

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 12:43 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 30**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

kermitt@kermittwaters.com

James J. Leavitt, Esq.

Nevada Bar No. 6032

jim@kermittwaters.com

Michael A. Schneider, Esq.

Nevada Bar No. 8887

michael@kermittwaters.com

Autumn L. Waters, Esq.

Nevada Bar No. 8917

autumn@kermittwaters.com

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

bscott@lasvegasnevada.gov

Philip R. Byrnes, Esq.

pbyrnes@lasvegasnevada.gov

Nevada Bar No. 166

Rebecca Wolfson, Esq.

rwolfson@lasvegasnevada.gov

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

micah@claggettlaw.com

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

gogilvie@mcdonaldcarano.com

Amanda C. Yen, Esq.

ayen@mcdonaldcarano.com

Nevada Bar No. 9726

Christopher Molina, Esq.

cmolina@mcdonaldcarano.com

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702) 873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

debbie@leonardlawpc.com

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

schwartz@smwlaw.com

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

ltarpey@smwlaw.com

California Bar No. 321775

(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas

EXHIBIT R
PECCOLE RANCH MASTER PLAN
LAND USE DATA

MASTER PLAN DATA SHOWING PHASE ONE,
PHASE TWO AND TOTALS BASED ON "AS-BUILTS" AS OF FEBRUARY, 2016

LAND USE	PHASE ONE			PHASE TWO			TOTAL (posted to Exhibit T, 1st box)		
	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS
Single-Family	351.03	5.45	1913	430.66	4.29	1847	781.69	4.81	3760
Multi-Family (1)	73.01	22.54	1646	47.36	22.32	1057	120.37	22.46	2703
Mixed Use Village Center (2)				0					
*Commercial, Office - 40 acres									
*Multi-Family - 35.56 acres									
Neighborhood Commercial/Office	58.88			120.18			179.06		
Resort-Casino				52.49			52.49		
Nursing Home				0			0		
Golf Course				250.92			250.92		
Open Space/Drainage	29.9			15			44.9		
Right-of-Way	51.5			61.1			112.6		
Schools	9.83			0			9.83		
TOTAL	574.15	6.20	3559	977.71	2.97	2904	1,551.9	4.16	6463

Note: All acreage and Unit information on this schedule except the drainage and right of way acreage (which is based on take-offs) is from parcel and subdivision maps
(1) Phase Two Multi-Family acres and dwelling units includes 7.5 acres and 300 du's from Tivoli, One Queensridge Place's first Phase's acreage and its' built 219 Units and its second Phase's acreage and its' 166 entitled entitled Units but does not include the Renaissance 100 entitled Units as that portion of Renaissance land is not within the Peccole Ranch Master Plan boundary
(2) This Mixed Use Village Center's Commercial and Multi-Family acreages and Units are included in the Neighborhood Commercial/Office and Multi-Family line items, respectively.

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

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MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



ROR025953

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ROR025954

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EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
ALTA DRIVE AND RAMPART BOULEVARD

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ROR025955

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ROR025958

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EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF
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MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
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03/03/16

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

Revised

February 26, 2016

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

RE: Justification Letter regarding the 2016 Peccole Ranch Master Plan (Major Modification to the 1990 Approved Peccole Ranch Master Plan)

Dear Mr. Perrigo:

At the heart of this Major Modification lay a simple truth. The golf course is going away. It cannot reasonably be saved by the Applicants or by anyone else for that matter. But by purchasing the golf course property and thereby rescuing it from sale simply to the highest bidder, the Applicants could control and thereby guarantee that the development of the golf course property would be accomplished in a way that ensures that Queensridge will retain the uniqueness that makes living in Queensridge so special. As those who have worked with the Applicants from the very beginning will readily attest, this purpose has always been intended to be realized by creating very large Estate Lots and correspondingly beautifully designed custom homes; a development unparalleled anywhere else in Nevada. And by preserving, enhancing and providing a sanctuary for the large variety of the natural wildlife who also call Queensridge home. And by creating a development that Applicants believe will increase, not just maintain, property values for all who live in Queensridge, not just those who live on the golf course.

