

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 11:41 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 15**

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Attorneys for City of Las Vegas

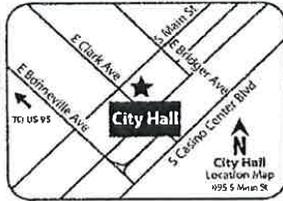
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2017 MAR -7 A 8:30

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**Return Service Requested
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The concerned land provides natural habitat for many wild animals. The proposed amendment will destroy the habitat, therefore irreversibly damage some endangered species.

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

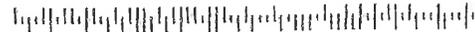
GPA-68385

City Council Meeting of March 15, 2017

13831410016
ZHANG YING
709 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145

Case: GPA-68385

138 BRDFNFI 09145



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24815

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I SUPPORT
this Request

I OPPOSE
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GPA-68385

City Council Meeting of March 15, 2017

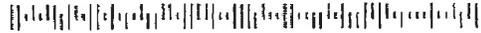
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Case: GPA-68385

13831214044
FISCUS RONALD R
SHEN HUI
9713 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8675

138 68385 031517



ROR023407

24816

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195 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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NV 890
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I SUPPORT
this Request

I OPPOSE
this Request

Case: GPA-68385
13831214035
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

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GPA-68385
City Council Meeting of March 15, 2017

138 3824803 89145



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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 820791 85145

Case: GPA-68385
13831419039
LEE R.K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMBS DR
LAS VEGAS NV 89145-8662



Submitted after final agenda

Date 3/9/17 Item 45

ROR023409

24818

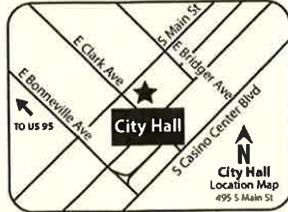
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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

106 BRDFNPI 92656

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



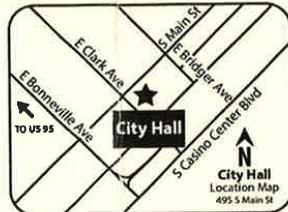
City of Las Vegas
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I SUPPORT
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I OPPOSE
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPI 89145

13831810014 Case: GPA-68385
RESNICK TRUST
RESNICK MICHAEL L TRS
9312 PROVENCE GARDEN LN
LAS VEGAS NV 89145-8601



ROR023410

24819

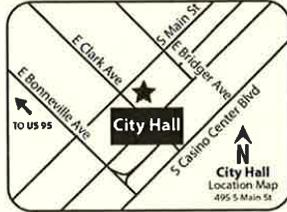
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I SUPPORT this Request
 I OPPOSE this Request

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GPA-68385

City Council Meeting of March 15, 2017

67 BRDFNPI 89101

Case: GPA-68385
13736615065
SCHONFELD FAMILY TRUST
520 S FORTH ST
LAS VEGAS NV 89101



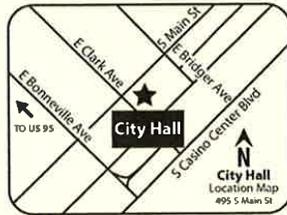
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2017 MAR -9 A 9:38



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I SUPPORT this Request
 I OPPOSE this Request

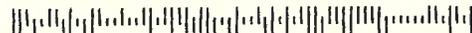
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPI 89145

Case: GPA-68385
13736611011
LAM ALBERT Y & LINDA Y REVOCABLE
LAM ALBERT Y & LINDA Y TRS
10013 CRESENT MESA LN
LAS VEGAS NV 89145-8804



ROR023411

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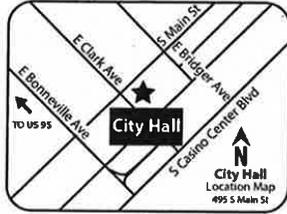
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*PLEASE
 No more
 Building
 Dr. D.*

Return Service Requested
Official Notice of Public Hearing 9:30



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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

13831311001 Case: GPA-68385
 ORIENTE V G REV INTER VIVOS TR
 ORIENTE VINCENT G TRS
 9700 WINTER PALACE DR
 LAS VEGAS NV 89145

Submitted after final agenda

Date 3/9/17 Item 45

133 BRDFNPI 89145

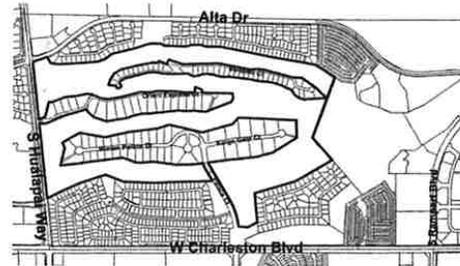


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

*No more buildings
 PLEASE.
 Too much traffic
 pollution & increased
 density. Dr. D. Onest*

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

ROR023412

24821

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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

13831215013

Case: GPA-68385

PECCOLE ROBERT N & NANCY A
8689 W CHARLESTON BLVD #109
LAS VEGAS NV 89117

111 BRDFNPI 09117



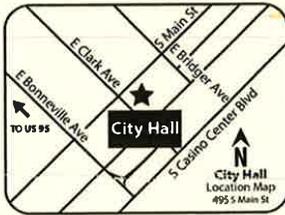
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I SUPPORT
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I OPPOSE
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GPA-68385

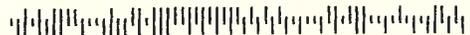
City Council Meeting of March 15, 2017

13831413022

Case: GPA-68385

ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

133 BRDFNPI 09145



ROR023413

24822

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I SUPPORT
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I OPPOSE
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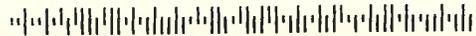
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GPA-68385

City Council Meeting of March 15, 2017

1 3 3 B P D F N P 1 6 8 1 4 5

Case: GPA-68385
13832415027
MCNICHOLL JOHN B LIVING TRUST
MCNICHOLL JOHN B TRS
9122 HADDINGTON LN
LAS VEGAS NV 89145



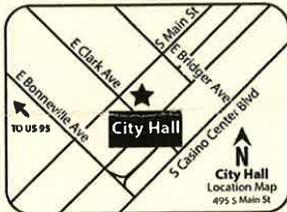
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I OPPOSE
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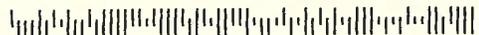
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GPA-68385

City Council Meeting of March 15, 2017

1 3 3 B P D F N P 1 6 8 1 4 5

Case: GPA-68385
13831410034
FOLDESI GEORGE
SILVERSTEIN JOAN
916 GRANGER FARM WAY
LAS VEGAS NV 89145-8618



ROR023414

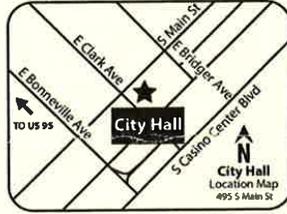
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I SUPPORT this Request
 I OPPOSE this Request

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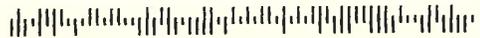
GPA-68385

City Council Meeting of March 15, 2017

13831814001
BENNETT ROSE M
664 RAVEL CT
LAS VEGAS NV 89145-8628

Case: GPA-68385

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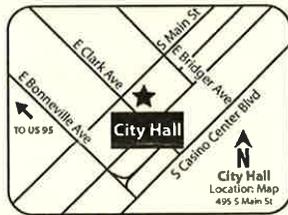
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I SUPPORT this Request
 I OPPOSE this Request

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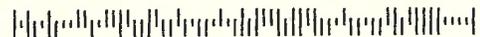
GPA-68385

City Council Meeting of March 15, 2017

13831810034
MILLER FAMILY TRUST
MILLER D CLIFFORD & DARLENE TRS
808 PETIT CHALET CT
LAS VEGAS NV 89145

Case: GPA-68385

1 0 3 8 9 0 7 4 5 1 0 9 1 4 5



ROR023415

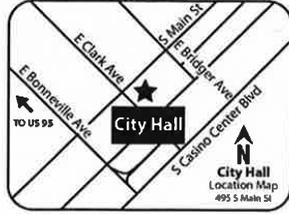
24824

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2017 MAR -9 A 9:43

the unscrupulous attempt
by developer Johan Lowie is
totally wrong. If it were not
for the "support" of Beers and
the "mayor" this would never
have gotten to where it is.
Fire them both!!!

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I SUPPORT this Request
 I OPPOSE this Request

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

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GPA-68385

City Council Meeting of March 15, 2017

166 890FNPI 09145

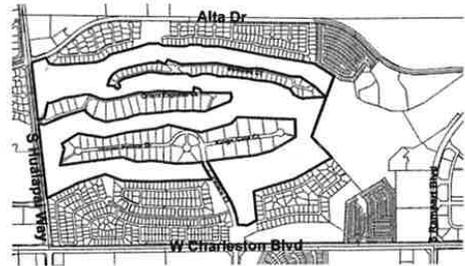


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

VOTE
NO!

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

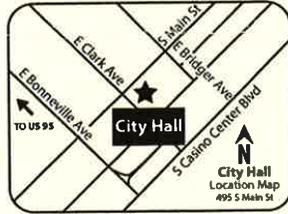
ROR023416

24825

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Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

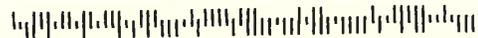
Case: GPA-68385
13831812005
CAMERON RONALD G LIVING TRUST
CAMERON RONALD G TRS
9401 FONTAINBLEU DR
LAS VEGAS NV 89145-8655

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

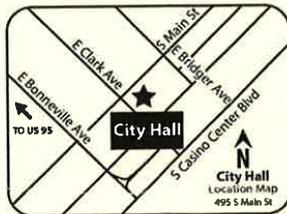
138 BPDFNP1 89145



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I SUPPORT this Request
 I OPPOSE this Request

Case: GPA-68385
13831712002
TURNER INVESTMENTS LTD
9511 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8700

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GPA-68385

City Council Meeting of March 15, 2017

138 BPDFNP1 89145



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ROR023417

24826

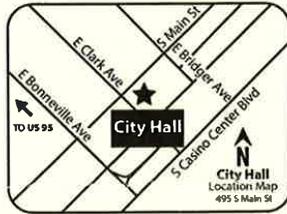
City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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2017 MAR -9 A 9:44

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I SUPPORT
this Request

I OPPOSE
this Request

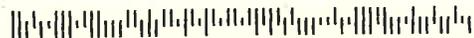
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831812021
BUCKLEY KEVIN M & SILVIA M
2333 PINTO LN
LAS VEGAS NV 89107-4625

97 BRDFNPI 89107



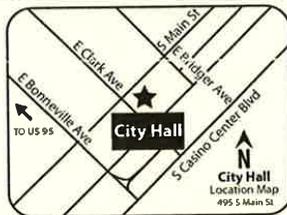
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Las Vegas, Nevada 89101

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2017 MAR -9 A 9:45

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

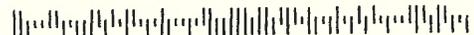
GPA-68385

City Council Meeting of March 15, 2017

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

*Put them in
North Las Vegas*

138 BRDFNPI 89145



ROR023418

24827

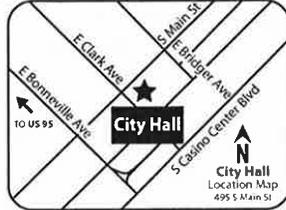
City of Las Vegas
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 Las Vegas, Nevada 89101

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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

Case: GPA-68385
 13831314014
 LEE FAMILY TRUST
 LEE DUNCAN R & IRENE TRS
 9631 ORIENT EXPRESS CT
 LAS VEGAS NV 89145-8701

133 BPDFNP1 00145

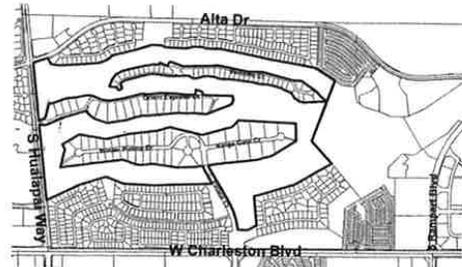


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

We strongly oppose this amendment. Badland is part of Queensridge & Peccole never intend to develop it like what is being proposed!! Who would have bought Queensridge back then if we knew this would happen -> Would You???

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

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ROR023419

24828

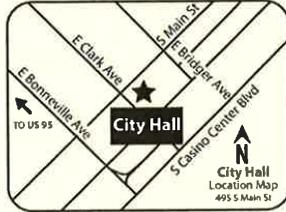
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Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

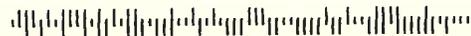
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385
13831314005
SANFILIPPO FAMILY TRUST
SANFILIPPO ANTHONY & A TRS
9900 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8704



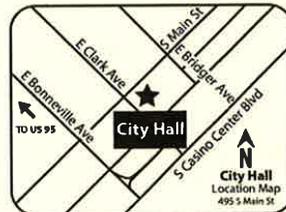
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Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

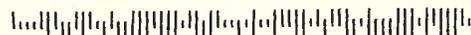
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385
13831311027
S J A REAL PROPERTY TRUST 2002
BORETA RON TRS
1120 N TOWN CENTER DR #160
LAS VEGAS NV 89144



ROR023420

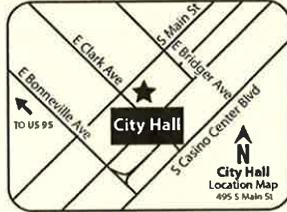
24829

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I SUPPORT this Request I OPPOSE this Request

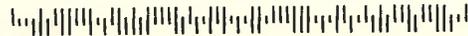
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385
13831411011
J & J REAL PROPERTY TRUST 2003
1120 N TOWN CENTER DR #160
LAS VEGAS NV 89144

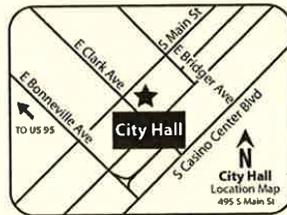


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I SUPPORT this Request I OPPOSE this Request

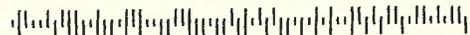
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385
13831411010
J & J REAL PROPERTY TRUST 2003
1120 N TOWN CENTER DR #160
LAS VEGAS NV 89144



ROR023421

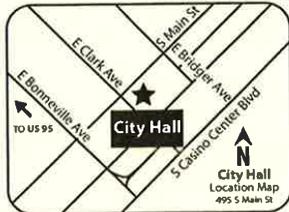
24830

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I SUPPORT this Request
 I OPPOSE this Request

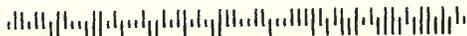
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GPA-68385

City Council Meeting of March 15, 2017

131 BRDFNPI 89144

Case: GPA-68385
13736615050
SEROKA STEVEN G
WONG NANCY C
10100 STONY RIDGE DR
LAS VEGAS NV 89144-4344

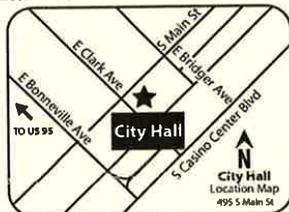


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I SUPPORT this Request
 I OPPOSE this Request

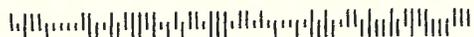
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GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPI 89145

Case: GPA-68385
13831615038
L F PORTFOLIO L L C
9217 TUDOR PARK PL
LAS VEGAS NV 89145



ROR023422

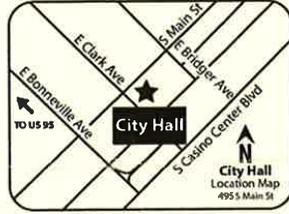
24831

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I SUPPORT this Request
 I OPPOSE this Request

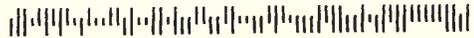
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

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

104 BRDFNPI 92508

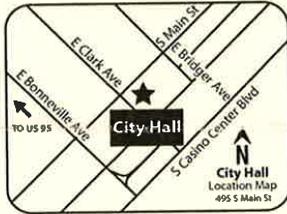


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OPPOSE

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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

Case: GPA-68385
13831614026
SOBEK STUART TRUST
SOBEK STUART M TRS
9309 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

133 BRDFNPI 89145



ROR023423

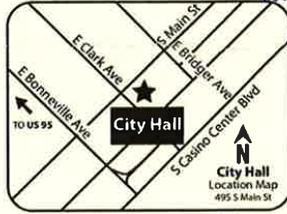
24832

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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

13831611005
KO SHENLI
9509 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

Case: GPA-68385

133 BRDFNPI 89145

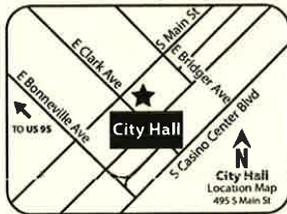


City of Las Vegas
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Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

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GPA-68385

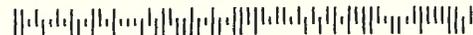
City Council Meeting of March 15, 2017

*Grossly disturbed and
offended by the continued
attacks and bastardization
of our neighborhood
Where's the support
Councilmen*

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

Case: GPA-68385

133 BRDFNPI 89145



ROR023424

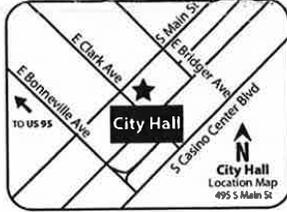
24833

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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

Case: GPA-68385
13831613015
ARIAS HECTOR A & ROSA MARTHA
ARIAS ALEJANDRO
9412 QUEEN CHAROLETTE DR
LAS VEGAS NV 89145-8708

133 BRDFNPI 89145

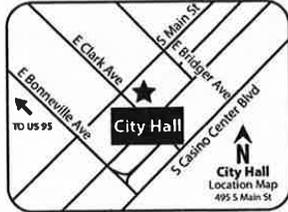


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I SUPPORT this Request
 I OPPOSE this Request

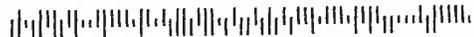
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831214012
JINGOLI THOMAS A LIVING TRUST
CARDINAL SHAWN LIVING TRUST
305 WINDFAIR CT
LAS VEGAS NV 89145-8682

133 BRDFNPI 89145



ROR023425

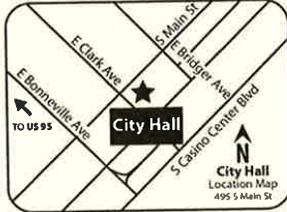
24834

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 BRDFNP1 89145

13736711010
WU JEFFREY C
CHAO JANET J
633 EDGEBROOK DR
LAS VEGAS NV 89145

Case: GPA-68385

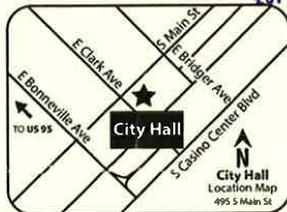


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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831615037
L F PORTFOLIO L L C
9217 TUDOR PARK PL
LAS VEGAS NV 89145

Case: GPA-68385



ROR023426

24835

P.001/001

(FAX)

03/10/2017 09:38

ROR023427

24836

Submitted after final agenda

Date 3/13/17 Item 54

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I SUPPORT this Request

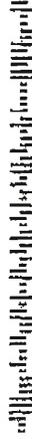
I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

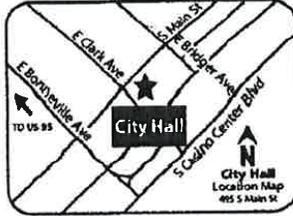
Case: GPA-68385
13631815011
LAMBOS ANGELO
1008 SECRET GARDEN ST
LAS VEGAS NV 89145



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

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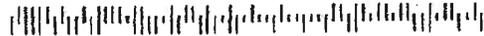
I SUPPORT this Request I OPPOSE this Request

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GPA-68385

City Council Meeting of March 15, 2017

1 9 9 5 0 7 0 7 2 1 0 0 1 4 5



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Case: GPA-68385
13831213009
BUI NEVADA L L C
9605 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

ROR023428

24837

City of Las Vegas
Office Of The City Clerk
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Las Vegas, Nevada 89101

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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

City Council Meeting of March 15, 2017

133 BRDFNP1 89145



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2017 MAR 13 A 7:32

Case: GPA-68385

13831215011
WEISMAN LARRY & IRIS
9732 VERLAINE CT
LAS VEGAS NV 89145

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Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

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WVR-68480 and SDR-68481

City Council Meeting of March 15, 2017

133 BRDFNP1 89145



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2017 MAR 13 A 7:32

Case: WVR-68480, SDR-68481

13831215011
WEISMAN LARRY & IRIS
9732 VERLAINE CT
LAS VEGAS NV 89145

ROR023429

24838

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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

13831311017
BRESEE DARREN
9821 WINTER PALACE DR
LAS VEGAS NV 89145-8639

Case: GPA-68385

13831311017



ROR023430

24839

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AGAIN! We oppose this
GPA 68385! Require the
developer to present a
comprehensive development
plan for entire property before
granting any GPA amendments
or zoning changes or piecemeal
tentative maps that make no
sense when pieced together over a
The total impacts to neighbors?
community need to be
assessed before granting any
approval!

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I SUPPORT this Request
 I OPPOSE this Request

Case: GPA-68385
13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
653 RAVEL CT
LAS VEGAS NV 89145-8628

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PA-68385
City Council Meeting of March 13, 2017 April 7

that is the City Council's
responsibility!

