

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 12:23 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 27**

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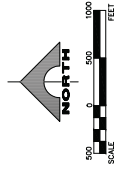
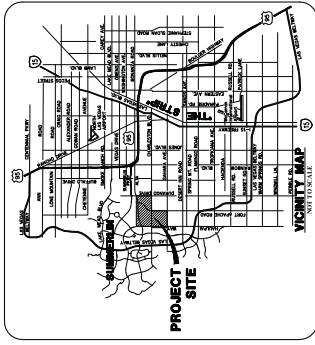
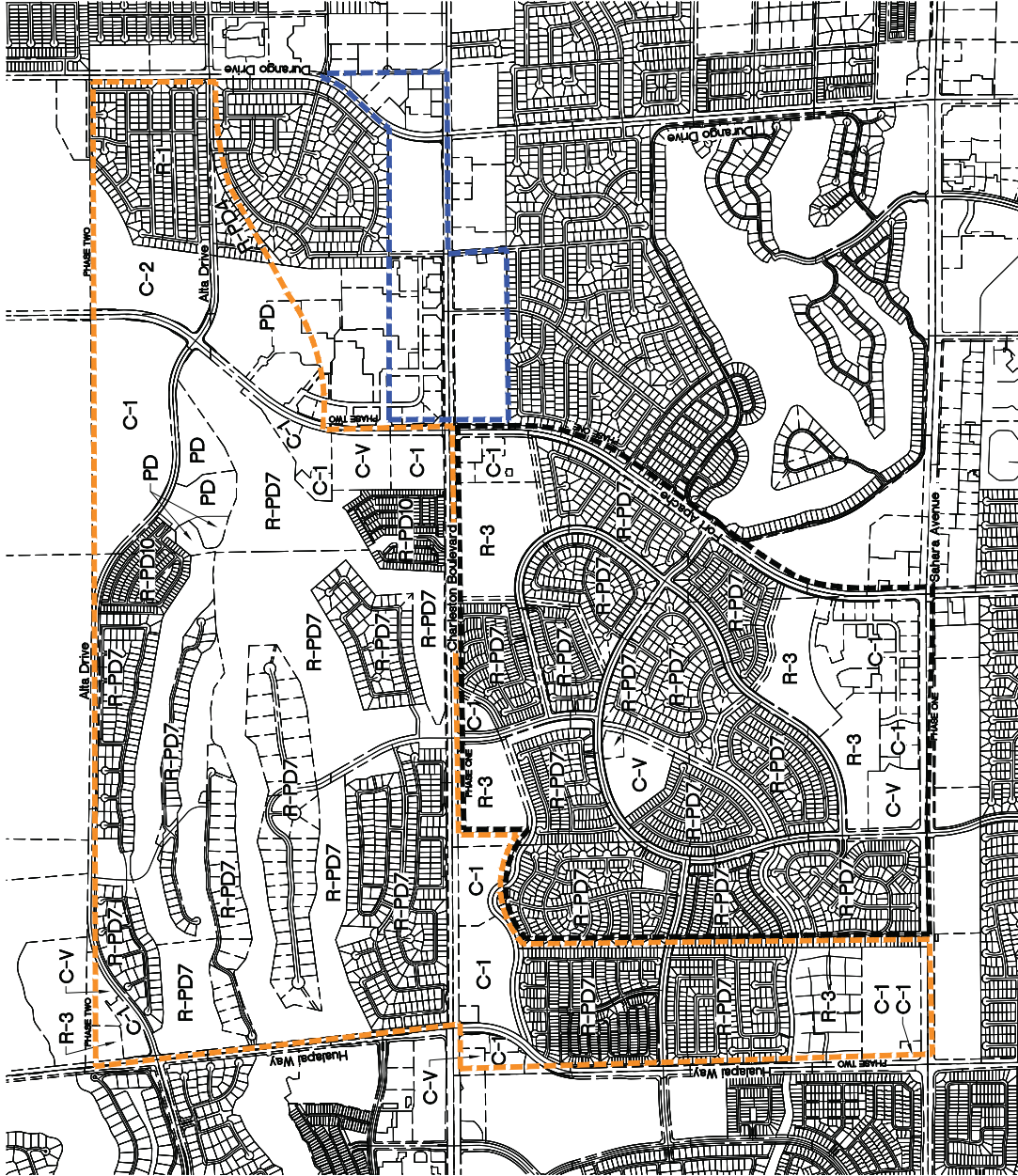
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Telephone: (415) 552-7272