And additionally, to place needed residential density in an area of Queensridge that can be readily served by planned and existing roadways and where Luxury Multi Family development, with a variety of offerings, with substantial amounts of open space amenities and beautifully enhanced landscape buffers to adjacent residences, can be nestled among already existing commercial and higher density residential uses.

It is with this unwavering vision of these repurposed uses that this Major Modification is submitted.

The purpose of the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan"), which represents a Major Modification to the 1990 Approved Peccole Ranch Master Plan (hereinafter "1990 Master Plan") is to:

1. Reflect the as-built condition of the properties within the 1990 Master Plan, due to the material discrepancies existing between the 1990 Master Plan's designated land uses and their actual as-built condition.

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- 2 Modify, commensurate with its repurposing, the land use designations for 250.92 acres upon which the Badlands Golf Course (hereinafter "Property") is currently operated; and,
- 3 Amend the number of available Units under the 1990 Master Plan to three thousand eighty (3,080) Units.

Material Discrepancies Between 1990 Master Plan and As-built Condition

The 1990 Master Plan was last amended with Las Vegas City Council approval on April 4, 1990. Development of the 1990 Master Plan's 1,569 acres failed to comply with the 1990 Master Plan and no subsequent corrective amendments occurred. This has resulted in numerous material discrepancies between the 1990 Master Plan's land use designations and their as-built condition. Because of these discrepancies, the City of Las Vegas has requested that Applicants amend the 1990 Master Plan to reflect the properties as-built condition of the properties as expressed in paragraph, above. Some of those discrepancies include:

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) were built on land designated for Golf Course/Open Space/Drainage in Phase Two.
2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/ Drainage/Open Space.
5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

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1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

History of Ownership

On March 4, 2015, the stock of Fore Stars, Ltd. was acquired (through various entities and family limited partnerships) by the same principals as EHB Companies LLC (hereinafter collectively "New Ownership"). The Peccole Ranch Partnership was the development entity which established and secured approval from the City of Las Vegas for both the 1989 Peccole Ranch Master Plan and the 1990 Master Plan. Subsequent to the formation of that Partnership and approval of the 1990 Master Plan, the Peccole Trust became the successor in interest to the 1990 Master Plan property. The Peccole Trust later transferred its interests in the 1990 Master Plan property, which included the Property, to Nevada Legacy 14 LLC. Nevada Legacy 14 LLC then transferred its interests in the Property to its affiliate, Fore Stars, Ltd.

On June 18, 2015, the 248.79 acres of the Property zoned RPD-7 was transferred from Fore Stars, Ltd. to two affiliates: (i) 180 Land Co LLC (178.27 acres) and (ii) Seventy Acres LLC (70.52 acres). Fore Stars, Ltd. retained the 2.13 acres of the Property zoned PD.

Current State of The Golf Industry

Despite the best efforts of New Ownership in exploring the continuation of golf course use on a portion of the Property, it became clear that the operation of a golf course on the Property was not viable. Some of the reasons for this include: the condition of the golf course, costs of deferred maintenance, drought conditions in the southwest, water costs, significant decline in the number of golfers and green fees, and oversupply of golf courses in the Las Vegas market (14, alone, within a 4 ½ mile radius of the Property). The golf industry has been devastated over the last decade. Las Vegas has not been immune therefrom. The "2015 State of the Golf Industry" report prepared by Pellucid Corp. & Edgehill Consulting states that nationwide:

1. In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.
2. The number of golfers has fallen from 29.4 million in 2000 to 21.3 million in 2015 and is projected to decline to 18.3 million by 2020.

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Land Use Entitlements

Prior to purchasing the Property, New Ownership explored its land use entitlements. It was verified through Clark County Records and confirmed by the City of Las Vegas, through its Zoning Verification Letter dated December 30, 2014, that the Property is zoned R-PD7. This zoning permits densities up to 7.49 Units per acre.