133 8301171 89145

2017 MAR 13 A 7:32
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ROR023431

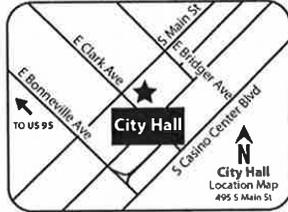
24840

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Las Vegas, Nevada 89101

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*Will NOT support
A PLAN THAT TAKES
AWAY OPEN SPACE
AND CREATES ISSUES
FOR ADJACENT
HOMEOWNERS*

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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 BRDFNPI 89145

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

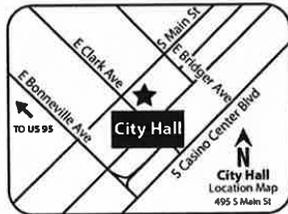


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2017 MAR 13 P 12:38

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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

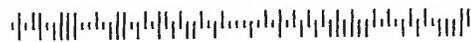
GPA-68385

City Council Meeting of March 15, 2017

123 BRDFNPI 89131

102

Case: GPA-68385
13832415031
TRUMAN GRANT S
7145 HALEY AVE
LAS VEGAS NV 89131-3481



ROR023432

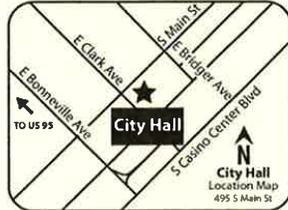
24841

City of Las Vegas
Office Of The City Clerk
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Las Vegas, Nevada 89101

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Return Service Requested P 12: 39
Official Notice of Public Hearing



3-3-17

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I SUPPORT this Request
 I OPPOSE this Request

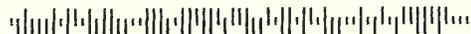
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385
13831410023
KOERBER FAMILY TRUST
KOERBER KENNETH & JOSEPHINE TRS
941 GRANGER FARM WAY
LAS VEGAS NV 89145-8619

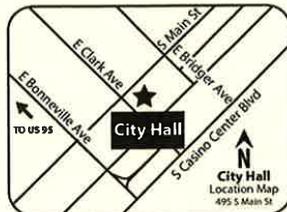


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Las Vegas, Nevada 89101

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NV 890
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Official Notice of Public Hearing



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I SUPPORT this Request
 I OPPOSE this Request

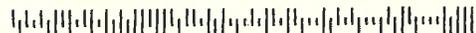
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385
13736615028
D G VENTURES TRUST
BRANSCOME GENE TRS
10332 SUMMIT CANYON DR
LAS VEGAS NV 89144-4339



ROR023433

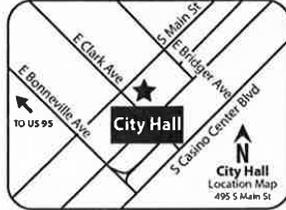
24842

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

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Official Notice of Public Hearing



② Thus ruining the reason people chose Greenwood in the first place.

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13831614027 Case: GPA-68385
 BERKOWITZ GIDEON & JODI
 9305 QUEEN CHARLOTTE DR
 LAS VEGAS NV 89145-8709

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

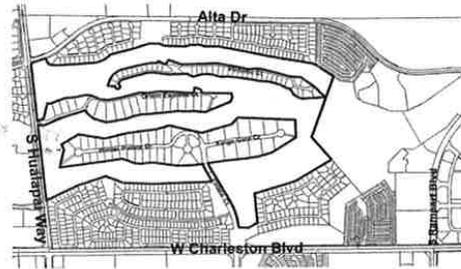
133 BRDFNP1 69145



Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

Application Location



This is terrible! The traffic on the streets of Alta, Rampart & Charleston Hualapai will be increased tenfold. Our already overcrowded schools will become impossible, forcing us to choose over academic options. And personally, I purchase this home for the landscape and quiet, both of which will be destroyed.

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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Shame on do person who even allowed the badlands to be sold. →

ROR023434

24843

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

Case: GPA-68385
13831214036
M T M FAMILY TRUST
TRAN MY GIA TRS
9809 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

133 BRDFNPI 89145

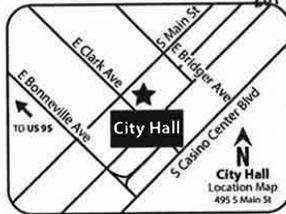


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Las Vegas, Nevada 89101

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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

Case: GPA-68385
13831215014
MARSHALL ROBERT E & CHARONE C
9744 VERLAINE CT
LAS VEGAS NV 89145-8695

133 BRDFNPI 89145



ROR023435

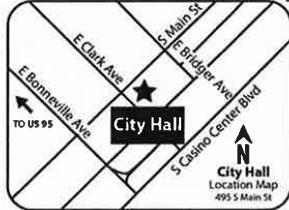
24844

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

13831816010 Case: GPA-68385
 CAPOZZI BARBARA E
 1001 COLLINGTREE ST
 LAS VEGAS NV 89145

Please use available blank space on card for your comments.

GPA-68385
 City Council Meeting of March 15, 2017

138 890FNPI 89145

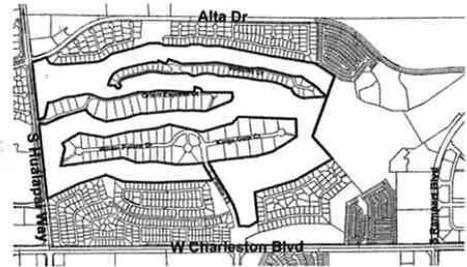


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

1. MAINTAIN, PROTECT HOMEOWNERS VALUE OF THEIR ASSETS.
2. TRAFFIC PROBLEMS
3. ENVIRONMENT DANGERS
4. LOST VIEWS
5. CONSTRUCTION, NOISE, HEAVY EQUIPMENT PROBLEMS DAILY
6. SAFETY OF CURRENT HOMEOWNERS WITH MORE BREAKINS

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

ROR023436

24845

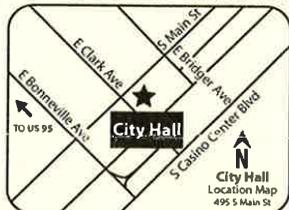
City of Las Vegas
 Office Of The City Clerk
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada 89101

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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

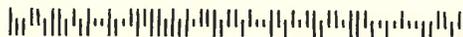
GPA-68385

City Council Meeting of March 15, 2017

133 BRDFNPL 89145

13831711002
 THOMAS EVA MAY
 652 RAVEL CT
 LAS VEGAS NV 89145-8628

Case: GPA-68385

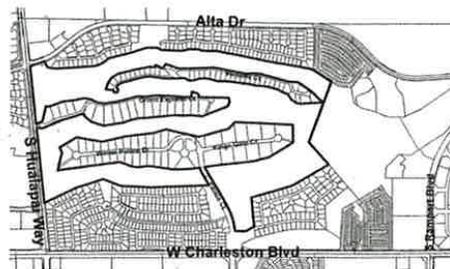


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

Queensridge is a Master Plan community. Golf Course was never intended to have housing on it. The area cannot support any more traffic and schools are jammed ???

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

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ROR023437

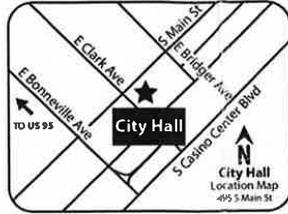
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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831422001
BREISCH ROBERT W & PHYLLIS A
701 EAST ST
MAZON IL 60444

26 BRDFNP1 60444

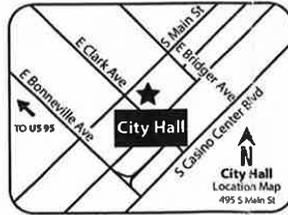


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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831613010
SULLIVAN KENNETH J FAMILY TRUST
SULLIVAN SUSAN TRS
9337 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8708

133 BRDFNP1 89145



ROR023438

24847

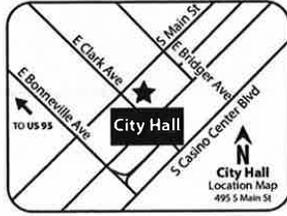
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Las Vegas, Nevada 89101

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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

Case: GPA-68385
13831612019
DEHART PAUL B & VICKIE NV RES TR
DEHART PAUL B & VICKIE L TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

111 BRDFNPI 69117



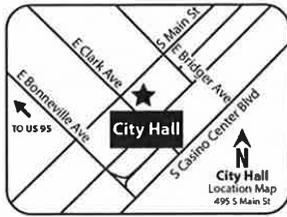
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831710005
Y M LOWIE FAMILY L P
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Submitted after final agenda

Date 3/9/17 Item 45

111 BRDFNPI 69117



ROR023439

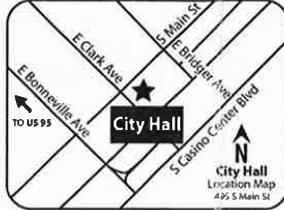
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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385
 City Council Meeting of March 15, 2017

SS BRDFNP1 69106

13831615004 Case: GPA-68385
 FARROW STEPHEN A
 1716 N DECATUR BLVD #4
 LAS VEGAS NV 89108-2229

Submitted after final agenda

Date 3/9/17 Item 45

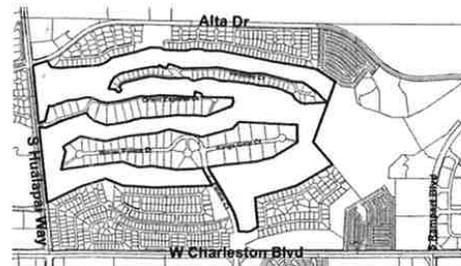


Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

*approval of this amendment to "L" is very reasonable and will benefit everyone who lives in the immediate area.
 Thank you.
 Stephen Farrow
 9237 Whitekirk Place*

Application Location



Submitted after final agenda

The proposed project may pertain to the highlighted project site.

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

ROR023440

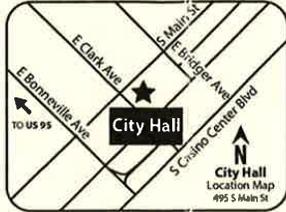
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I SUPPORT this Request
 I OPPOSE this Request

13831615088 Case: GPA-68385
 FARROW STEPHEN A
 1716 N DECATUR BLVD #4
 LAS VEGAS NV 89108-2229

Please use available blank space on card for your comments.

GPA-68385
 City Council Meeting of March 15, 2017

99 BRDFNP1 89108



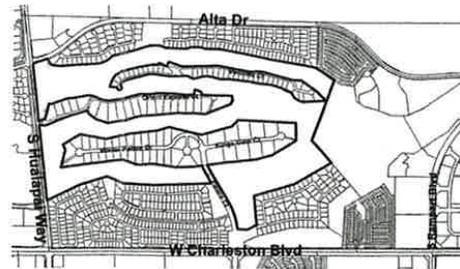
Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

I believe that Low Density Residential zoning in this neighborhood is appropriate and to everyone's benefit.

*Stephen Farrow, owner
 9208 Worsley Park Place*

Application Location



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

Public Hearing Information

Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada

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ROR023441

24850

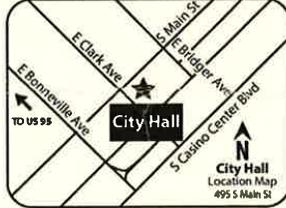
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I SUPPORT
this Request



I OPPOSE
this Request

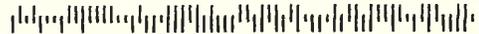
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GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385
13831812032
LOTTICE PAUL LIVING TRUST
LOTTICE CAROL LIVING TRUST
9324 FOUNTAINBLEU DR
LAS VEGAS NV 89145-8653

133 BRDFNPI 89145



Submitted after final agenda

Date 3/9/17 Item 45

ROR023442

24851

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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

111 89117

Case: GPA-68385
13831416026
LOWIE YOHAN & MERAV
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



Submitted after final agenda

Date 3/13/17 Item 54

03/06/2017 23:01

ROR023443

24852

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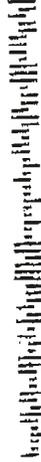
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I SUPPORT this Request
 I OPPOSE this Request

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GPA-68385
City Council Meeting of March 15, 2017

Case: GPA-68385
13831710004
LOWIE YOHAN & MERAV NV RES TR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



111 890741 85117

ROR023444

24853

EHB

7029406931

03/06/2017 23:01

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2017 MAR 13 A 7 32

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Office Of The City Clerk
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Las Vegas, Nevada 89101

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EHB

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I SUPPORT this Request
 I OPPOSE this Request

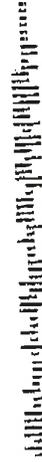
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GPA-68385

City Council Meeting of March 15, 2017

iii ERDFNPI 68117

Case: GPA-68385
13831710009
DEHART P.V FAMILY L.P
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



ROR023445

24854

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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.
PA-68385

City Council Meeting of March 15, 2017

13831801003
SEVENTY ACRES LLC
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117
Case: GPA-68385

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EHB

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ROR023446

24855



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2017 MAR 13 A F 32

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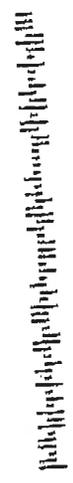


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I SUPPORT this Request
 I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385
City Council Meeting of March 15, 2017



Case: GPA-68385
13892301007
SEVENTY ACRES L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

EHB

03/06/2017 23:01 7029406931

ROR023447

24856

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13

Date/Time: May. 12. 2017 11:24AM

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Reason for error

E. 1) Hang up or line fail	E. 2) Busy
E. 3) No answer	E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size	

**KAEMPFER
CROWELL**
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE MARLENE ALLEN
sallen@kcac.com
702.733.7099

LAS VEGAS OFFICE
1100 FARMER FIELD BLVD
SUITE 200
LAS VEGAS, NV 89102
PHONE: 702.733.7099
FAX: 702.733.7099
STEPHANIE MARLENE ALLEN
sallen@kcac.com
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LAS VEGAS OFFICE
1100 FARMER FIELD BLVD
SUITE 200
LAS VEGAS, NV 89102
PHONE: 702.733.7099
FAX: 702.733.7099

May 12, 2017

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: **Request for 30 Day Hold**
May 17, 2017 Las Vegas City Council Hearing, Items 69-72
180 Land Company, LLC: GPA-68365, WYK-68406, SDR-68401
and TRP-68463

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be postponed from its presently scheduled hearing date of May 17, 2017 until the Las Vegas City Council hearing of June 21, 2017 so that we can continue to work on an overall development plan for the property.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,
KAEMPFER CROWELL

Stephanie H. Allen
Stephanie H. Allen

SHIA/adb

12/14/03

0004

Submitted after final agenda

Date 5/15/17 Item 69-72

ROR023448

24857

KAEMPFER
CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
519 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 12, 2017

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: Request for 30 Day Hold
May 17, 2017 Las Vegas City Council Hearing, Items 69 - 72
180 Land Company, LLC: GPA-68385, WVR-68480, SDR-68481
and TMP-68482

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **May 17, 2017** until the Las Vegas City Council hearing of **June 21, 2017** so that we can continue to work on an overall development plan for the property.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/adb

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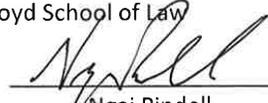
ROR023449

24858

Memorandum
Peccole Ranch Master Development Plan – Phase II

From: Ngai Pindell
Professor of Law, UNLV William S. Boyd School of Law

Submitted: June 21, 2017



Ngai Pindell

The hornbook definition of the relationship between zoning and land use planning is that “[t]he future land use plan is essentially a statement of objectives for the guidance of municipal officials and the public at large in making decisions for the future development of the community. The zoning map is the tool by which these objectives may be realized through the regulatory operation of the police power.”¹ A city’s master plan reflects a community’s vision for future development, and zoning is a tool to implement this plan.

The Nevada Revised Statutes require the City of Las Vegas to develop a general or master plan that includes a land use element.² Las Vegas had a General Plan in place when Peccole Ranch Master Development Plan – Phase II (“Phase II”) was approved in April 1990. The City’s minutes reflect that the density of Phase II conformed to the General Plan.³ The City adopted a new General Plan in 1992 and has continually updated its General Plans up to the adoption of the current Las Vegas 2020 Master Plan. The Las Vegas zoning ordinance states that zoning decisions must be consistent with the master plan,⁴ and the Nevada Supreme Court has held that a “zoning Authority must adopt zoning regulations that are in substantial agreement with the Master Plan ... including any land use guide.”⁵

The Las Vegas zoning ordinance and the Nevada Supreme Court require zoning decisions to be consistent with or in substantial agreement with the General Plan. The General Plan has designated the Badlands golf course area within Phase II as Park, Recreation, and Open Space (PR-OS) for well over 20 years. As the Land Use Designation table of the General Plan notes, there is no residential density under PR-OS. Moreover, under PR-OS, the only Allowable Zoning Category is Civic (C-V) which has no residential density. In short, the City has determined that there is no residential density permitted under a PR-OS General Plan designation. A zoning decision to build residential units in an area where residential density is not permitted would

¹ See, e.g., Sara C. Bronin and Dwight H. Merriam, An Overview of Zoning Regulation, in Arden H. Rathkopf, Daren A. Rathkopf, and Edward H. Ziegler, Jr., Rathkopf’s The Law of Zoning and Planning (2017).

² See NRS 278.150 and NRS 278.160.

³ See City Council Minutes and Map, Attachment 1.

⁴ “For purposes of this Section, “consistency with the General Plan” means not only consistency with the Plan’s land use and density designations, but also consistency with all policies and programs of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.” Las Vegas Unified Development Code 19.00.040

⁵ Nova Horizon v. City Council of Reno, 105 Nev. 92 (1989). The court further “...determined that Master Plans are to be accorded substantial compliance under Nevada’s Statutory scheme...”

Submitted at City Council

Date 6/21/17 Item 131-134

By: Ngai Pindell

not seem to be consistent with or in substantial agreement with the General Plan as required by the Las Vegas zoning ordinance and the Nevada Supreme Court.

The concept that zoning decisions must be consistent with or in substantial compliance with the General Plan is a straightforward doctrine that should end the dispute over building residential development on the golf course summarily. My understanding is that the developer has argued that there is underlying, preexisting zoning on the golf course that, in some way, should trump the General Plan designation. Upon review, I conclude that the actions of the original developer and the City do not support the existence of underlying zoning entitlements to build residential units on the golf course.

In 1990, the developer requested and the City approved Phase II. At that time, the City's land use practice was that the City would use the R-PD designation and, through a master plan submitted by the developer, add uses (commercial, residential, open space and others) under the R-PD consistent with the General Plan. This RPD district was designated RPD-7 – with seven describing the number of units permitted per gross acre. The developer and the City applied "RPD-7" to the entire parcel to come up with a ceiling for the total number of residential units that might be constructed on the property. The residential densities of particular areas of the property varied – some areas were planned for a higher density than seven units per acre (like the area designated for multifamily housing); some were planned for a lower density (like the area designated for the single family residential); and some were planned for zero density (like the area designated for the golf course). This designation of densities throughout the property was guided by the desire to create an attractive community bounded by a ceiling on total permissible density rather than the concept that any particular parcel would be zoned at a density of seven units per acre. The "seven" designation was used to provide a framework within which the developer and the city agreed on a master development plan that was subsequently reflected in the City's General Plan.

To create Phase II, the city and the developer engaged in a master planning process and used the Residential Planned Development (RPD) district as a tool to achieve these master plan goals. The purpose of the RPD district is to encourage flexibility, imagination, and innovation in developing residential communities.⁶ In support of this purpose, a variety of uses are permitted within RPD districts including residential; parks, common landscaping and open space; golf courses and other similar uses. The developer requested a variety of uses to create an attractive community and the City zoned particular acreage in the development to implement

⁶ City of Las Vegas Zoning Code 19.02.040 - R-PD Residential Planned Development. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

these land uses. As the Las Vegas City Council minutes from the April 4, 1990 meeting demonstrate, the Planning Commission and Staff approved seven land uses requested by the developer: 401 acres of Single Family, 60 acres of Multi-Family, 194 acres of Commercial, 56 acres of Resort/Casino, 212 acres of Golf Course/Drainage, 13 acres of School, and 60 acres of Rights-of-Way.⁷ The land uses were also specific to particular acres as the minutes and the related map show.⁸ There were densities approved for the 401 acres of single family and the 60 acres of multi-family. There were no densities approved for the 212 acres of golf course/drainage.⁹ The property was zoned to implement these specific land uses and all other zoning was extinguished.¹⁰ The golf course/drainage land use has continued since 1990, and was expanded in 1996 with the addition of a nine-hole golf course with the City confirming that the golf course was a permitted use under R-PD7.¹¹

In 1992, the City reviewed land uses throughout Las Vegas, including open space, to create consistent General Plan designations. In previous years, the City had approved several master planned developments under the R-PD designation, and each of these developments contained open space uses allowed under an R-PD including parks, trails, golf courses, lakes, and similar uses. The City designated each of these open spaces PR-OS in the General Plan, including the golf course in Phase II. An additional nine holes of the Badlands Golf Course were also designated PR-OS in 1996.¹² Before this General Plan designation, there was never any density permitted on the golf course as detailed in the City's original land use approval in 1990.¹³ Following the General Plan designation, there was no density allowed under the PR-OS General Plan category. As noted above, the Land Use Designation table does not allow residential density under PR-OS. In addition, under PR-OS, the only Allowable Zoning Category is Civic (C-V) which has no residential density.¹⁴

The current developer filed an initial application in February, 2016 with the City to have a "Development Agreement" approved which would create varying residential densities throughout the golf course. NRS 278.0203 mandates that a Development Agreement be in conformance with the General Plan and the General Plan designates the golf course as PR-OS with no residential zoning categories. To create the zoning categories required by the proposed Development Agreement, a General Plan Amendment must be approved by the City changing the PR-OS designated use to those residential zoning categories required by the Development Agreement. Because the General Plan Amendment would result in the modification of Phase II, the City also must approve a major modification to change the land use designation in Phase II from golf course/drainage to multi-family – single-family prior to the approval of a General Plan Amendment.

⁷ See City Council Minutes and Map, Attachment 1.

⁸ *Id.*

⁹ See Peccole Ranch Land Use Data, Attachment 2.

¹⁰ See Zone Change Letter, Attachment 4.

¹¹ See letter between developer and city, Attachment 5.

¹² See 1999 General Plan Map, Attachment 6.

¹³ See Peccole Ranch Land Use Data, Attachment 2.

¹⁴ See Land Use Designations, Attachment 3.