Attorneys for City of Las Vegas



LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

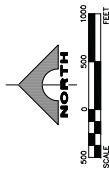
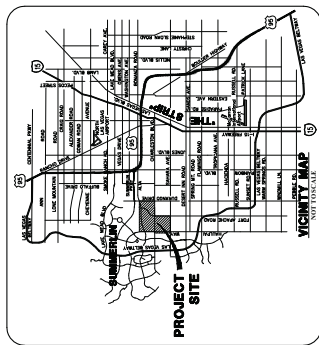
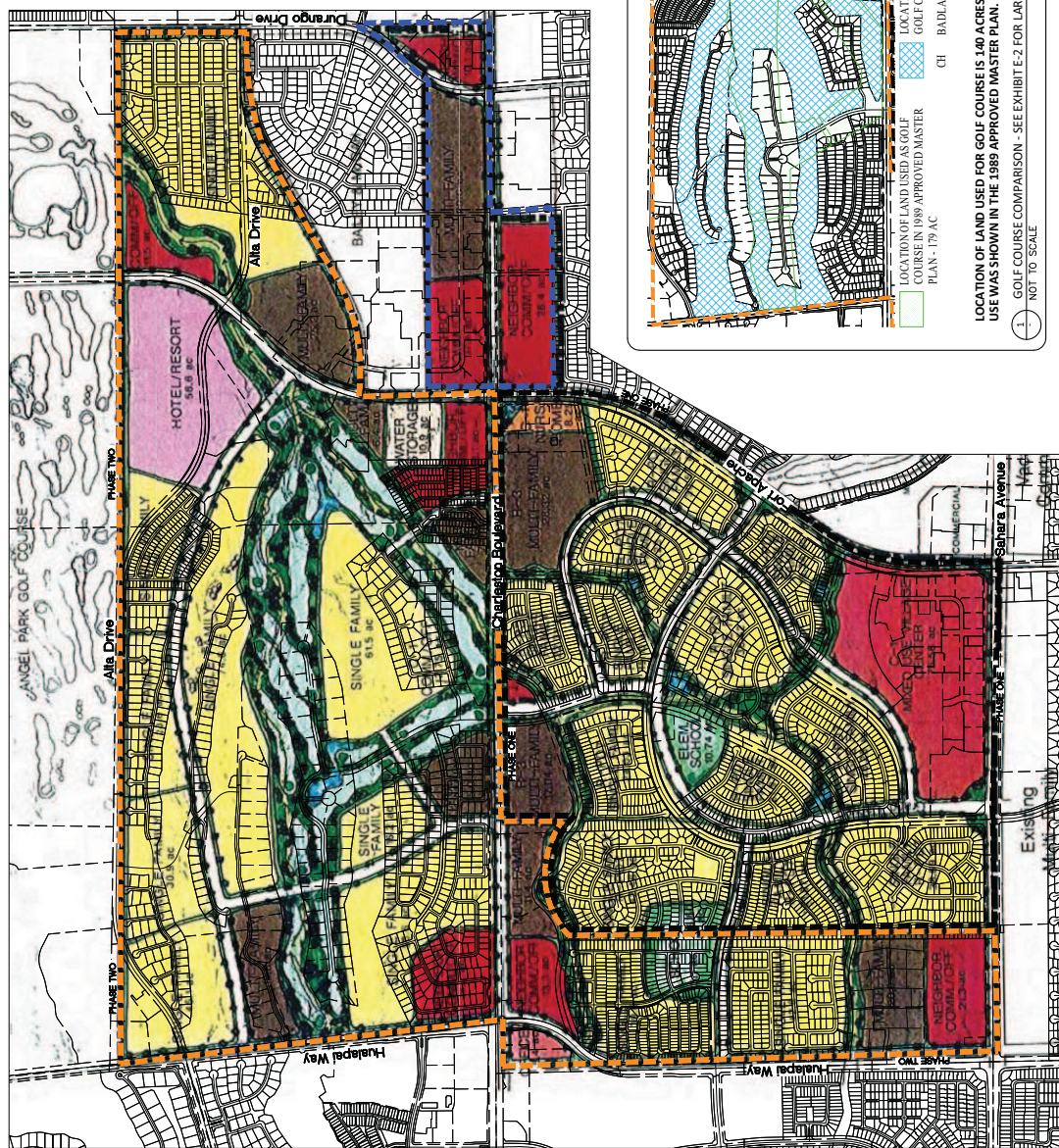
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gcwengr.com

