2016

Mr. Tom Perrigo, Planning Director  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

RE: Applications MOD-63600, GPA-63599, ZON-63601 & DIR-63602

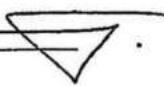
Dear Mr. Perrigo:

Please be advised that Applicants are withdrawing the above referenced applications without prejudice.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.  
Nevada limited liability companies

By: EHB Companies LLC  
a Nevada limited liability company  
Its: Manager

By:   
Name: Frank Pankratz  
Its: Manager  
Date: 11/1/16

**CITY COUNCIL MEETING OF  
NOVEMBER 16, 2016  
COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107**

1    **ITEM 101 - NOT TO BE HEARD BEFORE 3:00 P.M. - MOD-63600 - MAJOR**  
2    **MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER:**  
3    **SEVENTY ACRES, LLC, ET AL - For possible action on a request for a Major**  
4    **Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF**  
5    **ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS**  
6    **COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE**  
7    **STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE**  
8    **AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres**  
9    **generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs**  
10   **Multiple), Ward 2 (Beers) [PRJ-63491]**

11   **ITEM 102 - NOT TO BE HEARD BEFORE 3:00 P.M. - GPA-63599 - GENERAL PLAN**  
12   **AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING -**  
13   **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**  
14   **a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO:**  
15   **DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY**  
16   **RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart**  
17   **Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-**  
18   **301-005 and 007), Ward 2 (Beers) [PRJ-63491]**

19   **ITEM 103 - NOT TO BE HEARD BEFORE 3:00 P.M. - ZON-63601 - REZONING**  
20   **RELATED TO MOD- 63600 AND GPA-63599 - PUBLIC HEARING -**  
21   **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**  
22   **a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS**  
23   **PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY**  
24   **RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT)**  
25   **TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 acres at the southwest corner of Alta**  
26   **Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801- 002 and 003; 138-32-**  
27   **202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]**

28   **ITEM 104 - NOT TO BE HEARD BEFORE 3:00 P.M. - DIR-63602 - DIRECTOR'S**  
29   **BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER:**  
30   **180 LAND CO, LLC, ET AL - For possible action on a request for a Development**

**CITY COUNCIL MEETING OF  
NOVEMBER 16, 2016  
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31 Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at  
32 the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-  
33 801-002 and 003; 138-32-202-001; and 138-32-301- 005 and 007), Ward 2 (Beers) [PRJ-  
34 63491]

35 **ITEM 105 - NOT TO BE HEARD BEFORE 3:00 P.M. - GPA-62387 - GENERAL PLAN**  
36 **AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC**  
37 **- For possible action on a request for a General Plan Amendment FROM: PR-OS**  
38 **(PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on**  
39 **17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-**  
40 **301-005), Ward 2 (Beers) [PRJ-62226]**

41 **ITEM 106 - NOT TO BE HEARD BEFORE 3:00 P.M. - ZON-62392 - REZONING**  
42 **RELATED TO GPA- 62387 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY**  
43 **ACRES, LLC - For possible action on a request for a Rezoning FROM: R-PD7**  
44 **(RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH**  
45 **DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and**  
46 **Rampart Boulevard (APN 138-32-301- 005), Ward 2 (Beers) [PRJ-62226]**

47 **ITEM 107 - NOT TO BE HEARD BEFORE 3:00 P.M. - SDR-62393 - SITE**  
48 **DEVELOPMENT PLAN REVIEW RELATED TO GPA-62387 AND ZON-62392 -**  
49 **PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible**  
50 **action on a request for a Site Development Plan Review FOR A PROPOSED 720-UNIT**  
51 **MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING**  
52 **OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta**  
53 **Drive and Rampart Boulevard (APN 138-32-301- 005), R-PD7 (Residential Planned**  
54 **Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)],**  
55 **Ward 2 (Beers) [PRJ-62226]**

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57 **Appearance List:**

58 CAROLYN G. GOODMAN, Mayor

59 BRAD JERBIC, City Attorney

60 TOM PERRIGO, Planning Director

**CITY COUNCIL MEETING OF  
NOVEMBER 16, 2016  
COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107**

61 SHAUNA HUGHES, Representing Queensridge Homeowners Association  
62 CHRIS KAEMPFER, Legal Counsel for the Applicant  
63 STAVROS ANTHONY, Councilman  
64 UNIDENTIFIED MALE SPEAKER  
65 TODD BICE, Legal Counsel for Homeowners  
66 BOB COFFIN, Councilman  
67 RICKI Y. BARLOW, Councilman  
68 BOB BEERS, Councilman  
69 LOIS TARKANIAN, Councilwoman  
70 JIM JIMMERSON, Appearing on behalf of the Applicant  
71 CLYDE TURNER, Queensridge Resident  
72 FRANK PANKRATZ  
73 AUDIENCE  
74 SECOND UNIDENTIFIED MALE SPEAKER  
75 STEVEN D. ROSS, Councilman  
76 BART ANDERSON, Engineering Project Manager, Public Works, City of Las Vegas  
77 STEPHANIE ALLEN, Legal Counsel for the Applicant  
78 LUANN D. HOLMES, City Clerk  
79 GREG BORGEL, 300 South 4th Street  
80 PATRICE TEW, Clark County School District Trustee, District E  
81 STEPHEN COLLINS, Queensridge Resident  
82 MICHAEL BUCKLEY, Representative for the Frank and Jill Fertitta Family Trust  
83 ELAINE WENGER-ROESNER, President of the Queensridge Homeowners Association Board  
84 GEORGE GARCIA, 1055 Whitney Ranch Drive, Henderson  
85 FRANK SCHRECK, Queensridge Resident  
86 YOHAN LOWIE, Applicant  
87 NELSON STONE, Civil Engineer, T.Y. Lin International  
88 BRAD NELSON, Land Developer  
89 BRIAN GORDON, Consultant, Applied Analysis  
90 RICHARD SCOTT DUGAN, Certified General Appraiser

**CITY COUNCIL MEETING OF  
NOVEMBER 16, 2016  
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91 PETER LOWENSTEIN, Planning Section Manager  
92 BOB PECCOLE, Queensridge Resident  
93 STEVE CARRION, Queensridge Resident  
94 DAVID MASON, Developer  
95 TOM LOVE, Queensridge Resident  
96 HERMAL AHLERS, Queensridge Resident  
97 ANTHONY CASABIANCA, Citizen  
98 LEONARD SCHWIMMER, Queensridge Resident  
99 ANNE SMITH, Queensridge Resident  
100 CLYDE SPITZE, Citizen  
101 ELISE CANONICO, Queensridge Resident  
102 SUMMER DAVIES, Queensridge Resident  
103 JUSTIN DAVIES, Queensridge Resident  
104 TRESSA STEPHENS-HADDOCK, Queensridge Resident  
105 KRIS ENGELSTAD, Queensridge Resident  
106 PAULA QUAGLIANA, Queensridge Resident  
107 DR. JOSEPH QUAGLIANA, Queensridge Resident  
108 DINO REYNOSA, Representing Steven Maksin, CEO of Moonbeam Capital Investments  
109 KIMBERLY TOBERGTE, Silvestone Ranch Resident  
110 DARRYL ROESNER, Queensridge Resident  
111 TOM BLINKINSOP, Henderson Resident  
112 DUNCAN LEE, Queensridge Resident  
113 MICHELLE KOMO, Queensridge Resident  
114 LUCILLE MONGELLI, Queensridge Resident  
115 FRANK PONTO, Queensridge Resident  
116 CAROL JIMMERSON, Queensridge Resident  
117 SIGAL CHATTAH, Sigal Chattah Law Group  
118 SHAWN KING, The Equity Group  
119 KEVIN BLAIR, Owner of Sr. Williams Court  
120 TERRY HOLDEN, Queensridge Resident



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121 ROBERT MARSHALL, Queensridge Resident  
122 NOEL GAGE, Queensridge Resident  
123 RICK KOSS, Queensridge Resident  
124 ELIZABETH FRETWELL, City Manager  
125  
126 (6 hours and 15 minutes) 4:30 p.m. – 11:45 p.m.  
127  
128 Typed by: Speechpad.com  
129 Proofed by: Gabriela Portillo-Brenner and Angela Crolli  
130

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215 **SHAUNA HUGHES**

216 No, not a change to the request that they're making. We would ask you to make a change to their  
217 request.

218

219 **MAYOR GOODMAN**

220 Please make your comments.

221

222 **SHAUNA HUGHES**

223 Thank you, Mayor. Again, Mayor, member (sic) of the Council, Mayor and members of the  
224 Council, my name is Shauna Hughes. My remarks are on behalf of my client, the Queensridge  
225 Homeowners Association. I am asking that you grant the developer's request to withdraw four  
226 items, but that the items, all of which received a recommendation for denial at the Planning  
227 Commission, be withdrawn with prejudice. This requested action would ensure that the  
228 developer has adequate time to create a development plan for the entire property, with adequate  
229 neighborhood input, before proceeding through the public process yet again.

230 I would also urge you to deny the remaining application on today's agenda, so that the 17 acres  
231 can be reexamined in connection with the remaining acreage.

232 To this point, the process has been going on for close to a year. Madam Clerk, may I hand this  
233 out? They're exhibits that could be passed out. Thank you.

234 In 2003, the State Legislature adopted AB-291, which was enrolled as NRS 278.050. This law  
235 was enacted to address the concerns of local residents who became worn down going to multiple  
236 public hearings by applicants who would request repeated continuances. Testimony by the bill's  
237 sponsor, then Assemblywoman Giunchigliani, indicated that she was concerned about the  
238 inconvenience and hardship to the residents, especially the senior citizens, of having to prepare  
239 for and attend multiple meetings on the same application. The solution they reached limits the  
240 number of continuances on any one item to two. Additional continuances may be sought for  
241 good cause shown, which is defined in the ordinance, in the statute. If the Planning Commission  
242 grants additional continuances for good cause shown, the person on whose behalf the  
243 continuance was granted must make a good faith effort to resolve the issues concerning which  
244 the continuances are granted in the first place.

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1152 **JIM JIMMERSON**

1153 Mr. Bice represents certain homeowners.

1154

1155 **MAYOR GOODMAN**

1156 Okay. I know you could bring a ceiling, a floor to ceiling meetings and minutes of things that  
1157 have occurred. We're nowhere.

1158

1159 **JIM JIMMERSON**

1160 All I'm trying to say to you is that we certainly have made the effort, and we'll make the effort  
1161 again.

1162

1163 **MAYOR GOODMAN**

1164 Okay. But wait, wait, wait.

1165

1166 **JIM JIMMERSON**

1167 Yes, Ma'am.

1168

1169 **MAYOR GOODMAN**

1170 Are you in a position to accept the mandate that you will work, mandate and that you will accept  
1171 the mandate, the homeowners, to move this mountain? If it doesn't start with you, it's not going  
1172 anywhere.

1173

1174 **JIM JIMMERSON**

1175 Yes, Your Honor. We are.

1176

1177 **MAYOR GOODMAN**

1178 And that makes a very big difference to me where I'm going to vote.

1179

1180 **JIM JIMMERSON**

1181 Yes, Your Honor. We are.

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1557 **MAYOR GOODMAN**

1558 Okay. I'm going to call for the question then as we have it, and are you, where you ended up with  
1559 it, are you gonna take the timeline off that apropos of the recommendation of our attorney, or  
1560 you want to leave your three months? Or –

1561

1562 **COUNCILMAN BEERS**

1563 Your Honor, I'd be happy to change my motion to move for withdrawal, to grant the request to  
1564 withdraw without prejudice, with the condition that if it comes back before six months, the body  
1565 might frown on it.

1566

1567 **COUNCILMAN COFFIN**

1568 What?

1569

1570 **COUNCILWOMAN TARKANIAN**

1571 Are we then considering all the others today, and we're just voting on the beginning ones?

1572

1573 **COUNCILMAN BEERS**

1574 No, this is just on the four.

1575

1576 **COUNCILWOMAN TARKANIAN**

1577 Or would that mean the whole thing?

1578

1579 **COUNCILMAN BEERS**

1580 This is on number 1-0-1, 1-0-2, 1-0-3, 1-0-4.

1581

1582 **COUNCILMAN BARLOW**

1583 How can he speak for us?

1584

1585 **COUNCILMAN COFFIN**

1586 He can't, and Ron Portaro can't. Kaempfer, Your Honor, point of clarification?

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1587   **MAYOR GOODMAN**

1588   Point of clarification asked by Councilman Coffin.

1589

1590   **COUNCILMAN COFFIN**

1591   Thank you, Ma'am. The, no one can substitute for us, their observations and their judgments. So,

1592   I'm sure any person that is considered to be a third party, there really is no unbiased third party

1593   now, unfortunately. And it is because there are thoughts that maybe even our staff has some, put

1594   the thumb on the scale, which I know to be untrue, but, nevertheless, there is the thought. The

1595   appearance would be, I would prefer to be involved in those meetings, and any three members at

1596   any one time can be observed.

1597

1598   **MAYOR GOODMAN**

1599   Okay. That, you have to be on the motion. There's a motion on the floor.

1600

1601   **COUNCILMAN COFFIN**

1602   And I am speaking to the motion.

1603

1604   **MAYOR GOODMAN**

1605   Okay. I can't find it.

1606

1607   **COUNCILMAN COFFIN**

1608   If it's a motion to withdraw, frankly, without prejudice, I would oppose it.

1609

1610   **MAYOR GOODMAN**

1611   No.

1612

1613   **COUNCILMAN COFFIN**

1614   And, the reason is, again, because it doesn't include the element of the members of the Council.

1615   We are the ones. The, we can't delegate this any longer. We have to be allowed to be

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1616 participating in these, and observing these meetings. And I can tell you my own opinion as to  
1617 whether or not somebody's cooperating or not.

