

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 11:16 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 7**

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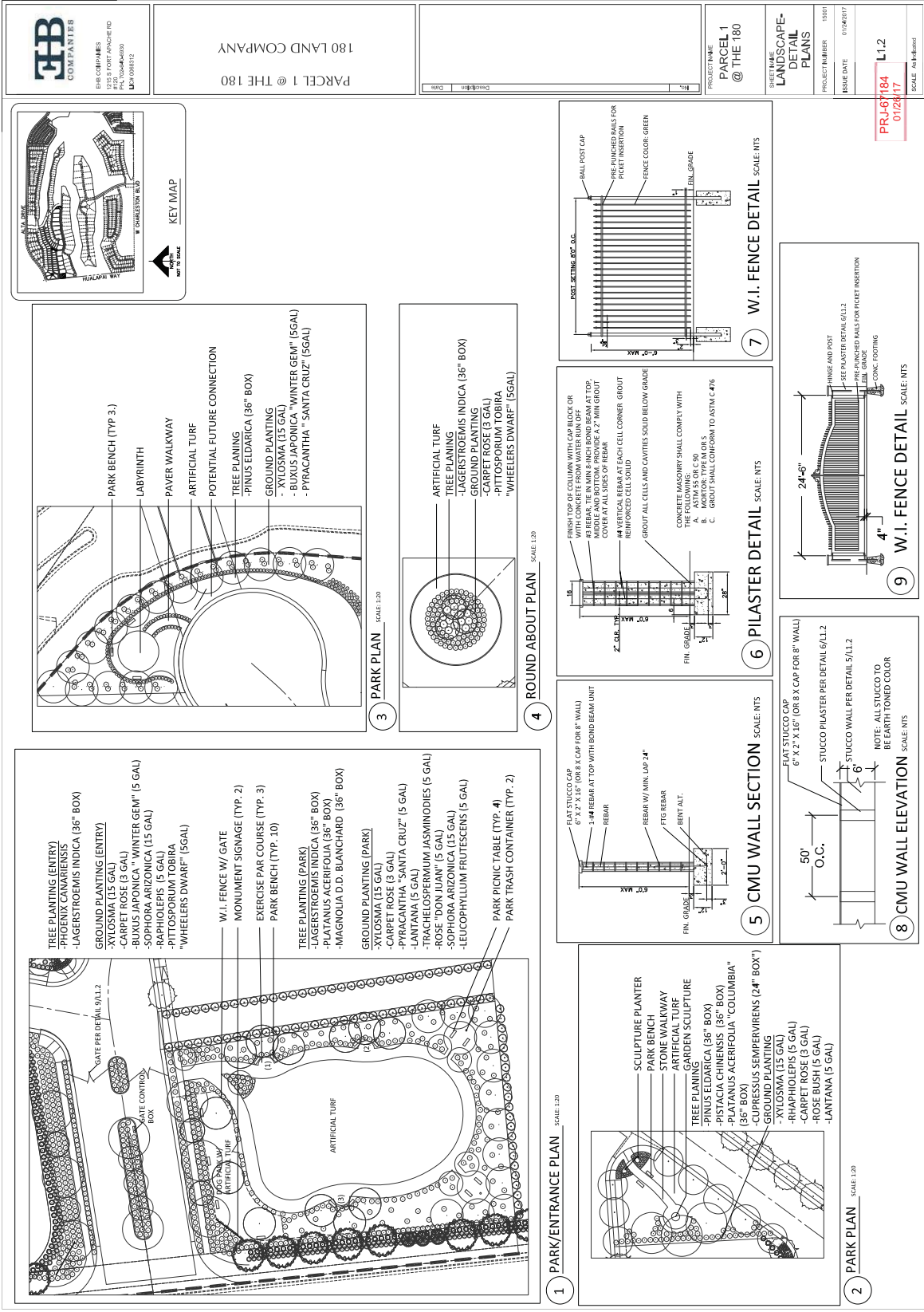
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Attorneys for City of Las Vegas