This procedure requiring the approval of a major modification of Phase II, an amendment to the General Plan and approval of the appropriate zoning categories is consistent with the requirements described by the City's Planning Department in its staff recommendations and report dated January 12, 2016 in response to the developer's application to redevelop 17.49 acres of the golf course with a multi-family condominium community with a maximum of 720 residential units. The developer subsequently filed another set of applications proposing to redevelop the 250.92 acres of Phase II pursuant to a proposed Development Agreement. Again, consistent with the requirements of State law and the City code, the staff recommendations and report required the approval of a major modification to Phase II to change the land use designation from golf course/drainage to multi-family, a General Plan Amendment to change the PR-OS to the requested zoning categories and an application for the specific zoning categories. In these staff reports, the planning department repeatedly stated that the current land use designations in Phase II of golf course/drainage and in the General Plan of PR-OS on the golf course do not allow for multi-family or single-family residential uses and the proposed developments required a major modification of Phase II and a General Plan Amendment as a condition prior to developing any residential uses on the golf course.

The developer has now revised his prior Development Agreement and submitted it to the City for approval without application for a major modification and General Plan amendment specifically required by the Planning Department in its report on July 12, 2016 relative to the developer's previously proposed Development Agreement and its report dated January 12, 2016 regarding the 720 residential units. In its report of June 13, 2017 in respect of the developer's current Development Agreement, the City acknowledges that the requested residential zoning in the proposed Development Agreement is inconsistent with the General Plan, but the City "may request a General Plan Amendment at a future date to make the land use and zoning designations consistent." This is contrary to, and directly conflicts with, the requirement of NRS 278.0203 that mandates the Development Agreement to be in conformance with the General Plan. The staff report does not mention the need for a major modification of Phase II that is specifically required in its staff reports dated January 12, 2016 and July 12, 2016.

In support of its determination that no General Plan Amendment was needed, the City stated: "Nevada Revised Statutes ("NRS") Chapter 278.0349 [actually 278.349 (3)(e)] states that where zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence." Although not referenced in the staff report, it is assumed that the City relies upon the Nevada Supreme Court case *Cassinelli v. Humboldt County*, No. 35649 (2001) (Nevada Supreme Court unpublished opinion) which references NRS 278.349 (3)(e). Neither the referenced statute which applies to tentative subdivision maps nor the *Cassinelli* decision provide any support for the City's position that it was unnecessary to file a General Plan Amendment to create the zoning categories required to be established pursuant to the proposed development plan.

In *Cassinelli*, the Court wrestled with how to apply a later adopted Paradise Valley Master Plan to previously enacted zoning regulations that already applied to the landowner's property. Here, Phase II was approved and found to be in conformance with an already existing Las Vegas

General Plan in 1990.¹⁵ The zoning enacted in 1990 was requested by the land owner and approved by the City. Any previous zoning Resolutions of Intent were expunged with the Phase II approval by the City Council.¹⁶ Therefore this is not a subsequently enacted General Plan that conflicts with preexisting zoning.

In Phase II, there has been a consistent General Plan narrative in place for over twenty years followed by the developer, the city, and homeowners. The developer carefully designed a master planned community with amenities that would be attractive to this group of buyers. The developer asked that the community include a variety of integrated land uses - single family residential development, multifamily residential development, commercial, parks and other open space, and a golf course – and the City approved these land uses. These land uses are reflected in the 1990 Phase II master development plan, and the open space uses are also included in the Las Vegas General Plan as PR-OS. Since 1990, the city has revisited its General Plan numerous times in connection to this community and in all instances reaffirmed the PR-OS designation of the golf course area – first in 1992 and again in 1996 (adding nine holes to the golf course) and continuing to the adoption and updates to the City’s 2020 General Plan.

On a policy note, this pattern of reaffirming the designation of the golf course acreage as open space in the General Plan is more than a technical assignment of a land use designation to a parcel or the inclusion of open space on a map. It reflects the shared understanding of the parties when the project was built, it communicates this understanding to the larger community to inform real estate purchase and use decisions, and, over time, it demonstrates how deeply entrenched these expectations have become within the larger community. The land uses in Peccole Ranch-Phase II have remained consistent with the original parties’ intent to create a master planned community and consistent with the settled development expectations of the community and the city over a twenty-year plus period.

¹⁵ See City Council Minutes and Map, Attachment 1.

¹⁶ See City Council Minutes and Map, Attachment 1.

Attachment 1

ROR023455

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X.

G. ZONE CHANGE - PUBLIC HEARING

3. Master Development Plan Amendment related to Z-17-90

This is a request to amend a portion of a previously approved Master Plan for the Peccole Ranch Property, Phase II. Phase II contains 996.4 acres and comprises property located south of Angel Park between Durango Drive and Hualpai Way extending south to Sahara Avenue. There are 4,247 units proposed and the gross density for Phase II is 4.3 dwelling units per acre. A related item, Z-17-90, is Item X.G.4. on this agenda.

Master Development Plans have been approved for this property in 1981, 1986 and 1989. The portion identified as Phase I was approved as part of the 1989 Plan and is currently under development. The significant changes to this plan from the 1989 plan is the addition of a golf course, a larger resort/casino site and the 100 acre commercial center site north of Alta Drive, between Durango Drive and Rampart Boulevard. The proposed multi-family uses have been reduced from 105 acres to 60 acres. A 19.7 acre school site is designated on a site south of Charleston Boulevard. The following table indicates the proposed land uses and acreage for Phase II:

<u>LAND USE</u>	<u>PHASE II ACREAGE</u>	<u>PERCENT OF SITE</u>
Single Family	401	40.30%
Multi-family	60	6.02%
Neighborhood Commercial/Office	194.3	19.50%
Resort/Casino	56.0	5.62%
Golf Course/Drainage	211.6	21.24%
School	13.1	1.31%
Rights-of-Way	60.4	6.07%

At the Planning Commission meeting, staff indicated that the density of this Master Plan was within the average density of 7 units per acre recommended in the General Plan. Staff recommended, however, that Apple Lane should be extended to Durango Drive in conjunction with the shopping center site. The Planning Commission recommended approval of the Plan subject to the resort site and shopping center uses being posted with signs to indicate the proposed uses. The Planning Commission also required that the surrounding property owners be notified when development plans for the resort and commercial center sites are submitted for review.

There were several protestants at the meeting who voiced their objection to the size of the shopping center site and the proposed destination resort site.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

SEE ATTACHED LOCATION MAP


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

ROR023456

24865

Attachment 2

ROR023458

24867

Exhibit C

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	-	-
TOTAL	996.4	4.5 du/ac	4,247

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

Attachment 3

ROR023460

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Land Use Designations

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL									COMMERCIAL/ INDUSTRIAL				OTHER				
	PNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LIR	TC	PR-CS	PF	TND	LVMC
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U, R-E	U R-E	U, R-E, R-D, R-1	U, R-1, R-E, R-D, R-SL, R-MH	U R-E, R-1, R-2, R-SL, R-CL, R-MH	R-2, R-TH, R-MH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, C, P-O	C-2, C-1, C, P-O	M, C-M, C-2, C-1, C, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.
 † The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.
 ‡ The PD Zoning District shall require a minimum acreage of 40 acres.

ROR023461

24870

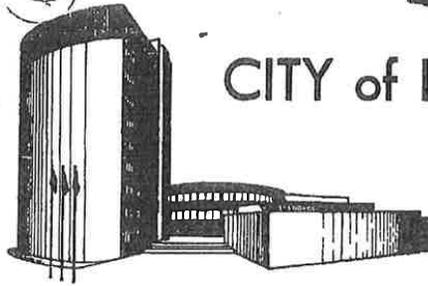
Attachment 4

ROR023462

24871

Exhibit 6

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

CORRECTED LETTER

January 29, 1991

William Peccole 1982 Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-17-90 - ZONE CHANGE

Gentlemen

The City Council at a regular meeting held April 4, 1990 APPROVED the request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V), to: R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works

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



ROR023463

24872

William Peccole 1982 Trust
January 29, 1991
RE. Z-17-90 - ZONE CHANGE
Page 2.

- 5 Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.
- 6 The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.
7. The existing Resolution of Intent on this property is expunged upon approval of this application.
8. Resolution of Intent with a five year time limit.
- 9 Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M TIGHE
City Clerk

KMT.cmp

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

Mr. A. Wayne Smith
A. Wayne Smith & Associates
1515 ~~1414~~ E. Missouri, Suite 100
Phoenix, Arizona 85014

VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102

Sean McGowan
2300 W. Sahara, Box 10
Las Vegas, Nevada 89102

ROR023464

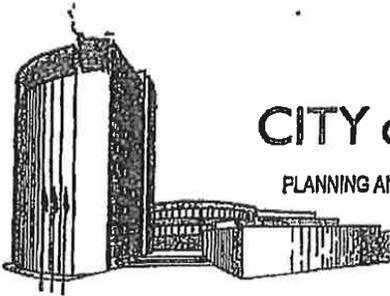
24873

Attachment 5

ROR023465

24874

76
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

Exhibit I

October 8, 1996

Mr Clyde O Spitze, Vice President
Pentacore
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

Re BADLANDS GOLF COURSE, PHASE 2

Dear Mr Spitze

City records indicate that an 18 hole golf course with associated facilities was approved as part of the Peccole Ranch Master Plan in 1990. The property was subsequently zoned R-PD7 (Residential Planned Development - 7 Units Per Acre). Any expansion of the golf course within the R-PD7 area would be allowed subject to the approval of a plot plan by the Planning Commission.

If any additional information is needed regarding this property please do not hesitate to contact me.

Very truly yours,

Robert S Genzer, Planning Supervisor
Current Planning Division

RSG erh

GPA-68385

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

CLV 7006
0810 015 895



ROR023466

24875



PENTACORE

Civil Engineering
Construction
Management
Land Surveying
Planning
ADA Consulting

0171 0030

September 4, 1996

Mr Robert Genzer
City of Las Vegas
Planning Division
400 E Stewart Avenue
Las Vegas, NV 89101

RE Badlands Golf Course, Phase 2

Dear Bob

As you know the Badlands Golf Course in Peccole Ranch is proposing to develop an additional 9 hole course between the existing golf course and Alta Drive. The existing Master Plan zoning of this area is RPD-7, and the golf course would be developed within this zoned parcel. I would like a letter from the City stating that a golf course would be compatible within this zoning. I need the letter for the bank.

Thank you for your consideration in this matter.

Sincerely,

Clyde O Spitzer
Vice President

RECEIVED
SEP 4 4 58 PM '96
PLANNING AND
DEVELOPMENT

3-146-94
2-17-90

GPA-68385

6763 West Charleston Boulevard • Las Vegas, Nevada 89102 • (702) 258-0116 • Fax (702) 258-4956

PRJ-67184
9/28/16

ROR023467

24876

Attachment 6

ROR023468

24877

Exhibit J-1

11/21/96 PLANNING COMMISSION

- A-1. TM-82-96 - PECCOLE WEST LOT 10 - PECCOLE 1982 TRUST - Request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 5 lots.

BACKGROUND DATA:

- 04/04/90 The City Council approved R-PD7 (Residential Planned Development - 7 units per acre) zoning for this site as part of a larger request (Z-17-90).
- 01/04/95 The City Council approved R-PD7 (Residential Planned Development - 7 units per acre) zoning for this site as part of a larger request (Z-146-94).

FINDINGS:

These 5 lots are development parcels which will be developed as single family compact lots and a golf course, and conform to the two related zoning cases associated with this development.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

A-1. TM-82-96 - Page Two

ROR023469

24878

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
11. Standard Condition Nos. 1 - 5.

ROR023470

24879

PLANNING AND DEVELOPMENT DEPARTMENT

November 26, 1996

Mr. Bruce Bayne
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST LOT 10 - TM-82-96

Dear Mr. Bayne:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen), was considered by the Planning Commission on November 21, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

ROR023471

24880

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR023472

24881

TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

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MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



Exhibit J-2

CITY of LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

November 26, 1996

Mr. Bruce Bayne
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST LOT 10 - TM-82-96

Dear Mr. Bayne:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen), was considered by the Planning Commission on November 21, 1996.

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

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

CLV 7009
2010-015-6086

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



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TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the Individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

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TO: Mr. Bayne
RE: TM-82-96

November 26, 1996
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

cc: Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102

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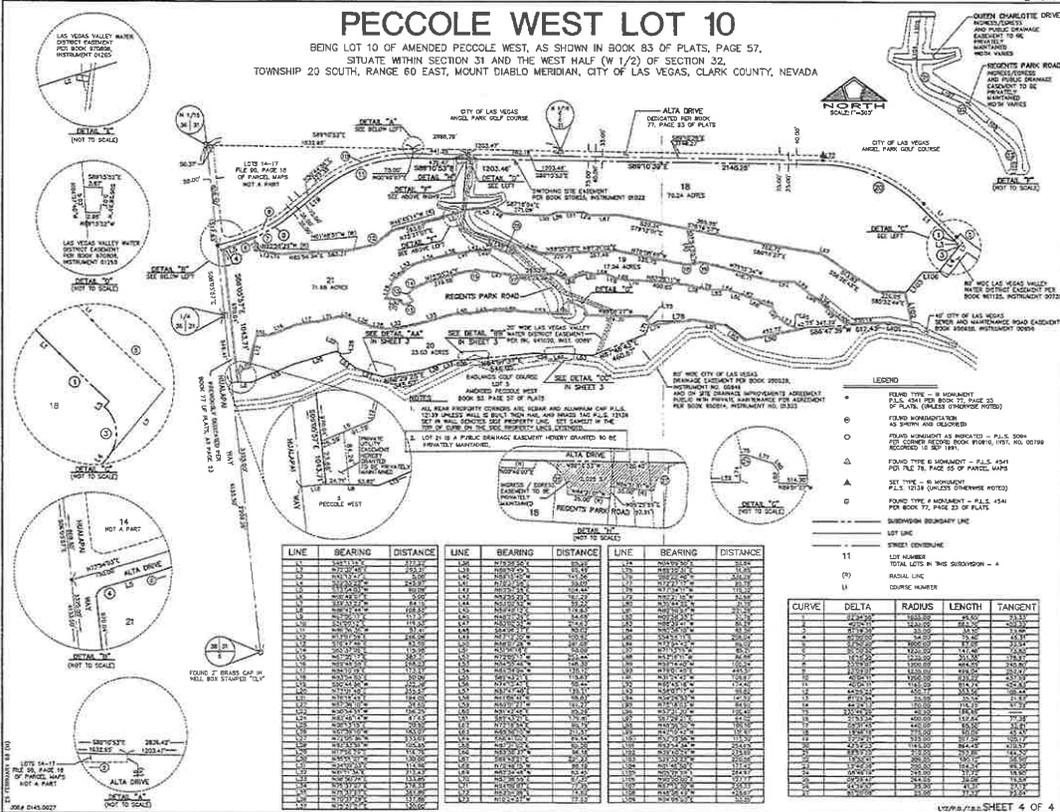
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PECCOLE WEST LOT 10

BEING LOT 10 OF AMENDED PECCOLE WEST, AS SHOWN IN BOOK 83 OF PLATS, PAGE 57.
SITUATE WITHIN SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11° 15' 00" E	123.45	L10	S 89° 45' 00" W	123.45	L19	N 11° 15' 00" E	123.45
L2	N 11° 15' 00" E	123.45	L11	S 89° 45' 00" W	123.45	L20	N 11° 15' 00" E	123.45
L3	N 11° 15' 00" E	123.45	L12	S 89° 45' 00" W	123.45	L21	N 11° 15' 00" E	123.45
L4	N 11° 15' 00" E	123.45	L13	S 89° 45' 00" W	123.45	L22	N 11° 15' 00" E	123.45
L5	N 11° 15' 00" E	123.45	L14	S 89° 45' 00" W	123.45	L23	N 11° 15' 00" E	123.45
L6	N 11° 15' 00" E	123.45	L15	S 89° 45' 00" W	123.45	L24	N 11° 15' 00" E	123.45
L7	N 11° 15' 00" E	123.45	L16	S 89° 45' 00" W	123.45	L25	N 11° 15' 00" E	123.45
L8	N 11° 15' 00" E	123.45	L17	S 89° 45' 00" W	123.45	L26	N 11° 15' 00" E	123.45
L9	N 11° 15' 00" E	123.45	L18	S 89° 45' 00" W	123.45	L27	N 11° 15' 00" E	123.45

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	11.2500	1000.00	200.00	100.00
2	11.2500	1000.00	200.00	100.00
3	11.2500	1000.00	200.00	100.00
4	11.2500	1000.00	200.00	100.00
5	11.2500	1000.00	200.00	100.00
6	11.2500	1000.00	200.00	100.00
7	11.2500	1000.00	200.00	100.00
8	11.2500	1000.00	200.00	100.00
9	11.2500	1000.00	200.00	100.00
10	11.2500	1000.00	200.00	100.00
11	11.2500	1000.00	200.00	100.00
12	11.2500	1000.00	200.00	100.00
13	11.2500	1000.00	200.00	100.00
14	11.2500	1000.00	200.00	100.00
15	11.2500	1000.00	200.00	100.00
16	11.2500	1000.00	200.00	100.00
17	11.2500	1000.00	200.00	100.00
18	11.2500	1000.00	200.00	100.00
19	11.2500	1000.00	200.00	100.00
20	11.2500	1000.00	200.00	100.00
21	11.2500	1000.00	200.00	100.00
22	11.2500	1000.00	200.00	100.00
23	11.2500	1000.00	200.00	100.00
24	11.2500	1000.00	200.00	100.00
25	11.2500	1000.00	200.00	100.00
26	11.2500	1000.00	200.00	100.00
27	11.2500	1000.00	200.00	100.00
28	11.2500	1000.00	200.00	100.00
29	11.2500	1000.00	200.00	100.00
30	11.2500	1000.00	200.00	100.00

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NGAI PINDELL
Vice Provost for Faculty Affairs
International Gaming Institute Professor of Law
University of Nevada, Las Vegas
4505 Maryland Parkway, Box 451014
Las Vegas, Nevada 89154
(702) 895-2417 ngai.pindell@unlv.edu

EDUCATION

HARVARD LAW SCHOOL, J.D., June 1996
Harvard BlackLetter Journal, Executive Editor

DUKE UNIVERSITY, A.B. in Economics, June 1993

EXPERIENCE

UNIVERSITY OF NEVADA, LAS VEGAS
Vice Provost for Faculty Affairs: March 2016-present

WILLIAM S. BOYD SCHOOL OF LAW, UNLV
Associate Dean of Academic Affairs: January 2012-September 2014
Vice Dean: September 2014 to May 2016

- Played a key role in developing the law school's first new degree program, an LL.M. in Gaming Law and Regulation. Developed effective, interdisciplinary partnerships in gaming across campus and in the business and regulatory community
- Supervise Budget and Finance Manager, Director of Information Technology, and Director of Communications

WILLIAM S. BOYD SCHOOL OF LAW, UNLV
Las Vegas, NV Summer 2000 to present (granted tenure 2005-2006)
Assistant Professor 2000-2003; Associate Professor 2003-2008; Full Professor 2008

- Courses: Property; Land Use Regulation; Land Use and Community Development; Local Government Law; Wills, Trusts, and Estates
- Research interests: cities, community development and affordable housing, state and local government regulation, gaming law and policy
- Committee service: Admissions (Chair), Dean's Advisory Committee (Chair) Appointments, Clinic, Faculty Research and Development, Strategic Planning and Assessments, Placement

COLUMBUS SCHOOL OF LAW AT CATHOLIC UNIVERSITY
Washington, DC Spring 2009
Visiting Professor of Law. Courses: Property

UNIV. OF BALTIMORE SCHOOL OF LAW COMMUNITY DEVELOPMENT CLINIC

Baltimore, MD Spring 1999 to Summer 2000

Visiting Assistant Professor. Planned and taught a community development clinic course for second and third year law students. Directly supervised students on client matters involving corporate formation and governance, land use, real property transactions, and general community development issues.

UNIV. OF BALTIMORE SCHOOL OF LAW COMMUNITY DEVELOPMENT CLINIC

Baltimore, MD Spring 1997 to Spring 1999

Fellow. Planned and team-taught a community development clinic course for second and third year law students. In addition to corporate and real estate issues, represented a tenant organization in development of HOPE VI public housing project.

EMPOWERMENT LEGAL SERVICES PROGRAM, INC.

Baltimore, MD Fall 1996 to Spring 1997

Staff Attorney. Represented community associations organized in Village Centers under Baltimore's Empowerment Zone designation. Worked on the economic development of these Village Centers and small business development. Assisted Executive Director in supervision of clinical students from the University of Maryland School of Law.

PUBLICATIONS

REGULATING LAND BASED CASINOS: POLICIES, PROCEDURES, AND ECONOMICS (Anthony Cabot and Ngai Pindell, eds. 2014)

REGULATING INTERNET GAMING: CHALLENGES AND OPPORTUNITIES (Anthony Cabot and Ngai Pindell, eds. 2013)

Teaching Social Justice, Expanding Access to Justice: An Introduction, 13 U MD L.J. OF RACE, RELIGION, GENDER AND CLASS 1 (2013) (short introduction with Jackie Gardina)

Nevada's Residential Real Estate Crisis: Local Governments and the Use of Eminent Domain to Condemn Mortgage Notes, 13 NEV. L.J. 888 (2013)

"Further Consideration: Recent Transformations of Public Housing Policy," in COMMUNITY ECONOMIC DEVELOPMENT LAW: A TEXT FOR ENGAGED LEARNING (Susan Bennett, Brenda Blom, Louise Howells, Deborah Kenn eds. 2012) (short essay)

Planning for Housing Requirements, in THE LEGAL GUIDE TO AFFORDABLE HOUSING 2nd ed. 21 (Tim Iglesias and Rochelle Lento eds., 2011)

Home Sweet Home? The Efficacy of Rental Restrictions to Promote Neighborhood Stability, 29 ST. LOUIS U. PUB. L. REV. 41 (2010)

The Fair Housing Act at Forty: Predatory Lending and the City as Plaintiff, 18 J. AFFORDABLE HOUSING & COMMUNITY DEV. L. 169 (2009)

The Right to the City, 24 HARV. BLACKLETTER L.J. 69 (2008) (short essay)

"Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S.419 (1982)," in *Encyclopedia of the Supreme Court of the United States* (2008) (short essay)

Developing Las Vegas: Creating Inclusionary Affordable Housing Requirements in Development Agreements, 42 WAKE FOREST L. REV. 419 (2007) (reprinted in 2008 ZONING AND PLANNING LAW HANDBOOK, Patricia E. Salkin, ed.)