With the state of the golf industry and the golf course not being viable, the golf course's closure was imminent. Additionally, with its R-PD7 zoning already in place, the Property's development was also imminent. New Ownership is the largest single owner of homes, lots and condominiums in Queensridge and One Queensridge Place; having built over the last twenty (20) years over two (2) million square feet of residential and commercial properties within one and one half miles of the Property, including 40 custom homes in Queensridge and 219 homes in One Queensridge Place. New Ownership's interest in the Property and the Queensridge community is unmatched and fully understands the neighborhood. Rather than seeing an outside developer acquire the Property and develop it with up to 7.49 Units per acre, New Ownership proceeded with the Property's acquisition. New Ownership then proceeded to further study how the Property could best be repurposed for the benefit of the entire Queensridge neighborhood.

Market Conditions and Repurposing of the Property

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute, among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

The repurposing of the Property is specifically detailed in the 2016 Master Plan (illustrated as Exhibits G and I through L), submitted in conjunction with this Justification Letter. The 2016 Master Plan allocates:

1. One hundred and eighty-three (183.7) acres as Estate Lots. New Ownership has chosen to build a maximum of sixty (60) home sites on this 183.7 acres, with approximately one hundred and twenty (120) acres reserved for conservation purposes. This conservation area will include approximately 7,000 additional trees, thousands of additional shrubs, grass and natural areas.
2. Sixty-seven (67.21) acres as Luxury Multi Family the development of 3,020 Units within one cohesive residential village, with a variety of Luxury Multi Family offerings, with architecture and landscaping inspired by the adjacent One Queensridge Place

Ancillary 2016 Master Plan Benefits

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The approval and implementation of the 2016 Master Plan will also provide the following

1. FEMA flood plain designations will be removed from a number of properties that currently infringe into the FEMA designated flood plain with improvements such as tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include:
 - a. 15 of the 16 residential lots on the south side of Orient Express neighborhood in Queensridge North.
 - b. 3 residential lots and an HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that house the two tennis courts, in Queensridge South.
2. Granting of easements to thirty-one (31) homeowner lots and two (2) HOA parcels that presently encroach on the Property.

Remaining Developable Residential Units

The 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which includes vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 available for development.

While there is one 1990 Master Plan; that Plan, and its related zoning, specified a maximum of maximum 4,247 Units available in Phase Two the number of as-built Units and approved but not yet built Units are 2,904 Units in Phase Two. Therefore, taken on its own, this leaves 1,343 Units still available for development under Phase Two.

However, at the time the 1990 Master Plan was approved and the 4,247 Unit count in Phase Two was designated, there was no expressed intent that the total number of Allowable Units under the 1990 Master Plan were to be reduced. Therefore, while Phase Two, taken alone, would suggest that an additional 1,737 Units would be required for the implementation of the 2016 Master Plan, the actual number of additional Units still allowable under the 1990 Master Plan, taken as a whole, would remain at 2,380 Units. Consequently, the implementation of the 2016 Master Plan would still require only an additional 700 Units as referenced in the paragraph above.

In calculating further available Units available for construction, consideration must be given to the 184 acres zoned RPD-7 under the 1990 Master Plan but designated as Golf Course Drainage. While the 184 acres are not necessarily planned for residential development under the 1990 Master Plan, its subsequent zoning to RPD-7 cannot be ignored. Therefore, in addition to the 1,343 Units presently available for construction under Phase Two, alone; an additional 1,378 Units (184 acres @ 7.49 Units per acre) are available for construction. This represents a total available Unit count of 2,721 or just 359 additional Units required for the implementation of the 2016 Master Plan.

Separate and apart, the Queensridge CC&R's provide for a maximum of 3,000 units on the

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1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Annexable Property of which 1,355 Units have been built leaving 1,645 Units available for development. Add to that are the 1,378 Units on the Property (184 acres zoned R-PD7 @ 7.49 Units per acre) that the CC&R's state as, "not part of the Annexable Property." In total 3,023 Units are available for development.

All of the above compares favorably to the 3,080 units requested on the repurposed Property.

Community Investment

Applicants project that the 2016 Master Plan repurposed uses will result in an approximately \$1.5 billion investment into the Property. Additionally, the residential will provide desired housing for those who work, or otherwise choose to live, in this prime and ever-expanding area of the City of Las Vegas. It will provide the much needed increased "rooftops" to support economic growth and the neighborhood's existing and future commercial developments, all of which benefit existing residents. In addition, these new inhabitants represent a buyer pool for the existing residences in the community.