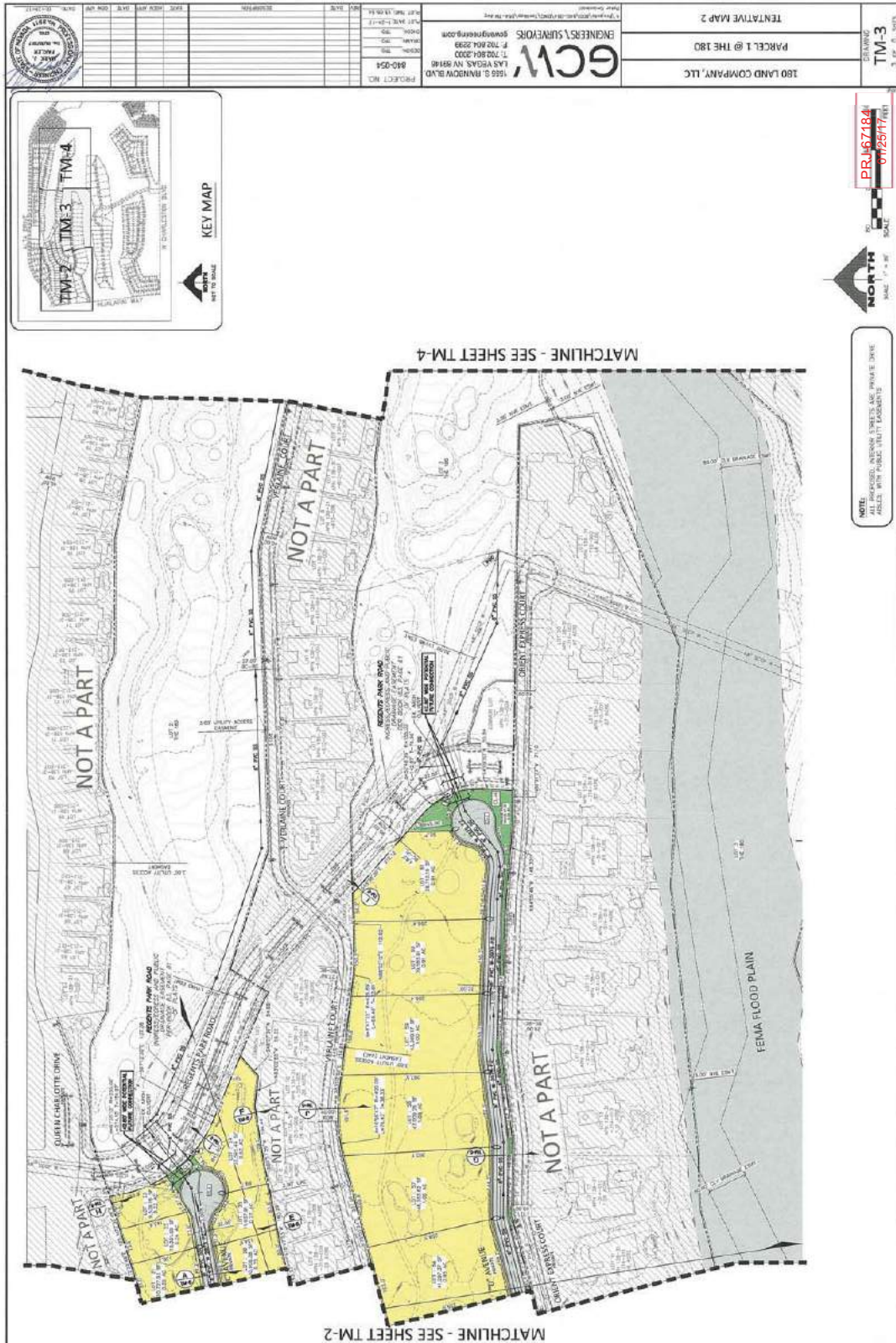


ROR022183

23610

GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED

GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED



ROR022186

23613

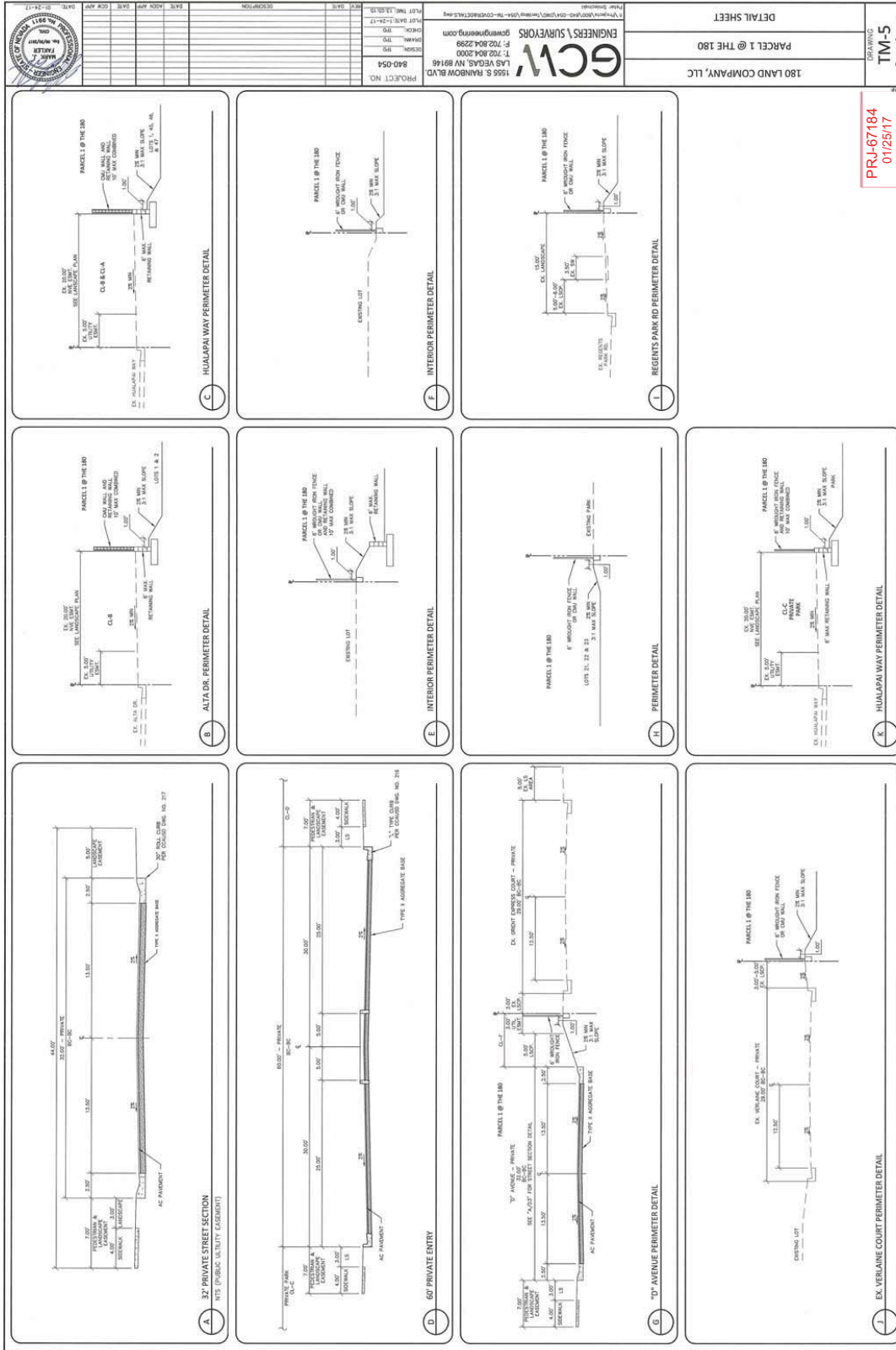
GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED



GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED

ROR022187

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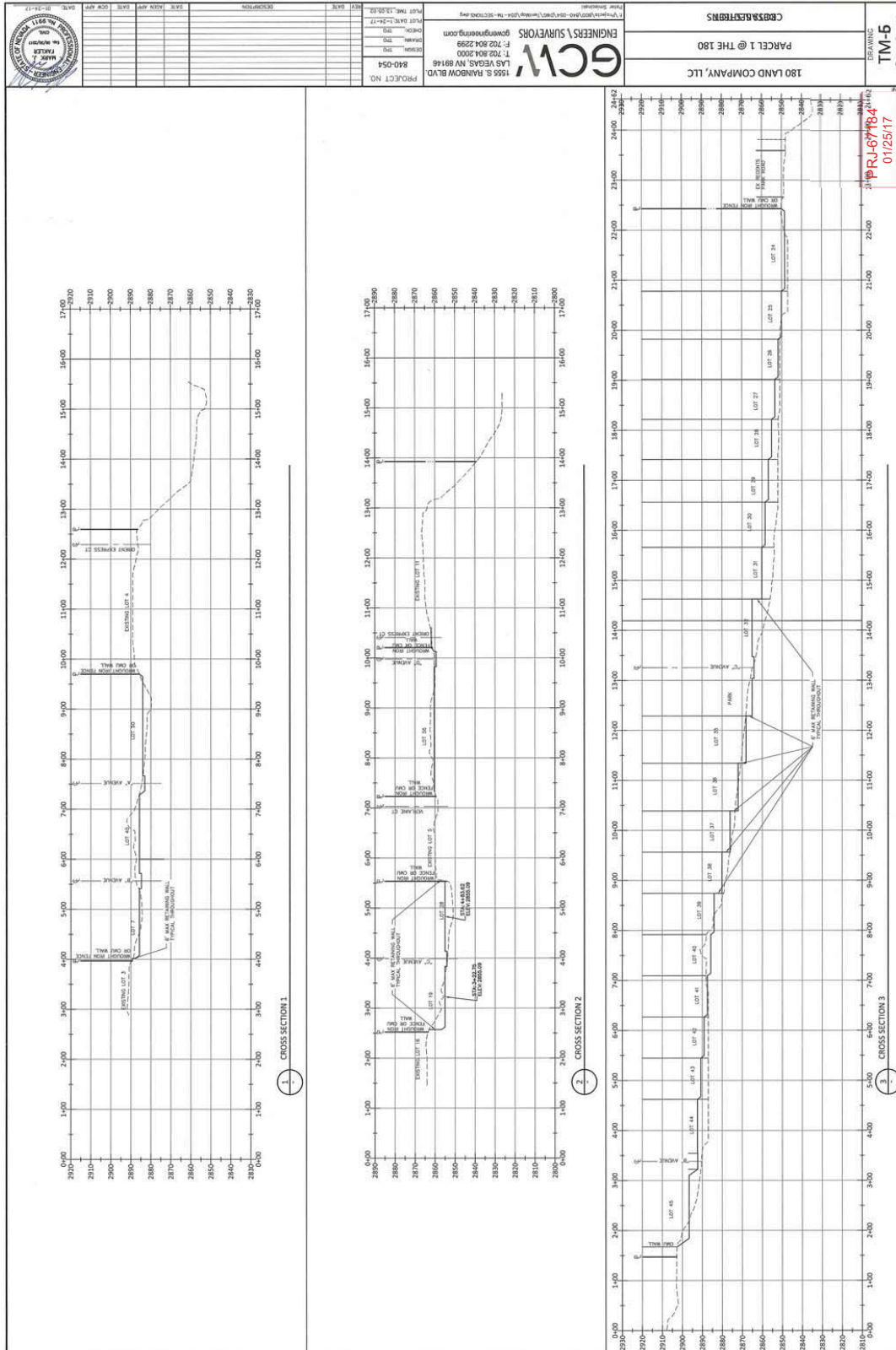


PROJECT NO. 840-054 1555 S. RAINBOW BLVD. SUITE 200 LAS VEGAS, NV 89146 ENGINEERS \ SURVEYORS gswengineering.com F: 702.804.2299 T: 702.804.2299 PROJECT NO. 840-054	180 LAND COMPANY, LLC PARCEL 1 @ THE 180 DETAIL SHEET	DRAWING TM-5 DATE 01/25/17 PRJ-67184
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GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED

ROR022188

23615



GPA-68385, WVR-68480, SDR-68481 and TMP-68482 - REVISED

ROR022189

23616

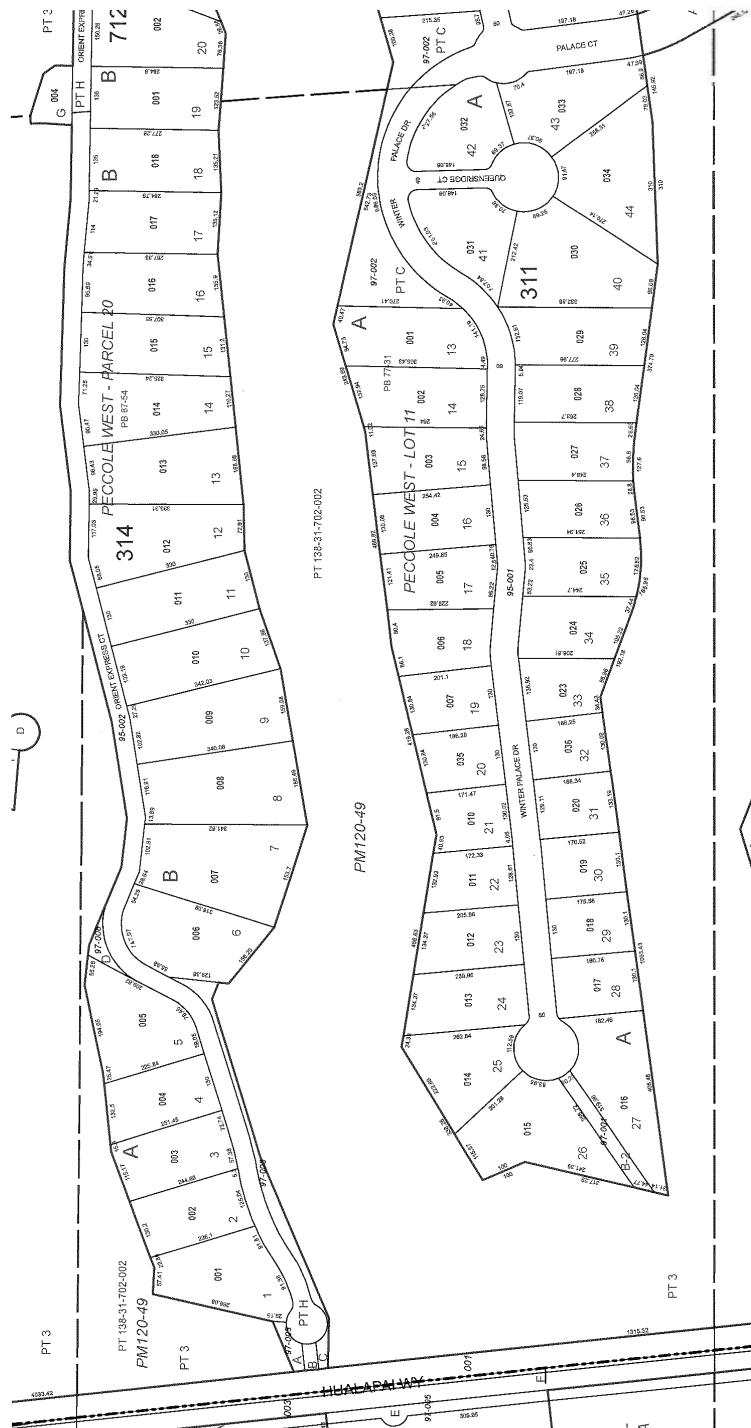
This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shafe - Assessor