Fear and Loathing: Combating Speculation in Local Communities, 39 U. MICH. J.L. REFORM 543 (2006)

Finding a Right to the City: Exploring Property and Community in Brazil and in the United States, 39 VAND. J. TRANSNAT'L L. 435 (2006)

Community Economic Development Under Protest, 32 WM. MITCHELL L. REV. 1719 (2006) (reviewing, ANNE LISE ORLICK, *STORMING CAESARS PALACE: HOW BLACK MOTHERS FOUGHT THEIR OWN WAR ON POVERTY* (2005))

Planning for Housing Requirements, in *THE LEGAL GUIDE TO AFFORDABLE HOUSING 3* (Tim Iglesias and Rochelle Lento eds., 2005)

Is There Hope for HOPE VI?: Community Economic Development and Localism, 35 CONN. L. REV. 385 (2003)

ORGANIZATIONS AND SERVICE

Board of Directors, Association of Law, Property, and Society (2013-2015)

Executive Committee, American Association of Law Schools Section on State and Local Government Law (President Elect 2017)

Chair, University Policy Committee, UNLV (2015 to the present)

UNLV Leadership Development Academy Co-Chair (2014-2015, 2015-2016)

Society of American Law Teachers (SALT) Co-President 2012 and 2013
Board of Directors 2008-2015

ABA Section on Legal Education and Admissions to the Bar site team member (four schools) and chair (two schools)

Maryland Bar (inactive)

SELECTED PRESENTATIONS

Panelist, “Managing People, Managing Resources, Managing Teams,” at 2016 ABA Associate Deans Conference, Minneapolis, MN June 2016.

Panelist, “Poirier, Property, and Community” at Association of Law Property and Society Annual Conference, Belfast, Northern Ireland, May 2016.

Panelist, “Current Issues in Property Teaching,” at Association of Law Property and Society Annual Conference, Athens, GA, April 2015.

Moderator, “Taking the Lessons of Critical Competencies into the Curriculum” at Associate Dean’s Conference, Boulder, CO, April 2014.

Panelist, “Eminent Domain, Mortgages, and Local Governments” at AALS State and Local Government Law, New Orleans, LA, January 2013.

Panelist, “Eminent Domain, Mortgages, and Local Governments” at Association of Law and Property Conference, April 2013.

Moderator, Gaming Law and Compliance: Critical Issues in a Changing Landscape, International Gaming Institute Gaming Conference, Las Vegas, NV, May 2013.

Presenter, “Time Management,” Langston Scholars Conference, Denver, CO July 2013.

Presenter, “On Progressive Law Teaching: SALT Principles, SALT Values” at LatCrit Conference, October 2013.

Panelist, “Climate Change and Affordable Housing” at Association of Law, Property, and Society, Washington DC, March 2011.

Presenter, “On Progressive Law Teaching: SALT Principles, SALT Values” at LatCrit Conference, October 2013.

Panelist, “Climate Change and Affordable Housing” at AALS Annual Meeting, San Francisco, CA, January 2011.

Panelist, “Superlien statutes and homeowner associations: one community defense to the effects of foreclosures” at LatCrit XV, Denver, Colorado, October 2010.

Panelist, “New Urbanism in Las Vegas,” at SEALS Annual Conference, Palm Beach, Florida, August 2009.

Presenter, “Rental Restrictions on Single Family Homes” at Property Ownership and Economic Stability: A Necessary Relationship (symposium), Saint Louis University School of Law, March 2009.

Presenter, "Cities Addressing the Impacts of Foreclosure: What Effect Will They Have on How We View 'Private' Property" at the Public Nature of Private Property, Georgetown University, Washington DC, November 2008.

Moderator, "60th Anniversary of the Universal Declaration of Human Rights: Its Impact and Future Implications," at SEALS Annual Conference, Palm Beach, Florida, July 2008.

Moderator, "Local Interaction, Constitutive Community, and the Role of Law: The Place of Identity," Law and Society, Montreal, Canada, May 2008.

Panelist, "Local Administrative Law," Law and Society, Montreal, Canada, May 2008.

Presenter, "Challenges in Experiential Teaching," at SALT Teaching Conference, Berkeley, California, March 2008.

Presenter, "The Right to the City in Brazil" at Harvard Black Law Students Association Spring Conference, February 2008.

Presenter, "Property and the Right to the City" at Property Transactions and Transitions in an Age of Globalization, Chapman University School of Law, February 2008.

Panelist, Evolution of the Dream: Creative Options for the JD Graduate, Black Law Student Association, Boyd School of Law, February 2008.

Presenter, "Cities, Property, and Exclusion" at Affordable Housing and Public/Private Partnerships: The Intersection of Housing, Property, and Real Estate, University of Colorado School of Law, October 2007.

Panelist, "Town Hall Meeting: Prioritizing African American Issues in 2008," DNC American Majority Partnership Summit, Las Vegas, NV August 2007.

Panelist, "Sex Offender Residency Restrictions," State and Local Government Issues, 16th ABA Forum on Affordable Housing and Community Development Law, Washington DC, May 2007

Presenter, Land Use and Community Development Practicum, Colloquium on Service Learning and Civically-Engaged Scholarship, Boyd School of Law, April 2007

Panelist, "Homelessness in Las Vegas," Association of American Geographers Annual Conference, San Francisco, CA, April 2007.

Panelist and moderator, "Property Rights Ballot Initiatives," Mountain West Clinical Conference, Boyd School of Law, November 2006.

Panelist, *Kelo* and Eminent Domain, Federalist Society sponsored debate at Boyd School of Law, November 2005.

Panelist and moderator, "State and Local Government Issues," 14th Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, May 26, 2005

Panelist, "Growth and Affordable Housing," Las Vegas Growth and Health Day, April 8, 2005

Guest, "Affordable Housing in Las Vegas," John Ralston, Face to Face television program, March 11, 2005

Guest, "Statute of Frauds," John Ralston, Face to Face television program, Fall 2004

Guest, "The progress of the Clark County Growth Task Force," KNPR radio program State of Nevada on December 16, 2004.

Member of Clark County Growth Task Force charged with studying impacts of growth on Clark County, NV and recommending policies for addressing impact to Clark County Commission, Spring 2004 - Spring 2005.

Panelist, "Class and Land Use - The Effects of Speculation in Residential Housing Markets," Society of American Law Teachers Annual Conference, Las Vegas, NV, October 15, 2004.

Keynote Speaker, "The Importance of Asset Development in Community Economic Development Efforts," Nevada Fair Housing Center Partnership Awards Breakfast, Las Vegas, NV, October 12, 2004.

Presenter, "Exploring the Social Function of Property and the Social Function of the City in Brazil and the United States," LatCrit Colloquium on International and Comparative Law, Buenos Aires, Argentina, August 14, 2003.

Moderator, Fair Housing Hot Topics: 9th Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, May 26, 2000.

Moderator, Fair Housing Hot Topics: 8th Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, June 3, 1999.

Panelist, Community Development Session: Community Organizing Skills Workshop for Clinical Legal Instructors, Clinical Legal Education Association, Toronto, Canada, June 26, 1999.

Panelist, HOPE VI: National Public Housing Resident/Tenant Summit, Empowering Residents to Meet the Challenges of the New Millennium, Baltimore, MD, Sept. 1998.

*THE CITY OF LAS VEGAS
CITY COUNCIL MEETING
Of
June 21, 2017*

**GENERAL PLAN HISTORY
CITY OF LAS VEGAS
1985 TO PRESENT**

QR Development Agreement
For The Two Fifty
(DIR-70539)

Submitted at City Council

Date 4/21/17 Item 131 - 134

By: Doug Rankin



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

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**The City's General Plan -Administration for the Peccole Ranch Master Development
Plan Area from 1985 to Present**

Over the past 30 years, the City of Las Vegas has administered its General Plan Land Use in various methods and procedures. In the 1985 the City adopt an overall General Plan with land use designated in general areas and not specific to any parcel (See Appendix 01). Planning practices refer to this type of plan as a blob map. Underlying the "blob map" of land uses were Short-Range Plans (See Appendix 03) adopted for specific areas of the City, an example of this was the Venetian Foothills Land Use Plan (See Appendix 02). The Short-Range Plans were also non-specific to parcels and also utilized blob mapping to indicate different land uses. As land develops, developers had options of entitling the land through the traditional Euclidian Zoning or by means of Planned Unit Development (PUD). If the developer chose to develop by means of a PUD, then the General Plan was further refined by means of a Master Development Plan (See Appendix 04). Master Development were also non-parcel specific and establish general areas within the PUD with land uses of residential, commercial, open space, office and other land uses. Master Development Plans received a public hearing at both Planning Commission and City Council and were indicated on the agenda as a Master Development Plan (See Appendix 15 & 16). Master Development plans would also be accompanied by a zoning case which would provide in detail the specific densities of residential, amount of open space, amount of commercial, design guidelines for development and other details required for a PUD by State Law and City Ordinances. No specific City case numbers were assigned to Master Development Plans; the zoning case did receive a case number by the City for tracking purposes. The developer often combined the land use plan and the zoning requirements in one document, as in the case the Peccole Ranch Master Development Plan Phase II.

In 1992, the City of Las Vegas under a new Director of Planning, adopts a revised and expanded General Plan (See Appendix 05). The City introduces a concept of Sector mapping to break the City into small planning areas within which goals, objectives and land uses are provided for each sector. This new general plan creates three subsectors of the Master Plan (Southeast, Southwest and Northwest). (See Appendix 06 & 07) The Peccole Ranch Master Development Plan is included in the Southwest Sector of the 1992 Las Vegas General Plan. This new General Plan sets the location of land uses for Peccole Ranch Master Development Plan Phase II as they were approved in 1990. At this time, the City also begins a more formalized process for land owners to amend the General Plan for a change in land use. In 1992 we see on Planning Commission agenda's applications to amend the General Plan, an example would be GPA-6-92 (See Appendix 19). This process continues to date with only minor changes.

Below are milestone dates in the General Plan History of Peccole Ranch Master Development Plan Phase II.

1985

January 16, 1985 City adopts per NRS (Nevada Revised Statutes) the updated "Las Vegas General Plan (1985)". Contained in the 1985 General Plan is the Short-Range Plan (See Appendix 03), which is *"the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the long and Mid-Range Plans"* (reference 1985 CLV General Plan). The Short Range Plan is focused on residential development and includes three

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basic types of Residential Planning Districts: Urban, Suburban and Rural. The Short Range Plan is further broken down into Community Profiles which comprise two or more residential planning districts. The area which later became the Peccole Ranch Master Development Plan is designated in 1985 as Suburban Density Residential (See Appendix 01), Suburban Density Residential and Service/General Commercial. Densities in this Community Profile area were to range from 3-6 units per acre, 6 to 12 units per acre, 12 to 20 units per acre and to over 20 units per acre. The mix of residential densities were expected within in each particular residential planning district per Table 3-4_ (See Appendix 03). These densities reflect those found in the City of Las Vegas 1985 General Plan.

1986

Circa 1986, the City of Las Vegas produced a map titled "Peccole Property Land Use Plan". (See Appendix 02). The "Peccole Property Land Use Plan" includes the area which initial was known as Venetian Foothills and later became the Peccole Ranch Master Development Plan Phase I and II.

1989

On February 15, 1989 the City of Las Vegas City Council approved a Conceptual Master Development Plan for all of Peccole Ranch Master Planned Development. This approval replaced the Venetian Foothill Plan. At that same time, the City also approved the applicant's Master Development Plan of Peccole Ranch in a rezoning action (Z-139-89), which consisted of R-PD7, R-3, C-1 for single family residential, multifamily residential, commercial and mixed use commercial, which consisted of retail/service commercial, office commercial and multifamily residential. It approved a maximum of 3,150 dwelling units. It also included open space drainage along the washes throughout the development.

1990

On April 4, 1990, the City Council approved Phase II of the Peccole Ranch Master Development. The significant changes to the Phase II Master Plan from the 1989 plan is the addition of a golf course, a larger resort/casino site and the 100-acre commercial center site north of Alta Drive, between Durango Drive and Rampart Boulevard. The proposed multi-family uses have been reduced from 105 acres to 60 acres. A 19.7 acres' school site is designated on a site south of Charleston Blvd. At that same time, they also approved Phase II of Peccole Ranch planned unit development zoning, which consisted of R-PD7, R-3, C-1 for single family residential, multifamily residential, commercial and mixed use commercial (Z-17-90). They were allowed a maximum of 2,807 single family dwelling units 1,440 multi-family units. It also included 211.6 acres of open space/ drainage/golf course. (See Attached Appendix 4, 15, 16 & 18)

Phase I of Peccole Ranch was the area west of Fort Apache Road, much of the property south of Charleston, north of Sahara and east of the Grand Canyon alignment. Phase II covered the remainder of the property which pertains to the property addressed in this Memorandum. Note that Phase II is not exactly the same as the property now known as Queensridge, since it included property south of Charleston as well as property north of Alta and east of Rampart.

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1992

On March 12, 1992 the City of Las Vegas adopts an updated General Plan. (See Appendix 01, 06 & 07) This new general plan creates three subsectors of the Master Plan (Southeast, Southwest and Northwest). The Peccole Ranch Master Development Plan is included in the Southwest Sector of the 1992 Las Vegas General Plan. Within the Southwest Sector, the land uses designated for the Peccole Ranch Master Development Plan include Medium Low Density Residential (>9 units per acre), Medium Density Residential (>13.27 units per acre), Service Commercial and Parks / Schools / Recreation / Open Space. Note that the area eventually becomes "The Badlands Golf Course" is designated as Parks/Schools/Recreation/Open Space and Medium Low Density Residential (>9 units per acre). At this place and time, the planned land use is in conformance with the Peccole Ranch Master Development Plan Phase II and the approved zoning (Z-17-90).

1993

On April 21, 1993 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-7-93) (See Appendix 13) amended the General Plan from SC (Service Commercial) to M (medium Density Residential) on property located on the northeast corner of Rampart Boulevard and Alta Drive. Note this amendment did not include the area that becomes "The Badlands Golf Course".

1995

On January 4, 1995 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-54-94) (See Appendix 12) amended the General Plan from SC (Service Commercial), ML (Medium-Low Density Residential) and M (medium Density Residential) to SC (Service Commercial), ML (Medium-Low Density Residential) and M (medium Density Residential) on property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way. Note this amendment does not include the area that becomes "The Badlands Golf Course" but the submitted plan showing the affected areas contains the golf course and is shown with dashed lines. In our research of the history of the Map Plan of the golf course the City of Las Vegas provided two photos from the General Plan Land Use Map showing the General Plan for the Badlands Golf Course as P (Parks/Recreation/OS). These maps are dated October 17, 1995 and April 16, 1996 (See Appendix 17 Photo L31 & L32).

1997

On February 5, 1997 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-53-96) (See Appendix 14) amended the General Plan from ML (Medium-Low Density Residential) to SC (Service Commercial) on property located on the north side of Alta Drive 400 feet east of Hualapai Way. Note this amendment did not include the area that becomes "The Badlands Golf Course".

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1999 to 2007

Circa 2007, the City of Las Vegas updated the Southwest Sector Plan of the City's General Plan to reflect all General Plan Amendments from August 18, 1999 to September 05, 2005 (See Appendix 08 & 11). The map indicates the land use for the Peccole Ranch Master Plan Phase II as Medium -Low Residential, General Tourist Commercial, Park/ Recreation/Open Space, Service Commercial, Medium Residential, Public Facility and Medium Low Attached Residential. Note that the Badlands Golf Course is shown as Park/ Recreation/Open Space.

Present day

The current Southwest Sector Land Use Plan of the City's General Plan (See Appendix 09 & 11) indicates there have been no changes to the General Plan in the Peccole Ranch Master Plan Phase II. The map indicates the land use for the Peccole Ranch Master Plan Phase II as Medium -Low Residential, General Tourist Commercial, Park/ Recreation/Open Space, Service Commercial, Medium Residential, Public Facility and Medium Low Attached Residential. Note that the Badlands Golf Course is shown as Park/ Recreation/Open Space.

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**QR DEVELOPMENT AGREEMENT FOR THE TWO FIFTY
(DIR-70539)
Presentation Binder for 06/21/17 CC MTG
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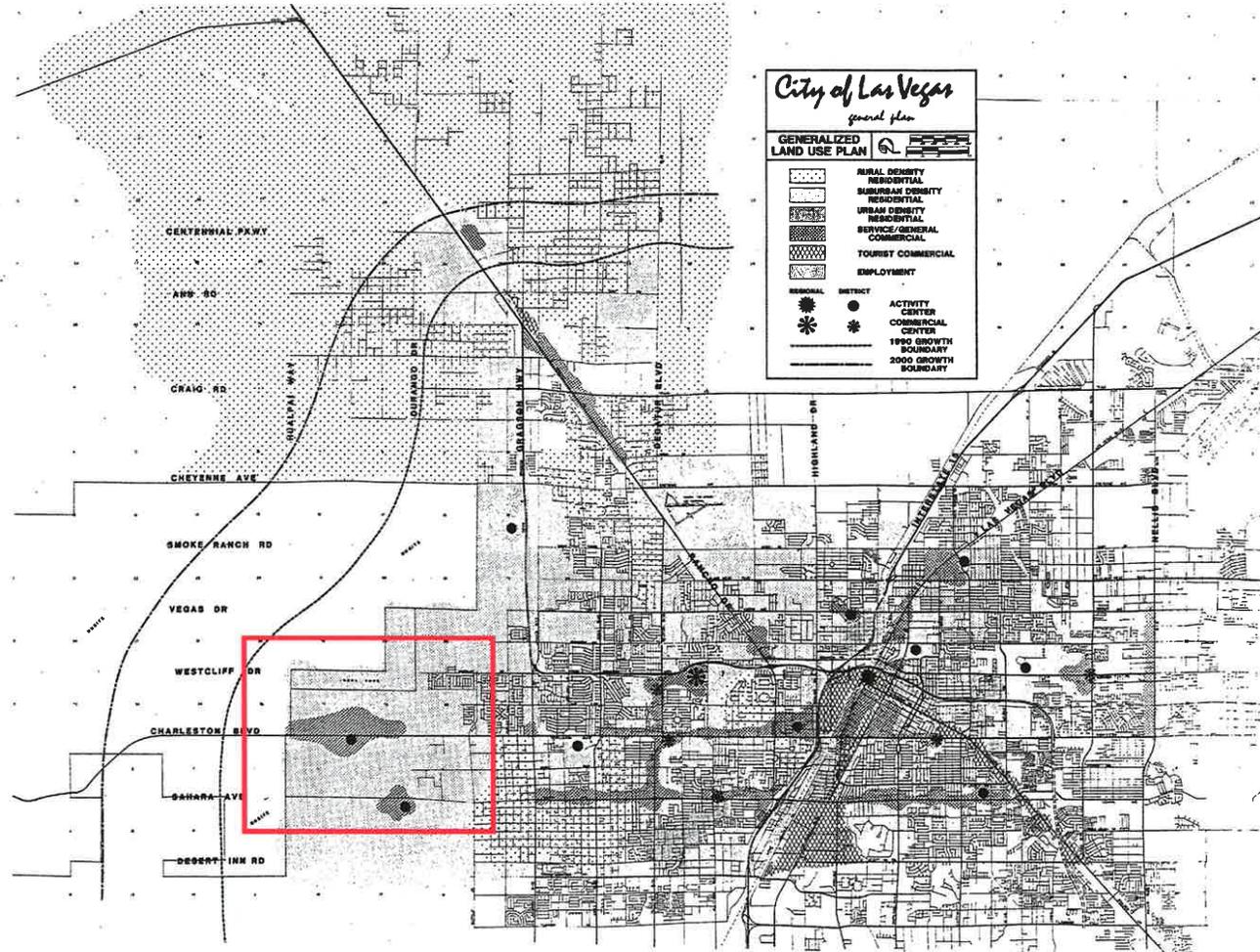
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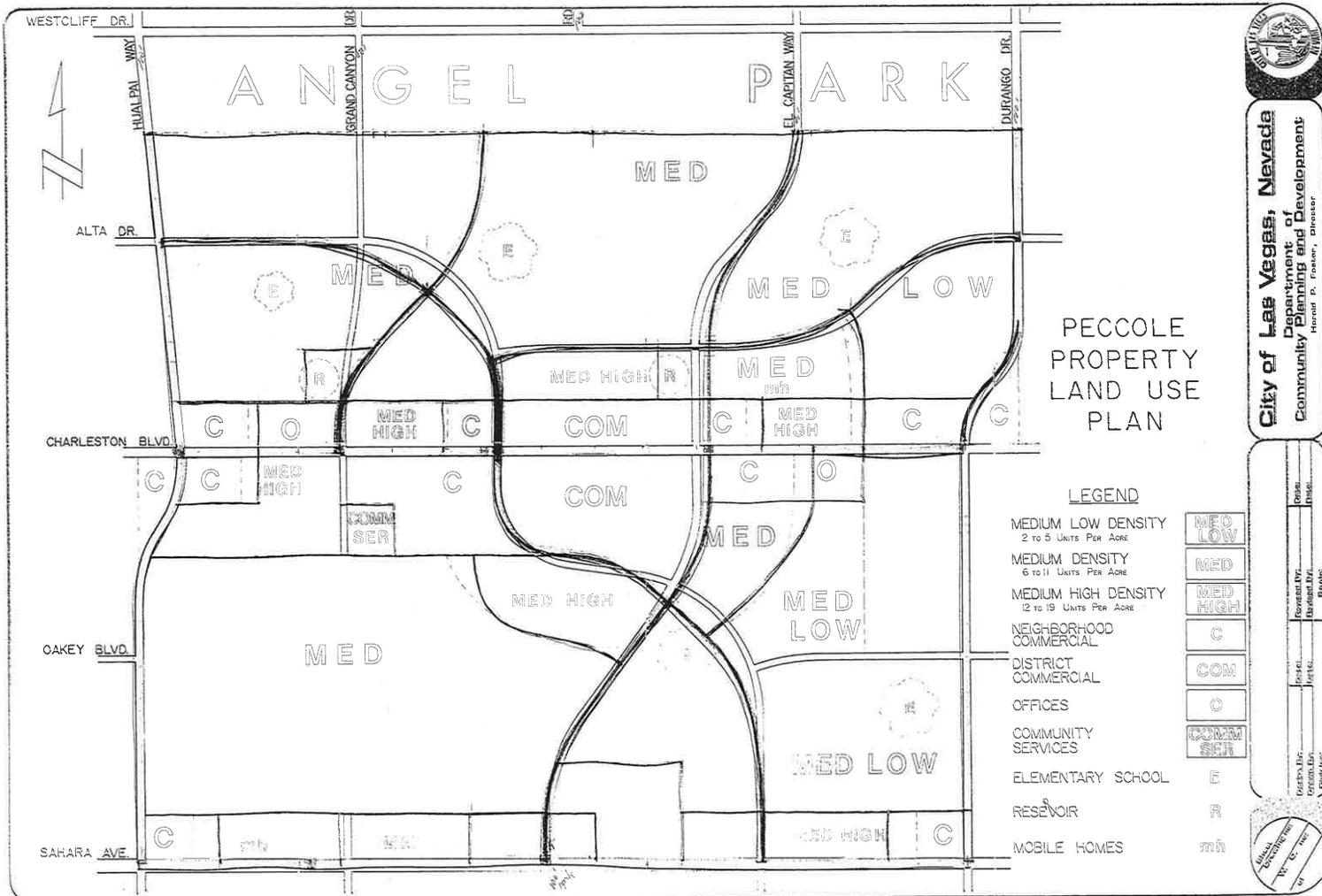


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A. INTRODUCTION

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

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

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

B. CONCEPT OF THE SHORT-RANGE PLAN

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

C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

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

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan.