With the opening of "Downtown Summerlin" just two miles away from the Property in Clark County, the already challenged retail and restaurant operations in the trade area are experiencing even greater challenges. In fact, over 500,000 square feet of vacant commercial space presently exists. By increasing the adjacent consumer base, through additional rooftops, the 2016 Master Plan will provide the necessary support for the businesses and shopping centers in the trade area. This will include but not be limited to drawing tenants filling vacant storefronts, adding permanent, temporary, full-time and part-time employment opportunities and increasing tax revenue, all as outlined in the Economic and Fiscal Benefits Study prepared by Mr. John Restrepo included as part of the 2016 Master Plan.

Additional justifications are contained in the Justification Letter relating to the General Plan Amendments and Zone Change requests filed concurrent with this Major Modification.

Yours truly,

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

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

By: 
Name: Yohan Lowie
Its: Manager
Date: 2/26/16

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PECCOLE RANCH MASTER PLAN

2016 Peccole Ranch Master Plan -
Major Modification of 1990 Peccole Ranch Master Plan

PREPARED FOR and BY:

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

(Collectively, "Applicants")

GCW Engineering
1555 S. Rainbow Blvd.
Las Vegas, NV 89146

Kaempfer Crowell
1980 Festival Plaza Drive, Suite. 650
Las Vegas, NV 89135-2958

February 23, 2016

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EXHIBITS

- Exhibit A 1989 Peccole Ranch Master Plan
- Exhibit B 1990 Peccole Ranch Master Plan
- Exhibit C Area Plan As Submitted With the Proposed and Subsequently
Approved 1990 Peccole Ranch Master Plan
- Exhibit D Peccole Ranch Master Plan Properties Both As-built
And As Presently Zoned
- Exhibit E-1 Peccole Ranch Master Plan As-Built (Exhibit D)
Overlaid On 1989 Approved Peccole Ranch Master Plan
(Exhibit A)
- Exhibit E-2 Golf Course Location in 1989 Approved Peccole Ranch
Master Plan vs. Current Location
- Exhibit F-1 Peccole Ranch Master Plan As-built (Exhibit D)
Overlaid On the 1990 Peccole Ranch Master Plan
(Exhibit B)
- Exhibit F-2 Golf Course Location in 1990 Peccole Ranch
Master Plan vs. Current Location
- Exhibit G 2016 Master Plan (Major Modification to the 1990 Master Plan)
- Exhibit H City of Las Vegas Zoning Verification Letter dated December 30, 2014
- Exhibit I Peccole Ranch Master Plan – 250.92 Acreage Tabulations with Both Current
And Proposed Zoning and General Plan Designations
- Exhibit J-1 2016 Master Plan Reflecting Repurposed Uses of the 250.92 Acre Property
- Exhibit J-2 2016 Master Plan's Development Areas
- Exhibit K-1 183.71 Acre Estates: Land Between Orient Express and Winter Palace -
Existing
- Exhibit K-2 183.71 Acre Estates: Land Between Orient Express and Winter Palace –
Conceptual Pursuant to 2016 Master Plan

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- Exhibit L-1 2016 Conceptual Site Plan for 67.21 Acres Luxury Multi Family
- Exhibit L-2 2016 Conceptual Site Plan - Open Space Diagram for 67.21 Acres Luxury Multi Family
- Exhibit M ULI: High-Density Development – Myth and Fact
- Exhibit M-2 Brookings Institute Report
- Exhibit N Golf Courses within 4.5 Mile Radius
- Exhibit O Economic and Fiscal Benefits Study
- Exhibit P Land Use Data – 1989 versus 1990 Master Plan’s Acres Reconciliation
- Exhibit Q Land Use Data - 1990 Master Plan Acreage and Dwelling Unit Data
- Exhibit R Land Use Data – Master Plan Data Showing As-Built As Of February, 2016
- Exhibit S Land Use Data – Master Plan With Its February 2016 As Built Except The 250.92 Acres Currently Used As Golf Course Are Shown With Their Proposed Estate Lot And Luxury Multi Family Uses in this 2016 Master Plan
- Exhibit T Land Use Data – Master Plan Comparative Charts
- Exhibit U Residential Development Standards Table