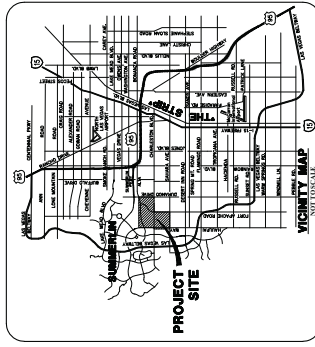
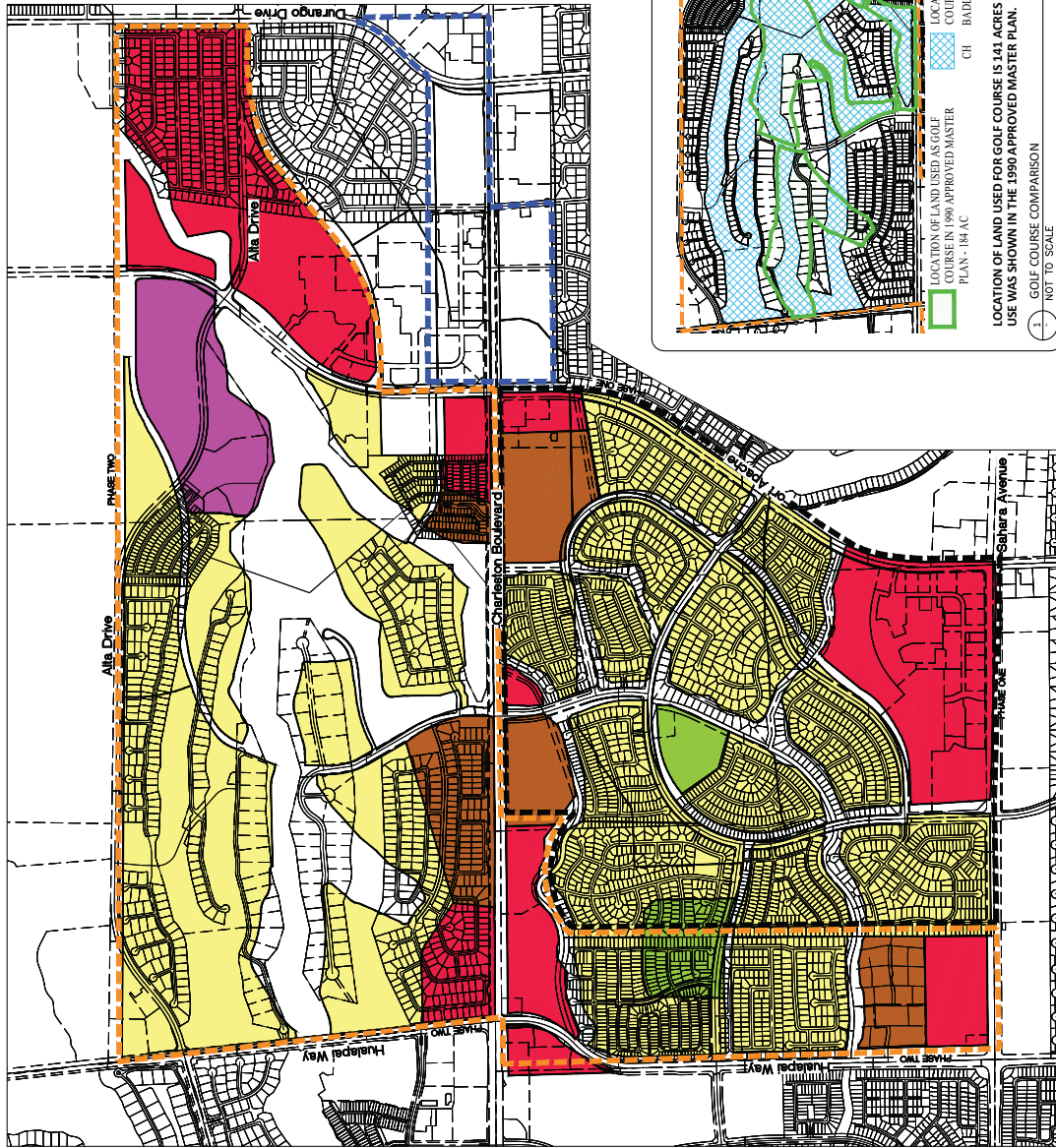
EXHIBIT D
2/22/2016
PECCOLE RANCH MASTER PLAN
BOTH AS-BUILT AND
AS PRESENTLY ZONED