007 ROAD PARCEL NUMBER
 001 AIR SPACE POL
 002 RIGHT OF WAY POL
 003 SUB-SURFACE POL
 004 MATCH / LEADER LINE
 005 SUB-SURFACE POL
 006 HISTORIC SUB-BOUNDARY
 007 SECTION LINE

138-31-3
 N 2 SW 4
 31
 T20S R60E
 137
 164
 163
 Scale: 1" = 200'
 Rev: 7/9/2015



TAX DISTRICT
 20084
 010417

ROR022191

23618

GPA-68385, WVR-68480, SDR-68481 and TMP-68482



**Tentative Map / SDR
Development Standards**

04-Jan-17

Description	Lots $\leq$ 20,000 sf	Lots > 20,000 sf
<u>Main Structure Setbacks (Minimum)</u>		
Minimum Lot Size	10,000 sf	20,000 sf
Front Yard to Private Street or Access Easement	30'	35'
Side Yard	5'	7.5'
Corner Side Yard	12.5'	15'
Rear Yard	25'	30'
Lot Coverage	Dictated by Setbacks	Dictated by Setbacks
<u>Accessory Structures Setbacks (Minimum)</u>		
Porte Cochere to Private Street	15'	15'
Side Load Garage to Side Yard PL	15'	15'
Patio Covers / 2nd Story Decks	20'	20'
Separation from Main Building	6'	6'
Corner Side Yard	5'	5'
Rear Yard	5'	5'
Side Yard	5'	5'
Accessory Structures May Have Trellis/Canopy Connecting to Main Structure		
<u>Building Heights</u>		
Main Structure	40'	50'
Accessory Structures	25'	30'
# of Floors - Single and Two Story on Slab or Over Basement		
# of Floors - On Lots > 35,000sf a 3rd story is allowed		
<u>Uses</u>	Single Family Residences and Accessory Structures	Single Family Residences and Accessory Structures

PRJ-67184
01/04/17

GPA-68385, WVR-68480, SDR-68481 and TMP-68482

ROR022192

23619



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17

ROR022193

23620



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY
01/05/17

ROR022194

23621



ROR022195

GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY
01/05/17



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17

ROR022196

23623



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17

ROR022197

23624



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17

ROR022198

23625



ROR022199

GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY

01/05/17

ROR022200

23627



GPA-68385 [PRJ-67184] - GENERAL PLAN AMENDMENT RELATED TO WVR-68480, SDR-68481 AND TMP-68482-
APPLICANT/OWNER: 180 LAND COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND HUALAPAI WAY
01/05/17

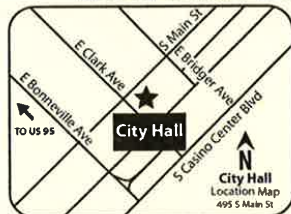
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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

1. DETRIMENTAL TO CITY $\frac{1}{2}$ RESIDENTS NEARBY - TRAFFIC, SCHOOLS
2. NO EVIDENCE HAS BEEN PRESENTED OF VALUE
TO ANYONE BUT DEVELOPER
3. CITY CLERK KNEW THE RULES BEFORE PURCHASE
HE BOUGHT A GOLF COURSE = OPEN SPACE

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4. NO DEVELOPMENT AGREEMENT IN PLACE - IMPOSED AS CITY COUNCIL CONDITION.

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I SUPPORT
this Request



I OPPOSE
this Request

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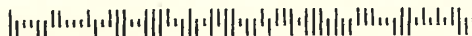
GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831416010
SHARP PATRICK S
9612 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

Case: GPA-68385



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I SUPPORT
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831311005
DANZ FAMILY TRUST
DANZ TAD & BARBARA RENEE TRS
9716 WINTER PALACE DR
LAS VEGAS NV 89145

Case: GPA-68385



-15

ROR022205

23629

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89135

Case: GPA-68385
13831417006
DORIAN STEVEN
10300 CHARLESTON BLVD #13-249
LAS VEGAS NV 89135-1037

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385
13831311006
WAGNER FAMILY TRUST
WAGNER ROGER PHILIP & CAROLYN GI
9720 WINTER PALACE DR
LAS VEGAS NV 89145

ROR022206

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I SUPPORT
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPI 89145

Case: GPA-68385
13831614002
JAMES SYD & SUSAN FAMILY TRUST
JAMES JON SYDNEY & SUSAN E TRS
305 ROUND STONE CT
LAS VEGAS NV 89145-8002

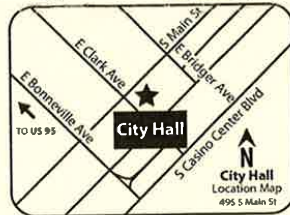


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Return Service Requested P 4: 44
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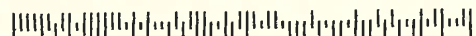
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPI 89145

Case: GPA-68385
13831311004
LATONA FAMILY TRUST
LATONA VINCENT F & JILL E
9712 WINTER PALACE DR
LAS VEGAS NV 89145-8636



ROR022207

23631

0001/001

TAYLOR

03/05/2017 10:33 FAX 7022561894

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I SUPPORT
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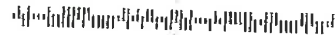
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831813006 Case: GPA-68385
TAYLOR THOMAS & LOUISE TRUST
TAYLOR THOMAS N & LOUISE R TRS
700 LACEY TREE ST
LAS VEGAS NV 89145-8647



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23632

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☐ I SUPPORT
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☒ I OPPOSE
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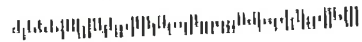
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 83145

Case: GPA-68385
13831815009
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8697



HJMM

7023675395

04:55

03/03/2017

ROR022209

23633

03/06/17 01:09PM James E. Ordowski, Esq. 702-570-5830 P.01

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GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831422002
ORDOWSKI JAMES E LIVING TRUST
ORDOWSKI JAMES E TRS
904 GRANGER FARM WAY
LAS VEGAS NV 89145-8618

133 BRDFMP1 89145



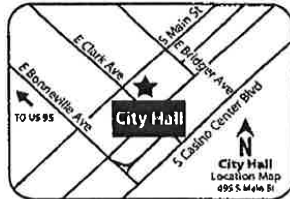
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23634

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GPA-68385

City Council Meeting of March 15, 2017

1 3 3 E R C E N T R A L 0 5 1 4 5

2017 MAR -6 P 2:43
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Case: GPA-68385
13831314008
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703



ROR022211

23635

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I SUPPORT
this Request



I OPPOSE
this Request

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PA-68385

City Council Meeting of March 15, 2017

133 BDFNPI 89145



13831214011

Case: GPA-86385

STEFFORA TANIA M REVOCABLE TRUST
STEFFORA TANIA M TRS
301 WINDFAIR CT
LAS VEGAS NV 89145-8682

ROR022212

23636

City of Las Vegas
Office Of The City Clerk
95 South Main Street, 2nd Floor
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Clearly a downgrade to a nice community. Please require

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PA-68385

City Council Meeting of March 15, 2017

13831311013 Case: GPA-68385
THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN & KAREN TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

Developer to show open spaces / rec. spaces for area if not here then reasonable & = alternative open spaces in their proposed plan. Then enforce them, i.e. require them to be built not just drawn.