The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:

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

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

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

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

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

E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

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

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

TABLE 3-3
Residential Planning Districts Planning Capacities

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

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

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

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

F. COMMUNITY PROFILE SYSTEM

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

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

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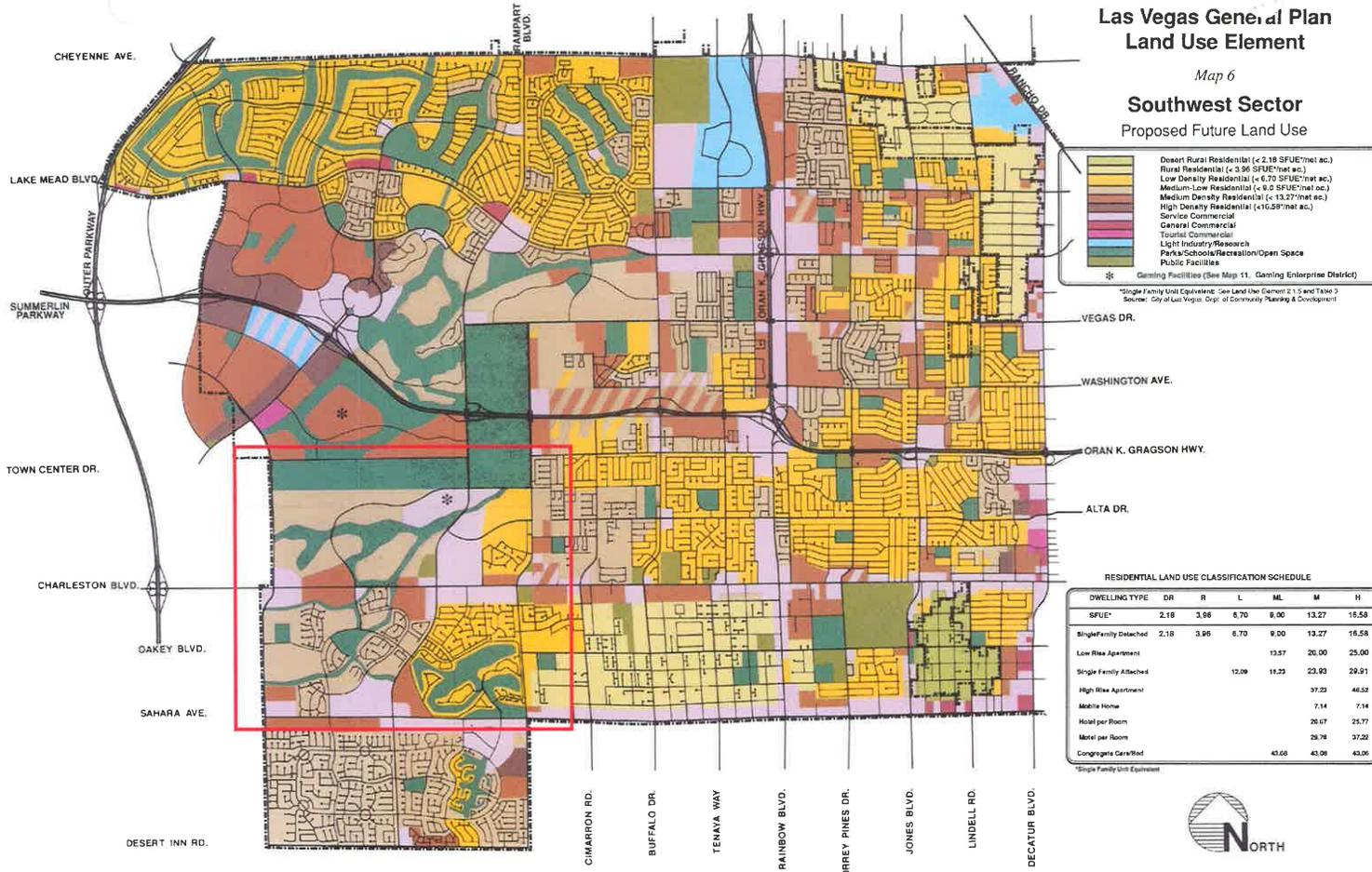
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Las Vegas General Plan Land Use Element

Map 6

Southwest Sector Proposed Future Land Use



- Desert Rural Residential (< 2.18 SFUE/net ac.)
- Rural Residential (< 3.96 SFUE/net ac.)
- Low Density Residential (< 6.70 SFUE/net ac.)
- Medium-Low Residential (< 9.0 SFUE/net ac.)
- Medium Density Residential (< 13.27/net ac.)
- High Density Residential (<16.58/net ac.)
- Service Commercial
- General Commercial
- Tourist Commercial
- Light Industry/Research
- Parks/Schools/Recreation/Open Space
- Public Facilities
- * Gaming Facilities (See Map 11, Gaming Enterprise District)

*Single Family Unit Equivalent: See Land Use Element 2.1.5 and Table 3
Source: City of Las Vegas, Dept. of Community Planning & Development

RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE

DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single/Family Detached	2.18	3.96	6.70	9.00	13.27	16.58
Low Rise Apartment				13.27	20.00	25.00
Single Family Attached			12.00	15.25	23.93	29.91
High Rise Apartment					37.23	46.52
Mobile Home					7.14	7.14
Hotel per Room					26.07	25.77
Motel per Room					29.78	37.23
Congregate Care/Bed				43.66	43.09	43.06

*Single Family Unit Equivalent



--- CITY BOUNDARIES

Adopted by the Planning Commission,
March 12, 1992

Sandra Hudgens
Chairman
Sandra Hudgens

Norman R. Standerfer
Secretary
Norman R. Standerfer,
Director, Dept. of Community Planning &
Development

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I. INTRODUCTION

1.1 Purpose and Scope of the Updated General Plan

The City of Las Vegas General Plan is the primary growth management tool and policy document used by City staff, the Planning Commission and City Council to guide the future growth and development of the City.

This General Plan has three basic characteristics:

• **It is generalized:** It provides general guidance and direction for City growth and development. More specific guidance is given with the implementation tools of the General Plan which include (primarily) the City's Zoning Regulations and Subdivision Regulations, and the Capital Improvement Plan for financing of public improvements.

• **It is comprehensive:** In addition to the primary components of Land Use, Community Facilities and Circulation, the General Plan addresses all of the components which affect the physical, economic and social concerns of the City and its residents. The elements include: Infrastructure (sewer, water supply, flood control, and solid waste); Public Finance; Economic Development; Housing; Urban Design; Environmental Quality and Natural Resource Conservation; and Historic Preservation.

• **It is long range:** It plans not only for the pressing concerns of today, but considers the ultimate needs of the community, with projections for "buildout" scenarios of its population based on recommended future land uses.

This General Plan is intended to function as a policy document that will guide growth and development within the City. It is not designed nor in-

tended to create rights in any person nor to create obligations on the part of the City.

1.2 The "Las Vegas 2000 and Beyond" Strategic Planning Program

The dynamic pace of growth, and related planning concerns, prompted the Mayor and the City Council to organize a community wide citizens task force to address a number of growth concerns and to provide a vision for the future of our City, and for the entire Valley. In January, 1989, the "Las Vegas 2000 and Beyond" Strategic Planning Program was inaugurated, chaired by the Mayor and co-chaired by the Chairman of the Clark County Board of Commissioners. This program involved over 300 citizens from throughout the Las Vegas Valley, representing a broad cross section of our population. Eight citizen committees were formed to address both the strengths and the weaknesses of Las Vegas, and to provide guidance for future planning in the following areas:

- Public Safety
- Environment
- Transportation
- Human Resources
- Economic Development
- Growth
- Quality of Life
- Resource Availability

Each of the "Las Vegas 2000 and Beyond" committees adopted a variety of specific "actions" to implement their areas of concern for growth management into the 21st century. All appropriate actions from each of the committees were integrated into the update of the General Plan. The updated General Plan also reflects the "Las Vegas 2000 and Beyond" Mission State-

ment: "create a continuing process which encourages economic growth, and which enhances our quality of life through innovative planning and implementation of actionable programs".

All relevant land use "actions", and in particular, the specific following actions of the Land Use Sub-Committee have been emphasized in this update:

1. Update the City's General Plan in coordination with the General/Master Plans of adjoining jurisdictions, and with ongoing regional transportation planning.

2. Develop methods of increased jurisdictional cooperation such as formation of a Las Vegas Valley Council of Governments, consolidation and/or a Valley-wide planning authority.

3. Improve Valley-wide coordination of zoning, building and code enforcement regulation and processing.

4. Investigate and encourage urban form alternatives to suburban sprawl, including nodal development concepts such as urban villages and activity/service centers, and neo-traditional (pedestrian oriented) planning concepts.

5. Implement neighborhood scale planning programs to maintain new neighborhoods, improve and revitalize older neighborhoods, and redevelop neighborhoods when appropriate.

1.3 The General Plan Update Process

In order to prepare an effective General Plan update, the following approach and steps were undertaken (see Figure 1, Critical Path for Major General Plan Elements):

1. Completion of the "Las Vegas 2000 and Beyond" strategic planning program, with the assistance of over 300 Las Vegas Valley citizens.

2. Preparation of initial draft revisions to the 1985 General Plan* by staff of the Department of Community Planning and Development, with input from the following departments: Building and Safety, Design and Development, Detention and Enforcement, Economic and Urban Development, Fire Services, Parks and Leisure, and Public Works.

3. Appointment by City Council of an 18 member Northwest Citizens Advisory Committee to work with staff to develop an Interim Northwest Area General Plan to deal with the immediate growth concerns of this rapidly developing rural area. The Interim Plan was completed and adopted by City Council on February 20, 1991.

4. Appointment by City Council of a 35 member General Plan Citizens Advisory Committee (CAC), and formation of a General Plan Technical Advisory Committee (TAC) comprised of City department heads.

5. Review, analysis and update of the 1985 General Plan by the CAC and TAC, with support and assistance by Planning staff and staff of all related City departments and regional agencies, to include:

- background data, research and analysis, and identification of issues;
- update of the Policy Document (City-wide Goals, Objectives, Policies and Programs); and
- update of the Community Profile Document (future land use designations), including review of all City land parcels.

6. Preparation by Planning staff, and review and recommendation by CAC and TAC, of an expanded format General Plan to include specific new

Elements pertaining to:

- Land Use
- Economic Development
- Circulation
- Housing
- Community Facilities
- Urban Design
- Infrastructure
- Environmental Quality and Natural Resource Conservation
- Public Finance
- Historic Preservation

7. Preparation of an Evaluation and Implementation Matrix (EIM) for each of the above Elements to provide:

- a method of measuring the implementation progress of the General Plan;
- a budgeting document for the programs of each Element; and
- a tool for further developing work programs.

8. Aggregation of the 16 individual Community Profile Area maps into three "sector" scale proposed future land use maps (Northwest, Southwest and Southeast; see Section 2.5 in the following Land Use Section) to provide a broader scope of reference for land use relationships than was possible with the smaller land areas covered by the Community Profile maps.

9. Preparation, with input of Planning staffs of Henderson, North Las Vegas and Clark County, of a generalized Valley-wide scale Future Land Use Plan Map.

10. Concurrent review and adoption of the Downtown/West Las Vegas Development Plan in conjunction with the Department of Economic and Urban Development.

11. Introduction of a new approach to the categorization of proposed future land uses by identifying Development Intensity Levels (D.I.L.) by traffic generation, rather than by the typical land use designations, for all land

parcels. A pilot study is underway in the Southwest Sector to demonstrate the application of this process, which will be applied to residential land parcels, non-residential parcels and a combination of both.

1.4 Population Growth and the Need for Growth Management

The Las Vegas Valley is one of the fastest growing areas in the country. Since adoption of the previous General Plan in 1985, extensive growth has occurred, and continues, in both the City and throughout the Valley. Existing development extends beyond the projected northwest growth boundary lines shown on the 1985 General Plan for the year 2000. The population of the City of Las Vegas increased by 57% from 1980 (164,674) to 1990 (258,295). Overall Clark County had a similar rate of growth (60%), with an increase in population from 463,087 in 1980 to 741,459 in 1990. The increases in specific sectors of the City are noted in the following table:

Table 1

CLV Population Changes: 1980-1990

Sector	Increase	% Change
SE	33,566	28
SW	57,859	186
NW	2,196	14
City-wide	93,621	57

1.5 Growth Management

Growth Management is a conscious government program intended to influence the rate, amount, type, location, and quality of future development

* See Appendix Volume, Chapter I, for overview of key elements of 1985 General Plan

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activities (air quality planning and management, solid-waste management and open-space planning to list the most obvious) consider land use as part of the problem, and land use planning and management as part of the solution. Land use decisions on the location and size of automobile-dependent facilities are critical in maintaining acceptable ambient air quality standards. The density and intensity of land use in close proximity to critical natural resources and endangered species is a significant planning issue.

Historic Preservation Element

Historic preservation is now an important part of urban land use planning. More than being just a museum for historic architecture, historic preservation includes the adaptive reuse and rehabilitation of buildings, and the revitalization and redevelopment of older areas.

2.1.2 Existing Land Use Conditions

Accurate assessment of existing land use is an essential step in developing the recommended future land use patterns in a General Plan. A major task accomplished in the General Plan update was documentation of existing land use conditions throughout the City. This included the preparation of Existing Land Use Maps, by sector, as noted on the following maps for the Northwest, Southwest and Southeast sectors of the City. The process involved measuring the number of acres of each (generalized) land use category, including vacant land, as noted on Table 1 on the following page.

Northwest Sector Generalized Existing Land Use (Map 1). This sector has an established rural/agricultural lifestyle in the area north of Cheyenne

Avenue and west of Decatur Boulevard. It is concurrently experiencing active and continuing development pressure, including non-residential uses along the commercially zoned US-95 corridor. This sector has several large planned residential communities, Painted Desert, Los Prados, and Rancho Alta Mira which are shown on Map 4, Planned Communities.

Southwest Sector Generalized Existing Land Use (Map 2). This sector is the area west of Decatur Boulevard and south of Cheyenne Avenue. This sector contains many excellent examples of planned communities, including: The Lakes at West Sahara, Peccole Ranch, Canyon Gate Country Club, Desert Shores, South Shores, and the 23,180 acre (5,267 acres presently annexed) Summerlin satellite new town, with its first residential "village", Sun City Summerlin. These planned communities are also shown on Map 4.

Southeast Sector Generalized Existing Land Use (Map 3). This sector encompasses the more mature area of the City, east of Decatur Boulevard. As it is more fully built out, future growth in this area will include more extensive "infill" development. This sector includes the Downtown Las Vegas area, the world renowned entertainment and gaming center, which also functions as a regional commercial and office activity center, for which a comprehensive Downtown Development Plan has been completed, as discussed in Section 2.5.1.

2.1.3 Relationship of Zoning to Land Use Planning

Zoning is the major implementation tool of the General Plan. It is the process whereby a specific Zoning

District classification is assigned to a land parcel by the City Council, following recommendation by the Planning Commission. Zoning is based on the "police powers" of the community: health, safety and welfare, and in more recent years, the aesthetic impact of the land use. The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District requirements. The relationship of the Zoning District classifications to the General Plan Future Land Use categories is shown in the following Table 2. This Table correlates the General Plan Land Use Categories with appropriate zoning district classifications. As such, each Land Use Category permits only specific zoning districts. This provides a basis for determining consistency of prospective land use development proposals as to dwelling unit density and non-residential intensity with the adopted Land Use Sector maps. Compatibility with existing uses, infrastructure capacity, urban design requirements, traffic circulation and other design factors are also considered in determining appropriateness of zoning and land use development requests. The intent is to preserve neighborhood characteristics and progressively offer a wider selection of housing types as the Land Use Categories successively become less restrictive and more intense. Based upon

Nevada Case Law (Nova Horizon, Inc., v. The City of Reno) the courts have held that the Master Plan is "a standard that commands deference and a presumption of applicability." The Nevada Supreme Court has held that Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in substantial agreement with the Master Plan.

* Berman vs. Parker, 348 US 26, 75 Supreme Court 98, Ed. 27 (1954): "The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, and well-balanced as well as carefully patrolled."

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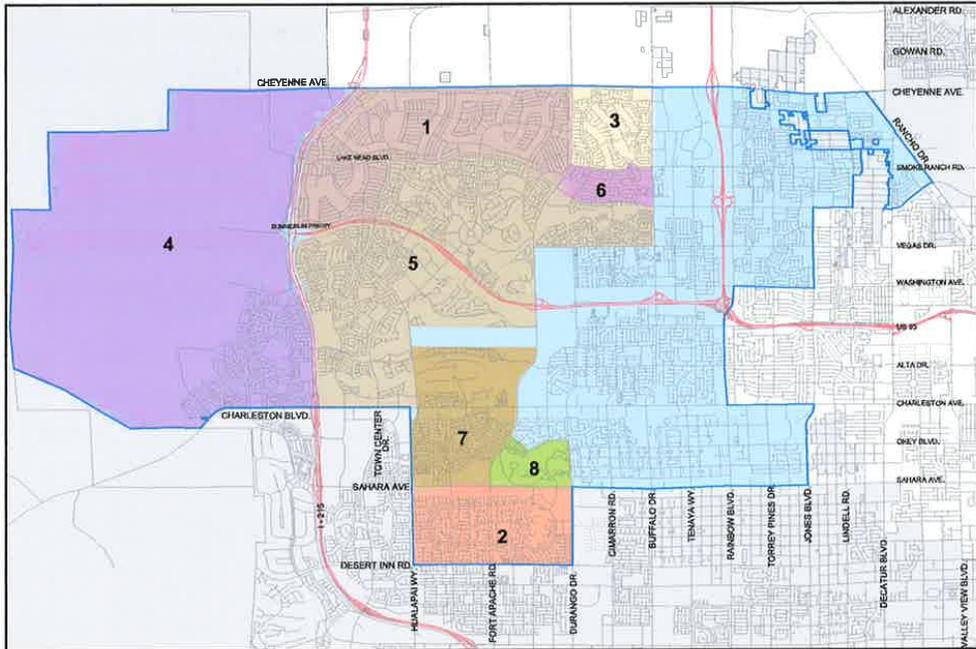
SOUTHWEST SECTOR

The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Bruce Woodbury Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

Canyon Gate	Desert Shores
The Lakes	Peccole Ranch
South Shores	Summerlin North
Summerlin West	Sun City



**Exhibit 4:
Southwest Sector Map**



Printed: November 18, 2008

- | | | |
|-----------------|-------------------|------------------|
| 1 Sun City | 4 Summerlin West | 7 Peccole Ranch |
| 2 The Lakes | 5 Summerlin North | 8 Canyon Gate |
| 3 Desert Shores | 6 South Shores | Southwest Sector |
| | Freeway | |

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INTRODUCTION

Land Use is the central element of the Master Plan. It serves as the long-range planning tool used in conjunction with other elements of the Master Plan to guide the city's future growth, revitalization, and preservation efforts. In 2000, the City Council adopted the City of Las Vegas 2020 Master Plan with goals, objectives and policies designed to guide growth through 2020. Since its adoption, many Elements of the Master Plan have been updated. This Land Use and Rural Neighborhoods Preservation Element is one in a series of required Elements to be updated and added to the 2020 plan.

PURPOSE

This update to the 2005 Land Use Element is designed to provide updated information regarding existing land use and to be a quick reference for future land use definitions, allowable densities and corresponding zoning categories. In addition, the existing section on the Rural Preservation Overlay District is expanding to meet the intent of the Nevada Revised Statutes, which requires a Rural Neighborhoods Preservation Plan. There are a number of plan documents that have been adopted by the City Council that dictate allowable land use throughout the city. By including maps and summarizing the land use categories and contents of the various plans, it is hoped that this document will serve to simplify the land development process and clarify allowable land use and densities throughout the city.

ENABLING LEGISLATION

Under Nevada Revised Statutes (NRS), land use has long been a recommended component of a city's Master Plan. In 2001, during the 71st session of the Nevada State Legislature, a land use plan became a required part of a city or county's master plan in counties of at least 400,000 population.¹

The Nevada Revised Statutes, Sections 278.150 through 278.230, contain legislation enabling the development and adoption of a master plan. Subsection 4 of NRS Section 278.150 states:

In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.

¹ NRS 278.150 as amended by AB 182 (2001).

in 1959. Since then the City Council has adopted a new or updated Land Use Element in 1975, 1985, 1992 and 2005. The 2005 Land Use Element shall remain in effect until the adoption of this document.