1618

1619 **SECOND UNIDENTIFIED MALE SPEAKER**

1620 Mayor, May I give a comment on record, please, as a homeowner?

1621

1622 **COUNCILMAN BARLOW**

1623 Mayor –

1624

1625 **MAYOR GOODMAN**

1626 We have a motion that we need to vote on (inaudible) –

1627

1628 **SECOND UNIDENTIFIED MALE SPEAKER**

1629 Wait, can I get one comment on – record, please?

1630

1631 **COUNCILMAN ROSS**

1632 Your Honor – we have to do this first. We need clarity on the motion from Councilman Beers

1633 and Mr. Jerbic. I think the Clerk needs you to –

1634

1635 **BRAD JERBIC**

1636 Maybe I can summarize. The motion is to allow the withdrawal without prejudice. Everything  
1637 else is dicta. The comments are, the Councilman feels that if it comes back in less than six  
1638 months, the Council would frown on it. The comments from Councilman Coffin is, he may wish  
1639 to sit in on meetings.

1640 I think the reality is this. There is an expectation in this motion that there will be negotiations. I  
1641 think everybody in this audience can agree that if they reach an accord that you all like, you  
1642 wouldn't care if it came back in 30 days. So, I think that leaving it the way it is, is probably the  
1643 best you're going to get right now, since there doesn't seem to be any agreement on with or  
1644 without prejudice, and the parties will demonstrate good faith or not fairly quickly.

1645

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1646 **MAYOR GOODMAN**

1647 And, as for my request, Mr. Pankratz and Ms. Hughes as the leads on that, representing both  
1648 sides, is that another motion?

1649

1650 **COUNCILWOMAN TARKANIAN**

1651 That's another motion.

1652

1653 **MAYOR GOODMAN**

1654 Would that be another motion?

1655

1656 **BRAD JERBIC**

1657 I think it's understood what will happen if you make this motion. I think everybody's in  
1658 agreement.

1659

1660 **MAYOR GOODMAN**

1661 Okay. There's a motion –

1662

1663 **CHRIS KAEMPFER**

1664 So, a point of clarification, Your Honor, please.

1665

1666 **MAYOR GOODMAN**

1667 Pardon?

1668

1669 **CHRIS KAEMPFER**

1670 Point. If in fact an agreement is reached in two months, three months, four months, whatever it  
1671 might be, the motion from the Councilman is not that we have to wait six months to bring it  
1672 back, I assume. Right?

1673

1674 **BRAD JERBIC**

1675 That would be correct. That would be correct.

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1676 **CHRIS KAEMPFER**

1677 That is correct.

1678

1679 **MAYOR GOODMAN**

1680 Okay. So there is a motion –

1681

1682 **COUNCILMAN BEERS**

1683 And by the way, trust me, nothing would make the seven of us happier than that accord being  
1684 reached.

1685

1686 **COUNCILMAN ANTHONY**

1687 I just – have a question, Your Honor.

1688

1689 **MAYOR GOODMAN**

1690 Yes?

1691

1692 **COUNCILMAN ANTHONY**

1693 So, – what happens if you don't come to an agreement? Then – what happens? You just –  
1694

1695 **MAYOR GOODMAN**

1696 They'll notify Mr. Jerbic that they have not, they can't. They're at total loggerheads. It's not going  
1697 anywhere.

1698

1699 **COUNCILMAN ANTHONY**

1700 Which means you would never bring an application back to the City?

1701

1702 **CHRIS KAEMPFER**

1703 No, no, no. We would, we, they, would bring an application back that would be, have to be,  
1704 doesn't have to be, but would either be the same thing or something substantially different.



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1705 **BRAD JERBIC**

1706 That's correct. You'd vote up or down on what's before you today if there are no changes to it.  
1707

1708 **MAYOR GOODMAN**

1709 Okay. All right. So, I'm going to, I am ready, I'm calling for the motion. I'm going to ask you to  
1710 repeat it clearly one more time so everybody on Council, in fact, Mr. Jerbic, repeat the motion so  
1711 that it's absolutely –  
1712

1713 **BRAD JERBIC**

1714 The motion is to allow withdrawal without prejudice –  
1715

1716 **MAYOR GOODMAN**

1717 Wait.  
1718

1719 **BRAD JERBIC**

1720 – with the comments on the record.  
1721

1722 **MAYOR GOODMAN**

1723 – excuse me, we're having a conversation. Listen, this is the final.  
1724

1725 **COUNCILWOMAN TARKANIAN**

1726 We are listening.  
1727

1728 **MAYOR GOODMAN**

1729 Okay. Go.  
1730

1731 **BRAD JERBIC**

1732 The motion to withdraw, the binding part on this is the motion to withdraw without prejudice.  
1733 There are comments on the record that are common to every motion that are made that are not  
1734 binding, but they certainly indicate the intent of this Council today, and that is for Ms. Hughes

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1735 and Mr. Pankratz to get together and in good faith try and negotiate a resolution that can be  
1736 brought before this Council. If it can't be brought back, the expectation is that we'll be notified  
1737 immediately, and the expectation is everybody will work in good faith from this point forward.  
1738 That, I believe, is the motion. Everything else —

1739

1740 **COUNCILMAN BEERS**

1741 On 1-0-1 and -10-2?

1742

1743 **BRAD JERBIC**

1744 On 1-0-2, yes. I think that's —

1745

1746 **MAYOR GOODMAN**

1747 Thank you.

1748

1749 **BRAD JERBIC**

1750 On 1-0-1, 1-0-2, 1-0-3 and 1-0-4 is the Director's Business, which is included in these four  
1751 motions.

1752

1753 **COUNCILWOMAN TARKANIAN**

1754 I just want to say I'm going to vote against that, but I do believe in a large part of it. It's just  
1755 there's part of it I don't agree it, with.

1756

1757 **MAYOR GOODMAN**

1758 Okay. There's a motion. Please vote. And please post. The motion passes. **(The motion carried**  
1759 **with Coffin, Tarkanian and Antony voting No.)** So, now we will move on. Is it appropriate,  
1760 and, Ms. Hughes and Mr. Pankratz, thank you very much. You have mountains to climb and  
1761 things to do. And Mrs. Hughes, we all wish that this can come to a great resolve, that both sides  
1762 are very, 85 percent happy. 85 percent would be a win-win.

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2080 **COUNCILMAN COFFIN**

2081 You know, you haven't seen that. Thank you very much, Chris.

2082

2083 **CHRIS KAEMPFER**

2084 I want to get into that.

2085

2086 **COUNCILMAN COFFIN**

2087 I just want to say make sure you understand my thinking on that, that really it's not an insult to  
2088 me, but it is what you're saying is, well, I can't see it because I haven't looked at it.

2089

2090 **CHRIS KAEMPFER**

2091 No. The reality – is your comments, that's why I modified what I was going to say, because your  
2092 comments that I just heard now, tonight, that's why I said with all due respect to those comments,  
2093 and that doesn't mean we're not going to listen to what you have to say, I'm just saying the  
2094 determination was made that golf won't work there.

2095 Now if you've got some plan that you want to present to EHB and Yohan, we'd be fools not to  
2096 give it —

2097

2098 **MAYOR GOODMAN**

2099 Okay.

2100

2101 **COUNCILMAN COFFIN**

2102 You know what? I would love to.

2103

2104 **MAYOR GOODMAN**

2105 You know what I'm going to do, let's turn this back.

2106

2107 **COUNCILMAN COFFIN**

2108 But I've asked for it and you've never given it a thought.

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2286 centers around there as you can see. So, it's right in the middle of all of that other density and  
2287 that was the idea. Put density where density is so that we're allowed to then put less density,  
2288 limited numbers of homes, very few homes, acres per homes as opposed to homes per acre.  
2289 So, what the new owners did was they chose the latter and were determined to buy the property  
2290 to both protect it and so their vision of a renewed and very special Queensridge could be realized  
2291 and more importantly, I think, in their own mind, to protect their interest from the zoning that  
2292 already existed there that in, and I, you know, I represent a lot, if not most, of the land use  
2293 developers and the home builders, and some of them are very good. But they would salivate over  
2294 7.49 units per acre on property like this, and God love them, but that is not what Mr. Lowie  
2295 wanted to see.

2296 Now, because of the withdrawal of four of the seven applications, the entirety of that vision is  
2297 not being considered today. Rather, what is going forward today is a development of 720 units  
2298 on 17.5 acres that has both staff recommendation of approval, and well, did, and Planning  
2299 Commission recommendation of approval. But this 17.5 acre development is not just a standard,  
2300 multi-family development that we see throughout the Valley. Every consideration was given to  
2301 the tower folks, from design standards to preserving views, to access, to make sure the  
2302 development is compatible with its two big sisters next door.

2303 Here is the site plan that's in front of you. As you can see, this is a wraparound project so that  
2304 parking for the most part is interior, and residents park on the same floor as they live.  
2305 Primary access is from Rampart Boulevard, so and that there will be no impact on tower  
2306 residents in terms of traffic or any would be minimal. They're certainly not going through the  
2307 Queensridge Tower entrance. And as Mr. Borgel will advise you shortly, the traffic study clearly  
2308 evidences that any and all additional traffic can be handled by the existing roadway system.  
2309 Now, next is the landscape plan. As you can see, landscaping is enhanced and it both  
2310 complements and corresponds to the landscaping of the existing towers.

2311 We also now get to the elevation. This right here, this is the inspiration, if you will, for the  
2312 development of the 720. If you know Mr. Lowie's work and EHB companies, nobody, nobody  
2313 builds a better product, whether it's the towers or the Supreme Court Building or Tivoli Village,  
2314 nobody builds a better product than he does. And this is the actual elevation of the building itself  
2315 with enhanced architectural design.

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4130 great concern with respect to this developer and with respect to the way we're dealt with by the  
4131 City.

4132 Earlier, you heard in the give and take with respect to whether these four applications should be  
4133 dismissed with cause or without cause, there was a lot of discussion about the fact. Well, you  
4134 know, maybe the developer at some time may come up with another application, and maybe  
4135 there might be some type of other proposals coming forward, things might be piecemealed.  
4136 Everybody danced around this question, including the City Attorney and the applicant. They  
4137 know, your staff knows that four weeks before the PLANNING, two, three, four weeks before  
4138 the last Planning Commission, there was a preliminary application, I'll introduce this for the  
4139 record, that was filed with the City, this will be one of them, that was a pre-application to  
4140 develop, And if you can take, where's the monitor?

4141

4142 **LUANN D. HOLMES**

4143 Right here, sir.

4144

4145 **FRANK SCHRECK**

4146 Oh, here it is. This was filed to develop on the 184 acres, which have been represented as being  
4147 the Preserve, which will have at first it was one to five acres, then the next vision was a half-acre  
4148 to five acres. It was described as, in the first vision, as low-ultra, ultra-low density conservation  
4149 estates that will be permanently reserved, 120 acres, as Mr. Kaempfer said, of open space with at  
4150 least 7,000 trees and lots from one to five acres in size.

4151 This has been systematically reduced. The last vision document that was provided to the  
4152 Planning Commission, just on October 6th, changed the one acre to point five, but said that it  
4153 was the most densely landscaped large estate lot community in Las Vegas.

4154 Now we know that four weeks before that Planning Commission, a pre-application was filed, it  
4155 has now been currently filed with you, that will change the Alta and Hualapai, 35 acres to 61  
4156 units, 40 of which are quarter to one-third acres as opposed to half or acres, and the other 21 will  
4157 be average about eight-tenths of an acre.

4158 This was never discussed with you when everybody was talking about what's happening. This  
4159 application, if it's not filed now, will be filed. We understand, from the developer, that it will be

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4160 filed before the 24th of November so it can be on January agendas. So, they're already starting to  
4161 cut up the golf course into things other than what was represented in all of these vision projects  
4162 of an acre to five acres or half-acre to five acres.  
4163 And we were also advised, Shauna was advised by the developer, that this is just the first of a  
4164 series of these developments that are going to go around, which eliminates conservatory areas.  
4165 There's (sic) no trees. There's no open space. There's none of the things that are depicted in those  
4166 pictures that you see in the new vision. That's what's in store for this golf course. It isn't this great  
4167 open space. It's not these beautiful lots. It's not these beautiful houses.  
4168 This is the first rendering of lots, and this is the developer's lots. This is the first outline of  
4169 specific lots for our golf course, which is on this 35 acres, and there they are, one-quarter to one-  
4170 third acres for 40 of the 61.

4171

4172 **MAYOR GOODMAN**

4173 But this is the piece that's been withdrawn, as you know today. That' subject to —

4174

4175 **FRANK SCHRECK**

4176 No, but that's what their application, but that doesn't stop them from filing their application and  
4177 going forward on a January agenda.

4178

4179 **MAYOR GOODMAN**

4180 No, it doesn't.

4181

4182 **FRANK SCHRECK**

4183 It would have if you had withdrawn it with prejudice, because then they would have been stuck  
4184 with one-half acre because that's what those other applications were. That's one of the major  
4185 reasons why they didn't want this withdrawn with prejudice. Without prejudice means they can  
4186 go forward with this and you will see this. It's going to be filed, we've been told, if it hasn't  
4187 already been filed, and your staff knows and everybody knows, yet nobody spoke up.  
4188 As you know, I've represented clients in front of the Nevada Gaming Commission, the Gaming  
4189 Control Board for more than 40 years. If I stood in front of them knowing full well what was

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4190 going to go on, you know, in a week from now or two weeks from now and not disclose that to  
4191 this body, my application would have been denied, and I probably would not be allowed to  
4192 appear before them again.  
4193 This failure to disclose is the reason why many of us in our community have had problems. It's  
4194 been bait and switch, bait and switch. The luxury townhouses and condominiums have now been  
4195 switched to apartments. Everything that we've done has changed as it's gone along, and it's  
4196 changed because it's economically feasible for the developer, regardless of the impact that it has  
4197 on our community. So, I want you know that –

4198

4199 **MAYOR GOODMAN**

4200 Well, you've made your record.

4201

4202 **FRANK SCHRECK**

4203 – at least this is what's happening to our golf course, not the Preserve. This is reality.