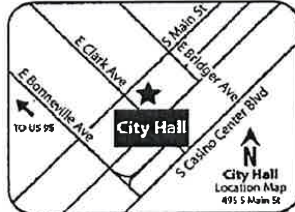
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23637

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I OPPOSE
this Request

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GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831214034
PROCK FAMILY TRUST
PROCK LOISANN TRS
9817 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

103 BROFNP1 89145



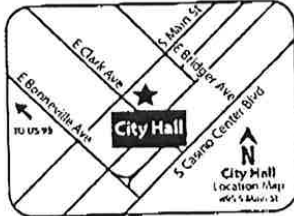
ROR022214

23638

City of Las Vegas
Office Of The City Clerk
95 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

1 03 BROFNP1 89145



2017 MAR -6 A 8:17
RECEIVED
CITY CLERK

Case: GPA-68385
13831314010
AHLERS FAMILY TRUST
AHLERS HERMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

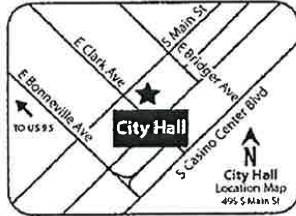
ROR022215

23639

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

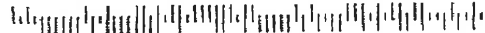
133 BROFNP1 89145

13831215012
YEARY K
HEERS M
9736 VERLAINE CT
LAS VEGAS NV 89145-8695

Case: GPA-68385

2017 MAR -6 A 8:18

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ROR022216

23640

City of Las Vegas
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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

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Las Vegas, NV
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2017 MAR - 6 A 8:18

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CITY CLERK

Case: GPA-68385
13831419008
MAUCERI MATTHEW B & S REV FAM TR
MAUCERI MATTHEW B & SUSAN V TRS
9732 ROYAL LAMB DR
LAS VEGAS NV 89145-8661



Mar 04 17, 01:31p Matthew Mauceri

ROR022217

23641

p.1

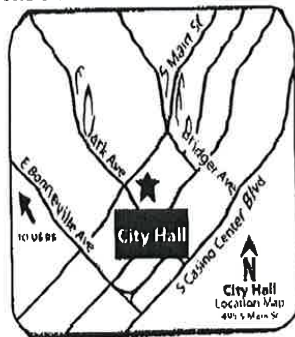
70222288981

138 8807471 89145

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



Return Service Requested Official Notice of Public Hearing



RECEIVED
CITY CLERK
2017 MAR -6 A 8:19

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

133 BROWNPI 09145

Case GPA-08385
13831812034
MALZMAN IRWIN C FAMILY TRUST
MALZMAN IRWIN C TRS
9332 FONTAINBLEU DR
LAS VEGAS NV 89145-8853



ROR022218

23642

City of Las Vegas
Office Of The City Clerk
195 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



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Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

☒

I OPPOSE
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Please use available blank space on card for your comments.

3PA-68385

City Council Meeting of March 15, 2017

133 BRDFN71 68445



2017 MAR -6 A 8:19
RECEIVED
CITY CLERK

13831612028
LAMB LIVING TRUST
LAMB RANDALL W & KAY C TRS
9309 VERLAINE CT
LAS VEGAS NV 89145-8688

Case: GPA-68385

ROR022219

23643

Mar 06 17 12:09p

Peggy Cook

702-317-3084

p.1

City of Las Vegas
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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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CITY CLERK

2017 MAR -6 P 1:21



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

13831419023
CHERRY CREEK TRUST
1000 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8659

Case: GPA-68385

138 8907471 89145



ROR022220

23644

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101



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CITY CLERK

Return Service Requested
Official Notice of Public Hearing 2017 MAR -6 P 1:21



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments

Case: GPA-68385
13831611019
BOCCI DONALD & D 1989 REV LIV TR
BOCCI DONALD R TRS
300 TUDOR ROSE CT
LAS VEGAS NV 89145-8681

ROR022221

23645

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

P.1

702-242-2306

Michael C. Edwards, MD

Mar 04 17, 08:35p

Return Service Requested
Official Notice of Public Hearing



RECEIVED
CITY CLERK

2017 MAR -6 A 8:19

If you wish to file your protest or support on this request, check appropriate box below and return this card in an envelope with postage to Office Of The City Clerk at the address listed above or fax this side of card to (702) 382-4803. If you would like to contact your Court Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

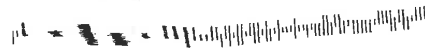
GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 83145



Case: GPA-68385
13831213001
EDWARDS FAMILY TRUST
EDWARDS MICHAEL C & KATHY L TRS
309 NOTTINGHILL GATE CT
LAS VEGAS NV 89145-8670



ROR022222

23646

2017 MAR -6 A 8:16

PSRT
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Las Vegas, NV
Permit No. 1630

Meeting of March 15, 2017

[illegible]

133 BRDFNP: 09:45

23647

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

ROR022224

23648



Queensridge Owners' Association

For February 14, 2017 Planning Commission Meeting

Re: Item GPA-68385, General Plan Amendment to change zoning from Parks/Recreation/Open space to Low Density Residential on 166.99 Acres formerly known as Badlands Golf Course.

We, the undersigned, are unable to attend the above meeting, but would like our voice heard.

Name	Address	Signature	Oppose	Support
LUISE FRANCOEUR	9217 Tudor Park Pl.	L. Francoeur	X	
LOUISE FRANCOEUR	9213 Tudor Park Pl.	L. Francoeur	X	
Bob Perrone	9740 Verlaime Ct	Robert Perrone	X	
Nancy Perrone	9740 Verlaime Ct	Nancy Perrone	X	
Long Chowell	60.5 Queensridge Ct	Long Chowell	X	
MITCHELL SIMON	900 PONT CHARLOTTE	M. Simon	X	
RAY TAN	9809 WINTER PALACE DR	Ray Tan	X	
DARYL WALTER	9217 TUDOR PARK PLACE	Daryl Walter	X	
DONNA Lefevre	9433 Queen Charlotte	Donna Lefevre	X	
MARK Lefevre	9433 Queen Charlotte	Mark Lefevre	X	
DOM POLIZOTTO	309 Covent Garden	Dom Polizotto	X	
DIANA LI	905 VILLE FRANCOISE ST	Diana Li	X	
TOMWSZALEC	331 HOLLAND AVE ST	Tomwszalec	X	
PATRICK SHARP	9612 CAMDEN HILLS	P. Sharp	X	
DACE ROESENER	9811 ORIENT EXPRESS CT	Dace Roesener	X	
CAMILLE LEAVITT	308 WINDFAIR CT.	Camille Leavitt	X	
PEASEY COOK	1001 SECRET GARDEN ST	Peasey Cook	X	
DEBBIE COLD	1001 SECRET GARDEN ST	Debbie Cold	X	
JANARD ALLISON	9816 MISS PRINCE	Janard Allison	X	
Linda Fusatelli	9328 Fontainebleau Dr	Linda Fusatelli	X	
Tom Fusatelli	9328 Fontainebleau Dr.	Tom Fusatelli	X	
JOHN SPENCE	9732 CAMDEN HILLS AVE	John Spence	X	
FRED SODRI	9617 VERLAIME CT	Fred Sodri	X	
Debra Kahn	1660 RAVEL CT	Debra Kahn	X	
BLAINE WALKER	9729 QUEEN CHARLOTTE	Blaine Walker	X	
Nancy Sadri	9617 Verlaime Ct.	N. Sadri	X	
AGATHA WATSON	9720 Winter Palace Dr	Agatha Watson	X	
Davis	9700 Camden Hills	Davis	X	

851 Palace Court Drive, Las Vegas NV 89145
(702)932-5280 Office (702)951-4044 Fax

Pinnacle
Community Association Management

Submitted at Planning Commission
Elaine Wenger-Roesener
Date 2/14/17 Item 21

55P/1-S

ROR022225

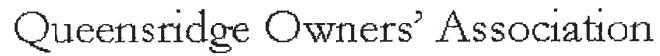
23649



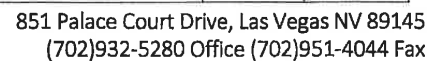
Queensridge Owners' Association

Name	Address	Signature	Oppose	Support
ANDRES COSTAS	9509 VERLAINE COURT		X	
BANGA COSTAS	9509 VERLAINE COURT	B. Costa	X	
TANIA STEFFER	301 WINDFAIR CT		X	
CARL T. JANOPEC	933 GRANGER FARM WAY		X	
LOIS ANN M. PROCK	9817 QUEEN CHARLOTTE DR	Lois Ann M. Prock	X	
Tetyana Ignatyuk	709 Charbonne Pl		X	
Maged Alakar	9724 Verlaine Ct.		X	
SON BUI	9605 QUEEN CHARLOTTE		X	
RAS. OPAL	9221 PALNSWICK AVE.		X	
Vyacheslav Igurov	(FAIRWAY POINT) 709 Charbonne Pl		X	
Ralph H. Daskduk	9617 Queen Charlotte	R. H. Daskduk	X	
Betty J. Daskduk	9617 Queen Charlotte Dr	Betty J. Daskduk	X	
Donela J. Jovovic	9621 Queen Charlotte Dr		X	
Verlaine	76-DB Verlaine		X	
SAM & ANN NICHOLSON	305 NOTTINGHAM GATE		X	
MICHAEL & MACHA MEJER	9304 PROVENCE GARDENS LN		X	
Paul Lottice	9324 Fontainebleau			X
RONALD CAMERON	9401 FONTAINEBLEAU		X	
Joan Silverstein	916 Granger Farm Way		X	
GEORGE FOLDES	916 GRANGER FARM WAY		X	
Charles Cook	1000 GREYSTOKE ACRES ST.		X	
Lucas	9716 FOXTRAP		X	
JERRY ENGEL	700 PONT CHARTRAIN DR		X	
Gordon W. Smith	653 Ravel Ct		X	
Irving Berliner	800 Aquitaine		X	
MICHAEL	9332 PROVENCE		X	
TAKEDDINE	Garden Lane		X	
Dorrie Alexander	1000 Meadowlark		X	
ISMAEL BENNETT	664 Ravel Court		X	
ARTIE PARKER	664 Ravel Court		X	
KAREN HIGGINS	801 Petit Chalet Ct		X	
CARL HIGGINS	801 Petit Chalet Ct		X	
Alka Kumar	9528 Chalgrave Village Ave		X	
MITCHELL SIMBAL	900 PONT CHARTRAIN		X	

851 Palace Court Drive, Las Vegas NV 89145
(702)932-5280 Office (702)951-4044 Fax



We, the undersigned, are unable to attend the above meeting, but would like our voice heard.