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PECCOLE RANCH MASTER PLAN

Section I - Introduction

In early 1990, the 1,569.6 acre proposed 1990 Peccole Ranch Master Plan was submitted to the City of Las Vegas for:

- the approval of an Amendment to the 1989 overall Conceptual Peccole Ranch Master Plan; and
- the rezoning of the 996.4 acres in Phase Two of the Peccole Ranch Master Plan to zoning designations of R-PD7, R-3, and C-1.

The narrative in the 1990 *Proposed* Peccole Ranch Master Plan described the intent of that Plan and compared the 1990 *Proposed* Peccole Ranch Master Plan with the *previously approved* 1989 Peccole Ranch Master Plan (hereinafter “1989 Master Plan”). This narrative clearly referenced that the 1990 *Proposed* Peccole Ranch Master Plan was intended to be "Conceptual" in nature. This reference certainly was in keeping with how the Peccole Ranch Master Plan has been implemented over the past 26 years; as there are very significant variances from what was proposed to be built in the 1990 *Approved* Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and what was actually built.

The 1990 Master Plan was last updated with Las Vegas City Council approval on April 4, 1990. All subsequent development was approved and conducted without amendments to the 1990 Master Plan, notwithstanding non-conformity to the 1990 Master Plan. This 2016 Proposed Peccole Ranch Master Plan (hereinafter "2016 Master Plan") represents a Major Modification to the 1990 Master Plan. As requested by the City of Las Vegas, this Major Modification reflects development under the 1990 Master Plan as it was actually built including for the 250.92 acres on which the golf course is currently operated. This 250.92 acres is hereinafter referred to as “Property”. This Major Modification also reflects the repurposed uses sought by Applicants on the Property as follows:

- 183.71 acres: This 183.71 acres coming partially from each the 253.07 acres designated as “Golf Course/Open Space/Drainage” and 729.49 acres designated “Single- Family” in the 1990 Master Plan, are redesignated as “Estate Lots” in this 2016 Master Plan.
 - However, Applicants have chosen to provide a maximum of only 60 home sites on this entire 183.71 acres; with approximately 120 acres reserved for conservation purposes. (It is important to note that this reduction in permitted density from the already existing R-PD7 zoning, up to 7.49 Units per acre, is entirely voluntary and is not for the purpose of satisfying any City imposed open space requirement or otherwise serve in any regard as a “quid pro quo”.)
- 67.21 acres: This 67.21 acres coming partially from each the 253.07 acres designated as “Golf Course/Open Space/Drainage” and 729.49 acres designated “Single- Family” in the 1990

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Master Plan, are redesignated as “Luxury Multi Family” in the 2016 Master Plan allowing a total of 3020 Luxury Multi Family Units.

By approval of this Major Modification, the 2016 Master Plan will reflect the as-built condition of the Master Planned property and, as noted above, the repurposed uses on the Property.

The 1989 Master Plan (**Exhibit A**) which was approved by the City of Las Vegas on February 15, 1989 comprised 1,716.3 acres. The 1990 Master Plan (**Exhibit B**) illustrated a reduction in the 1,716.3 acreage due to the elimination since the 1989 Master Plan of a previously included Multi-Family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. (These parcels lay on both the north and south sides of Charleston Boulevard between Rampart Boulevard and Durango Drive.). The 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed since the 1989 Master Plan. Another 51.84 acres with various land uses, some relating to the right of ways associated with the aforementioned land removed, were also removed since the 1989 Master Plan. Consequently, the 1990 Master Plan comprised 1,569.6 acres with 573.2 acres in Phase One and 996.4 acres in Phase Two.