4204

4205 **MAYOR GOODMAN**

4206 Okay. And you've made the record on it.

4207

4208 **FRANK SCHRECK**

4209 And this is what we face. Thank you.

4210

4211 **MAYOR GOODMAN**

4212 So, thank you, Mr. Schreck. Thank you.

4213

4214 **FRANK SCHRECK**

4215 And I'd like to introduce these so we have them for the record.

4216

4217 **AUDIENCE**

4218 (Applause)

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4219 **MAYOR GOODMAN**

4220 Now, are there others now with formal presentations as well, or no?

4221

4222 **FRANK SCHRECK**

4223 No.

4224

4225 **MAYOR GOODMAN**

4226 Okay. Now, so two minutes, if you would, do the two-minute, everybody.

4227

4228 **COUNCILWOMAN TARKANIAN**

4229 Could I ask a question, Mayor? Mr. Schreck?

4230

4231 **FRANK SCHRECK**

4232 Yes?

4233

4234 **COUNCILWOMAN TARKANIAN**

4235 Are you positive that our staff was aware of this?

4236

4237 **FRANK SCHRECK**

4238 Yes, they had a pre-application about three weeks before the Planning Commission, on October

4239 6th because that's a copy of it I turned in.

4240

4241 **COUNCILWOMAN TARKANIAN**

4242 Can I ask —

4243

4244 **FRANK SCHRECK**

4245 We were given it from, the City Attorney's Office gave that to us.

4246

4247 **COUNCILWOMAN TARKANIAN**

4248 Can I ask Planning, were you aware of that?



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4249 **PETER LOWENSTEIN**

4250 Through you, Madam Mayor, on September 29th, 2016, there was a pre-application conference  
4251 held regarding a potential 61-acre, 61-lot subdivision. No formal applications have been  
4252 submitted to the City. So, at this point, there is (sic) actually no applications before, in the City  
4253 circuit.

4254

4255 **COUNCILWOMAN TARKANIAN**

4256 But it was discussed? Or what did you say at the beginning, it was discussed?

4257

4258 **BRAD JERBIC**

4259 Councilwoman, if I could jump in here real quick. Let me say what Mr. Schreck has said is  
4260 correct. There was a submission of this plan as a pre-pre-app, for want of a better way to put it.  
4261 This was an alternative to the developer agreement that the developer brought to our attention at  
4262 one point in time, and it's no secret.  
4263 About several months ago, maybe four or five months ago, the developer had indicated that there  
4264 might be, well, a change of plan. He was going to abandon the development agreement and go  
4265 with individual zoning on individual products, starting with the 720 units which is before the  
4266 Council tonight, followed by the 61 units that Mr. Schreck indicated.

4267

4268 **FRANK SCHRECK**

4269 And isn't it true that that's going to be filed before the 24th of this month? It's intended to be  
4270 filed?

4271

4272 **BRAD JERBIC**

4273 I don't know, but I do believe that the developer's intent, if he doesn't do the development  
4274 agreement, and they can shake their head yes or no if I'm wrong, is to go forward with the 61 if  
4275 there is no, maybe. Maybe if there's no development agreement, they'll go with the –

4276

4277 **FRANK SCHRECK**

4278 There is no development agreement.

**CITY COUNCIL MEETING OF  
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COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107**

6699 And if I lived in there, I'd be asking myself, well, how can they do that? This is a master planned  
6700 community. How can you build apartments in there? This is a golf course. How can you take out  
6701 the golf course and put in houses? How can you do that? That's not the, I don't want to say  
6702 contract by legal terms, but this is kind of the contract I had when I bought this house in here and  
6703 paid a premium that I was going to live in this master plan community and it was not supposed to  
6704 change. So, I would be very upset, and from what I've heard, about 80 percent of the people in  
6705 Queensridge are very upset about this, and I completely understand that.

6706 Then I put my shoes in, my – feet in the developer's shoes. I know Yohan and I know Frank, and  
6707 the – interactions I've had with them is these are solid individuals. These are very good people.  
6708 They're good developers, and they bought this piece of property in order to develop it. And from  
6709 listening to Brad Jerbic, our City Attorney, he says, and I have to respect his opinion, that they  
6710 have the right to develop that property. They bought it. This is America. They have the right to  
6711 develop it, and I have to respect that. Now, there are some court cases out there that may change  
6712 that, I don't know, but maybe that may change in the future, but that's what I'm hearing from the  
6713 developer.

6714 The Planning Commission, I have a great respect for the Planning Commission. These guys and  
6715 gals took a really hard stab at this thing. They had lots of meetings. They had their 10-hour  
6716 meeting just like we did, and they were split on what to do. It was not a unanimous decision. One  
6717 way or the other, they really couldn't decide, as a Commission, what exactly should happen as far  
6718 as this development is concerned.

6719 So, based on all that, what I think should happen and since we're talking about golf courses here,  
6720 I think we need to use a mulligan on this whole thing. And I need, I think we need to start  
6721 completely over and maybe the last year has been a waste of time, but maybe the last year has  
6722 allowed everybody to kind of voice their concerns. But I think we need to start this whole thing  
6723 from square one, whether it's the – withdrawals we had this morning as well as these items here.  
6724 And we really, I mean, you all need to work under the premise, the residents need to work under  
6725 the premise that, unless somebody says different, they have the right to develop this property.  
6726 The developer has to work under the premise that you've got to listen to the residents. You have  
6727 to get their input. You have to allow them some say in what's going to happen in their  
6728 community. And I am hoping that you work all that out and bring something to the City Council

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6849 it's harmonizing. So, I will be voting no on this, but I respect what everybody has done here and  
6850 presented. You've done a great job, both sides.

6851

6852 **MAYOR GOODMAN**

6853 Okay. Thank you, Councilwoman. Thank you, Councilmen, both of you. And before we go any  
6854 further, I want to echo that the concerns that I have heard just now from our Councilmembers are  
6855 real. I think all of us want to see a harmonious result. I do rely on staff because I know your  
6856 expertise and I know your due diligence. I know how hard you work, the many meetings, the  
6857 many hours, to say nothing of tonight, but over this whole year. And certainly legal counsel, I  
6858 just trust you inordinately to advise us on the appropriate issues.

6859 And my one remaining question, separating out those first four items, I think, is critical, but I am  
6860 concerned with zoning or anything that we do to numbers on this particular corner that no  
6861 precedent is set by our doing that, which automatically applies to the rest of the acreage, the rest  
6862 of the 232 acres. I want to be assured that, as those come back, we can vote with confidence on  
6863 each item or if they bring two items or three items to us, we can look at them as we see fit, not  
6864 concerned that a vote in the affirmative for the applicant has bound us to setting precedent that is  
6865 irreversible.

6866

6867 **BRAD JERBIC**

6868 I am not quite sure how to answer that, but let me take a stab at it. One, you are not obligated to  
6869 vote on anything based on tonight's vote. And so, if something else comes forward in the future,  
6870 whether it's a development agreement, you can vote for or against it. Were it the separate project,  
6871 61 homes on the northwest corner or whatever might come up, you're not obligated to vote for  
6872 anything based on tonight's vote.

6873 But does tonight's vote have an impact on a development agreement or on anything else, the  
6874 answer is yes. And sometimes it's in very subtle ways. For example, R-PD7, as we've discussed  
6875 many, many times, gives you a maximum of 7.49 units per acre, but you would never put that  
6876 next to an acre. It would not be compatible with that kind of existing development. But if you  
6877 approve a higher density and somebody comes in with 7.49 next to this, it's going to look a lot  
6878 more compatible. So, this is going to influence what goes next door to it. I'll let Tom address that

**CITY COUNCIL MEETING OF  
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6879 more directly. What it – could also influence, as we said before, this was anticipated as Phase  
6880 One of a development project. It's being considered now as a discrete piece, not as part of a  
6881 development project.  
6882 And so, I don't know exactly how to answer the question how will influence a development  
6883 project or development agreement in the future, but I'll let Tom jump in here, because I think that  
6884 if this progresses into several components that are not just this one component, it is definitely  
6885 going to influence staff's recommendation on the existing development agreement, and it will  
6886 influence what that agreement may look like in the future. So, I'll let Tom jump in.

6887

6888 **MAYOR GOODMAN**

6889 I mean, to me, this is a huge piece of this.

6890

6891 **TOM PERRIGO**

6892 Thank you, Your Honor. I agree with Mr. Jerbic. It will have an impact, and – from the  
6893 perspective of the Planning Department, as projects would come forward and at the risk of  
6894 speculating what might or might not happen in the future if this particular project were approved.  
6895 For example, R-3 adjacent to a major arterial and intense commercial development, while that  
6896 may serve as an adequate buffer between that kind of development and less intense residential  
6897 development, the next development in, as it gets closer to lower density residential, would be  
6898 expected to serve somewhat as a buffer between the R-3 and the lower density, and that is that it  
6899 would probably sort of signal towards a less intense development for sure.

6900 And that, in the absence of any sort of a development agreement or a master plan, I can't  
6901 imagine, and again, it would depend on the acreage and the configuration and all that, but as you  
6902 get closer to lower density, you absolutely step down the density. And that's been very standard  
6903 in everything we've looked at that's come to the Planning Department.

6904

6905 **MAYOR GOODMAN**

6906 So, if in fact we have reduced the zoning to R-3 from R-4, to go out and make the entire  
6907 development work financially, we are affecting, should they continue to make application for  
6908 other parcels, we are, by the statement on this corner, then, affecting the rest of the development?

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6909 **TOM PERRIGO**

6910 I wouldn't go so far as to say that. I mean, it's kind of a slippery slope in speculating what might  
6911 or might not happen next. Right? I mean, the configuration, the lot size, the distance from  
6912 existing development on other sides, it's difficult to answer that question. But certainly this  
6913 project, if approved, would be taken into consideration, particularly when it comes to looking at  
6914 traffic impacts and drainage impacts and other things, because it's an existing entitled project and  
6915 that's taken into consider action. It would also be taken into consideration looking at potential  
6916 future land use applications. But beyond that, I don't know exactly how it would affect that not  
6917 knowing what kind of application might come forward.

6918

6919 **COUNCILMAN BEERS**

6920 Your Honor, (inaudible).

6921

6922 **MAYOR GOODMAN**

6923 Yes. Please, please.

6924

6925 **COUNCILMAN BEERS**

6926 Thank you, Your Honor. So the land that would be adjacent to the 720, that is currently golf  
6927 course would remain –

6928

6929 **COUNCILWOMAN TARKANIAN**

6930 Could I just say one thing before we get to that? I just wanted to say, Mayor, I made these notes  
6931 and I forgot to say that I wish that the Mayor's marriage of the two opposing lawyers works and  
6932 that we all can work together, because we're good people, all can work together and come up  
6933 with something good. I wanted to say that before I was totally through. Thank you, Bob.

6934

6935 **COUNCILMAN BEERS**

6936 Yeah. So, my question is, there's going to be R-PD7 zoned land adjacent to this project if this  
6937 project moves forward. On that immediately adjacent property, there's no inherent right, because

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6938 of what we would do in approving that project that makes the high end of the R-PD7 existing  
6939 zoning. It's still seven and a half acres. Or I'm sorry, seven and a half units an acre.

6940

6941 **TOM PERRIGO**

6942 Yes, that's correct. The existing zoning on the adjacent parcel is R-PD7, which allows up to 7.49  
6943 units per acre. That wouldn't change as a result of anything that happens tonight.

6944

6945 **COUNCILMAN BEERS**

6946 Okay. That is my question. And therefore, the concept that if we approve this, we're setting  
6947 ourselves up for some sort of obligation to approve a, I don't know, 20 units an acre proposal for  
6948 the immediately adjacent land, we're under no obligation to try to do that. We don't have any  
6949 negative impacts on the City or on taxpayers by saying no to that.

6950

6951 **TOM PERRIGO**

6952 That's absolutely true. Each individual, discrete project that would come forward would be  
6953 evaluated on its own merits, and Council absolutely has the discretion to, just like with any  
6954 approval, approve or deny it.

6955

6956 **MAYOR GOODMAN**

6957 If in fact the Council were to approve this and the flood issues are not mitigated, that stops  
6958 everything, correct?

6959

6960 **TOM PERRIGO**

6961 That's correct. It's – very clear in the condition that nothing, there's they would not be able to  
6962 pull a building permit and construct anything until that's addressed.

6963

6964 **MAYOR GOODMAN**

6965 Okay. Thank you. Any other questions, comments? And staff recommendation on this, on these,  
6966 1-0-5, 1-0-6, 1-0-7, considering all this here, remains for approval on this.

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6967 **TOM PERRIGO**

6968 Well, Your Honor, let me clarify that if I could or at least try to. As I stated in the report, staff,  
6969 when they evaluated this project and weighed it on its merits, independent of the entire  
6970 development project, felt that it did fit there and did recommend approval. However, we had all  
6971 along requested that there be a development agreement and a major modification so that the  
6972 entire 250 acres could be understood and evaluated together.  
6973 Once separated, I think staff was comfortable with the project on its own, but following the  
6974 conversation on the withdrawal and the desire to continue working on the master plan and that  
6975 that's still hanging out there and that this is a component of that, it kind of puts staff in a bit of an  
6976 awkward position, whereas we feel like it's on its own merits it's okay. But as part of this larger  
6977 discussion, I sort of withheld my recommendation at this time.