[illegible]

23651

From: LuAnn D. Holmes
Sent: Friday, February 10, 2017 11:21 PM
To: Carman Burney; City Clerk, Deputies
Subject: Fwd: Planning Commission Agenda of February 14, 2017
Attachments: CLV 2-14-17 Badlands Items Oppose.pdf; ATT00001.htm

Please note for the record, the opposition. Additionally, can someone verify the notification.
Thanks,
LuAnn

Sent from LuAnn's mobile office

Begin forwarded message:

From: John Bear <jbear@LasVegasNevada.GOV>
Date: February 10, 2017 at 12:52:33 PM PST
To: "LuAnn D. Holmes" <ldholmes@LasVegasNevada.GOV>, Tom Perrigo <tperrigo@LasVegasNevada.GOV>, Peter Lowenstein <plowenstein@LasVegasNevada.GOV>
Cc: Bob Beers <bbeers@LasVegasNevada.GOV>, Vicky Skilbred <vskilbred@LasVegasNevada.GOV>
Subject: FW: Planning Commission Agenda of February 14, 2017

FYI

From: Camille Leavitt [<mailto:camilleleavitt@aol.com>]
Sent: Friday, February 10, 2017 7:33 AM
To: Bob Beers
Cc: Vicky Skilbred
Subject: Re: Planning Commission Agenda of February 14, 2017

Dear Councilman Beers,

We did not receive the attached post cards to register our opposition to the following items on your February 14, 2017, Planning Commission Agenda. We would appreciate your entering into the record, our opposition to Items #21, 22, 23, & 24 on the named agenda. We have attached copies of postcards received by my neighbor.

Thank you,

Camille & Lawrence R. Leavitt
camilleleavitt@aol.com

-----Original Message-----

From: Bob Beers <bbeers@LasVegasNevada.GOV>
To: undisclosed-recipients;
Cc: John Bear <jbear@LasVegasNevada.GOV>; Vicky Skilbred <vskilbred@LasVegasNevada.GOV>
Sent: Thu, Feb 9, 2017 2:04 pm
Subject: Badlands Golf Course Update

Good morning. In my efforts to keep all the residents informed regarding activity involving the Badlands Golf Course, I wanted to make sure you were aware of the scheduled public hearings next week. These items are listed below with links to the City's webpage where additional documentation can be accessed.

February 14 before the Las Vegas Planning Commission meeting that starts at 6 pm, there are four related items to be heard as Items 21-24. These applications for a General Plan Amendment for approximately 167 acres, waivers on private streets, a site development plan review and a tentative map review, generally for 61 units on approximately 34 acres at Alta Drive and Hualapai Way. <https://tinyurl.com/2-14-Planning-Commission>

February 15 before the Las Vegas City Council during the afternoon session that cannot begin before 1 pm, the last three Planning discussion items, 100-102, are the abeyance applications for a general plan amendment, rezoning request and site development plan review for 17.49 acres relating to a 720-unit multifamily residential development at Alta Drive and Rampart Boulevard. <https://tinyurl.com/2-15-City-Council>

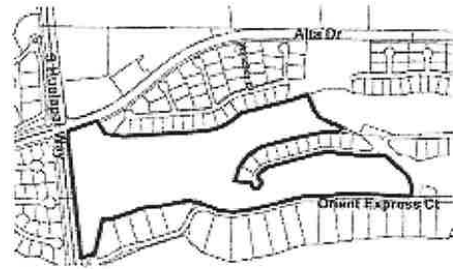
In addition, last week District Judge Doug Smith issued a ruling pronouncing the NRS 278A theory as being without legal merit. For your convenience, I have provided this link to the 42 page Findings of Fact, Conclusions of Law, Final Order and Judgment. <https://tinyurl.com/Judge-Smith-Order>

Thank you

Bob Beers
Las Vegas City Councilman Ward 2

Application Location

TMP-68482 - TENTATIVE MAP RELATED TO GPA-68385, WVR-68480 AND SDR-68481 - PARCEL 1 @ THE 180 PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 61-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184].



~~The proposed project may not pertain to the entire highlighted project site.~~

Public Hearing Information

Meeting: Planning Commission
Date: February 14, 2017
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rardin Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 729-6800 (TTY 7-1-1) or go to <http://www.lasvegascity.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
TMP-68482 [PR]-67184]

Planning Commission Meeting of 2/14/2017

Case: TMP 68482
10893214011
STEFFORA TANIA M REVOCABLE TRUST
STEFFORA TANIA M TRS
301 WINDFAIR CT
LAS VEGAS NV 89145-8682

133 LADENP1 09165

[illegible]

ROR022230

23654

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-68480 and SDR-68481 [PRJ-67184]

Planning Commission Meeting of 2/14/2017

1383121401 Case: WVR-68480, SDR-68481
STEFFORA TANIA M REVOCABLE TRUST
STEFFORA TANIA M TRS
301 WINDFAIR CT
LAS VEGAS NV 89145-8682

138 LRDENP1 89145



Application Information

WVR-68480 - WAIVER RELATED TO GPA-68385 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Waiver TO ALLOW 32-FOOT PRIVATE STREETS WITH A SIDEWALK ON ONE SIDE WHERE 47-FOOT PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184].

SDR-68481 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-68385 AND WVR-68480 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 61-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way (Lot 1 in File 121, Page 100 of Parcel Maps on file at the Clark County Recorder's Office; formerly a portion of APN 138-31-702-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers) [PRJ-67184].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: February 14, 2017
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representation and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6403 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>.

ROR022231

23655

RECEIVED

FEB 14 2017

Nora Lares

City of Las Vegas

Dept. of Planning

Subject: FW: Oppositon to February 14, 2017 Planning Commission Agenda Items #21, 22, 23, & 24 by 180 Land Company, LLC & to February 15, 2017 City Council Agenda Items #100, 101, & 102 by Seventy Acres, LLC

From: Camille Leavitt [<mailto:camilleleavitt@aol.com>]

Sent: Tuesday, February 14, 2017 9:50 AM

To: Nora Lares

Cc: Bob Beers; Vicky Skilbred; Carolyn G. Goodman; Bob Coffin; Lois Tarkanian; Steven Ross; Ricki Y. Barlow; Stavros Anthony; Cheryl Russo

Subject: Oppositon to February 14, 2017 Planning Commission Agenda Items #21, 22, 23, & 24 by 180 Land Company, LLC & to February 15, 2017 City Council Agenda Items #100, 101, & 102 by Seventy Acres, LLC

Dear Mayor and City Council Members & Planning Commission Members:

We are hereby requesting that you please enter our OPPOSITION to the above items into the Planning Commission record at the February 14, 2017 meeting. And into the City Council record at the February 15, 2017 meeting.

We are OPPOSED to the development of the Badlands Golf Course property located in the Queensridge gated community, which is located within the borders of Rampart Boulevard, Alta Drive, Hualapai Road, and West Charleston Boulevard. This increased density will have a major impact on our property values.

While we agree that Mr. Lowie of EHB Company plans to build on this property, we respectfully ask that you require the following, in consideration of the residents/taxpayers who have enjoyed a quiet, peaceful, open environment:

1. Require that EHB provide the City with a new Development Agreement, showing the whole plan for the Badlands property. We DO NOT want EHB to now piecemeal their applications to the City. This will create high density neighborhoods within the Queensridge development. While most of their report refers to 61 homes, the General Plan Amendment allows for over 900 homes. That constitutes a major project and should be treated like one, with a Development Agreement.
2. Require EHB to create "green space" for small parks and walking trails, as they had proposed in their first Development Agreement.
3. Require EHB to provide land nearby for a school. This new development will cause overcrowding in the schools presently in the area.
4. Please have EHB address the vacant land north of Orient Express, which is intended for drainage. If you allow homes to be constructed in that area, where will the flood water that is currently handled in that area go? Who is responsible if the homes become flooded? Or worse scenario, if someone is hurt due to allowing this drainage area to be filled with homes?

Mr. Lowie and his staff have held several neighborhood meetings with the residents that have produced no compromise whatsoever. They are simply going through the motions, and are not listening to the neighbors, nor our attorney, nor do they care about our quality of life. The format of their meetings gives off a "divide and conquer" attitude to the neighbors. They put up maps that tell us nothing, and speak to residents individually instead of having an open meeting where everyone in attendance can hear what information they administer and what questions are asked. This has proved unproductive.

At this point, they are angry with the residents for their loss in their previous round before the Planning Commission and the City Council. One EHB staff member arrogantly stated to me, at the meeting before last, that since we protested their first proposal, they will now apply for more density.

Your time and consideration on this very important matter is greatly appreciated.