PLANNING CONTEXT

The Master Plan Policy Document, adopted in September 2000, represents Phase I of the Master Plan project and forms the framework for the contents of Phase II: a series of elements, special area plans, and long-term land use designations, including a revised future land use map. The Land Use and Rural Neighborhoods Preservation Element is among the elements identified for completion during Phase II of the Master Plan project.

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The intent of this Land Use and Rural Neighborhoods Preservation Element is to provide a framework for the orderly planning of land uses within the city of Las Vegas. This element may be the most visible element in the planning process, and it is related to the other elements found within the 2020 Master Plan. The following is a brief description of the various roles played by other elements and their influence on land use planning.

Conservation Element

The Conservation Element addresses many issues ranging from improving air quality to protecting endangered species to soil management, solid waste recycling and energy conservation. Sound land use planning is essential to ensure the success of all aspects of this element.

Housing Element

The Housing Element is a major component of the Master Plan and is highly related to land use. While the Land Use and Rural Neighborhoods Preservation Element provides a general overview of the city's residential areas, the Housing Element provides a detailed analysis of all aspects of residential development. Examples of data within the Housing Element include state and federal housing policies, analysis of current and future housing trends, affordable housing needs, neighborhood revitalization, downtown reurbanization and demographics. The Housing Element is an important component of the Las Vegas 2020 Master Plan and is essential to ensure sound land use planning for all aspects of future residential development.

In addition, Subsection 3 of NRS 278.170 also states:

In counties whose population is 400,000 or more, the Commission shall prepare and adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.

The appropriate subject matter of master plans is stated in NRS 278.160:

Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:

NRS 278.160, Subsections (f) and (k) state that the master plan must include the following elements:

(f) Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan:

(1) Must address, if applicable:

(I) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and

(II) The coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.²

(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.

(k) Rural neighborhoods preservation plan. In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.³

A Land Use Element has provided guidance to policymakers in the city of Las Vegas for nearly half a century. The city first adopted a Land Use Element as part of its Master Plan

² NRS 278.160 (f)(1)(I) as amended by AB 425 (2005);

NRS 278.160 (f)(1)(II) as amended by SB 269 (2007).

³ NRS 278.160 (k) as amended by SB 391 (1999).

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City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF

AGENDA DOCUMENTATION

JANUARY 4, 1995

Date: _____

TO: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-54-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

FINDINGS:

Staff has no objection to the request. Given the change in alignment of Alta Drive and the golf course, some changes to the master development plan are to be expected. Also, the change in designation does not increase the total number of units permitted for the project.

Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

NOTICES MAILED: 875

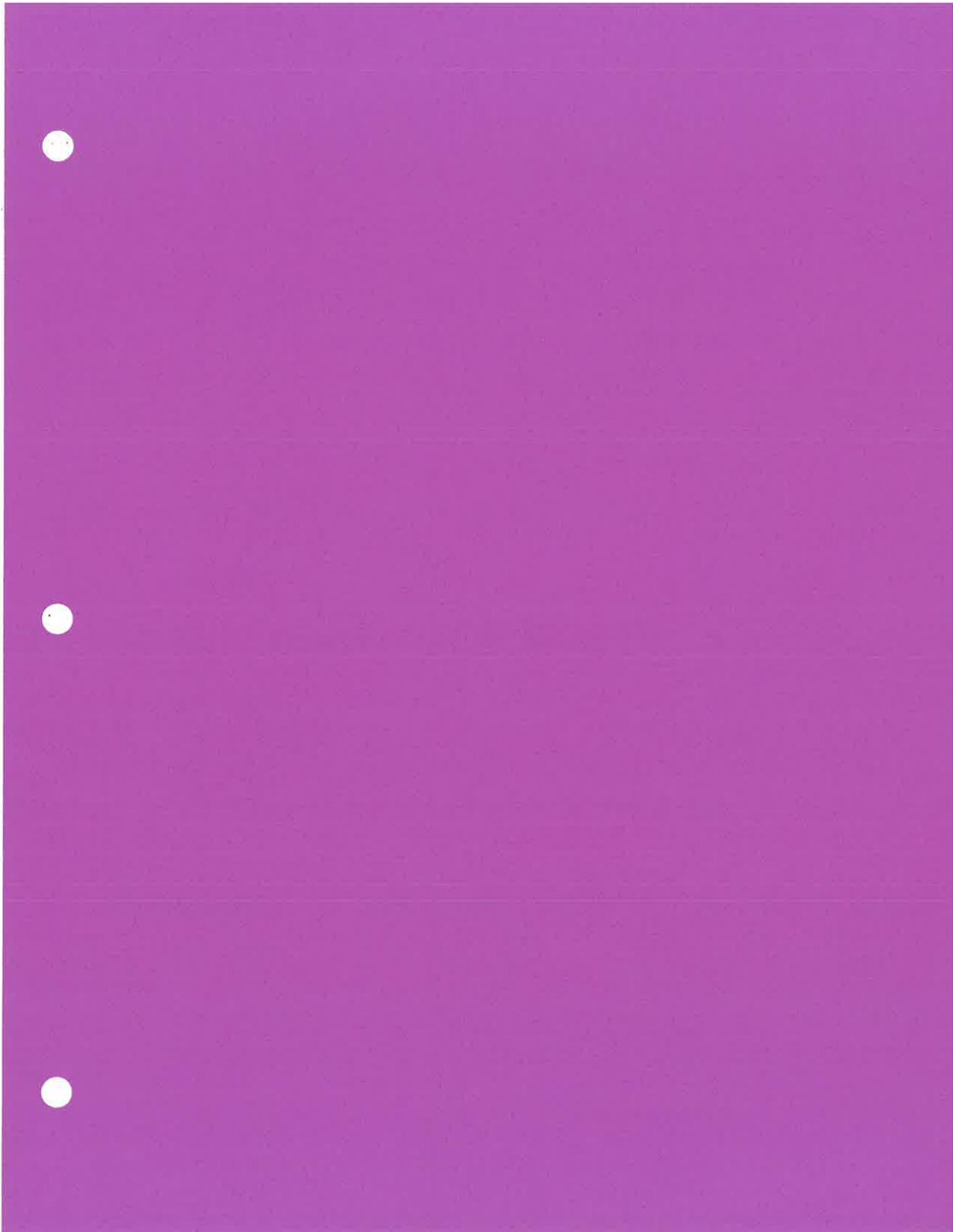
SEE ATTACHED LOCATION MAP

Agenda Item

510-015-5/94

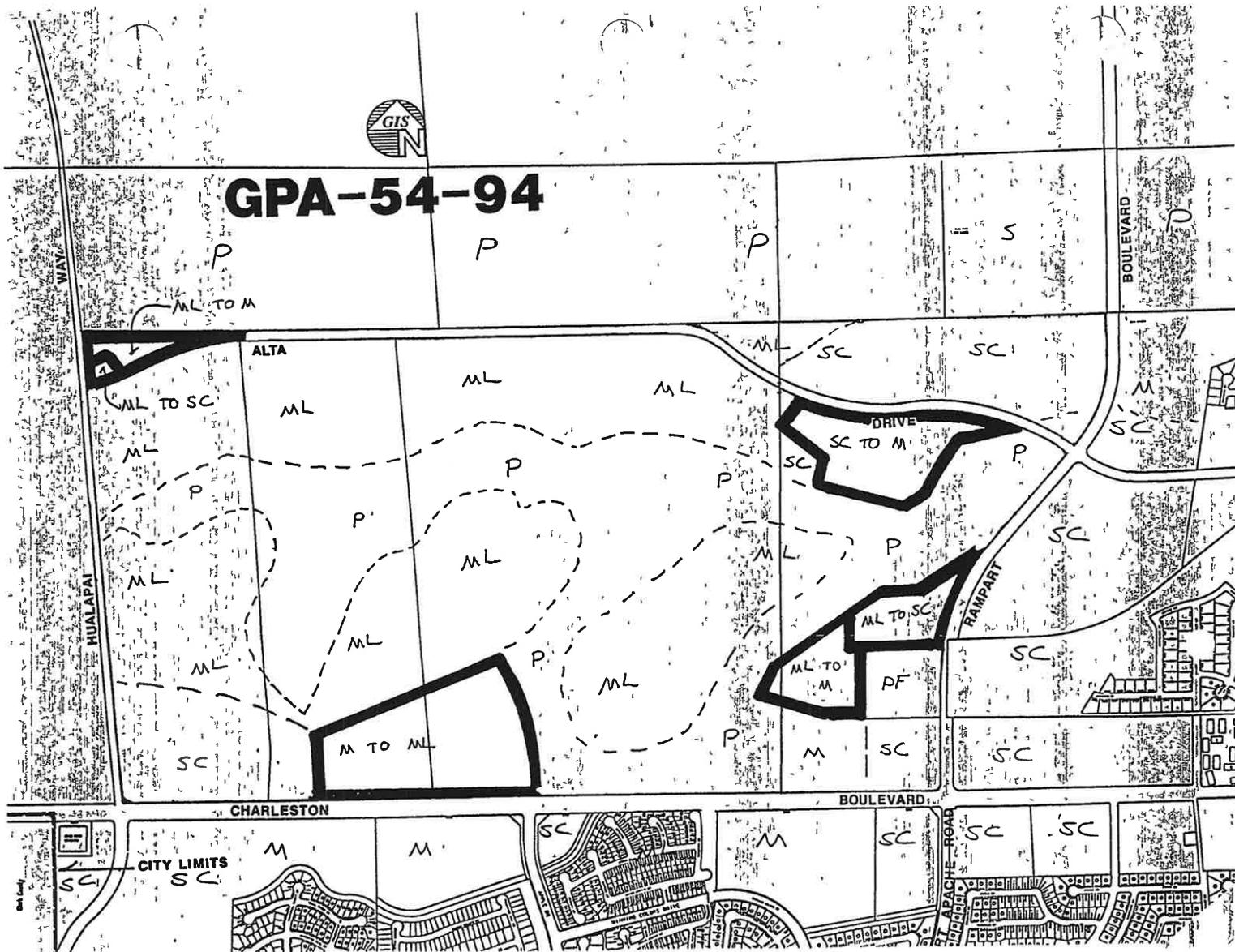
ROR023520

24929



ROR023521

24930



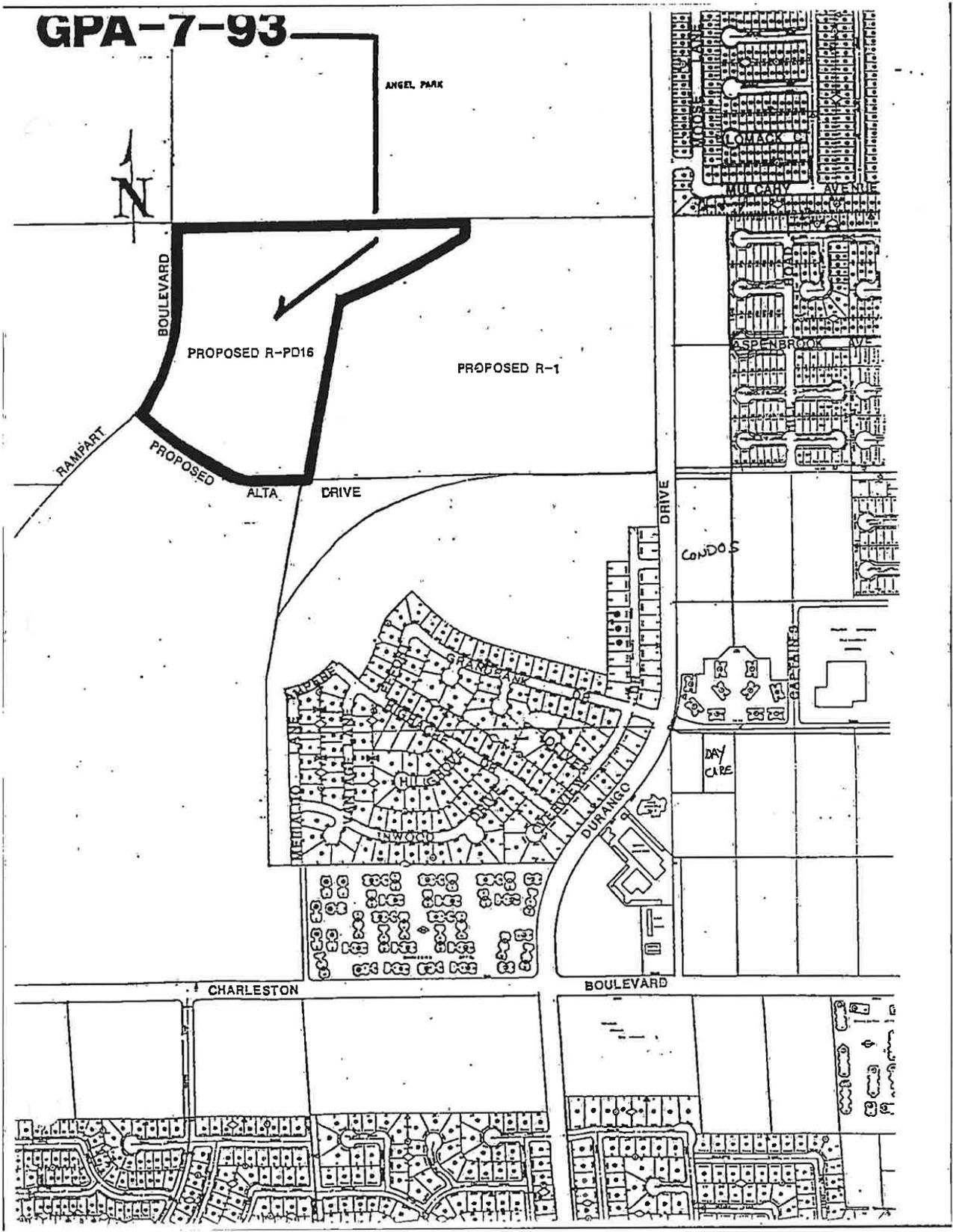
ROR023522

24931

ROR023523

24932

GPA-7-93



ROR023524

24933

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: MARCH 25, 1993
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

GPA-7-93

REQUEST BY THE PECCOLE 1982 TRUST TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN FROM SC (SERVICE COMMERCIAL) TO M (MEDIUM DENSITY RESIDENTIAL) ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF RAMPART BOULEVARD AND ALTA DRIVE (PROPOSED).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

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 hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 E. Stewart Ave., Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

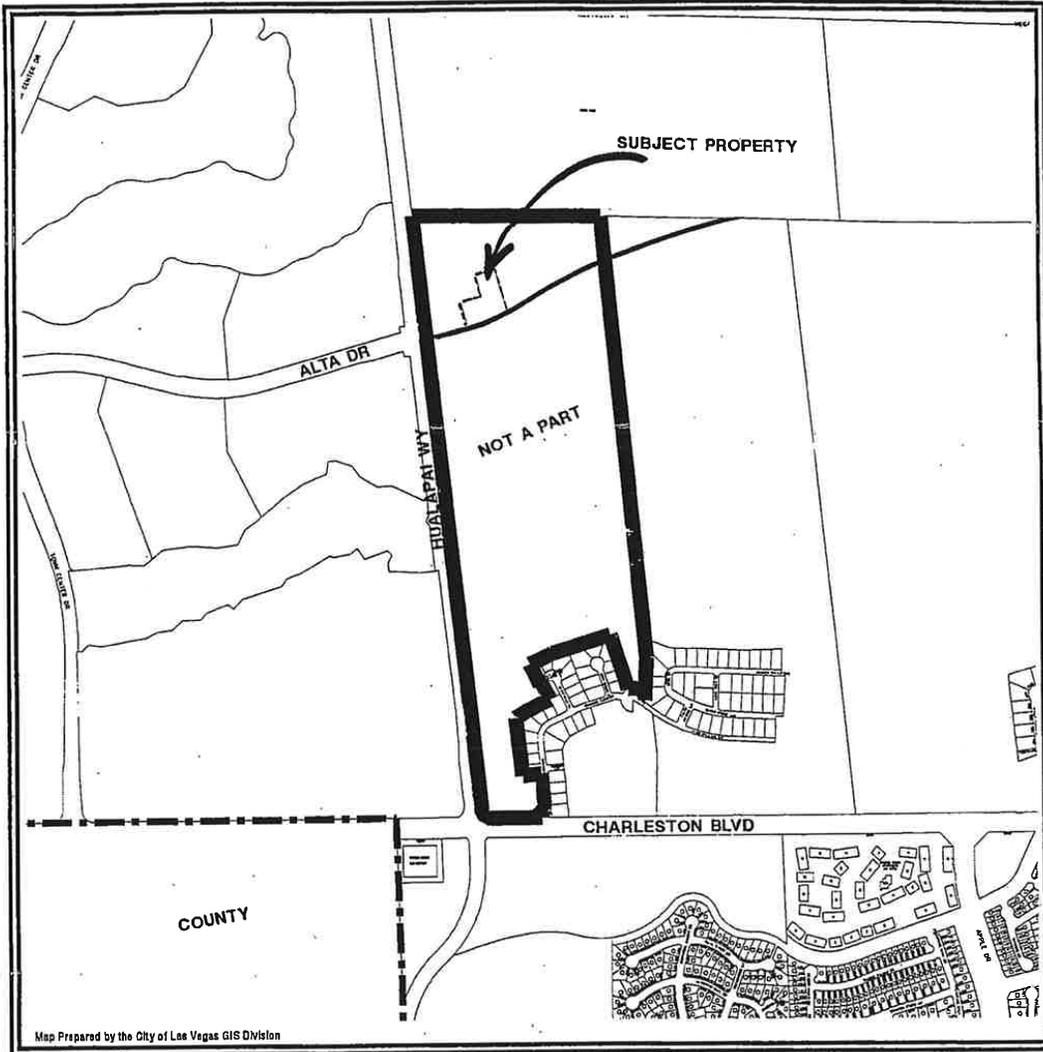
PH Notice;pm;forms 2;kt;9-25-92

ROR023525

24934

ROR023526

24935



Case Number: GPA-53-96 **Applicant:** PECCOLE NEVADA



ROR023527

24936

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: DECEMBER 19, 1996
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA - 53 - 96

GPA-53-96 - PECCOLE NEVADA - REQUEST TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN ON PROPERTY LOCATED ON THE NORTH SIDE OF ALTA DRIVE APPROXIMATELY 400 FEET EAST OF HUALAPAI WAY, FROM : ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL), WARD 2 (ADAMSEN), APN: 138-31-201-003.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

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 Planning and Development Department, 400 Stewart Avenue, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning 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. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA



A handwritten signature in cursive script, reading "David Clapsaddle".

DAVID CLAPSADDLE, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ROR023528

24937

ROR023529

24938

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386 6301

ITEM

COMMISSION ACTION

25. Z-17-90

Applicant: WILLIAM PECCOLE 1982 TRUST
 Application: Zoning Reclassification
 From: N-U (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, C-1, C-2, P-R and C-V)
 To: R-PD7, R-3 and C-1
 Location: East side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue
 Proposed Use: Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino
 Size: 996.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A maximum of 4,247 dwelling units be allowed for Phase II
2. Conformance to the Conditions of Approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.
5. The existing Resolution of Intent on this property is expunged upon approval of this application
6. Resolution of Intent with a five year time limit.
7. Standard Conditions 6 - 8 and 11

PROTESTS: 2 on record with staff
 1 speaker at meeting

FAVOR: 1 speaker at meeting

Babero - APPROVED, subject to staff's conditions and additional conditions requiring the applicant to post signs on property indicating the zoning and that a public hearing be held on the development plan on the commercial and casino sites.
 Unanimous
 (Bugbee and Dixon excused)

MR WILLIAMS stated this request is to approve the zoning that was indicated on the Master Development Plan. The development plans will be submitted to the Planning Commission for review prior to development. Staff recommended approval, subject to the conditions

WILLIAM PECCOLE appeared and represented the application. He concurred with staff's conditions

GREGORY BARLOW, 704 Minto Court, appeared in favor if certain conditions are met. He wants a review of each parcel before the Planning Commission with a notice posted announcing that a public hearing will be held. Before any building is completed Rampart Boulevard must be finished. He would like the feeder routes also improved

ULRICH SMITH, 8813 Brescia Drive, appeared in protest. He objected to the casino

WILLIAM PECCOLE appeared in rebuttal. The casino will be buffered on the north by the Angel Park Golf Course and on the south by his golf course. On the east side will be commercial and on the west side a tennis court.

A WAYNE SMITH, Land Planner, 1515 East Missouri Avenue, Phoenix, Arizona, appeared and represented the applicant. The applicant has reduced the density by about 2,200 units to help balance the traffic flow.

To be heard by the City Council on 4/4/90.

(8.09-8-23)

ROR023531

24940

CITY COUNCIL MINUTES

MEETING OF
APRIL 4, 1990

AGENDA

City of Las Vegas

000648

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

Page 48

ITEM

ACTION

1433
to
1437

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

G. ZONE CHANGE - PUBLIC HEARING

3. Master Development Plan Amendment
related to Z-17-90

Request for approval to amend the Master Development Plan for property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.

Planning Commission unanimously recommended APPROVAL, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II.
2. Hualpai Way be extended as a public street north of Charleston Boulevard to the north property line as required by the Department of Public Works.
3. Extend Apple Lane along the north side of this site and adjacent to Angel Park, east of Rampart Boulevard to Durango Drive, as required by the Department of Public Works.
4. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.
5. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

APPROVED AGENDA ITEM:



NOLEN - APPROVED as recommended subject to the conditions.
Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.

Clerk to Notify and Planning to Proceed.

ROBERT PECCOLE, 2760 Tioga Pine Circle, appeared. He stipulated to the conditions indicating that the hotel and casino along with the commercial center plans would be approved by the Council.

COUNCILMAN ADAMSEN said he previously wrote a letter to both the Peccole and Summerlin people asking them to post signs on the property indicating the hotel and casino sites. He also asked that when people buy property they be given a plot plan and a map which would show the future casino site in relation to their property and they are asked to sign an acknowledgment when they receive this information to resolve any problems of notification.