6978

6979 **MAYOR GOODMAN**

6980 Okay. Thank you. It's been a long day. Okay. Any other comments up here?

6981

6982 **TOM PERRIGO**

6983 Your Honor, I do have to read in two amended conditions, given that the other items were  
6984 withdrawn. On the Site Plan Review, SDR-62393, amended Condition Number One, approval of  
6985 a General Plan Amendment, GPA-62387 and rezoning, ZON-62392, shall be required if  
6986 approved. Amended Condition Number 10, all City Code requirements and design standards of  
6987 all City departments must be satisfied except as modified herein.

6988

6989 **MAYOR GOODMAN**

6990 Okay. Thank you.

6991

6992 **COUNCILMAN ROSS**

6993 It makes sense, though, because it's going to be part of a bigger plan.

6994

6995 **MAYOR GOODMAN**

6996 Yeah.

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7112 **MAYOR GOODMAN**

7113 You're not allowed, well, that might make the difference, but on this, I want to say that listening  
7114 to staff, and if I may interject this, I really believe in the ability of this project to move forward. I  
7115 think it's a beautiful project. But listening to staff's final comment that they are caught on the  
7116 ropes because there is no continuity with the greater plan, that bothers me a great deal. And my  
7117 hope is going forward that every single effort will be made to work together, that all negativity  
7118 that's out there will be put aside with a fresh start to work towards the common goal of a  
7119 beautiful facility on the entire project of Queensridge and the Badlands, what that will become.  
7120 And so, while I was not thinking this way, but listening to staff, I have to go ahead and say I  
7121 have to wait and make that decision, waiting for the bigger plan, which was what was the stall,  
7122 right from day one, which really kept us in this movement for an entire year. And my hope is that  
7123 as you go forward in this honest and positive negotiation to try to resolve the issues you move  
7124 quickly and come back here.

7125 I believe this corner project is a very good one, assuming that we can count on the traffic and the  
7126 flood and the reports to make this viable. And, I would hope that works quickly and soon,  
7127 because this is not a win until this works together. That is the win. There's no win here for  
7128 anybody, because we didn't get accord and agreement, which is terribly, terribly disappointing.  
7129 And so, there is a motion on 1-0-5, and everybody has voted. So, please post. **(The motion**  
7130 **failed with Coffin, Tarkanian, Goodman and Anthony voting No)** And that does not carry.  
7131 So what happens with 1-0-6 and 1-0-7?

7132

7133 **BRAD JERBIC**

7134 So, there needs to be a motion then that would carry that would then be a motion to deny. If the  
7135 motion is to deny, I want you to consider something that we would like you to answer. A motion  
7136 to deny would automatically result in a with prejudice, that's the default of every denial. If you  
7137 wish that to be the case, that's fine. But if there is a success in the negotiations between Mr.  
7138 Pankratz and Ms. Hughes and that comes back in three or four months, we're going to be dealing  
7139 with where does this component, that has a year time out as a result of a denial, fit into your  
7140 consideration of development plans?



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7287 much at stake now. So I believe there will progress. There will be a way to find a third way.

7288 That's what I believe.

7289

7290 **CHRIS KAEMPFER**

7291 Your Honor, if I may speak, I've been asked to by Mr. Lowie. The reality is we always thought  
7292 that the withdrawal without prejudice as to the first four items put us in a position where we had  
7293 to come back because it's not our desire to just build 17.49 acres of property that we wanted to  
7294 build the rest of it, and that's why we agreed to the withdrawal without prejudice to meet to try to  
7295 do everything we can.

7296 We cannot take, candidly, a denial of this particular application. Even if we try to structure it  
7297 without prejudice or – some condition, we're concerned that the opposition is going to go to court  
7298 and say a denial is a denial and there's a year time frame and you can't bring it back for a year.  
7299 We're telling you without this corner and all the time, money, and effort we've put into it, the  
7300 project simply isn't going to work. So, if it helps, we'll withdraw it without prejudice, but a  
7301 denial, a denial kills us. A denial doesn't help us negotiate. A denial puts us in the place where  
7302 the Councilman doesn't want to see us. That's what I'm saying.

7303

7304 **BRAD JERBIC**

7305 A denial without prejudice, let me ask while Mr. Kaempfer is up there, that would result in this  
7306 component being negotiated with all the other components at the same time that Mr. Pankratz  
7307 and Ms. Hughes meet. Is that correct?

7308

7309 **ELIZABETH FRETWELL**

7310 Brad, I think what Chris said is that he's going, that they are going to withdraw it without  
7311 prejudice, so there wouldn't another vote. So, it would be in the same boat with the first three  
7312 items.

7313

7314 **CHRIS KAEMPFER**

7315 It's 11:20. We're all allowed to stumble.

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7782 **COUNCILMAN COFFIN**

7783 What I heard was the language from our attorney, not from anybody else.

7784

7785 **CHRIS KAEMPFER**

7786 What I, Your Honor?

7787

7788 **BRAD JERBIC**

7789 Let me say, since the original motion failed, since the original motion failed, we need a new

7790 motion. It doesn't have to be a motion to deny. I think you can make a motion to hold an

7791 abeyance right now and see what happens. A straight up motion, hold an abeyance for 60 days. If

7792 one of you wants to make that –

7793

7794 **COUNCILMAN ANTHONY**

7795 Thought we already did that.

7796

7797 **BRAD JERBIC**

7798 No, you made a motion to rescind. I think a motion for abeyance right now, you could make that

7799 right now and see what happens.

7800

7801 **COUNCILMAN COFFIN**

7802 Okay. All right. I think, by the way, it has the same effect.

7803

7804 **COUNCILMAN BARLOW**

7805 Mayor? Allow me the opportunity to hold this item in abeyance for 60 days, please. Motion on

7806 the floor.

7807

7808 **MAYOR GOODMAN**

7809 Thank you. There's a motion. Please vote to hold this in abeyance for 60 days. Please vote. **(The**

7810 **motion carried unanimously.)**

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

May 23, 1986

Mr. William Peccole, et al  
1348 Cashman Drive  
Las Vegas, Nevada 89102

RE: MASTER DEVELOPMENT PLAN  
Venetian Foothills

Dear Mr. Peccole:

The City Council at a regular meeting held May 7, 1986, APPROVED the Master Development Plan for Venetian Foothills on property generally located north of Sahara Avenue between Durango Drive and Hualapai Way, subject to the following conditions:

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



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

ROR002595

23380

Mr. William Peccole, al  
Master Development Plan - Venetian Foothills  
May 23, 1986  
Page -2-

7. Provision of a bike path along the north side of Charleston Boulevard.

Sincerely,

*Carol A. Hawley*

CAROL ANN HAWLEY  
City Clerk

CAH:jp

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

ROR002596

23381

NOTICE OF PUBLIC HEARING

April 22, 1986

Notice is hereby given that on April 22, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

MASTER DEVELOPMENT PLAN FOR THE VENETIAN FOOTHILLS  
PLANNED COMMUNITY SUBMITTED BY WILLIAM PECCOLE/  
WESTERN DEVCOR, INC. FOR PROPERTY GENERALLY  
LOCATED NORTH OF SAHARA AVENUE BETWEEN DURANGO  
DRIVE AND HUALPAI WAY.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed MASTER DEVELOPMENT PLAN; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

ROR002597

23382



**SWENGEL-ROBBINS**  
Construction-Construction Managers

7418 East Helm Drive  
Scottsdale, Arizona 85260-2382  
(602) 958-3950

telexcopier (602) 951-0100



APR 24 1986

PLANNING AND  
DEVELOPMENT

4/22/86  
Pls File

Copy to: ① Dan Saylor  
② Harold Foster  
③ Charles Kagan

April 17, 1986

IT  
Can

File No.  
949-020(C)0.56

City of Las Vegas  
400 East Stewart  
Las Vegas, Nevada 89101

Attention: Carl Malone, P.E.  
City Engineer

Reference: VENETIAN FOOTHILLS PROJECT  
Hydrology Concerns

We have enclosed a copy of a letter from James M. Montgomery Consulting Engineers, Inc. regarding the Venetian Foothills hydrology information.

The data and recommended drainage concepts contained in the Venetian Foothills Hydrology Report by James M. Montgomery Consulting Engineers, Inc. have been incorporated into the Venetian Foothills Master Plan prepared by A. Wayne Smith and Associates.

Respectfully yours,

SWENGEL-ROBBINS INC.  
CONSTRUCTION MANAGEMENT DIVISION

*James L. Bonds*  
James L. Bonds  
Assistant Division Manager

JLB/nbs  
L020C056

Enclosure

cc: Wayne Spiekerman  
Jon Wald  
William Peccole

019075

A Minority Business Enterprise

ROR002598

23383

**JAMES M. MONTGOMERY, CONSULTING ENGINEERS, INC.**

1100 East Sahara Avenue, Las Vegas, Nevada 89104 / (702) 735-7198

RICHARD E. LELAND  
Vice President

April 4, 1986

Mr. James L. Bonds, P.E.  
Assistant Division Manager  
Construction Management  
Swengel-Robbins  
7418 East Helm Drive  
Scottsdale, AZ 85260-2382

Subject: Venetian Foothills Hydrology

Dear Jim:

The Venetian Foothills hydrology performed by Montgomery is in conformance with the Clark County Regional Flood Control District Master Plan as the master plan currently stands.

Very truly yours,

*Michael J. Bagstad*  
Michael J. Bagstad, P.E.

/cs

PLANNING ... RESEARCH ... ENVIRONMENTAL ENGINEERING

ROR002599

23384

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

April 8, 1986

TO:	FROM:
Community Planning and Development	Public Works
SUBJECT:	COPIES TO:
WILLIAM PECCOLE, ET AL Z-30-86	Land Development Right-Of-Way Survey Traffic Engineering

APR 9 1986  
PLANNING AND DEVELOPMENT

Your memorandum dated April 1, 1986 requested comments from this Department prior to April 11, 1986, concerning the request of William Peccole, et al for the reclassification of property generally bounded by Sahara Avenue, Durango Drive and Hualpia Way from N-U (Non-Urban) to R-PD (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial) and C-V (Civic)

This Department requests that the following be made conditions of granting this request:

PHASE I:

1. Dedicate all required right-of-way.
2. Install full off-site improvements conforming to City of Las Vegas Standards and Specifications on all streets.

OVER-ALL RECLASSIFICATION:

1. Combine Alta Drive and Venitian Strada into one intersection.
2. Same conditions as Phase I.

*C. D. Peterson*  
C. D. PETERSON, R.L.S.

CDP/grc

ROR002600


23385



TRANSMITTAL

The Las Vegas Fire Department has reviewed the revised master plan of the Venetian Foothills, which shows a two (2) acre parcel for a fire station on Durango just north of Charleston.

This site is acceptable, we do need to move forward with the paperwork as we are planning to be in the design phase for the fire station by January, 1987, ready to begin construction by July, 1987.

  
GEORGE JUDD, DEPUTY CHIEF  
APRIL 8, 1986

CC: Howard Null, Planning Department

ROR002601

23386



ROR002602

23387

MAYOR BILL BRIARE  
COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER  
CITY ATTORNEY  
GEORGE F. OGILVIE  
CITY MANAGER  
ASHLEY HALL



## CITY of LAS VEGAS

May 23, 1986

Mr. William Peccole, et al  
1348 Cashman Drive  
Las Vegas, Nevada 89102

RE: RECLASSIFICATION OF PROPERTY  
Z-30-86

Dear Mr. Peccole:

The City Council at a regular meeting held May 7, 1986, APPROVED the Reclassification of Property generally located north of Sahara Avenue between Durango Drive and Hualpai Way, From: N-U (Non-Urban) (under Resolution of Intent to R-MHP, R-2, R-3, R-PD7), To: R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-V (Civic), Proposed Use: Patio Homes, Single Family, Multi-Family, Offices, Commercial, Golf Course and Public Uses, subject to the following conditions:

1. Resolution of Intent.
2. Expunge all existing Resolutions of Intent on this property.
3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 foot half-street for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 feet of right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works.
4. Installation of street improvements on Charleston Boulevard, Fort Apache Road, Peccole Strada, Grand Canyon Drive, and Sahara Avenue as required by the Land Development Division of the Department of Community Planning and Development.
5. Plot plans and building elevations on each phase shall be submitted to the Planning Commission for approval prior to development.



CLV-7009

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

ROR002603

23388

William Peccole, [redacted] al  
Classification of Property - Z-30-86  
J 23, 1986  
Page -2-

6. CC&R's shall be recorded which provide for the continued maintenance by the homeowners association of all landscaping in the common areas.
7. Any landscaping installed in the public streets shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.
8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.
9. Approval of a Variance for the resort related commercial uses in the R-PD Zone.
10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills.

Sincerely,

*Carol Ann Hawley*  
CAROL ANN HAWLEY  
City Clerk

CAH:jp

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

ROR002604

23389

**AGENDA**

*City of Las Vegas*

April 22, 1986

**PLANNING COMMISSION**

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**13. Z-30-R6 - WILLIAM PECCOLE, ET AL**

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

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

Staff Recommendation: APPROVAL, subject to:

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

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

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

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

No one appeared in opposition.