Sincerely,

Camille & Lawrence Leavitt

camilleleavitt@aol.com

308 Windfair Court

Queensridge North

Las Vegas, NV 89145

(702) 255-6563

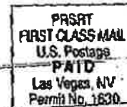
Submitted after final agenda

Date 2/14/17 Item 21-24 21-24 P

ROR022232

23656

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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FEB 13 2017

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

111 LRDFNP1 89117

Case: GPA-68385

13831612001
OMNI FAMILY LP
2827 S MONTE CRISTO WAY
LAS VEGAS NV 89117

FEB-13-2017 10:05 From:

Submitted after final agenda

Date 2/13/17 Item 21

21P

ROR022233

23657

DEC-30-2016 12:33 PM IrwinC.Malzman

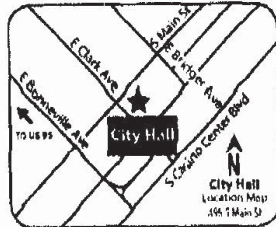
702 248 6261

P.01

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-68385 [PRJ-67184]
Planning Commission Meeting of 1/10/2017

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JAN 3 2017

City of Las Vegas
Dept. of Planning

Case: GPA-68385
13831812034
MALZMAN IRWIN C FAMILY TRUST
MALZMAN IRWIN C TRS
9332 FONTAINEBLEAU DR
LAS VEGAS NV 89145-8653

133 LRFNFI 68145



51P

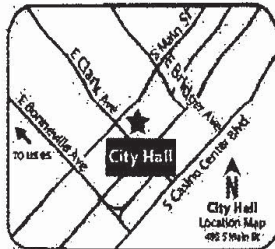
ROR022234

23658

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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Dept. of Planning

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☐	I SUPPORT	☒	I OPPOSE
	this Request		this Request

Please use available blank space on card for your comments.
GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

13831410034
FOLDES GEORGE
SILVERSTEIN JOAN
916 GRANGER FARM WY

Case: GPA-68385

LAS VEGAS NV 89145-8618

51P

ROR022235

23659

JAN 3 2017

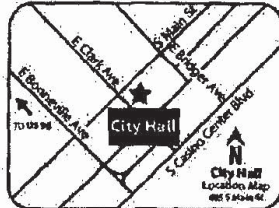
Dec 31 2016 9:11AM Smith Culp Consulting (702)838-8426

page 1

City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request

☒ I OPPOSE
this Request.

Please use available blank space on card for your comments

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRD FNP1 89145

Sept. 21 Planning

Adamantly opposed to
this. Open space must be
preserved. Where's the
Developer's good faith
negotiation required by city
Council (Nov Mtg) to resolve issues
(before Jan Council meeting) on
entire Badlands golf course. This
should be withdrawn or denied.

ring

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Las Vegas, NV
Permit No. 1630

13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
653 RAVEL CT
LAS VEGAS NV 89145-8628

Case: GPA-68385

13831711003

CULP GORDON & SMITH ROSEMARY TR

CULP GORDON L TRS

653 RAVEL CT

LAS VEGAS NV 89145-8628

51P

ROR022236

23660

Dec 31 16 07:35a

Lois Prock

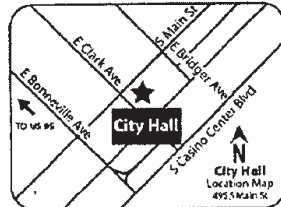
7023600233

p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

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JAN 3 2017

City of Las Vegas
Dept. of Planning

13831214034
PROCK FAMILY TRUST
PROCK LOISANN TRS
9817 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

Case: GPA-68385

133 LRDFNP1 89145



51P

ROR022237

23661

Donald R. Bocci

702-240-8602

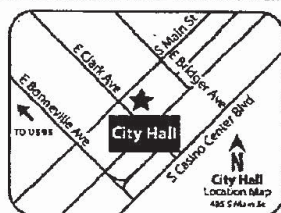
p.1

12/30/16

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

153 LRDENP1 89145

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JAN 3 2017

City of Las Vegas
Dept. of Planning

Case: GPA-68385
13831611019
BOCCI DONALD & D 1989 REV LIV TR
BOCCI DONALD R TRS
300 TUDOR ROSE CT
LAS VEGAS NV 89145-8681



SIP

ROR022238

23662

From: Jason Awad

702 732 8449

01/03/2017 12:06

#702 P.001/001

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 69135

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JAN 3 2017

**City of Las Vegas
Dept. of Planning**

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13831311033 Case: GPA-68385
AWAD ASSET PROTECTION TRUST
AWAD JASON & SHEREEN TRS
10801 W CHARLESTON BLVD #575
LAS VEGAS NV 89135-1213



SIP

ROR022239

23663

Jan 03 17 02:01p

Confidential

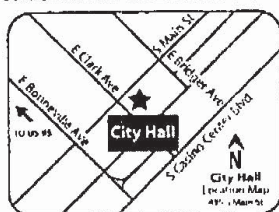
7023410062

p. 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRP/PP1 05145

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JAN 3 2017

**City of Las Vegas
Dept. of Planning**

Case: GPA-68385
13831314010
AHLERS FAMILY TRUST
AHLERS HEHMAN A & DONNA TRS
9731 OHIENT EXPRESS CT
LAS VEGAS NV 89145-8702



SIP

ROR022240

23664

Jan 02 17 10:35a

Tania Steffora

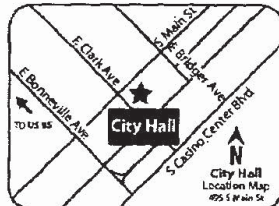
7024515350

p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LROFNPI 89145

RECEIVED

JAN 3 2017

City of Las Vegas
Dept. of Planning

13831214011 Case: GPA-68385
STEFFORA TANIA M REVOCABLE TRUST
STEFFORA TANIA M TRS
301 WINDFAIR CT
LAS VEGAS NV 89145-8682

SIP

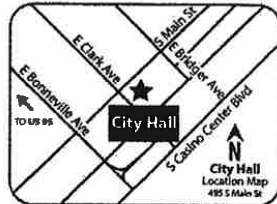
ROR022241

23665

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

106 LRDFNP1 92656

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JAN 10 2017

City of Las Vegas
 Dept. of Planning

13831416009 Case: GPA-68385
 SNYDER MATTHEW T & LYNDIA
 10 ANACAPA LN
 ALISO VIEJO CA 92656



51P

ROR022242

23666

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

11:001
06 JAN '17
PM 11

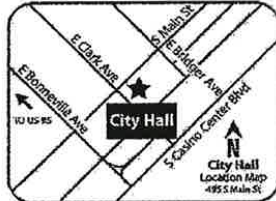
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JAN 10 2017

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

26 LADFNP1 60614

NO MORE!

ENOUGH ALREADY with this
ridiculous amendment for a
ridiculous and ill conceived
development. We are and will
remain STRONGLY OPPOSED

13831812014
FABER MONICA T
2731 N MARSHFIELD AVE
CHICAGO IL 60614

Case: GPA-68386

RE-9301 Fountainblow Dr.



SIP

ROR022243

23667

1/10/2017 10:24:51 AM From: To: 997024647499 (2/2)

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

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JAN 9 2017

City of Las Vegas
Dept. of Planning

13831815011 Case: GPA-68385
LAMBOS ANGELO
1008 SECRET GARDEN ST
LAS VEGAS NV 89145

133 LRDFNP1 89145



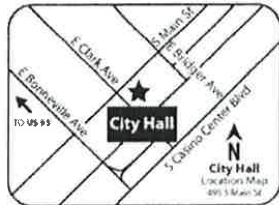
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ROR022244

23668

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

- INCONSISTENT WITH EXISTING
HOMES & DEVELOPMENT

- EXISTING HOMEOWNERS BOUGHT
WITH EXPECTATION GENERAL PLAN
IN FORCE.

- ORIGINAL DESIGN SPECIFIES OPEN
SPACE

- NEEDS COMPREHENSIVE SOLUTION
NOT PIECE MEAL

- DRAINAGE STILL MAJOR ISSUE

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RECEIVED

JAN 9 2017

City of Las Vegas
Dept. of Planning

13831416010
SHARP PATRICK S
9612 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

Case: GPA 68385

SIP

ROR022245

23669

City of Las Vegas
Department of Planning
Development Services Center
333 North Ranch Drive, 3rd Floor
Las Vegas, Nevada 89105

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-671841]

Planning Commission Meeting of 1/10/2017

1381214023 1381214023 98604

13831214023 Case: GPA-68385
SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
20517 NE 159TH AVE
BATTLEGROUND WA 98604

702-464-7499
308 Days Water Ct
Las Vegas NV

1-5-2017

We oppose development of
this 166.99 Acres. Building
in this area will decrease
the value of our homes. It
will also cause a huge mess
of dust and noise while
the golf course is being leveled.
I find it upsetting that Queens-
ridge which has existed as a
lovely neighborhood for years
should be ruined to satisfy a
developers greed. M. Schuette

STP

ROR022246

23670

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

OPPOSED BECAUSE:

1. INCREASED TRAFFIC WILL RESULT
2. DRAINAGE + FLOOD CONTROL ISSUES NOT ADDRESSED,
3. CHANGE IN MASTER PLAN MAKES EXISTENCE OF MASTER PLAN FUTILE IF WE ARE GOING TO CHANGE IT ARBITRARILY FOR EVERY CIRCUMSTANCE,
4. IMPACT ON QUALITY OF COMMUNITY AND PROPERTY VALUES WILL BE NEGATIVE.