The 1990 Master Plan noted that:

*“The Peccole Ranch Master Plan is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (**Exhibit C**), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by these developments occurring in the Peccole Ranch vicinity.... Planning efforts for planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met”.* (Emphasis added)

The above statements were in fact, necessary and appropriate in 1990 and are even more necessary and appropriate today. The 1990 Master Plan was specifically intended, designed and drafted to, "maintain flexibility to accommodate future market changes" with a clear recognition that, “The Plan is conceptual in nature to allow detailed planning at the time of development.” In fact, the developer under the 1990 Master Plan went to great lengths to both maintain and protect maximum flexibility for development purposes. This flexibility is evidenced, in particular, by the fact that the developer, while creating a golf course use on the property, nevertheless insisted that this same golf course property continually retain its R-PD7 zoning classification (**Exhibit D**), and that the development potential of this golf course property be disclosed, so that if and when changing market or other conditions necessitated it, the Property could be developed with, among other things, already permitted residential use.

To further evidence this flexibility of purpose, and as can be seen in **Exhibits E-2 and F-2**, the as-built condition of the Master Plan property is not at all similar to either the 1989 or 1990 Approved Master Plans.

The repurposing of uses, reflected in the 2016 Master Plan, of the Property presently used

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for golf course is in response to continued market changes, not the least of which is the erosion of the golf industry, an erosion from which Las Vegas is not exempt. The number of golfers in the United States has fallen from a high of nearly 30 million in 2000 to less than 22 million today. That is a reduction of over 25%. Additionally, continually escalating operating costs, the cost of water and its availability (especially in a desert community such as Las Vegas), dramatic reduction in revenues and a significant demand/supply imbalance have rendered many golf courses simply financially unsustainable and/or terribly underperforming. Nationally, golf course closures, 732 in the last 4 years, 1503 in the last ten years (*and 234 closures in 2015, alone*), with more closures planned or anticipated over the next several years, has necessitated golf course land owners and local jurisdictions to come together with respect to the repurposing of what was once golf course land.

The previously approved 1989 and 1990 Peccole Ranch Master Plans incorporated office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/ office and commercial center were approved in the most northern portion of the project area. Special attention was given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. The vision and goal of those Master Plans continues with this 2016 Master Plan.

Also of importance to the 2016 Master Plan is the nearby and conveniently located transportation network, consisting of “freeways” such as I-215, US-95 and the Summerlin Parkway and major section lines roadways, including Durango Drive, Charleston Boulevard, Sahara Avenue, Rampart Boulevard, Hualapai Way and Town Center Drive. All of these freeways and roadways are designed to carry elevated amounts of traffic volumes, including the traffic that will result from the repurposed uses under this 2016 Master Plan. A traffic study to address traffic considerations is being prepared and will be submitted to the City in support of this Major Modification.

In 1989 and again in 1990, The Peccole Ranch Master Plan was designed to benefit the current and long range needs of the Las Vegas Metropolitan Area. The same is true of this 2016 Master Plan. Overall project character and identity of the Property now proposed to be developed as outlined in this 2016 Master Plan will continue to reflect the highest standards of quality as demonstrated by the many adjacent and nearby developments built by affiliated companies of the Applicants. Such development includes the building of: (i) forty (40) very high end estate homes, built in Queensridge North and South, representing nearly 40% of all estate homes in Queensridge North and South, (ii) the towers at One Queensridge Place, (iii) Tivoli Village, (iv) Fort Apache Commons and (v) Sahara Center, all built upon Peccole Ranch Master Plan properties.

Section II - 2016 Master Plan Compared to 1990 Master Plan

This 2016 Master Plan (**Exhibit G**) is an amendment to the 1990 Master Plan which was approved by the City of Las Vegas on April 4, 1990. As shown by the as-built, and as reflected in the **Exhibit F-2** overlay, the differences between the two Plans are very extensive and include:

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1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) in Phase Two were built on land designated for Golf Course/Open Space/Drainage.
2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/Open Space/Drainage.
5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.
9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

Section III - Residential

The entirety of the Property presently used as golf course (except for 4.5 acres zoned PD) is zoned R-PD7 as reflected in Clark County Records and as confirmed in City of Las Vegas Zoning Verification Letter dated December 30, 2014 (**Exhibit H**). By approval of this 2016 Master Plan (Major Modification), the additional zoning designations of R-E and R-4 will be added to be consistent with the planned development of the Estate Lots and Luxury Multi Family.