ROR025841

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT E-1
2/22/2016
PECCOLE RANCH MASTER PLAN
AS-BUILT (EXHIBIT D) OVERLAYED ON
THE 1989 APPROVED PECCOLE RANCH
MASTER PLAN (EXHIBIT A) ^{01/27/16}

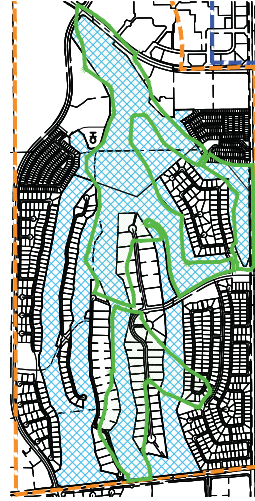




LEGEND

- - - PHASE ONE BOUNDARY
 - - - PHASE TWO BOUNDARY
 - - - DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

SINGLE FAMILY
 MULTI FAMILY
 HOTEL/RESORT
 COMMERCIAL
 SCHOOL



LOCATION OF LAND USED AS GOLF COURSE IN 1990 APPROVED MASTER PLAN - 184 AC
 CH BADLANDS CLUBHOUSE - 2.37 AC
 LOCATION OF LAND ON WHICH GOLF COURSE WAS BUILT - 250.92 AC
 LOCATION OF LAND USED FOR GOLF COURSE IS 141 ACRES OUTSIDE OF WHERE THIS USE WAS SHOWN IN THE 1990 APPROVED MASTER PLAN.

1 GOLF COURSE COMPARISON
 NOT TO SCALE

EXHIBIT F-1

2/22/2016
 PECCOLE RANCH MASTER PLAN
 AS-BUILT (EXHIBIT D) OVERLAYED ON
 THE 1990 APPROVED PECCOLE RANCH
 MASTER PLAN (EXHIBIT B)