13831612010 Case: GPA-68385
COSTAS-C A & R-C B REV LIV TR
COSTAS-DEWITTY ANDRES TRS
9509 VERLAINE CT
LAS VEGAS NV 89145-8692

133 LRDNP1 89145



51P

ROR022247

23671

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

13831314008 Case: GPA-68386
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

133 LADFP1 69145



SIP

ROR022248

23672

PSRT
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Las Vegas, NV
Permit No. 1030

This will affect the property value of my home which has a gift w. will also cause serious construction noise and dust & inconvenience for several years.
Will have to spend significant dollars to create new barrier.

☐ I SUPPORT
this Request

193 LRDMP1 89145



SIP

23673

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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☐ I SUPPORT
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☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

Case: GPA-68385
 13831417018
 KHY0527 FAMILY LIVING TRUST 2014
 YUAN LYNN C & YUCHIEN TRS
 717 SIR JAMES BRIDGE WY
 LAS VEGAS NV 89145-8645

Jan 06 17 05:27p

133 LRFNPI 89145



SIP

ROR022250

23674

7028705553

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106



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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

13831815006
 Case: GPA-68385
 ODDO FAMILY TRUST
 ODDO DEBRA TRS
 1001 SECRET GARDEN ST
 LAS VEGAS NV 89145-8697

133 LRP74P1 89145



SIP

ROR022251

23675

National Casino Marketing

Jan 05 17:01:41p

T-494

P. 002/002

T-642

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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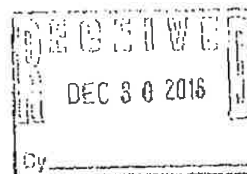
☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017



13831314006

Case: GPA-68385

BINION JACK B & PHYLLIS M
3605 S TOWN CENTER DR #A
LAS VEGAS NV 89135-3017

+7022406186

From: BLIZZARD MANAGEMENT LLC

Jan-05-2017 12:21 pm

138 LRDFNP1 89135



SIP

ROR022252

23676

F-454

P. 001/002

Las Vegas
Department of Planning
Department Services Center
North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

T-642

+7022406186

From-BLIZZARD MANAGEMENT LLC

12:21 PM

**Return Service Requested
Official Notice of Public Hearing**

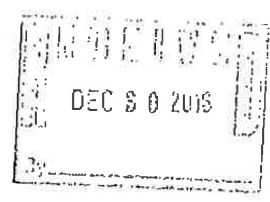


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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
PA-68385 [PRJ-67184]
Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89135



13831214021 Casa: GPA-68385
WEST CHARLIE'S BARN L.L.C.
3605 S TOWN CENTER DR #A
LAS VEGAS NV 89135



SIP

ROR022253

23677

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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U.S. Postage
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Las Vegas, NV
Permit No. 1530

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

Case: GPA-88385
13831815009
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-8697

133 LRDFNP1 89145



51P

ROR022254

23678

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
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☒ I OPPOSE
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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

PSRST
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Permit No. 1630

*The building project will be
done and some what will be
very harmful to my family
especially my young child's health.
The new house will not be there then!
That irreversibly damage the long
and someone of a community.*

13831410016

ZHANG YING
709 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145

Case: GPA-68385

138 LADFP/1 00146



51P

ROR022255

23679

p.1

7023695921

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☒ I OPPOSE
this Request

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

16306512005 Case: GPA-68385
LEWIS GEORGE D & ANA MARIE
1112 DAYTONA LN
LAS VEGAS NV 89117

GDLewis

01 04 17 01:42p

111 LRGF4F1 89117



51P

ROR022256

23680

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

13631420011
ALKI L L C
9820 ROYAL LAMB DR
LAS VEGAS NV 89145-8625

Case: GPA-68385

133 LADFN1 89145



SIP

ROR022257

23681

00001/0001

01/04/2017 12:15PM FAX

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

114 LRDFNP1 75205



13831314001 Case: GPA-68385
COVENANT INVESTMENTS #5 L L C
4011 UNIVERSITY BLVD
DALLAS TX 75205

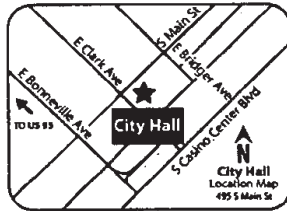


SIP

ROR022258

23682

Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

127 LRDENF1 89149

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JAN 23 2017

Dept of Planning
City of Las Vegas

13831613008

Case: GPA-68385

J Z B TRUST

BUTTAH JAVED I & ZAHRA D TRS

6230 CALM BROOK CT
LAS VEGAS NV 89149

SPACE) TO THE (LOW-DENSITY RESIDENTIAL) FOR 100,000 acres
at the southeast corner of Alta Drive and Hualapai Way (APN 138-
31-702-002), Ward 2 (Beers) [PRJ-67184].

1. Developer has NEVER submitted complete plan as required by ALL OTHER DEVELOPERS.
2. Traffic, schools, drainage plans not per requirements of building dept.
3. Developer stated publicly in last meeting he had met with council members and this was DONE DEAL.



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: ~~January 10, 2017~~ FEB 2017
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>.

4. NOT A COMPLETE PLAN for entire acreage as asked for in last meeting by Mayor Goodman.

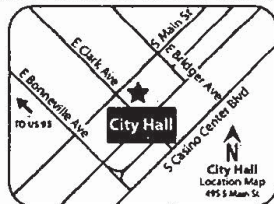
21P

ROR022259

23683

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

126 LRDFNP1 94115



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JAN 23 2017

Dept of Planning
City of Las Vegas

Case: GPA-68385
13831810007
FUNG P K REVOCABLE LIVING TRUST
FUNG FLORA SIE REVOCABLE LIV TR
2190 BROADWAY #7E
SAN FRANCISCO CA 94115-1312

21P

ROR022260

23684

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

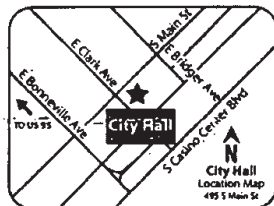
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Dept of Planning
City of Las Vegas



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*This outrageous land grab /
transfer of wealth needs
to be put to an
end !!*

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 83145

13831812017
SIMBAL MITCHELL
900 PONT CHARTRAIN DR
LAS VEGAS NV 89145-8650

Case: GPA-68385



21P

ROR022261

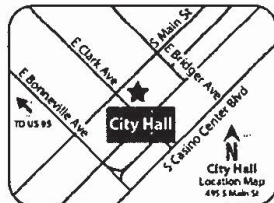
23685

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

LAS VEGAS
NV 890
05 JAN '17
PM 4 L



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☐ I SUPPORT
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☒ I OPPOSE
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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

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JAN 12 2017

Dept of Planning
City of Las Vegas

13736615065
SCHONFELD FAMILY TRUST
520 S FORTH ST
LAS VEGAS NV 89101

Case: GPA-68385

67 LRDFNP1 89101



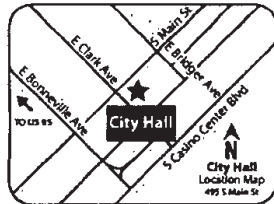
21P

ROR022262

23686

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145



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JAN 12 2017

Dept of Planning
City of Las Vegas

13831215006

Case: GPA-68385

SYLVAIN GERALD MARK
CASPER CHRISTA
9712 VERLAINE CT
LAS VEGAS NV 89145-8695



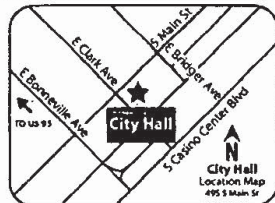
21P

ROR022263

23687

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Development Services Center
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Las Vegas, Nevada 89106

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LADFNP1 89145



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City of Las Vegas

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13831311013

Case: GPA-68385

THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN & KAREN TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

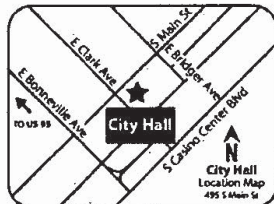
21P

ROR022264

23688

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

100 LRDFNP1 91775

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Dept of Planning
City of Las Vegas

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13831420028
LEE YUNG F & HELEN A
8519 DUARTE RD
SAN GABRIEL CA 91775

Case: GPA-68385

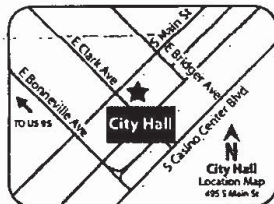
21P

ROR022265

23689

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

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JAN 10 2017
Dept of Planning
City of Las Vegas



13831311019 Case: GPA-68385
RODMAN JUNE R LIVING TRUST
9813 WINTER PALACE DR
LAS VEGAS NV 89145-8639



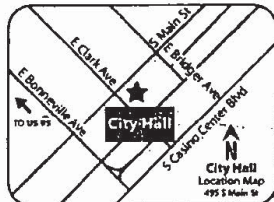
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ROR022266

23690

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐

I SUPPORT
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I OPPOSE
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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

114 LRDFNP1 75205

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JAN 10 2017

Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

Case: GPA-68385
13831314001
COVENANT INVESTMENTS #5 L L C
4011 UNIVERSITY BLVD
DALLAS TX 75205



21P

ROR022267

23691

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

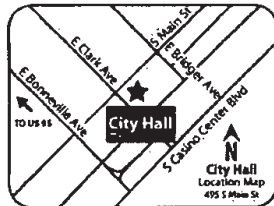
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Dept of Planning
City of Las Vegas



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☐ I SUPPORT
this Request

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this Request

vehemently!