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

(8:57-9:01)

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VENETIAN FOOTHILLS  
PRELIMINARY DEVELOPMENT PLAN

MASTER PLAN

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

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

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

PHASE ONE

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

Residential

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

ROR002634

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#### Employment/Office

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

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

#### Commercial

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

#### Golf Course/Open Space

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

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

#### School Sites

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

#### Other Land Uses

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

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

#### Quality of Development

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

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

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# LAND USE SUMMARY

## PHASE ONE

### VENETIAN FOOTHILLS

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

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# LAND USE SUMMARY

## FUTURE PHASES

### VENETIAN FOOTHILLS

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

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# LAND USE SUMMARY

## MASTER PLAN

### VENTIAN FOOTHILLS

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

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STUDENT POPULATION PROJECTIONS

VENETIAN FOOTHILLS

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

ROR002639

**23396**



**PECCOLE RANCH**

**MASTER PLAN**

*A Master Plan Amendment and Phase Two Rezoning Application*

**PREPARED FOR:**

**The Peccole Ranch Partnership:**

Peccole Trust  
2300 West Sahara Avenue  
Box 17, Suite 870  
Las Vegas, Nevada 89102  
(702) 871-2700

Triple Five Development Group Central, Ltd.  
Suite 900, Capital Place  
9707 - 110 Street  
Edmonton, Alberta  
Canada T5K 2L9  
(403) 482-7800

**PREPARED BY:**

A. Wayne Smith & Associates  
1515 East Missouri Avenue  
Suite 100  
Phoenix, Arizona 85014  
(602) 234-3474

February 6, 1990

ROR002641

**23398**

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ROR002642

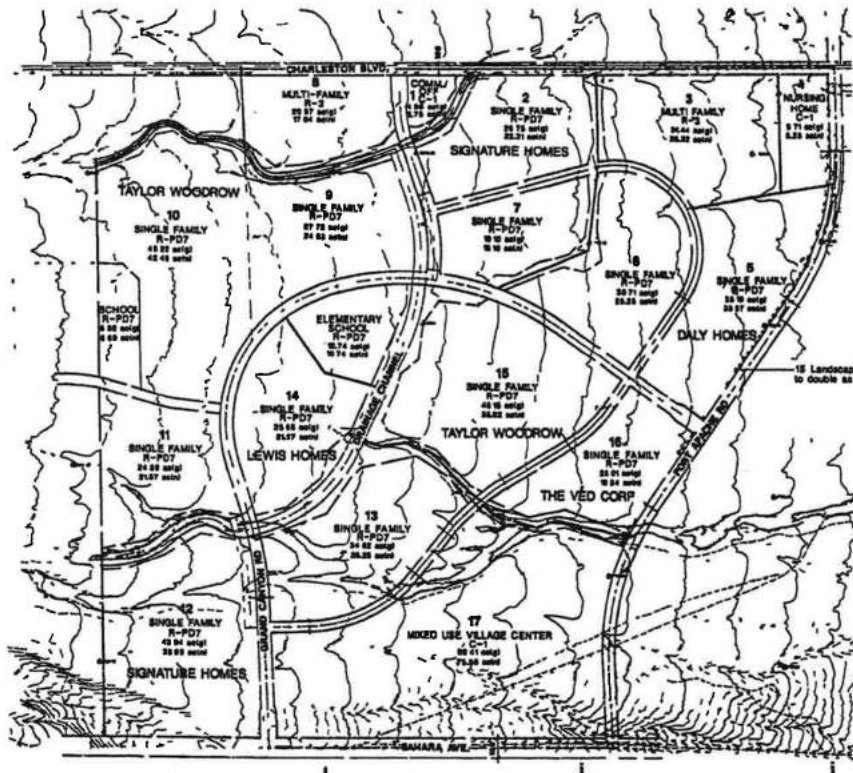
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## EXHIBITS

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Exhibit E	Roadway Plan and Cross Sections ..... 13
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**23400**



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY DU/AC	UNITS
R-PD7	SINGLE FAMILY	263.78	328.49	7.0	2299
R-3	MULTI-FAMILY	82.01	45.36	24.0	1088
C-1	NURSING HOME	9.71	8.25		
C-1	COMMERCIAL/OFFICE	4.68	2.79		
C-1	VILLAGE CENTER	69.41			
	COMMERCIAL		49.96		
	MULTI-FAMILY		56.96	34.8	1208
R-PD7	SCHOOL	19.66	17.54		
R-PD7	DRAINAGE CHANNEL	13.78	13.68		
R-PD7	STREET R.O.W.		52.97		
R-PD7	OPEN SPACE		27.61		
	TOTAL	673.18	673.18		4586

NOTE  
GROSS ACREAGE (g) REPRESENTS PARCELS R.O.W. AND OPEN SPACE  
NET ACREAGE (n) REPRESENTS PARCEL ONLY

15 Landscape Berms along Port Apache Road to double as a Drainage Easement up to Charleston Blvd

# PHASE 1 - HOME BUILDERS **Peccole Ranch Partnership**

A. Wayne Smith & Associates  
1515 East McDowell Suite 100  
Phoenix, Arizona 85014 (602) 234-2474



EXHIBIT G

ROR002644

23401



There is potential for gated entries to several of the single family parcels. Gated entries into Phase Two residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products, and form an enclave within Peccole Ranch. A 50 acre single-family parcel central to Phase Two offers extensive golf course frontage to future residents in an exclusive environment bounded on all sides by the golf course. Depending upon market demand, additional gated neighborhoods can be provided in proximity to the clubhouse and adjacent to the golf course.

#### Multiple-Family Residential

The historical strong consumer demand for apartments has not yet reached a saturation point, however, existing inventory will most likely adequately meet current requirements. Therefore, Phase Two reflects a larger single family environment while still maintaining a small inventory of multi-family land areas which will be geared toward those future residents who prefer a more urban oriented lifestyle.

Two multi-family parcels are planned along Charleston Boulevard, and one 20 acre parcel is planned adjacent to Hualpai Way north of the commercial center on Sahara. Multi-family parcels are located adjacent to principal arterials to maximize exposure and to provide buffering to the internal single family neighborhoods from arterial traffic. Approximately 60 acres, or 60 percent of Phase Two is devoted to multi-family use.

#### Commercial

High intensity uses such as commercial, office, and employment opportunities are incorporated in the commercial/office, neighborhood commercial, and commercial center areas in Phase Two of Peccole Ranch. The largest commercial parcel (100.1 acres), the commercial center, is located adjacent to Angel Park Golf Course on the north, Durango Drive on the east, Alta Road on the south and Rampart Boulevard on the west to provide prime exposure and access. This commercial center is physically well sited in relationship to surrounding high volume major arterials and the future Summerlin Parkway interchange only one-half mile to the north. The site offers an excellent opportunity for internal circulation with arterials on two sides. This may be

evidenced from a review of the Area Plan (Exhibit C, 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.

Additional neighborhood commercial/office areas are located at intersection nodes to provide easy access and buffer less intense land uses. These parcels will accommodate basic support facilities and services required by the residential community. Commercial and office areas comprise a total of 83.5 acres in Phase Two.

A 56.0 acre destination resort-casino site is located at the intersection of an internal collector and Rampart Boulevard. The boundary of this parcel was altered from the previously approved overall Master Plan to accommodate the boundary changes of the refined golf course and road system. The golf course along the southern border of the parcel provides an aesthetic quality to the destination resort-casino. The resort-casino is planned as a destination golf resort and casino, and will provide the transition from a commercial center to single family residential. The resort will be comprised of approximately 300 to 500 guest rooms, and other elements which may include meeting, conference and ballroom facilities, restaurants, bars, and a casino including its own specialty restaurant and bar areas. Guest amenities may include use of the adjacent golf course, tennis facilities, fitness center, beauty salon, game rooms, a nursery and swimming pool. Exhibit D on page 11 illustrates the anticipated site layout and character for the resort-casino. The Peccole Ranch Resort will be designed to maximize the beauty of the desert surroundings, maintaining sensitivity to scale, character, landscape, and topography, and represents the true centerpiece of the Peccole Ranch Community.

#### Open Space and Drainage

A focal point of Peccole Ranch Phase Two is the 199.8 acre golf course and open space drainageway system which traverses the site along the natural wash system. All residential parcels within Phase Two, except one, have exposure to the golf course and open space areas. The single family parcel which is not adjacent to the open space system borders Angel Park Golf Course on its northern boundary. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout with the bike paths and pedestrian



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C. H. ASSOCIATES  
P.O. BOX 1000  
ALBANY, NY 12212  
Tel: 518/462-1111

**Peccole Ranch Resort**  
LAS VEGAS, NEVADA

Peccole Ranch  
Partnership

EXHIBIT D 7

**PECCOLE RANCH**

**MASTER PLAN**

*A Master Plan Amendment and Phase Two Rezoning Application*

**PREPARED FOR:**

**The Peccole Ranch Partnership:**

Peccole Trust  
2300 West Sahara Avenue  
Box 17, Suite 870  
Las Vegas, Nevada 89102  
(702) 871-2700

Triple Five Development Group Central, Ltd.  
Suite 900, Capital Place  
9707 - 110 Street  
Edmonton, Alberta  
Canada T5K 2L9  
(403) 482-7800

**PREPARED BY:**

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1515 East Missouri Avenue  
Suite 100  
Phoenix, Arizona 85014  
(602) 234-3474

February 6, 1990

ROR002648

**23405**

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ROR002649

**23406**

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ROR002650

23407

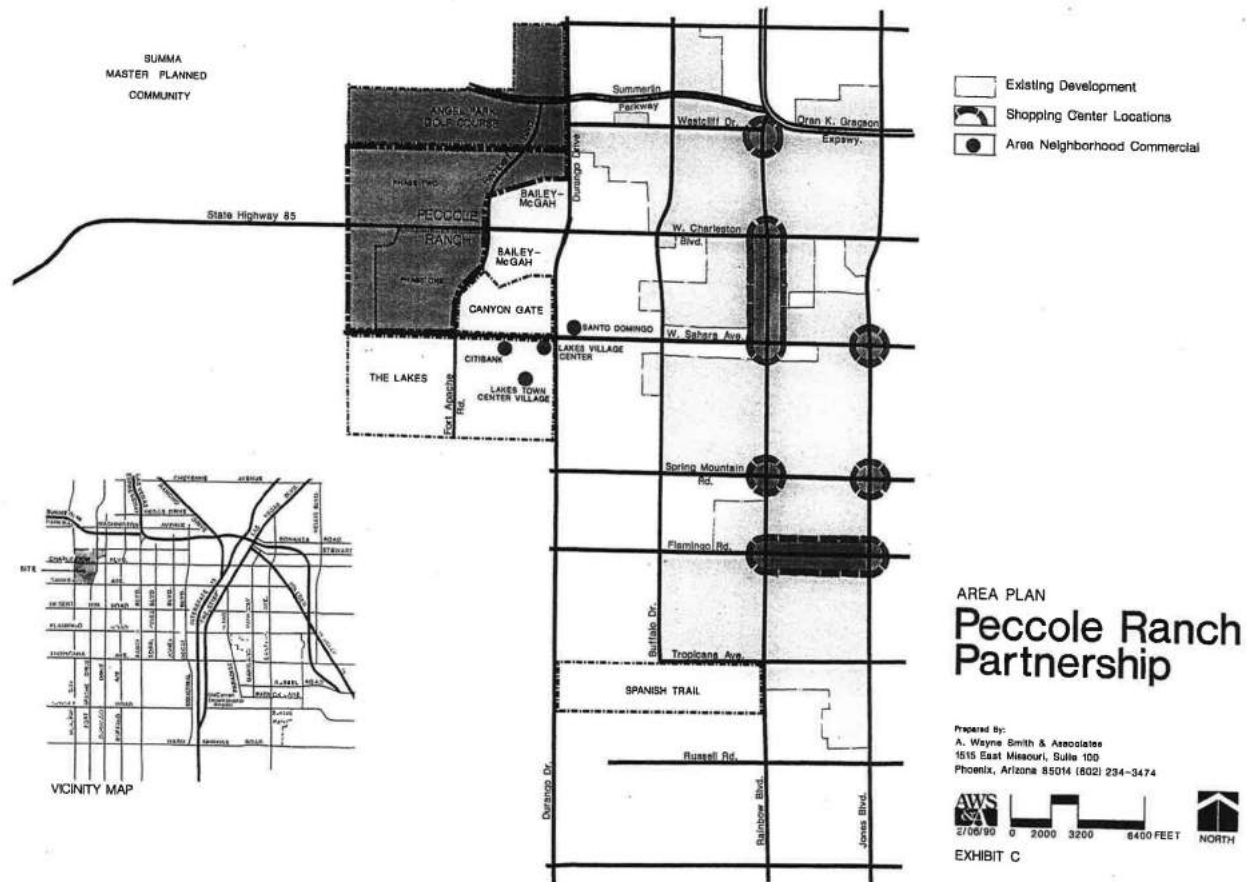
## PECCOLE RANCH

*The proposed 1,569.6 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for the approval of an Amendment to the overall Conceptual Master Plan, along with the rezoning of the 996.4 acres in Phase Two to R-PD7, R-3, and C-1 designations. The following narrative describes the intent of the proposed overall Master Plan, compares the Plan with the previously approved overall Peccole Ranch Master Plan, and discusses in detail those land uses proposed in the Phase Two development of Peccole Ranch.*

### INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

The Peccole Ranch overall Conceptual Master Plan which was approved on February 15, 1989 consisted of 1,716.3 acres. The present overall Plan illustrates a reduction in the 1,716.3 acreage due to the elimination of a previously zoned multi-family parcel and several neighborhood commercial/office parcels totalling 83.9 acres. The existing 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed. The proposed overall Master Plan now consists of 1,569.6 acres

Peccole Ranch is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit C, 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, Summerlin, and The Lakes. Planning efforts for these planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The 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 physical character of Peccole Ranch is enhanced by its higher elevation than the rest of the City. Views of the surrounding mountains provide a visually pleasant backdrop and the evening lights of downtown Las Vegas are in the distant view.