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR025844

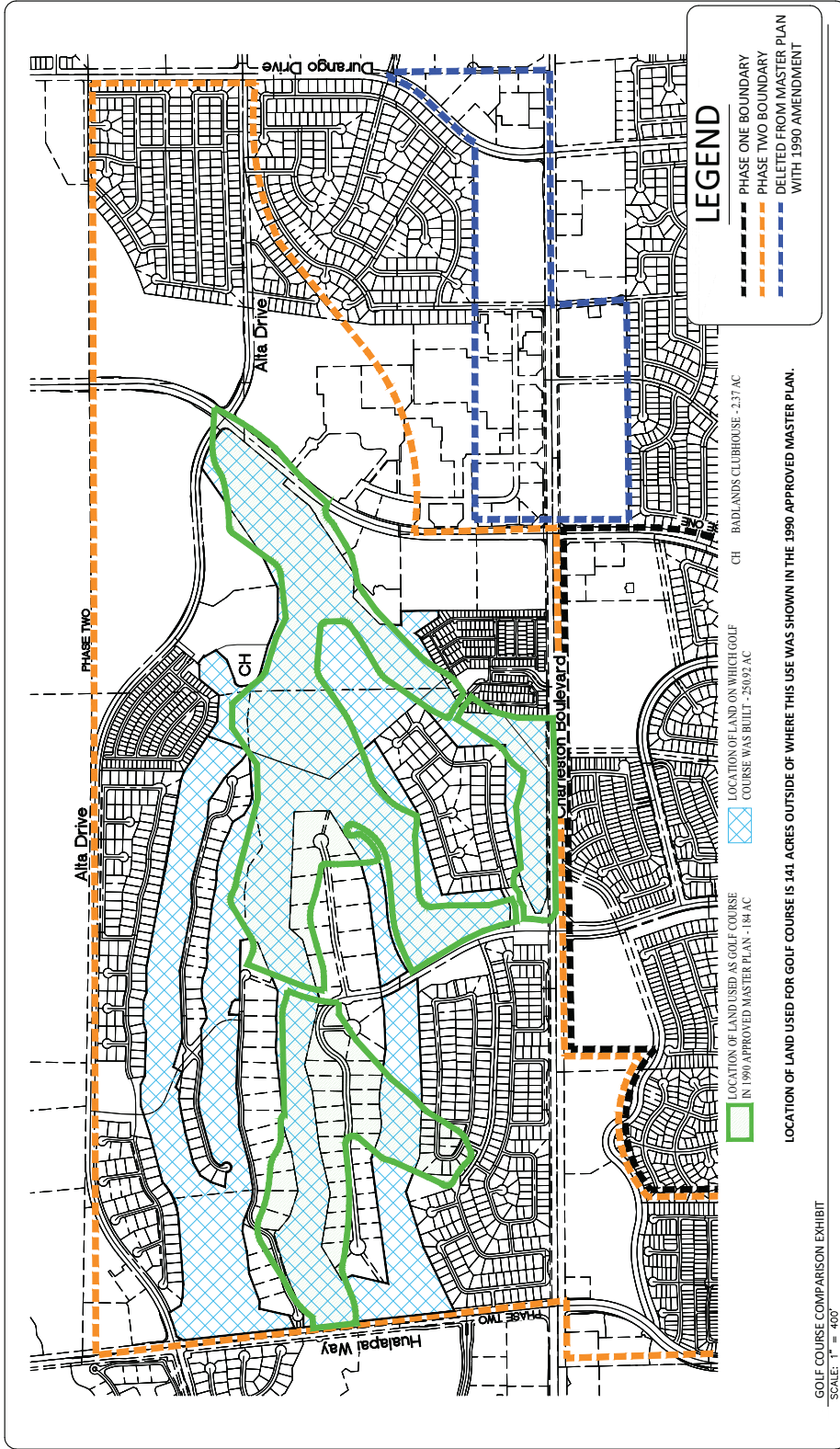
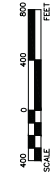