The demand for housing remains strong in the Peccole Ranch Master Plan area, reflecting the continued volume of in-migration to the Las Vegas Valley and internal population growth. The repurposed designations of the above Property are based upon market conditions and the continuing market demand for extremely high end Estate Lots/custom homes as well as Luxury Multi Family homes, both of which are reflected as part of this 2016 Master Plan.

Exhibits J-1 and J-2 reflect the repurposed land uses and Development Areas of the Property.

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In particular, the 183.71 acres is devoted to very large Estate Lot development. **Exhibits K-1 and K-2** illustrate, by way of example an area between Orient Express Court and Winter Palace Drive that shows its current status compared to a conceptual rendering of its enhancement with the repurposing of the Property. Other portions of the 183.71 acres will have enhancements and open space commensurate with their lot sizes. These Estate Lots range in size from a *minimum* of one acre to *over 5* acres. The *smallest lots* proposed under this 2016 Master Plan for these 183.71 acres, with only a couple of exceptions, are larger than the *largest lots* existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large Estate Lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development.

Each Estate Lot to be developed will have a limited developable area. This means that the portion of the lot that is developed with footprints of the main residence and ancillary structures, (hereinafter "home site") will be limited as follows: The developable area for a home site on a one (1) acre lot will be limited to a maximum of 50% of the total lot or one-half (1/2) acre of the one acre lot. The developable area for a home site on a three (3) acre lot will be limited to a maximum of 33% of the total lot or one (1) acre of the three acre lot. The developable area for a home site on a five (5) acre lot will be limited to a maximum of 25% of the total lot or 1.25 acres of the 5 acre lot. Lots over 5 acres shall have a maximum developable area of 25% of the total lot. Home sites on lots not enumerated herein will be correspondingly sized. Lots smaller than one and one half (1 ½) acres may have a pool and its related structures, as well as hardscape, constructed outside the home site.

In addition to each Estate Lot having a limited developable area, each Estate Lot will also have enhanced landscaping, which may consist of large areas of both grass and/or artificial turf; with an abundance of trees planted throughout, and on the borders of, each Estate Lot. Water retention areas may be utilized on many of the larger lots, subject to appropriate governmental approval. A walking trail system throughout, or perhaps adjacent to, these 183.71 acres, that could have connectivity to Queensridge North and Queensridge South existing roadways and parks, could become part of this 2016 Master Plan (if and to the extent approved by the Queensridge Master Homeowner Association). **Exhibit J-1** shows in dark green the area to be developed with the large Estate Lots; again, ranging in size from a minimum of 1 acre to over 5 acres *and limited to a maximum of 60 home sites*. It is intended that the entirety of the 183.71 acres will be designated in the General Plan as Desert Rural Density Residential (DR) and zoned Residence Estates District (R-E).

Additionally, with the support and approval by the Queensridge Master Homeowner Association, and upon the implementation of the 2016 Master Plan, the approximate 4 acre and 1 acre sites, located near the Queensridge South and Queensridge North entrances, respectively, will be developed with enhanced park areas for the use and enjoyment of the respective Queensridge neighborhoods.

Finally, as part of the development of these large Estate Lots (and as described in more detail in the "Drainage" section below), box culverts will be put in place to carry the flows presently handled by open flow channels. An ancillary, yet very important, benefit to the Queensridge community from the placement of these box culverts is that the security of the community will be enhanced as these box culverts will eliminate the underpasses which operate as one of the ways a

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variety of unauthorized and unwelcome people presently access the Property.

The 67.21 acres (consisting of 65.08 and 2.13 acres) shown in yellow on **Exhibit J-1** represent the area to be developed with Luxury Multi Family homes. This Luxury Multi Family development will be done in three Development Areas, with the first area consisting of the development of 720 Luxury Multi Family Units on the southwest corner of Rampart Boulevard and Alta Drive, specifically located on 17.49 acres and legally described as assessor parcel number 138-32-301-005 (**Exhibit J-2**, light green).