No one appeared in opposition.

ROR023532

24941

6. ZONE CHANGE - PUBLIC HEARING

3. Master Development Plan Amendment related to Z-17-90

This is a request to amend a portion of a previously approved Master Plan for the Peccole Ranch Property, Phase II. Phase II contains 996.4 acres and comprises property located south of Angel Park between Durango Drive and Hualpai Way extending south to Sahara Avenue. There are 4,247 units proposed and the gross density for Phase II is 4.3 dwelling units per acre. A related item, Z-17-90, is Item X.G.4. on this agenda.

Master Development Plans have been approved for this property in 1981, 1986 and 1989. The portion identified as Phase I was approved as part of the 1989 Plan and is currently under development. The significant changes to this plan from the 1989 plan is the addition of a golf course, a larger resort/casino site and the 100 acre commercial center site north of Alta Drive, between Durango Drive and Rampart Boulevard. The proposed multi-family uses have been reduced from 105 acres to 60 acres. A 19.7 acre school site is designated on a site south of Charleston Boulevard. The following table indicates the proposed land uses and acreage for Phase II:

<u>LAND USE</u>	<u>PHASE II ACREAGE</u>	<u>PERCENT OF SITE</u>
Single Family	401	40.30%
Multi-family	60	6.02%
Neighborhood Commercial/Office	194.3	19.50%
Resort/Casino	56.0	5.62%
Golf Course/Drainage	211.6	21.24%
School	13.1	1.31%
Rights-of-Way	60.4	6.07%

At the Planning Commission meeting, staff indicated that the density of this Master Plan was within the average density of 7 units per acre recommended in the General Plan. Staff recommended, however, that Apple Lane should be extended to Durango Drive in conjunction with the shopping center site. The Planning Commission recommended approval of the Plan subject to the resort site and shopping center uses being posted with signs to indicate the proposed uses. The Planning Commission also required that the surrounding property owners be notified when development plans for the resort and commercial center sites are submitted for review.

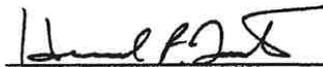
There were several protestants at the meeting who voiced their objection to the size of the shopping center site and the proposed destination resort site.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES

MEETING OF
APRIL 4, 1990

AGENDA *City of Las Vegas*

000651

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

Page 49

ITEM	ACTION
<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)</p>	
<p>1437 to 1438</p>	
<p>G. <u>ZONE CHANGE - PUBLIC HEARING</u></p>	
<p>4. <u>Z-17-90 - William Peccole 1982 Trust</u></p>	
<p>Request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.</p>	<p>NOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.</p>
<p>From: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PDB, R-MHP, P-R, C-1, C-2 and C-V)</p>	<p>Clerk to Notify and Planning to Proceed.</p>
<p>To: R-PD3 (Residential Planned Development) R-PD7 (Residential Planned Development) and C-1 (Limited Commercial)</p>	<p>***** WILLIAM PECCOLE, 2760 Tioga Pine Circle, was present.</p>
<p>Proposed Use: SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, COMMERCIAL, OFFICE AND RESORT/CASINO .</p>	<p>COUNCILMAN ADAMSEN said this was in conformance with the General Plan. The multi-family acreage was reduced from 100 to 60 and it will all be located on the major streets.</p>
<p>Planning Commission unanimously recommended APPROVAL, subject to:</p>	<p>No one appeared in opposition.</p>
<ol style="list-style-type: none"> 1. A maximum of 4,247 dwelling units be allowed for Phase II. 2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II. 3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development. 4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works. 	<p>There was no discussion.</p>
<p>- continued - APPROVED AGENDA ITEM</p>	<p>NOTE: The portion of this agenda which indicates this reclassification includes a request for R-PD3 zoning, in addition to R-PD7 and C-1, is a typographical error. The application and all other documentation correctly identifies the request as <u>R-3 (Limited Multiple Residence)</u>, R-PD7 and C-1.</p>
<p><i>Lu H. P. T.</i></p>	

ROR023535

24944

CITY COUNCIL MINUTES

MEETING OF
APRIL 4, 1990

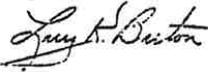
AGENDA

City of Las Vegas

000652

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 385-8011

Page 50

ITEM	ACTION
<p>X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)</u></p>	
<p>G. <u>ZONE CHANGE - PUBLIC HEARING</u></p>	APPROVED - See page 49
<p>4. <u>Z-17-90 - William Peccole 1982 Trust (continued)</u></p>	
<p>5. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.</p>	
<p>6. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.</p>	
<p>7. The existing Resolution of Intent on this property is expunged upon approval of this application.</p>	
<p>8. Resolution of Intent with a five year time limit.</p>	
<p>9. Standard conditions 6-8 and 11.</p>	
<p>Staff Recommendation: APPROVAL</p>	
<p>PROTESTS: 3 (2 letters, 1 at meeting)</p>	
<p>APPROVED AGENDA ITEM</p>	
	

ROR023536

24945

CITY COUNCIL MINUTES
MEETING OF
APRIL 4, 1990

000653

X.

G. ZONE CHANGE - PUBLIC HEARING

4. Z-17-90 - William Peccole 1982 Trust

This is a request to rezone 996.4 acres from N-U (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, C-1, C-2, P-R and C-V) to R-PD7, R-3 and C-1 for Phase II of Peccole Ranch. The proposal includes 401 acres for single family development at a density of 7 units per acre, 60 acres of multi-family at a density of 24 units per acre, 194.3 acres for commercial/office uses, 56 acres for a resort/casino, approximately 212 acres for a golf course and drainage, 13.1 acres for a school and approximately 61 acres for rights-of-way. The Master Development Plan Amendment for this property is Item X.G.3. on this agenda.

To the north is Angel Park in a C-V zone. To the west is vacant land in the County. There is N-U, R-PD7, R-PD20, R-3 and C-1 zoning to the east and south.

Last year, Phase I on the south side of Charleston Boulevard was approved to develop 3,150 dwelling units on 448.8 acres at a density of seven units per acre. Another zoning request expanded Phase I and allowed 931 additional dwelling units also at a density of seven units per acre.

Phase II of the proposed development will contain 4,247 dwelling units at an overall gross density of 4.3 units per acre for the entire 746.1 acres of residential zoning. This is below the 7 units per acre allowed in the General Plan.

Staff recommended approval of the application and the Planning Commission concurred, subject to the resort and commercial center uses being posted with signs that indicate the proposed uses. The Planning Commission also required that the surrounding property owners be notified when development plans for the resort/casino and the commercial center sites are submitted for review.

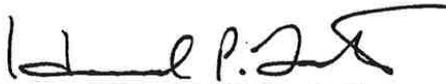
General Plan Conformance: Yes. Conforms to the density recommendations of the General Plan.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

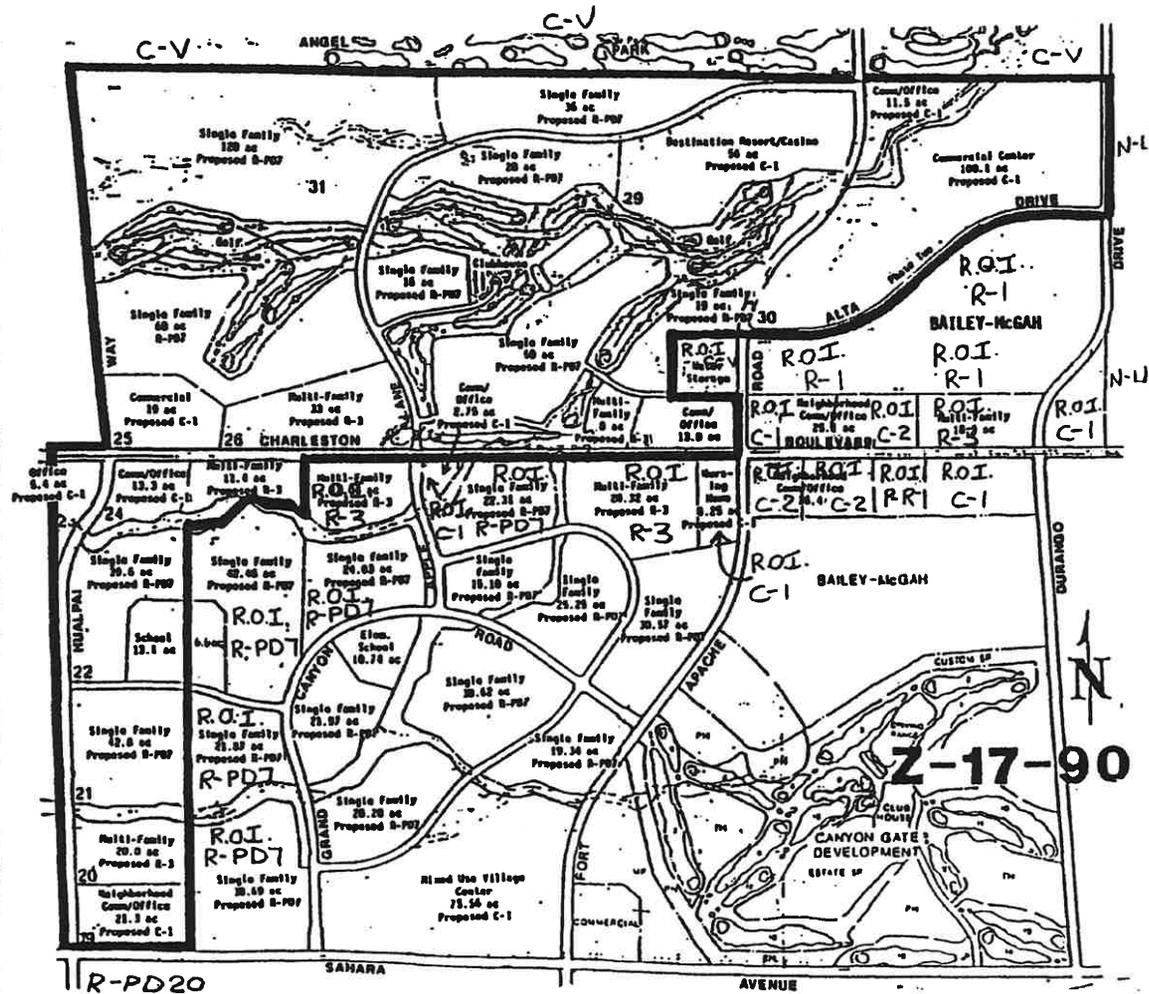
PROTESTS: 3 (2 letters, 1 at meeting)

SEE ATTACHED LOCATION MAP


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

ROR023537

24946



LOCATION MAP - ITEM X.6.4. - Z-17-90 - WILLIAM PECCOLE 1982 TRUST

APR 04 1990

CITY COUNCIL MINUTES
MEETING OF

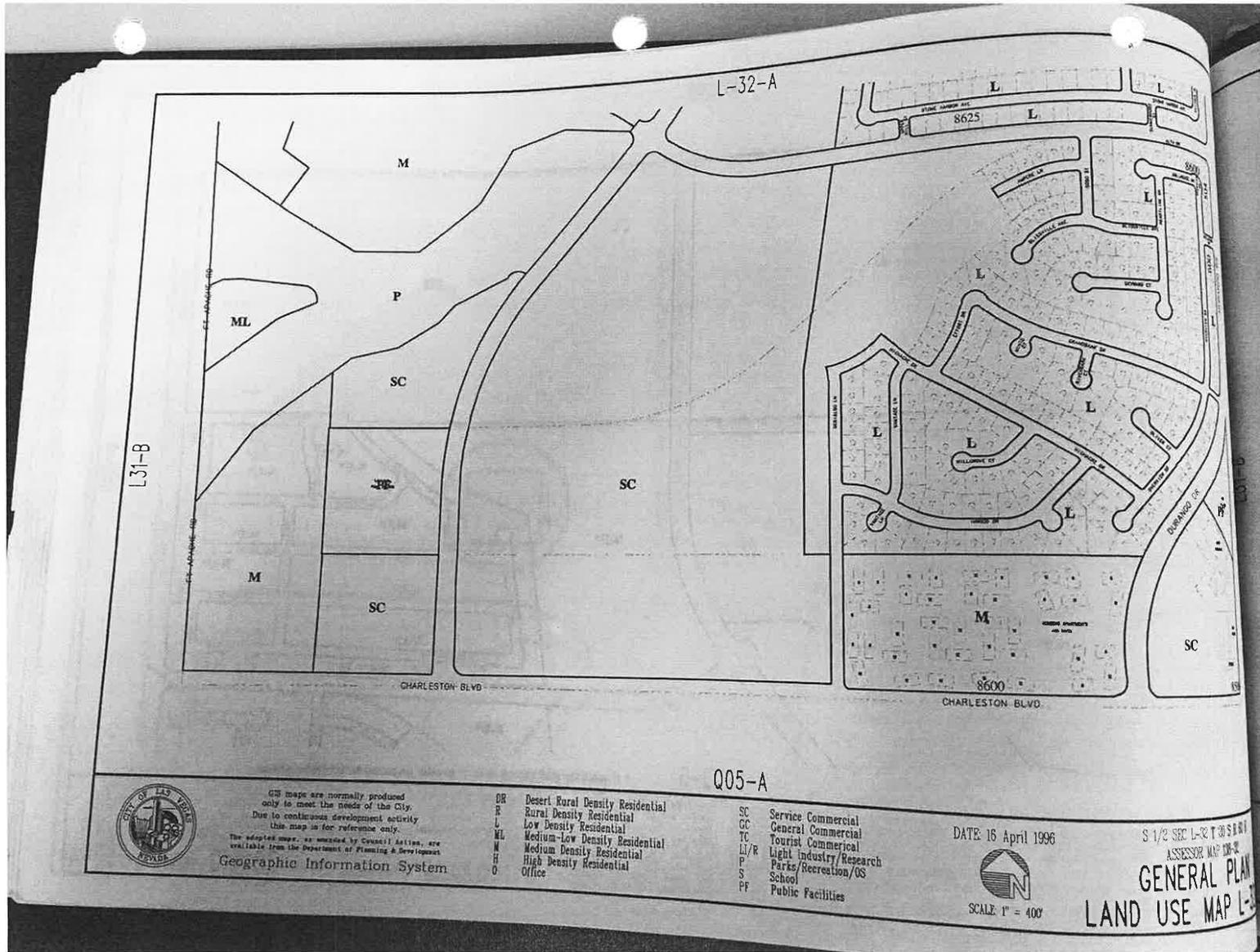
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ROR023538

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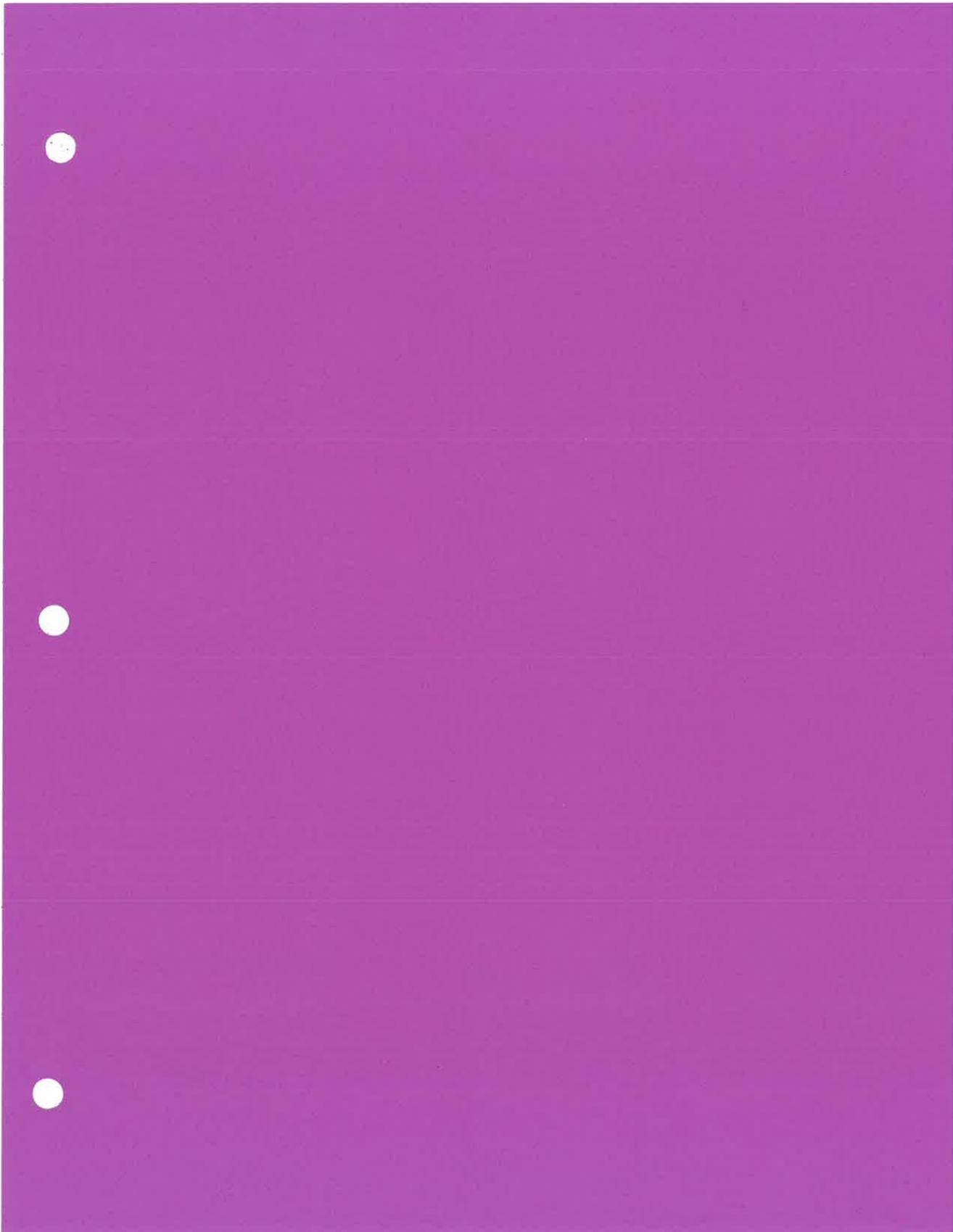
ROR023539

24948



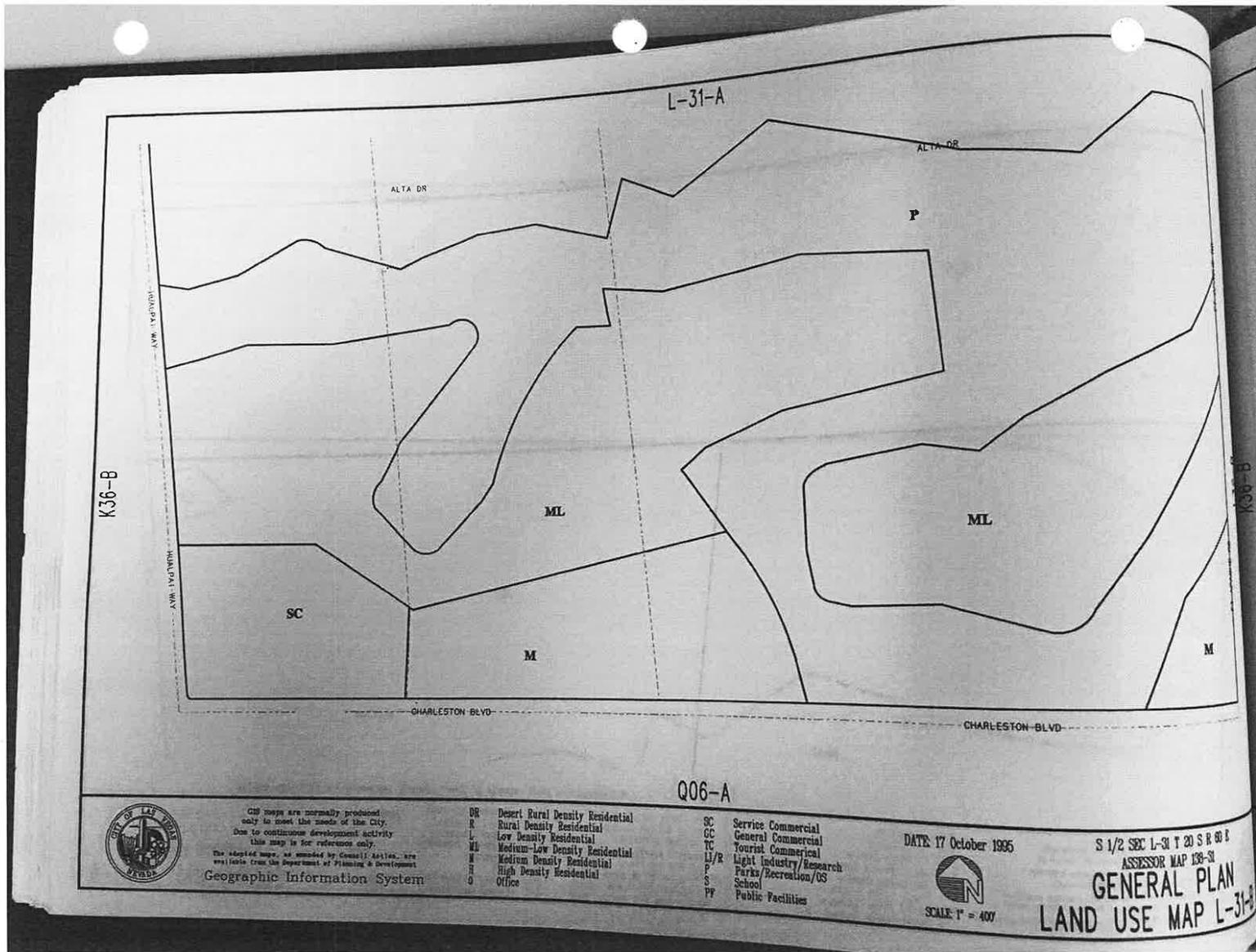
ROR023540

24949



ROR023541

24950



ROR023542

24951

ROR023543

24952

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

CORRECTED LETTER

January 29, 1991

William Peccole 1982 Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-17-90 - ZONE CHANGE

Gentlemen

The City Council at a regular meeting held April 4, 1990 APPROVED the request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V), to: R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works

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



ROR023544

24953

William Peccole 1982 Trust
January 29, 1991
RE. Z-17-90 - ZONE CHANGE
Page 2.