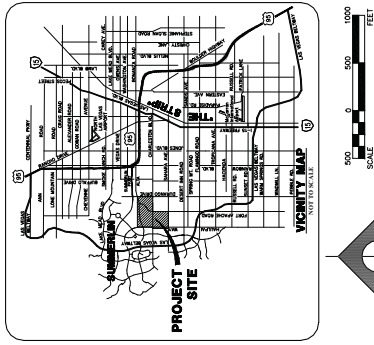
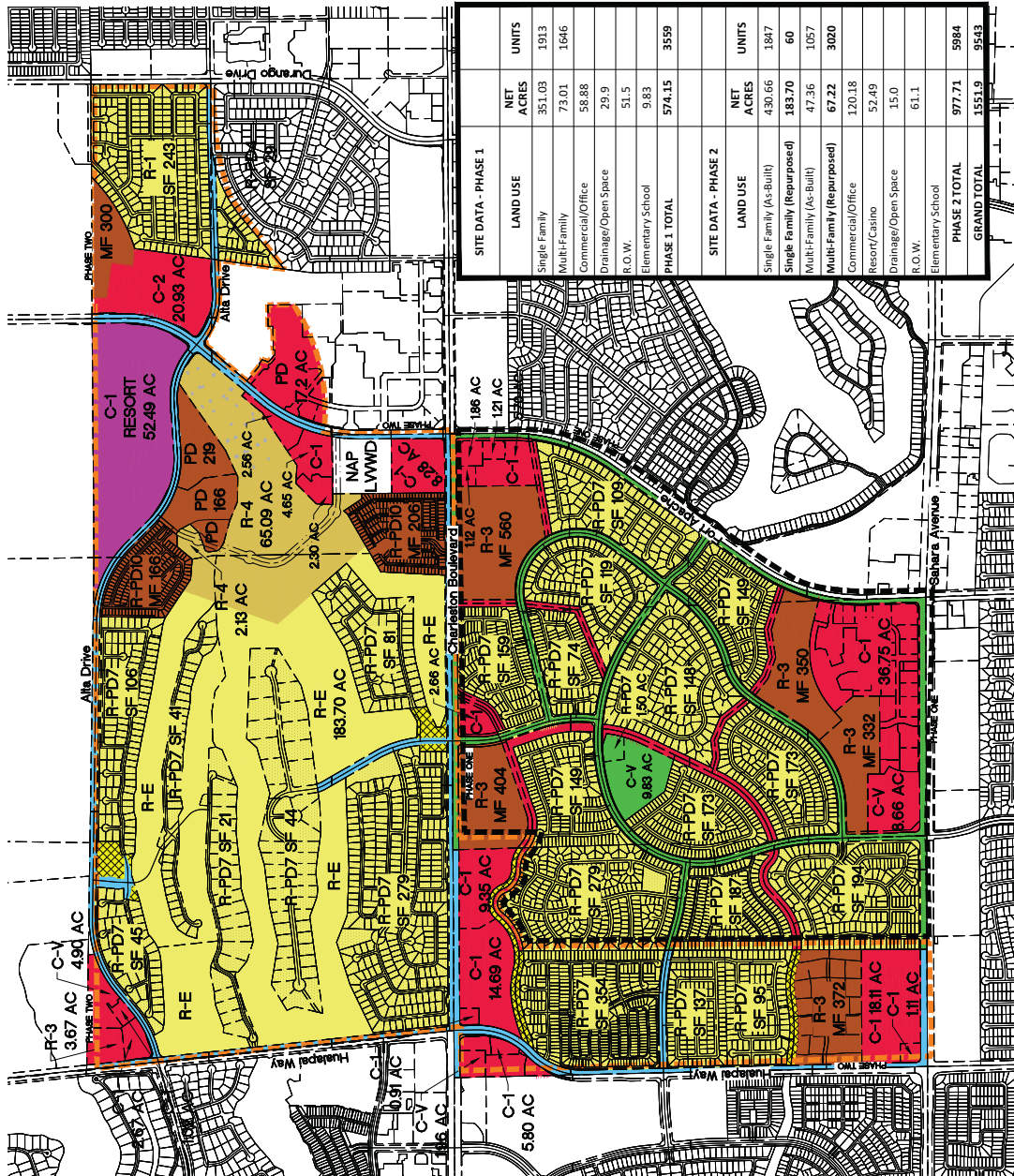
EXHIBIT F-2
2/22/2016
PECCOLE RANCH MASTER PLAN
GOLF COURSE LOCATION IN 1990
APPROVED PECCOLE RANCH MASTER PLAN
VS CURRENT LOCATION



MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR025845

25931



LEGEND

- | | |
|---|---|
|  | R-4 - 3020 UNITS - 45 DU/AC |
|  | R-E - THE R-E ZONING ALLOWS 367 LOTS (A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-PD7 WHICH @ 7.49 DU/AC ALLOWS 1376 DU's); |
| | NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1-ACRE LOT SIZES WITH A MAXIMUM OF 60 HOMESITES. |
|  | EXISTING SCHOOL |
|  | EXISTING COMMERCIAL/OFFICE |
|  | EXISTING HOTEL/RESORT |
|  | EXISTING MULTI-FAMILY |
|  | EXISTING SINGLE FAMILY |
|  | PHASE ONE DRAINAGE/OPEN SPACE |
|  | PHASE TWO DRAINAGE/OPEN SPACE |
|  | PHASE ONE ROW |
|  | PHASE TWO ROW |
|  | PHASE ONE BOUNDARY |
|  | PHASE TWO BOUNDARY |

GCI
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EXHIBIT G
2/22/2016

PRJ-63491 2/22/2016
2016 MASTER PLAN
(MODIFICATION TO 1990 MASTER PLAN)

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



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
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
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

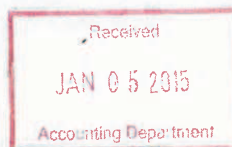
Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement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