ROR002652

23409



The proposed Peccole Ranch overall Master Plan (Exhibit A, page 4) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/office and commercial center have been proposed in the most northern portion of the project area. Special attention has been given to the compatibility of

neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. An extensive 253 acre golf course and 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 Summerlin Parkway under construction north of the Project. The Summerlin Parkway is an east/west expressway which will be approximately three to three and one-half miles long originating at the curve of the Oran A. Gragson Expressway (Westcliff Drive and Rainbow Boulevard) with a terminus at the corner of the two initial Summerlin Villages. Adjacent to the northern boundary of the Peccole Ranch property is the 640 acre Angel Park. When complete, this regional park will include two world class golf courses designed by Arnold Palmer.

The development plan for Peccole Ranch is designed to benefit 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.

**OVERALL MASTER PLAN COMPARISON:  
PROPOSED PECCOLE RANCH MASTER PLAN VS.  
APPROVED PECCOLE RANCH MASTER PLAN**

The proposed Peccole Ranch Master Plan is an amendment to the Peccole Ranch Master Plan which was approved by the City of Las Vegas on February 15, 1989 (Exhibit B, page 5). The main difference between the Plans is the redesignation of 100.1 acres located at the northeast corner of the property to a commercial land use more properly reflecting its location near the Summerlin Parkway and the destination

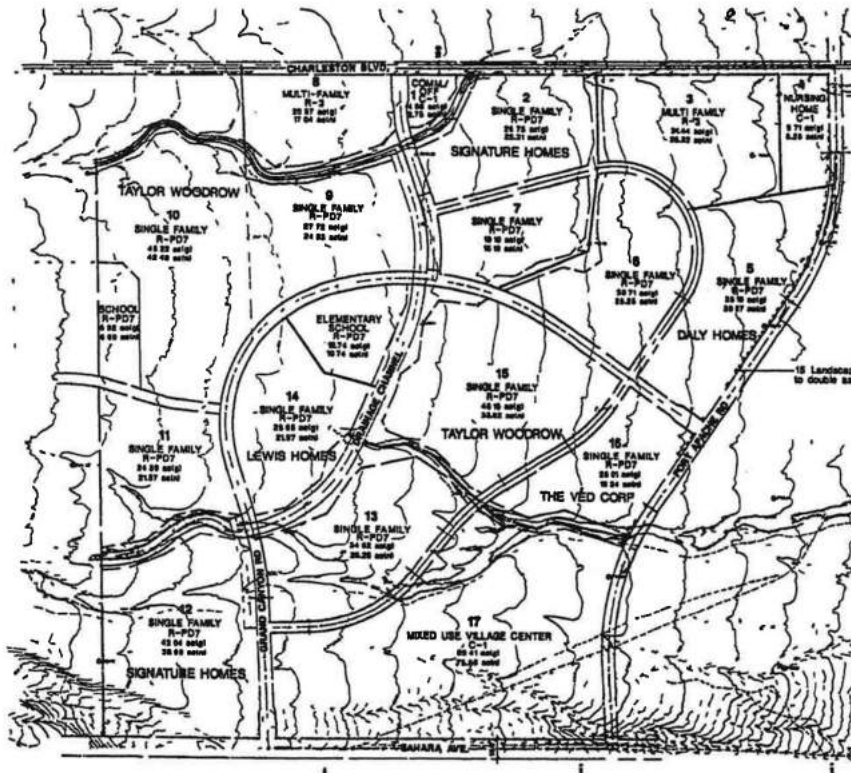


resort-casino. The golf course and drainageways have been refined and roadways were realigned to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials.

The proposed Peccole Ranch Master Plan realigns the major internal collector roadways through the residential and golf course area in Phase Two. The locations for both major entries to the Project were changed. The Charleston Boulevard entry now aligns with Apple Road in Phase One, and the Rampart Boulevard entry was moved to the northern boundary of the Project to avoid the need for an arroyo crossing and to provide a better relationship between the destination resort-casino and the golf course. An additional collector intersecting with Rampart Boulevard provides a second point of ingress/egress and also forms a buffer between a single family neighborhood, and the higher intensity uses along Charleston Boulevard. Alta Road, an east/west arterial, forms the boundary between the proposed Phase Two commercial center and the Bailey-McGah parcel. All arterial roadway names have remained consistent with the exception of Fort Apache Road which becomes Rampart Boulevard north of Charleston Boulevard.

Phase One is currently under development and is anticipated for completion during the early 1990's. Four single family subdivision plats have been recorded the City and several others are in process. Infrastructure for Phase One is anticipated for completion by Spring 1990. Phase One is progressing as planned and is anticipated to continue development to meet the demand for housing alternatives with supporting commercial areas. Exhibit G on page 7 identifies those home builders currently active in Phase One.

Overall, the addition of the commercial center, the refinement of the golf course and drainageways, and the shifting of parcels and parcel boundaries to better use open space areas, creates the difference between the approved Peccole Ranch Master Plan and the proposed Peccole Ranch Master Plan. The proposed Phase Two has become more clearly defined in response to current market trends and remains consistent with the goals and the integrity of the approved Peccole Ranch Master Plan.



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY DU/AC	UNITS
R-PD7	SINGLE FAMILY	382.76	338.49	7.9	2899
R-3	MULTI-FAMILY	52.01	45.26	24.0	1088
C-1	NURSING HOME	9.71	8.29		
C-1	COMMERCIAL/OFFICE	4.86	2.75		
C-1	VILLAGE CENTER	89.41			
	COMMERCIAL		48.99		
R-PD7	MULTI-FAMILY		29.84	34.9	1209
R-PD7	SCHOOL	19.64	17.84		
R-PD7	DRAINAGE CHANNEL	13.78	13.66		
R-PD7	STREET ROW		53.87		
R-PD7	OPEN SPACE		27.81		
	TOTAL	573.18	573.18		4896

NOTE  
GROSS ACREAGE (g) REPRESENTS PARCELS, R.O.W. AND OPEN SPACE  
NET ACREAGE (n) REPRESENTS PARCEL ONLY

PHASE 1 - HOME BUILDERS

## Peccole Ranch Partnership

A Wayne Smith & Associates  
1515 East Mountain Suite 100  
Phoenix, Arizona 85014 (602) 234-3474



EXHIBIT G

ROR002656

23413

There is potential for gated entries to several of the single family parcels. Gated entries into Phase Two residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products, and form an enclave within Peccole Ranch. A 50 acre single-family parcel central to Phase Two offers extensive golf course frontage to future residents in an exclusive environment bounded on all sides by the golf course. Depending upon market demand, additional gated neighborhoods can be provided in proximity to the clubhouse and adjacent to the golf course.

#### Multiple-Family Residential

The historical strong consumer demand for apartments has not yet reached a saturation point, however, existing inventory will most likely adequately meet current requirements. Therefore, Phase Two reflects a larger single family environment while still maintaining a small inventory of multi-family land areas which will be geared toward those future residents who prefer a more urban oriented lifestyle.

Two multi-family parcels are planned along Charleston Boulevard, and one 20 acre parcel is planned adjacent to Hualpai Way north of the commercial center on Sahara. Multi-family parcels are located adjacent to principal arterials to maximize exposure and to provide buffering to the internal single family neighborhoods from arterial traffic. Approximately 60 acres, or 60 percent of Phase Two is devoted to multi-family use.

#### Commercial

High intensity uses such as commercial, office, and employment opportunities are incorporated in the commercial/office, neighborhood commercial, and commercial center areas in Phase Two of Peccole Ranch. The largest commercial parcel (100.1 acres), the commercial center, is located adjacent to Angel Park Golf Course on the north, Durango Drive on the east, Alta Road on the south and Rampart Boulevard on the west to provide prime exposure and access. This commercial center is physically well sited in relationship to surrounding high volume major arterials and the future Summerlin Parkway interchange only one-half mile to the north. The site offers an excellent opportunity for internal circulation with arterials on two sides. This may be

evidenced from a review of the Area Plan (Exhibit C, 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.

Additional neighborhood commercial/office areas are located at intersection nodes to provide easy access and buffer less intense land uses. These parcels will accommodate basic support facilities and services required by the residential community. Commercial and office areas comprise a total of 83.5 acres in Phase Two.

A 56.0 acre destination resort-casino site is located at the intersection of an internal collector and Rampart Boulevard. The boundary of this parcel was altered from the previously approved overall Master Plan to accommodate the boundary changes of the refined golf course and road system. The golf course along the southern border of the parcel provides an aesthetic quality to the destination resort-casino. The resort-casino is planned as a destination golf resort and casino, and will provide the transition from a commercial center to single family residential. The resort will be comprised of approximately 300 to 500 guest rooms, and other elements which may include meeting, conference and ballroom facilities, restaurants, bars, and a casino including its own specialty restaurant and bar areas. Guest amenities may include use of the adjacent golf course, tennis facilities, fitness center, beauty salon, game rooms, a nursery and swimming pool. Exhibit D on page 11 illustrates the anticipated site layout and character for the resort-casino. The Peccole Ranch Resort will be designed to maximize the beauty of the desert surroundings, maintaining sensitivity to scale, character, landscape, and topography, and represents the true centerpiece of the Peccole Ranch Community.

#### Open Space and Drainage

A focal point of Peccole Ranch Phase Two is the 199.8 acre golf course and open space drainageway system which traverses the site along the natural wash system. All residential parcels within Phase Two, except one, have exposure to the golf course and open space areas. The single family parcel which is not adjacent to the open space system borders Angel Park Golf Course on its northern boundary. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout with the bike paths and pedestrian



# RESORT SITE PLAN

## PROJECT DATA

SITE	
W. ALBERTS (2000)	
RESORT	
REDAKING	
EXPANDED TO 100 ACRES	
11 NORTH PARKWAY	
1001 ROOM	10000
MEETING FACILITIES	10000
DINING AREA	10000
LAUNDRY	
ENTRANCE	10000
CASE ROOM	10000
CASINO	10000
CASINO	10000
RESTAURANT	10000
PARKING	
EXPANDED TO 1000 SPACES	

## Peccole Ranch Resort LAS VEGAS, NEVADA

Peccole Ranch  
Partnership

1001 ROOMS, 10000 SQUARE FEET  
10000 SQUARE FEET  
10000 SQUARE FEET  
10000 SQUARE FEET

EXHIBIT D

ROR002659

23416

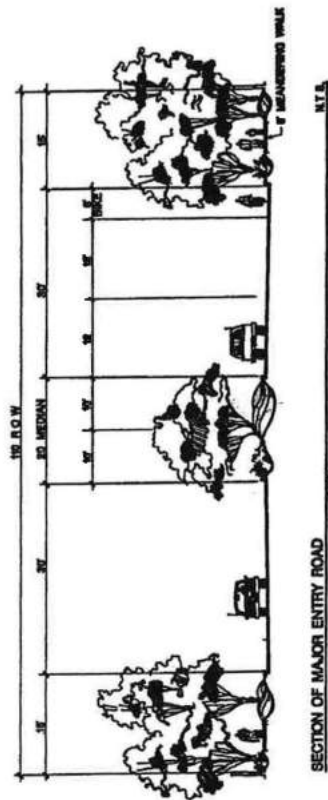
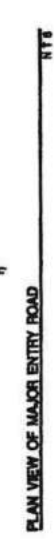
walkways (see Exhibits E and F on pages 13 and 14). The surrounding community as well as project residents may use the open space system to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, ramadas and pleasing water features will be located in passive gathering areas located throughout the open space.

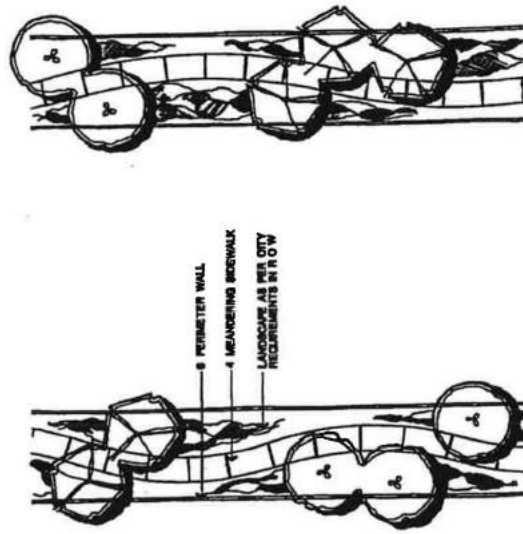
The close proximity to Angel Park along with the extensive golf course and open space network were determining factors in the decision not to integrate a public park in the proposed Plan. According to the Parks, Recreation and Senior Citizen Activities Division a need for a dedicated public facility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

South of Charleston Boulevard, drainage flows through the washes initially enter the site in two locations along the western boundary at a peak rate of 800 cubic feet per second (cfs), 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 cfs. North of Charleston Boulevard an off-site flow of 2,000 cfs enters the Project. This storm water will be contained within the golf course until it reaches Rampart Boulevard, and will then flow through a channel adjacent to the commercial center to the Angel Park Basin. Based on the golf course routing plan by Mr. Ted Robinson, renowned golf course architect, the golf course has been designed in conjunction with existing drainage features on the site. The design of the golf course has been instrumental in preserving the natural character of the land and controlling drainage on and through the property.

Phase Two of the proposed Peccole Ranch Master Plan has approximately 33.1 additional acres allotted for golf course and drainageways. The additional acreage accommodates a clubhouse and driving range centrally located within the golf course and surrounding residential community. These features are also accessible to visitors staying at the adjacent destination resort-casino.