- 5 Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.
- 6 The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.
7. The existing Resolution of Intent on this property is expunged upon approval of this application.
8. Resolution of Intent with a five year time limit.
- 9 Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M TIGHE
City Clerk

KMT.cmp

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

Mr. A. Wayne Smith
A. Wayne Smith & Associates
1515 ~~1414~~ E. Missouri, Suite 100
Phoenix, Arizona 85014

VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102

Sean McGowan
2300 W. Sahara, Box 10
Las Vegas, Nevada 89102

ROR023545

24954

ROR023546

24955

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT
GPA-6-92

MEETING: CITY PLANNING COMMISSION
DATE: MAY 28, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

REQUEST BY WILLIAM PECCOLE TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN FROM L (LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL), ON PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF DURANGO DRIVE AND ALTA DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE EAST HALF (E½) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

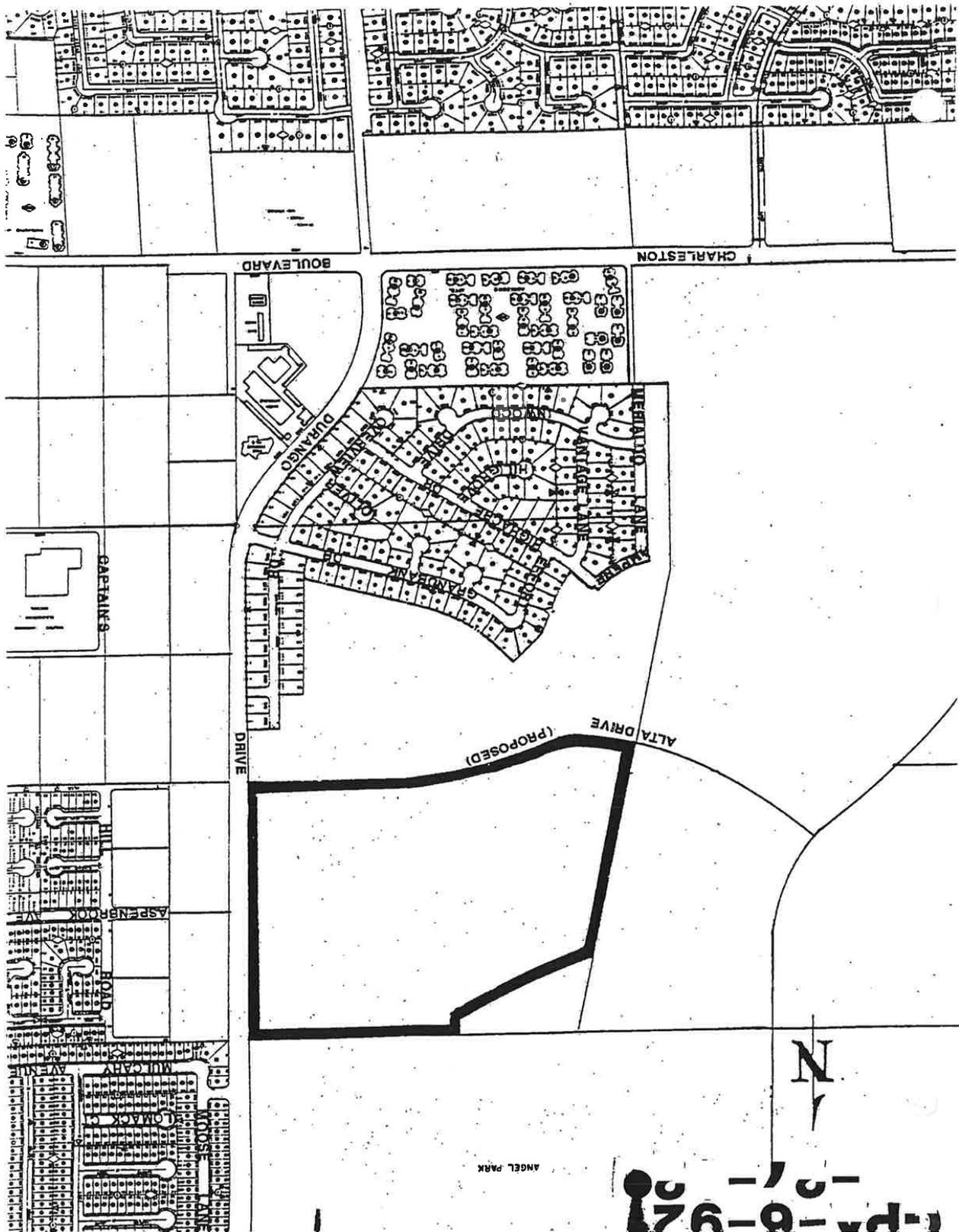
Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

PC

ROR023547

24956



ROR023548

24957

**CITY COUNCIL
MEETING
JUNE 21, 2017**

**CD of the General Plan History
CLV 1985 to Present
(DIR-70539)**

**SUBMITTED AS BACKUP FOR
ITEMS 131-134**

**FILED WITH
MEETING MATERIAL**

ROR023549

24958

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

Submitted at City Council

Date 6/21/17 Item 131-134

By: George Garcia

ROR023550

24959

R-PD7

Residential Planned Development

ROR023551

24960

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.

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.

2

ROR023553

24962

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

What are the City rules to create an R-PD?

- A Development Plan:
- Proposed List of Uses, Acreages, Density/Intensity
- Conceptual Location of Activities and Uses
- Number and Types of Dwelling Units & Commercial Floor Area
- Common Areas/Recreation/Open Space & Amenities
- Public Streets & Parking
- Drainage
- Design Guidelines, CC&R's & Often Development Agreements

5

ROR023556

24965

In Peccole Ranch Phase II what was approved by the City Council in 1990?

- Master Development Plan:
- 4,247 units of single family and multifamily
- 2,807 units of single family on 401 acres
- 1,440 units of multi-family on 60 acres; which exceeds the average gross density allocation of 420 units (7.0 units/acre X 60 acres = 420 units) by 1020 units (1,440 units – 420 units = 1020 units). The additional 1,020 multi-family units were transferred from approximately 145.7 acres of golf course acreage (7 units/ac x 145.7 ac = 1,020 units).
- 211 acres of golf course/drainage
- 194 acres of Commercial/Office
- 56 acres of Resort Casino
- 60 acres of Right of Way
- 13 acres of school
- Approved Master Development Plan Excerpt with Planning & City Council Minutes of March 8, 1990 & April 4, 1990.
 - ❖ See Exhibit C - Land Use Table a Master Development Plan Excerpt;
 - ❖ See Exhibit D-1 & D-2 - Planning Commission Agenda Minutes for Master Development Plan & Zone Change Z-17-1990;
 - ❖ See Exhibit E-1 & E-2 - City Council Agenda Minutes for Master Development Plan & Zone Change Z-17-90;
 - ❖ See Exhibit F – City Action letter for Z-17-90, associated with Zoning Ordinance #5353)

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How was the Number “7” in R-PD7 Used in Peccole Ranch Phase II?

- First the developer determined the gross acreage of Phase II which was 936 acres (996.4 acres minus the 60.4 acres of Public Right of Way). (See Exhibit C, portion of approved Master Development Plan)
- Second, the developer multiplied the 936 acres times “7” to determine the overall gross density allowed in Phase II. That maximum potential gross residential density was 6,552 allowable units.
- At the Planning Commission meeting in March 8, 1990, the developer voluntarily reduced his allowable residential density by almost 2,200 units. (See Planning Commission meeting minutes March 8, 1990, Exhibits D-1 & D-2)
- The developer asked for, and was granted by the City on April 4, 1990, the right to build a maximum of 4,247 residential units. (See and the Minutes of the City Council on April 4, 1990, Exhibit E-1, E-2 & Exhibit F).
- The Number of Approved residential units has not changed since April 4, 1990 City Approval

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What was the density of residential approved in all of Peccole Ranch Phase II

- Total of 4,247 units of single family and multi-family on 996.4 acres. This number has not changed since 1990 approval.
- 4.3 dwelling units per acre with Right-of-Way (Gross Density)
 - ❖ $4,247/996.4 = 4.26$ This is to show the effective density if all land is included before specific locations and changes in density by development transfer
- 4.5 dwelling units per acre without Right-of-Way (Net Density)
 - ❖ $4,247/(996.4 - 60 = 936.4) = 4.53$

What is amount & density of single family approved?

- 2,807 units of single family on 401 acres
- This equals 7 dwelling units per acre on the areas requested for single family development $2,807 \div 401 = 7$

What was the density approved for Multi-Family

- 1,440 units of multi family on 60 acres
- This equals 24 dwelling units per acre on the areas requested for multi-family development $1,440 \div 60 = 24$

What was the Density approved for the 250 acres of golf course/open space/drainage?

- **NONE:** And this has not changed in more than twenty years
- **See Exhibit C**

Did the Developer use Residential units generated by the 250 acres of Golf Course/Open Space and Drainage in other developments within Phase II?

- **YES**

- Residential units that could have been used by the original developer on the 250 acres of golf course/open space/drainage were intentionally assigned to the 60 acres of multi-family (1,440 units) which assignment was approved by the City in 1990 as part of the Peccole Master Development Plan.
- Additional residential units generated by the 250 acres of golf course/open space/drainage were assigned to the 21.63 acres of multi-family (516 units) development known as Queensrigde One Towers as well as to other residential developments within Phase II that exceeded 7 units per acre.
- Beginning with the City's 1990 approval of the Peccole Master Development Plan Phase II and through the addition of the last nine holes in 1996 to present, there has never been any residential units permitted on the 250 acres of golf course/open space/drainage
- Therefore, no residential units have ever been approved on the 250 acres of golf course/open space/drainage. The 250 acres has been designated by the City in its General Plan as Park/Recreation/Open Space for more than 20 years. However, residential units generated by the application of the R-PD7 formula to the 250 acres ($7 \times 250 = 1750$ units) were used by the original developer in multi-family developments within the Master Development Plan and were specifically approved by the City.

What did the Master Developer/Declarant choose to build as approved by the City?

- Built 1,838 Single-Family on 362 acres
- Built and Entitled 1,157 Multi-Family on 60 acres
- 250 Acres of Golf Course Drainage
- 4.92 Acres Park/Open Space
- 194 Acres of Commercial/Office
- 53 Acres of Right of Way
- Zero Acres of School

Has the City confirmed by ordinance the Park/Recreation/Open Space designation under its General Plan for the original 18 holes of the Badlands Golf Course which is a permissible use under R-DP?

- In 1992 by adoption of a new General Plan which covered the original 18 holes. (See Exhibit G)
- In 1996 by adoption of a Final Map (FM-8-96) the 18 holes' parcel was established. The General already reflected Park/Recreation/Open Space designation from the 1992 General Plan (See Exhibit H)

Has the City confirmed by ordinance the Park/Recreation/Open Space designation under its General Plan for the additional 9 holes of the Badlands Golf Course which is a permissible use under R-PD?

- In 1996 by adoption of a Tentative Map (TM-82-96) and Final Map (FM-190-96) the additional nine holes are added to the original 18 holes' parcel (See Exhibit I; Spitz and Genzer Letters; Exhibits J-1, J-2 & J-3)
- In 1999 City adopts an update to the General Plan (GPA-14-99) that reflects all 27 holes as Park/Recreation/Open Space. (See Exhibit K)

What is left to Build?

- On the 401 acres of Single Family - No new lots, some homes on those approved lots not yet constructed
- On the 60 acres of Multi-Family - entitled but not yet built included in total; 166 units at QR Towers, 300 units at Tivoli, and 100 units at Renaissance
- Nothing on the 250 acres of Golf Course/Open Space/Drainage which was required as part of the PD and approved by the City pursuant to the Master Development Plan which was completed more than 15 years ago without any surviving Master Developer or Declarant.

EXHIBIT A

ROR023568

24977



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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www.lasvegasnevada.gov

December 30, 2014

Frank Pankratz
ENB Companies
9755 W. Charleston Blvd.
Las Vegas, NV 89117

RE: 138-31-713-002
138-31-712-004
138-31-610-002
138-31-212-002 (ZVL-57350)

Mr. Pankratz,

This letter is in response to a request for zoning verification on properties located within Las Vegas, Nevada with Assessor's Parcel Numbers of 138-31-713-002; 138-31-712-004; 138-31-610-002; and 138-31-212-002. The subject properties are zoned R-PD7 (Residential Planned Development District - 7 Units per Acre).

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.) A detailed listing of the permissible uses and all applicable requirements for the R-PD Zone are located in Title 19 ("Las Vegas Zoning Code") of the Las Vegas Municipal Code. The Las Vegas Zoning Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/LawsCodes/zoning_laws.htm

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050 located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/files/CLV_Unified_Development_Code.pdf

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement Division of the Building and Safety Department at (702) 229-2330.

If you have any questions concerning this matter, please contact me at (702) 229-6745.

Sincerely,

Nicole Eddowes
Planner I
Planning & Development Department

Exhibit A

Received
JAN 05 2015
Assessing Department

PRJ-63491
02/25/16

FM-0073a-04-12

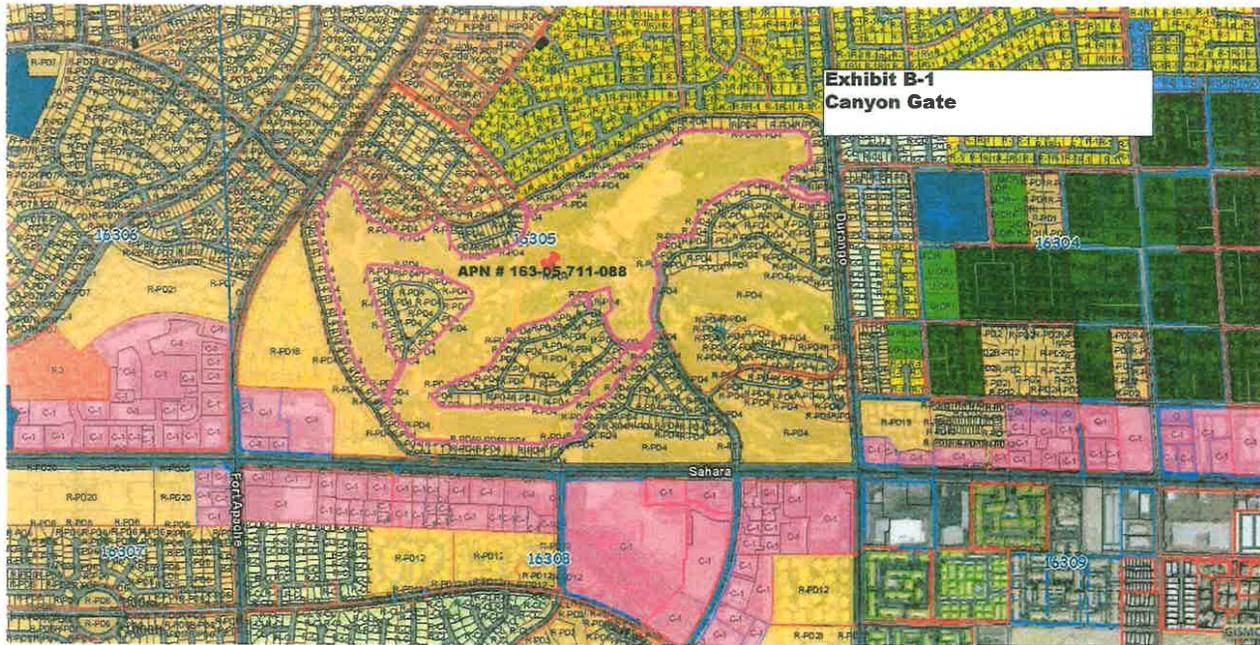
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EXHIBIT B-1

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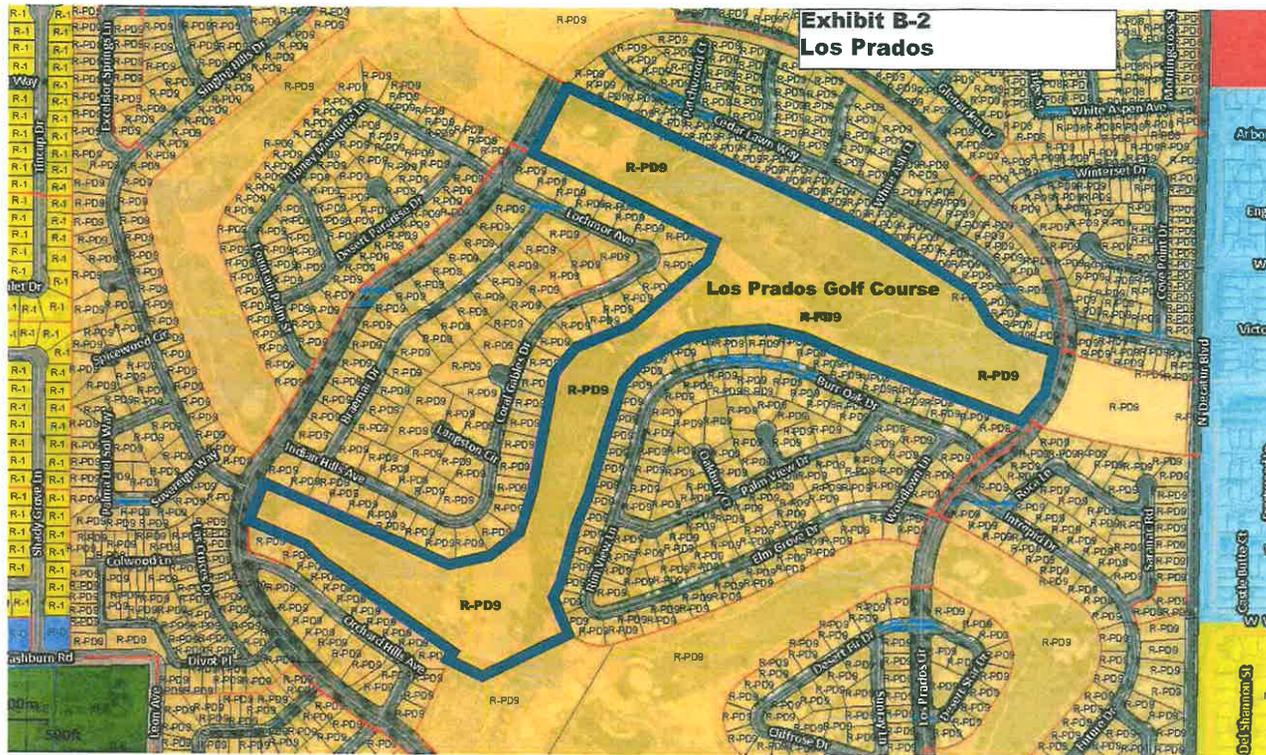
ROR023571

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EXHIBIT B-2

ROR023572

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EXHIBIT B-3

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**Exhibit B-3
Silverstone**

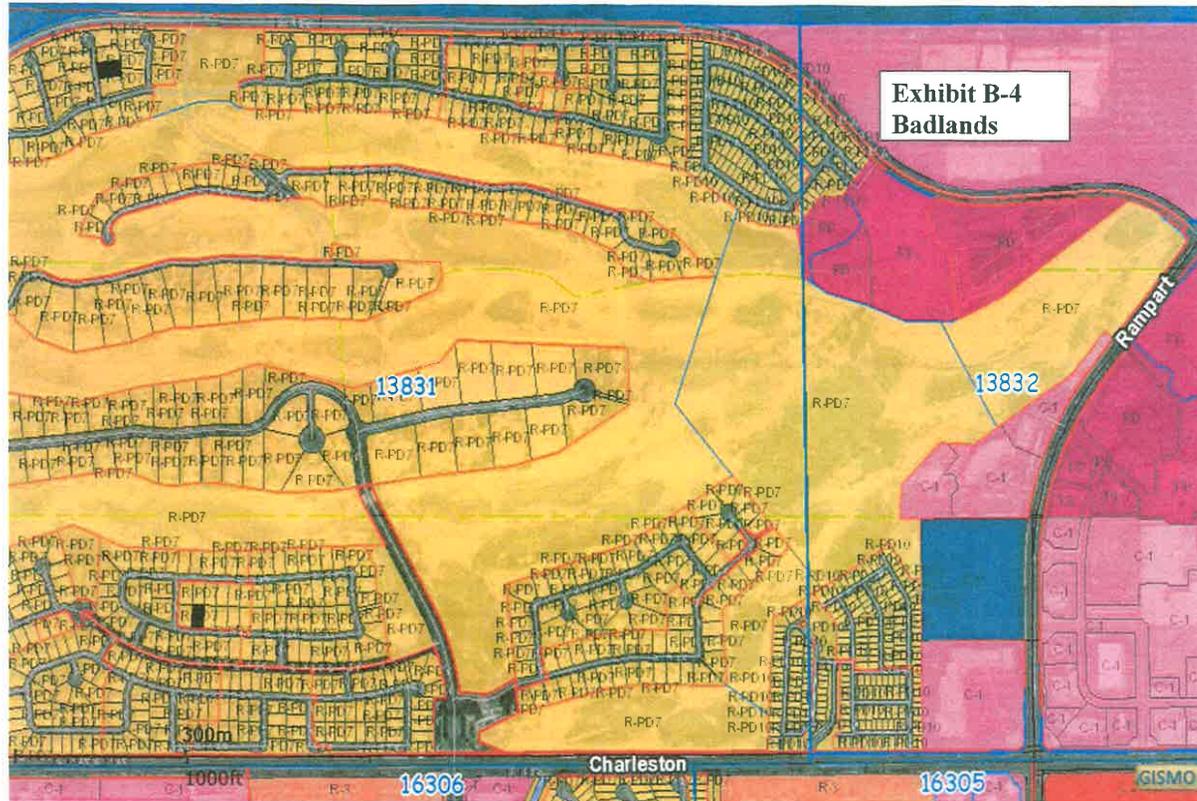
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EXHIBIT B-4

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