PRJ-63491
02/25/16

FM-0073a 04.12

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR025847

25933

EXHIBIT I

PECCOLE MASTER PLAN

250.92 ACREAGE TABULATIONS WITH CURRENT/ PROPOSED ZONING AND GENERAL PLAN DESIGNATIONS

COMMENT	SINGLE FAMILY				MULTI-FAMILY				TOTAL	
	APN#	ACRES	CURRENT		PROPOSED		ACRES	ZONING	CURRENT	
			ZONING	GENERAL PLAN DESIGNATION	ZONING	GENERAL PLAN DESIGNATION			ZONING	GENERAL PLAN DESIGNATION
Previously part of APN# 138-32-301-004 (70.52 acre parcel)							138-32-301-005 (2)	17.49	RPD-7	PROS
Previously part of APN# 138-32-301-006 (53.03 acres) - parcel map in process							(2)	47.59	RPD-7	PROS
Previously part of APN# 138-32-301-006 (53.03 acres) - parcel map in process (4)	(2)	5.44	R-PD7	PROS	R-E	Residential				
	138-31-801-002 (1)	11.28	R-PD7	PROS	R-E	Residential				
	138-31-702-002 (1)	166.99	R-PD7	PROS	R-E	Residential				
SUB TOTAL		183.71						65.08		
Clubhouse parking lot parcel							138-32-202-001 (3)	2.13	PD	PROS
TOTAL		183.71						67.21		
										250.92

NOTES:

- (1) Ownership 180 Land Company LLC
 (2) Ownership Seventy Acres LLC
 (3) Ownership Fore Stars Ltd
 (4) Acreage within the above 53.03 acre parcel that lies between Fountainbleu and Fairway Pointe single family neighborhoods that will be part of the single family and not part of the multi-family.

 PRJ-63491
 02/25/16

ROR025848

25934

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

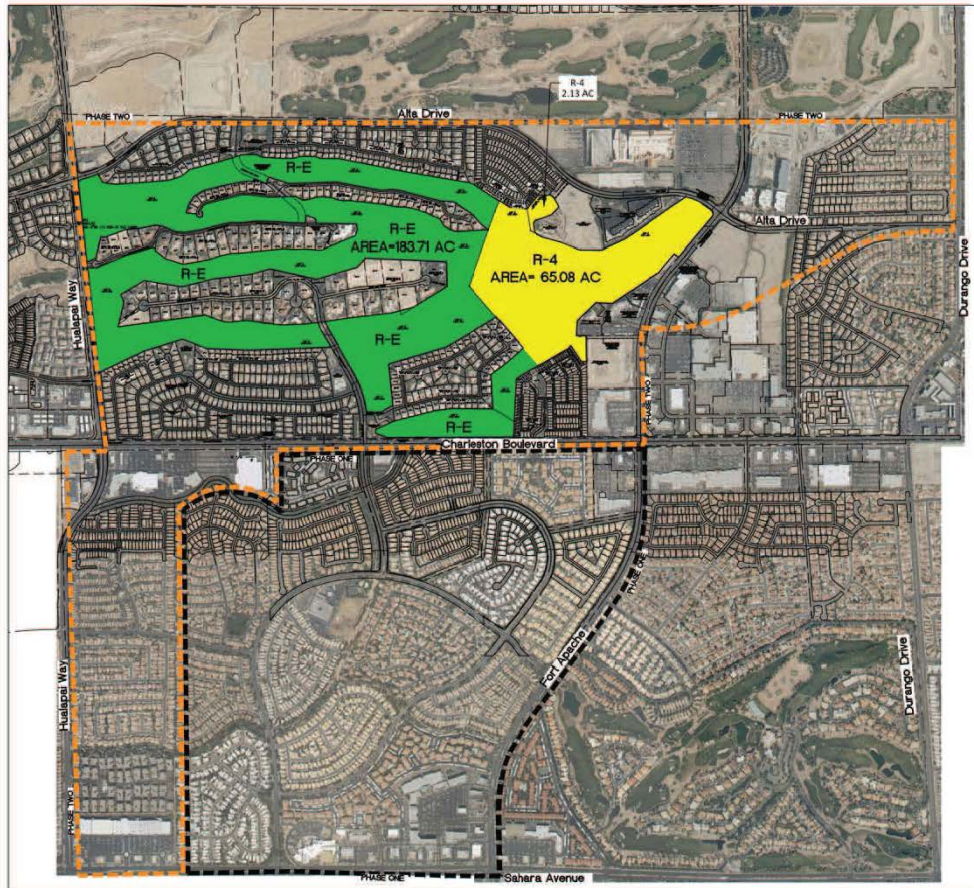
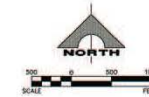
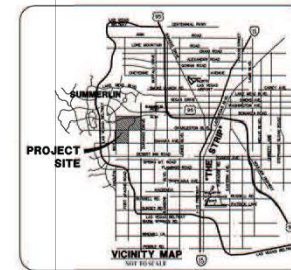