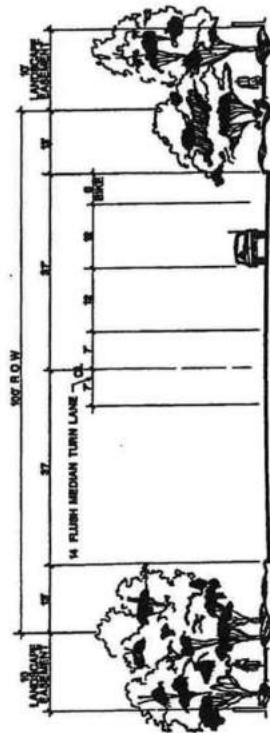




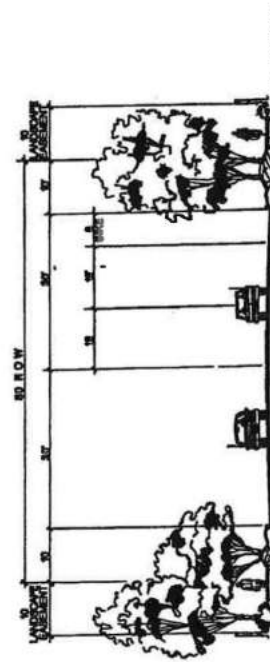


ROADWAY PLAN AND CROSS SECTIONS  
**Peccole Ranch Partnership**  
 EXHIBIT F  
 8-08-00

A. WAYNE SMITH  
 & ASSOCIATES  
 A Subsidiary of Cramer / Hubert



SECTION OF ARTERIAL ROADWAY RAMPART ROAD



SECTION OF INTERIOR COLLECTOR ROADWAY

ROR002662

### Schools

A 19.7 acre school site is designated in Phase Two of Peccole Ranch. The level of education served by the site, such as elementary or middle school status, will not be determined until development occurs and the student population becomes more clearly defined. 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. The sites will be developed to meet the requirements of the Clark County School District. According to Clark County School District standards, a typical elementary school requires a student body of approximately 600 to support the facility, whereas a junior high school requires 1,250 students. Student population projections for Phase One and Two are attached.

## **DEVELOPMENT PLAN - PHASE TWO**

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 E and F 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 Road) and within internal boulevards.
- An information center.

Street and utilities are currently under construction in Phase One.

## **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.

#### 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 TWO

<u>LAND USE</u>	<u>ACRES</u>	<u>NET DENSITY</u>	<u>NET UNITS</u>
Single-Family	401.0	7.0 du/ac	2,807
Multi-Family	60.0	24.0 du/ac	1,440
Commercial/Office	194.3	-	-
Resort-Casino	56.0	-	-
Golf Course Drainage	211.6	-	-
Right-of-Way	60.4	-	-
Elementary School	13.1	-	-
<b>TOTAL</b>	<b>996.4</b>	<b>4.5 du/ac</b>	<b>4,247</b>

Note Overall density based upon all areas except R.O.W

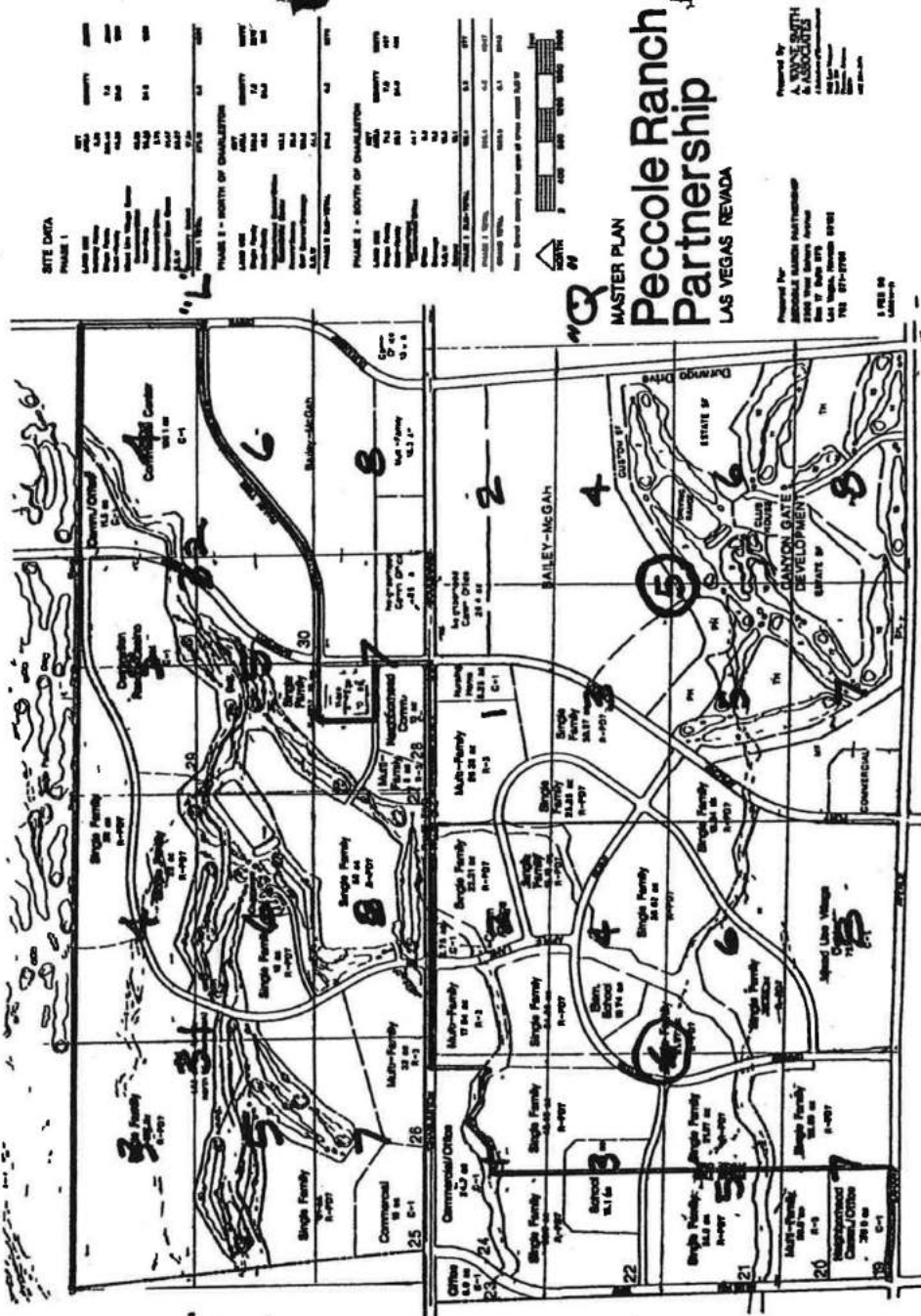
PECCOLE RANCH  
LAND USE DATA  
OVERALL MASTER PLAN

<u>LAND USE</u>	<u>NET ACRES</u>	<u>DENSITY RANGES</u>
Single Family	729.49	4.0 - 8.0 du/ac
Multi-Family	105.36	8.0 - 24.0 du/ac
Mixed Use Village Center	75.56	20.0 - 35.0 du/ac
(Commercial, Office, Multi-Family)		
Neighborhood Commercial/Office	197.05	
Resort-Casino	56.0	
Nursing Home	8.25	
Golf Course/Open Space/Drainage	253.07	
Right-of-Way	114.37	
Schools	30.44	
 TOTAL	 1,569.6	

PECCOLE RANCH  
STUDENT POPULATION PROJECTIONS

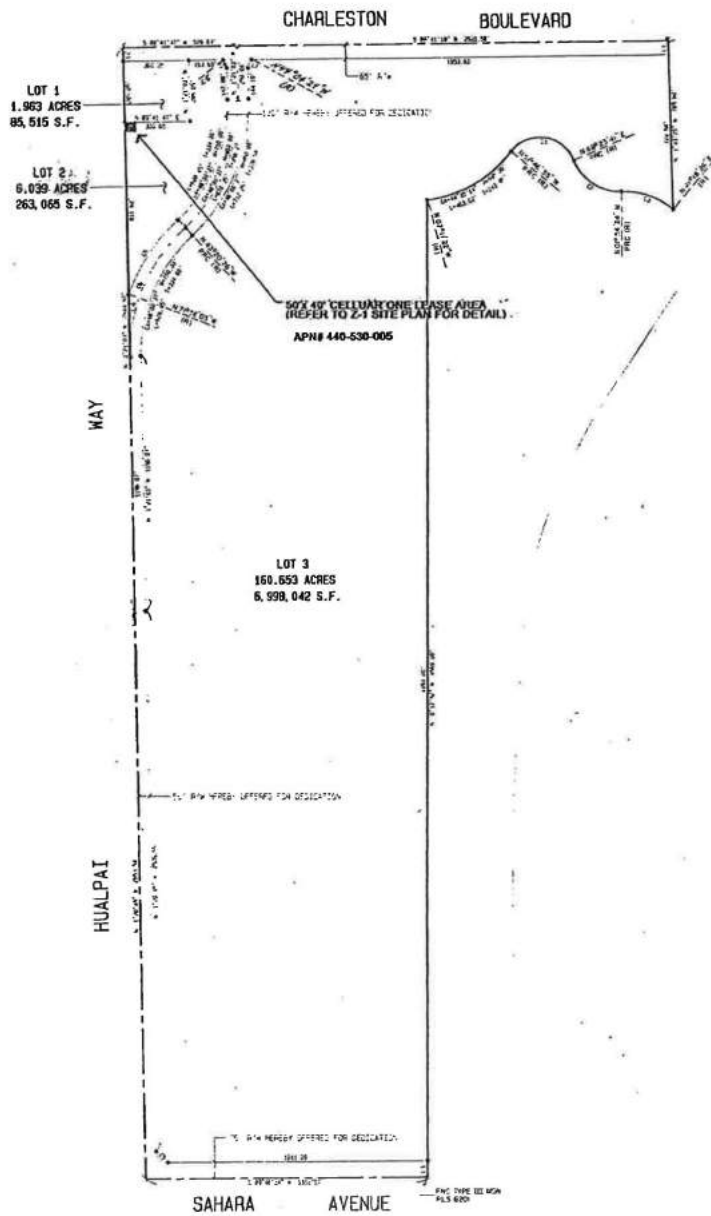
<u>GRADE</u>	<u>PHASE ONE</u>	<u>PHASE TWO</u>	<u>MASTER PLAN</u>
K thru 6	902	765	1,667
7. thru 9	347	294	641
10 thru 12	343	291	634
TOTAL	1,592	1,350	2,942