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

Case: GPA-68385
13831413034
BOKA J A & PETERSON C REV LIV TR
BOKA JON A TRS
9817 ROYAL LAMB DR
LAS VEGAS NV 89145-8624



21P

ROR022268

23692

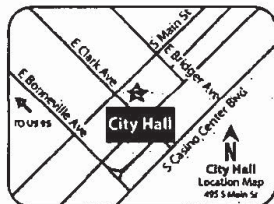
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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JAN 10 2017

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City of Las Vegas

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017.

133 LRDFNP1 89145

13831416030
VORWERK KEVIN R
RUSSELL MARVIN
9632 GAVIN STONE AVE
LAS VEGAS NV 89145

Case: GPA-68385



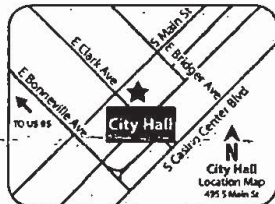
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ROR022269

23693

City of Las Vegas
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Las Vegas, Nevada 89106

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I OPPOSE
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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 L R D F N P 1 89145

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JAN 09 2017

Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

Case: GPA-68385
13831410027
GROSSMAN/CLAIR TRUST
GROSSMAN TOM TRS
1008 GRANGER FARM WY
LAS VEGAS NV 89145-8641



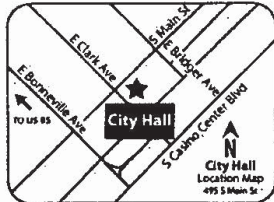
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ROR022270

23694

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

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JAN 09 2017
Dept of Planning
City of Las Vegas



13831311006

Case: GPA-68385

WAGNER FAMILY TRUST
WAGNER ROGER PHILIP & CAROLYN GI
9720 WINTER PALACE DR
LAS VEGAS NV 89145



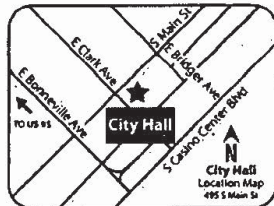
21P

ROR022271

23695

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I OPPOSE
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GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

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JAN 09 2017

Dept of Planning
City of Las Vegas



13831416034 Case: GPA-68385
MANRAY CAXTON J LIVING TRUST
MANRAY CAXTON J TRS
9633 GAVIN STONE AVE
LAS VEGAS NV 89145-8627

Keep the open space
That's why it's nice now!

21P

ROR022272

23696

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing
JAN 10 2017



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.
GPA-68385 [PRJ-67184]
Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145



APPROVAL OF THIS AMENDMENT
WILL HAVE FURTHER NEGATIVE
IMPACT ON PROPERTY VALUES.

WE PURCHASED THIS PROPERTY
BECAUSE OF THE OPEN SPACE.
HIGHER DENSITY OF AREA IS NOT
DESIRED BY RESIDENTS OF
QUEENSRIDGE.
OPPOSED

**TO GENERAL
PLAN AMENDMENT!**

13831213002 Case: GPA-68385
NICHOLSON REVOCABLE TRUST
NICHOLSON SAMUEL E & ANN M TRS
305 NOTTINGHILL GATE CT
LAS VEGAS NV 89145

SAMUEL E. NICHOLSON

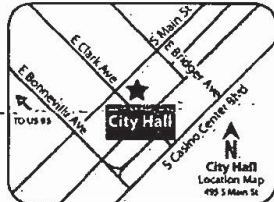
21P

ROR022273

23697

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

131 LRFNPI 89134

RECEIVED

JAN 09 2017

Dept of Planning
City of Las Vegas



1/3/2017

HAPPY NEW YEAR TO YOU ALL
NOTE: All Residents bought Properties
based on Golf Course Location. Paid
Much Higher Values. The change
will bring Values very down. The
original design should not

Case: GPA-68385
13831314002
CHAUDHARY FAMILY TRUST
CHAUDHARY MOHAMMAD I & ISMAT TRS
9001 GROVE CREST LNE
LAS VEGAS NV 89134-0522

to change
be allowed by the city. There should
be penalty on golf course owner not
to keep it green? Next Page

21P

ROR022274

23698

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

104 LRDFNP1 92508

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JAN 09 2017
Dept of Planning
City of Las Vegas



13831810026 Case: GPA-68385
BERLINER IRVING Y & R REV LIV TR
BERLINER IRVING Y & ROBIN P TRS
19189 MISSION GROVE PKWY S
RIVERSIDE CA 92508-6602



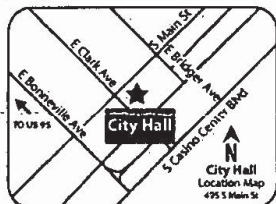
21P

ROR022275

23699

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

133 LRDFNP1 89145

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Dept of Planning
City of Las Vegas

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CHAO JANET J
633 EDGEBROOK DR
LAS VEGAS NV 89145

Case: GPA-68385

21P

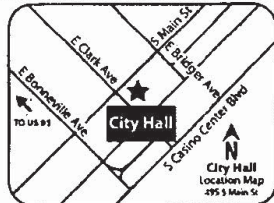
ROR022276

23700

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Strongly

Please use available blank space on card for your comments.

GPA-68385 [PRJ-67184]

Planning Commission Meeting of 1/10/2017

Case: GPA-68385
13831417006
DORIAN STEVEN
10300 CHARLESTON BLVD #13-249
LAS VEGAS NV 89135-1037

133 LRDFNP1 89135



21P

ROR022277

23701

To: Planning Commission

Subject: GPA-68385

RECEIVED

JAN 10 2017

1/5/2017

Dept of Planning
City of Las Vegas

I object to the General Plan Amendment (GPA-68385). I retired to Las Vegas 20 years ago. I selected Queensridge because of its Master Plan Community. When I selected a golf course lot, I was told by the Pulte representative that I would always have the view that it offered since the Golf Course was designated as Parks/ Recreation/Open Space zoning. I paid an extra \$75000.00 for this benefit. Why have zoning in the first place, if it can be so easily change to suit a builder's greed. If the zoning in Las Vegas cannot be trusted, shame on the Planning Board. I have heard that this builder has bragged about this rezoning as a done deal. This does not sound legal to me. How would he have advanced knowledge of how the City of Las Vegas would react to his plans?

I cannot be truly compensated if this rezoning is allowed. However, as a minimum the \$75000 that I paid to border the land in question should be refunded in 2017 dollars representing the inflation and interest since 1997.

Sincerely yours,



9732 Camden Hills Ave, Las Vegas, NV 89145

21P

ROR022278

23702

Planning Commission Meeting of February 14, 2017

**Submitted after Final
Agenda – CD of
Queensridge Parcel 1 at 180
– Submitted as Backup for
Items 21-24 by Doug Rankin**

**FILED WITHIN MINUTES
BINDER**

ROR022294

23703

**EVERYTHING YOU WANTED
TO KNOW ABOUT R-PD7
BUT WERE AFRAID TO ASK**

Submitted at Planning Commission
by Michael Buckley
Date 2/14/17 Item 21-24

ROR022295

23704

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FEB 07 2017

R-PD7

Residential Planned Development

ROR022296

23705

What is R-PD7?

- R = Residential
- PD= Planned Development
- 7 = The potential number of residential units on average per **gross** (means “total”) acre covering the entire **District** (Not single parcel) aka Master Planned Development area or Peccole Ranch Master Plan, Phase II.

ROR022297

23706

What does the PD in R-PD mean?

PD means a planned unit development

- Allows maximum flexibility for imaginative and innovative design for projects that don't fit comfortably under traditional zoning
- Promotes enhancement of residential amenities like open space, golf courses, trails
- Allows for a mix of housing types, densities and land uses
- Encourages the preservation of natural resources and open space
- It is the plan of development offered by the original Master Developer/Declarant and approved by the City.
- See the current City Zoning Ordinance No. 6135 (2011)
- City's Zoning Verification letter to Frank Pankratz dated December 30, 2014 attached as Exhibit A.

ROR022298

23707

What does the “Number” in R-PD mean?

- The Number in a R-PD is proposed by the original developer. City Examples: R-PD4 (Canyon Gate), R-PD9 (Los Prados), R-PD3 (Silverstone), R-PD-7 (Peccole Ranch) and R-PD 4 (The Lakes) (See Exhibits B1 to B5)
- It establishes the potential average number of dwelling units allowed per gross acre and is placed after the zoning symbol “R-PD” (See Exhibit A)
- The potential average number is utilized to determine the maximum number of residential units allowed in the PD and is derived from all the acreage of the project including open space/golf course/drainage

- **It is not the permissible density for any particular parcel or lot as the proposed developer and City staff argue.**

What activities are found in an R-PD Zoning District in the City of Las Vegas?

- Single Family homes/Condominiums /Town Houses
- Apartments
- Open Space
- Parks
- Golf Courses
- Man made lakes
- Drainage for flood control
- Common Landscaping