EXHIBIT J-1
2/22/2016
2016 MASTER PLAN REFLECTING
RE-PURPOSED USES OF THE 250.92 ACRE
PROPERTY



LEGEND

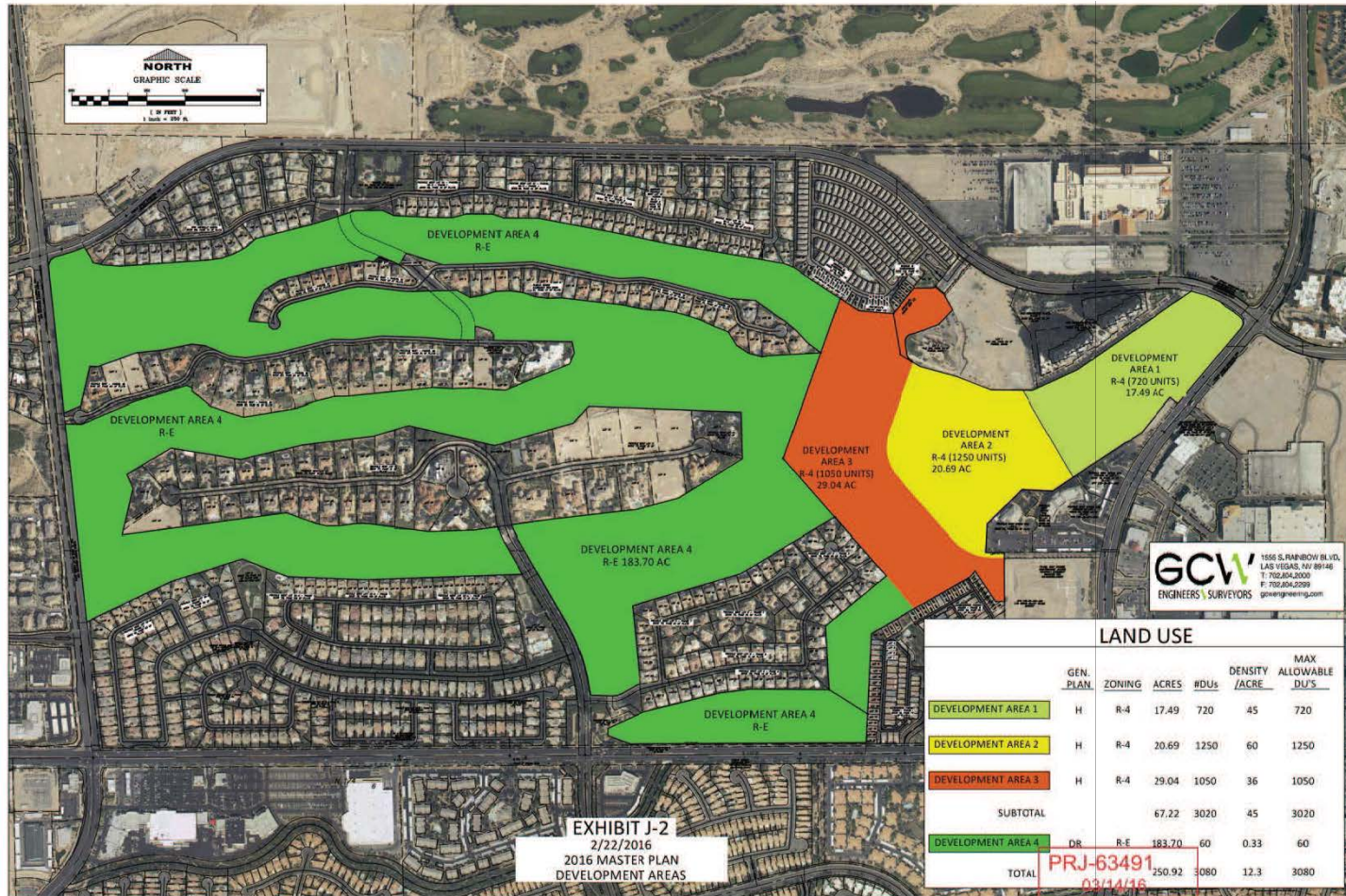
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- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY

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MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR025849

25935



MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR025850

25936