ROR002669

23426



LOCATION PLAN - PECCOLE 1982 TRUST



**HERRICK  
ARCHITECTURE**  
4110 MISSISSIPPI AVENUE, LAS VEGAS, NEVADA (702) 344-8229

**CELLULAR ONE**  
3763 HOWARD HUGHES PARKWAY #200  
LAS VEGAS, NEVADA 89109  
(702) 734-1010  
**ANGEL PARK 93-002**

PROJECT # 734-1010

DATE 10/14/98

DRAWN BY 1224

REVISIONS

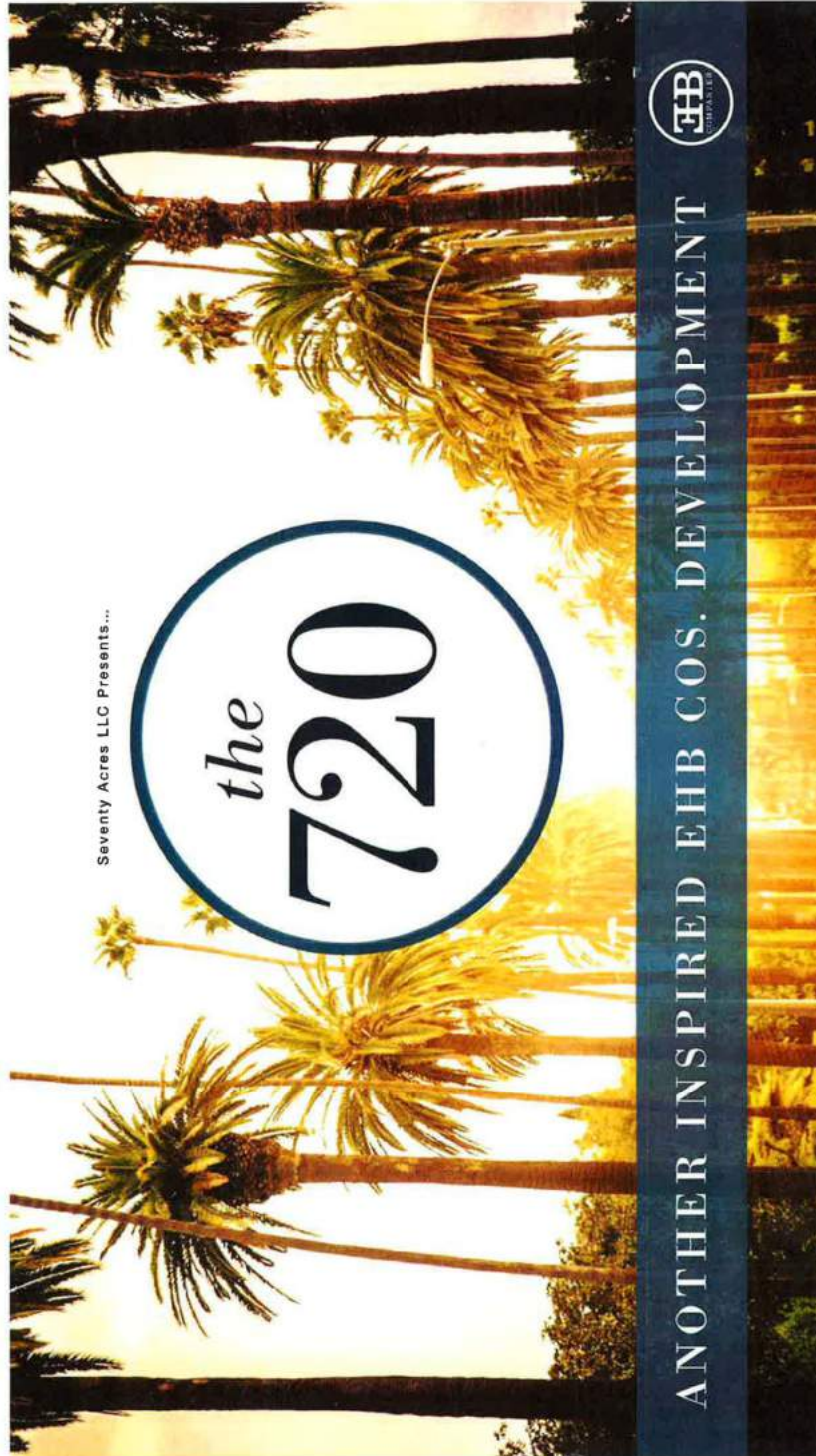
SHEET NAME

7-2

SALES COPY  
2-17-99  
1/12/99 PC

ROR002670

23427



Submitted at City Council  
 Date 11-10-10 Item 105-107  
 By: Chris Kasper

ROR003607

23428

# THE NEW VISION

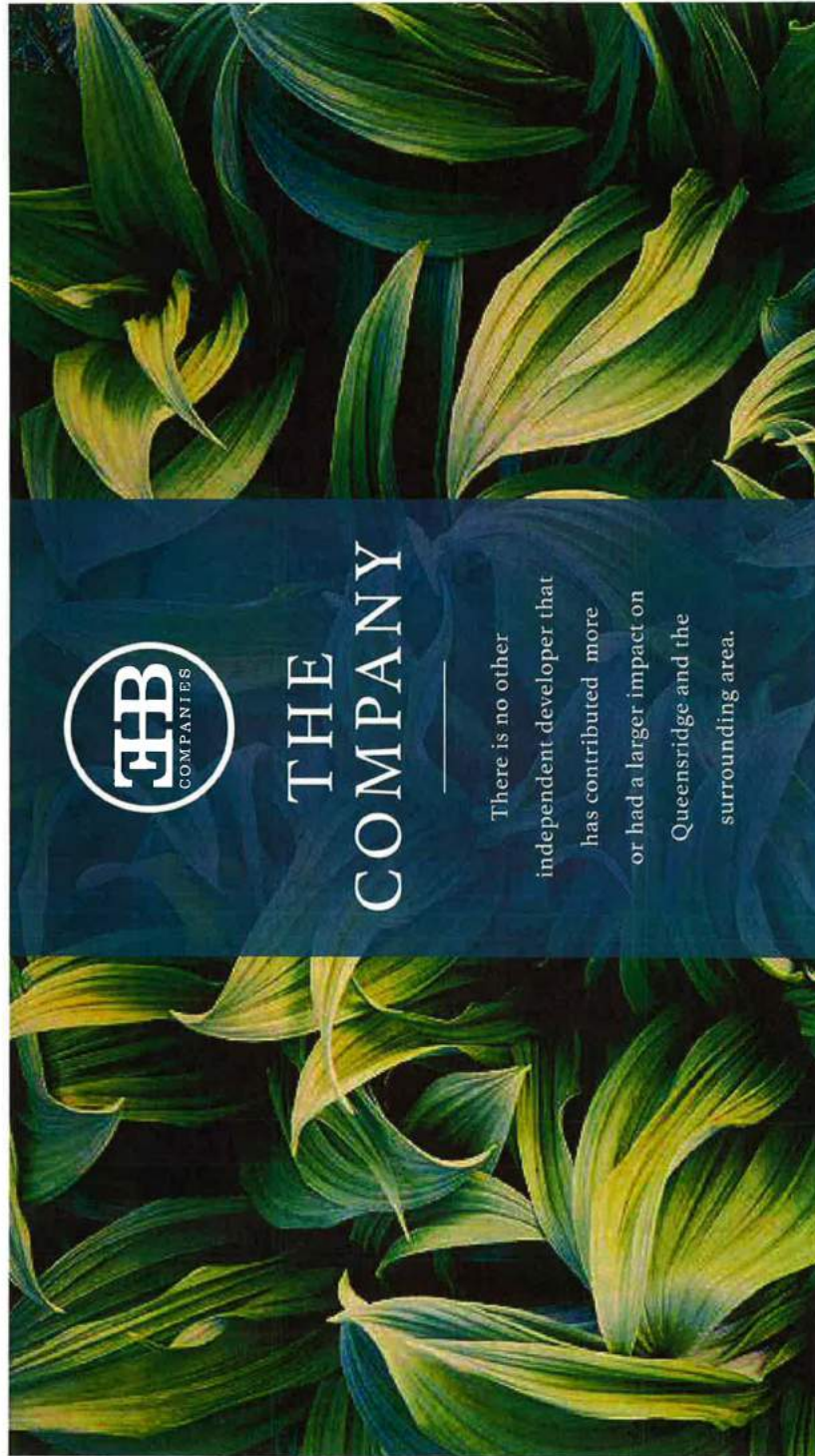
Ultra-low Density Meets Lifestyle Multi-Family Residential



ROR003608

23429





ROR003609

23430

# 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



ROR003610

23431

# 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.



ROR003611

23432

From: EHB Companies ehbcompanies@gmail.com  
Subject: Badlands Update  
Date: Nov 1, 2016, 11:36:54 PM  
To: daleroesener@gmail.com



Dear Neighbors,

As part of our continued effort to keep you apprised of the latest developments related to the redevelopment of Badlands, this communication serves to inform you that we have decided to pull the applications denied by the Planning Commission on October 12th, 2016. At this time, we are only moving forward with the applications that were approved by the Planning Commission. We look forward to presenting other projects to you in the future.

Thank you.

EHB Companies LLC, as Manager of Applicants

EHB Companies, all rights reserved 2016 ©

EHB Companies, 1215 S Ft Apache, Las Vegas, NV 89117

ROR004027

23433



PECCOLE RANCH

LAND USE DATA

PHASE TWO

<u>LAND USE</u>	<u>ACRES</u>	<u>NET DENSITY</u>	<u>NET UNITS</u>
Single-Family	401.0	7.0 du/ac	2,807
Multi-Family	60.0	24.0 du/ac	1,440
Commercial/Office	194.3	-	-
Resort-Casino	56.0	-	-
Golf Course Drainage	211.6	-	-
Right-of-Way	60.4	-	-
Elementary School	13.1	-	-
<b>TOTAL</b>	<b>996.4</b>	<b>4.5 du/ac</b>	<b>4,247</b>

Note Overall density based upon all areas except R.O.W

MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE  
  
CITY MANAGER  
LARRY K. BARTON



## CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

February 13, 1996

Ms. Wanda Peccole  
Peccole 1982 Trust  
9999 West Charleston Boulevard  
Las Vegas, Nevada 89117

RE: FINAL MAP - PECCOLE WEST - FM-8-96

Dear Ms. Peccole:

Your request for a Final Map for the PECCOLE WEST subdivision, on property located on the north side of Charleston Boulevard, between Hualapai Way and Rampart Boulevard, Ward 2, N-U Zone (under Resolution of Intent to R-PD7, R-3 and C-1), was considered by the Planning Commission on February 8, 1996.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Parcel 5 must be shown on this Final Map as a public Drainage Easement with private maintenance as per the approved Master Drainage Plan. Individual site-specific technical drainage studies shall be submitted as the individual subdivision "pods" are developed.
3. Prior to recordation of this Final Map, the applicant must submit a Revised Final Map "clearly" showing the developer's intent as to dedication of roadway right-of-way and/or easements along the Alta Drive alignment which was required by the Tentative Map to be an 80' wide roadway easement.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

7009 3810-015-1295

ROR004597

23435

# PARCEL MAP

A MERGER AND RE-SUBDIVISION OF A PORTION OF LOTS 4 AND 5 AS SHOWN IN BOOK 77, PAGE 23 OF PLATS, TOGETHER WITH LOT 21 AS SHOWN IN BOOK 83, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

## OWNER'S CERTIFICATE & DEDICATION

FORE STARS, LTD., A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN HEREIN BEING THE SUBJECT HEREIN HEREON AND DOES HEREBY CONSENT TO THE REVISION AND RE-DIVISION OF THE PARCEL MAP AND HAVE CAUSED THE SAME TO BE DULY AND PLATED INTO PARCELS AND TO BE OPEN AND AVAILABLE TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREET AND PORTION-OF-WAY AS SHOWN HEREON AND OF HEREBY GRANT TO THE CITY OF LAS VEGAS ITS SUCCESSORS AND ASSIGNS EASEMENTS AS HEREBY SHOWN AND HEREIN.

FOR THE UNDISPUTED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE FOOT WIDE EASEMENT HEREON TO ALL PORTION LOTS HEREIN IN COMMON AREA ADJUT PUBLIC STREET FOR PURPOSES OF PLACING PUBLIC AND HIGHWAY, PUBLIC STREET LIGHTS, CEMENT DRIVE, SIGNAL AND INTERSECTIONS, USE AN ADDITIONAL EASEMENT OF UP TO ONE FEET IN WIDTH FROM EACH SIDE OF HIGHWAY, STREET LIGHTS, TRAFFIC SIGNAL AND INTERSECTIONS, TO BE OPEN BEHIND THE FIVE FOOT EASEMENT OF HEREBY GRANTED WITH THE RIGHT OF ACCESS TO AND EGRESS FROM THESE EASEMENTS.

FORE STARS, LTD., A NEVADA LIMITED LIABILITY COMPANY

*David S. Sells*  
AS: MANAGER

## CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA  
COUNTY OF CLARK  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st June, 2015  
BY David S. Sells AS: MANAGER  
OF FORE STARS, LTD., A NEVADA LIMITED LIABILITY COMPANY.

*David S. Sells*  
David S. Sells  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-31-2017



## REFERENCES

1. FILE 81, PAGE 21 OF PARCEL MAPS
2. FILE 81, PAGE 24 OF PARCEL MAPS
3. FILE 131, PAGE 18 OF PARCELS
4. BOOK 77, PAGE 23 OF PLATS
5. BOOK 77, PAGE 23 OF PLATS
6. BOOK 77, PAGE 23 OF PLATS
7. BOOK 77, PAGE 23 OF PLATS
8. BOOK 77, PAGE 23 OF PLATS
9. BOOK 77, PAGE 23 OF PLATS
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27. BOOK 77, PAGE 23 OF PLATS
28. BOOK 77, PAGE 23 OF PLATS
29. BOOK 77, PAGE 23 OF PLATS
30. BOOK 77, PAGE 23 OF PLATS

## SURVEYOR'S CERTIFICATE

1. I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF G.C. WALLACE AND COMPANY, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF FORE STARS, LTD.
3. THE LAND SURVEYED LIES WITHIN SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON JUNE 8, 2015.
4. THIS PLAT COMPLETES THE APPROPRIATE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEYING BODY GAVE ITS FINAL APPROVAL.
5. THE EASEMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE PORTIONS INDICATED AND ARE OF SUFFICIENT WIDTH AND EASEMENTS.

PAUL BURN  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19174



## LEGAL DESCRIPTION

LOT 21-2

## BASES OF BEARINGS

SOUTH BEARING BEING BEING THE BEARING OF THE SOUTH LINE OF THE EASTWEST QUARTER OF LOT 21 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 77, PAGE 23 OF PLATS ON FILE AT CLARK COUNTY, NEVADA RECORDER'S OFFICE.

## LAS VEGAS VALLEY WATER DISTRICT NOTES

1. THESE PARCELS CURRENTLY HAVE WATER SERVICE AND A WATER CONNECTION IS NOT SHOWN. EASEMENTS OF WATER SERVICE BY THE APPROVAL OF THIS MAP.
2. ALL LOTS CREATED BY THIS PARCEL MAP ARE CURRENTLY BEING SURVEYED, BUT DUE TO THE LAND USE OF THE SURVEYING BODY, THE CITY OF LAS VEGAS, A MAP OF THE SURVEYING WATER SERVICE WILL BE REQUIRED FOR THIS LOT.

## CITY SURVEYOR'S CERTIFICATE

I, CLAY R. REYNOLDS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT IT IS IN ACCORDANCE WITH THE CITY OF LAS VEGAS CHARTER.

CLAY R. REYNOLDS  
CITY OF LAS VEGAS SURVEYOR  
NEVADA LICENSE NUMBER 12489



## CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP HAS APPROVED AND THE PARCEL HEREIN ARE ACCEPTED FOR REVISION BY THE DIRECTOR OF PLANNING ON THE 21st June, 2015

*Thomas A. Pomeroy*  
THOMAS A. POMEROY  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA

## RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S (CLARK) MAP BOOK, N.B. 178, 179, 180.

<p>PARCEL MAP FOR FORE STARS, LTD.</p>	<p>FILE NO. 00572</p>
<p>A MERGER AND RE-SUBDIVISION OF A PORTION OF LOTS 4 AND 5 AS SHOWN IN BOOK 77, PAGE 23 OF PLATS, TOGETHER WITH LOT 21 AS SHOWN IN BOOK 83, PAGE 61 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.</p>	<p>OPTIONAL RECORDS BOOK NO. 00572 PAGE NO. 00572 DATE 6-21-15 AT 11:00 AM FILE 120, PAGE 0049</p>
<p>G.C. WALLACE COMPANIES INCORPORATED 1 PLANNING 1 SURVEYING 200 S. RAILROAD AVENUE, SUITE 100 LAS VEGAS, NEVADA 89101 TEL 702.735.1111 FAX 702.735.1112</p>	<p>CLARK COUNTY, NEVADA RECORDER TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA FILE 120, PAGE 0049</p>

SHEET 1 OF 11

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contact your agent

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