The balance of these 67.21 acres, that is, the 49.72 remaining acres, will be built out over time, as the second and third Development Areas and as market conditions permit, with a variety of Luxury Multi Family offerings.

The second Development Area is the approximately 20.69 acres that lie to the southwest of the aforementioned 17.49 acres (**Exhibit J-2**, yellow). Present development plans contemplate a combination of 4 to 6 story Luxury Multi Family offerings and 3 buildings similar in height to the adjacent One Queensridge Place, approved third tower. Again, the time frame for actual development is dependent on market conditions.

The third Development Area is the approximately 29.03 acres nearest to the east side of the aforementioned 183.71 acre Estate Lot development (**Exhibit J-2**, orange). Development of Luxury Multi Family homes in this area will be limited to 4 stories; and as noted above, the time frame for actual development is dependent on market conditions.

Much of the planned Luxury Multi Family development in these 67.21 acres is located near or adjacent to the presently existing (and substantial) commercial and multi-family developments along the Rampart Boulevard corridor.

As part of this proposed Luxury Multi Family development, a roadway will be constructed through the 67.21 acres, connecting Alta Drive and Rampart Boulevard. This roadway will provide an alternative route to traffic that would otherwise use the Rampart Boulevard and Alta Drive intersection. It is clearly anticipated that this roadway would be used significantly by residents in these newly proposed Luxury Multi Family developments.

As with the 183.71 acre Estate Lot development, this 67.21 acre Luxury Multi Family development, in addition to having a variety of Luxury Multi Family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing Single-Family and Multi-Family residences. A block wall, no less than 10 feet in height, will serve to separate the 67.21 acres from the 183.71 acres; with gated access being provided to Estate Lots within the 183.71 acres. It is intended that 67.21 acres will be designated in the General Plan as Residential High (H) and zoned High Density Residential District (R-4).

Attached (**Exhibit M-1**) is a report prepared by the Urban Land Institute entitled, “Higher Density Development—Myths and Facts”. This report addresses multi-family development and

its misconceptions—and perceived impacts—on a community. The findings in that report are very helpful in determining just how limited the effects are on nearby and adjacent neighborhoods from properly planned and properly executed multi-family development.

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced in part, by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute (**Exhibit M-2**), among others, which demonstrate that the present desire is for “vibrant, compact and walkable communities.”)

Section IV – Residential Development Standards

The Residential Development Standards set forth herein, (**Exhibit U**) applies to the Property only; and with regard to the Property specifically replaces and supersedes the design criteria set forth in both 19.06.060 and 19.06.120 of the Las Vegas Municipal Code. To the extent there is a conflict between the Las Vegas Municipal Code and the Development Agreement, the Development Standards set forth herein and in the Development Agreement shall govern.

Section V - Commercial/Office

The Peccole Ranch Master Plan area, as well as a number of adjacent and nearby properties, offers very significant amounts of commercial. Some of this commercial is built out and operating. Other commercial is built out but vacant or is under-performing. Still other commercial has been approved but has not yet been built. The fact is that in order to have any real chance at success, commercial in this area, whether it is already built, or approved but not yet built, must be supported by nearby residential development. It is also a fact that nearby commercial operates as a significant convenience and benefit to nearby residents. Consequently, to be successful, commercial and residential must work together and there must be adequate amounts of each to serve the other.

High intensity uses such as commercial and office, with their attendant employment opportunities, are incorporated into the commercial/office and neighborhood commercial areas in The Peccole Ranch Master Plan area. With respect to this trade area there are, specifically, and representing some of the millions of square feet of commercial/office development included in the Peccole Ranch Master Plan area.

- The retail uses in the Sahara Center at the northeast corner of Sahara Avenue and Hualapai Way,
- The retail and restaurant at the Hualapai Commons at the southeast corner of Charleston Boulevard and Hualapai Way,
- The retail and restaurant uses at the Rampart Commons at the northwest corner of Charleston Boulevard and Rampart Boulevard,

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- The office complex at Sir Williams Court at the northwest corner of Rampart Boulevard and Sir Williams Court,
- The mixed use development at Tivoli Village at the northeast corner of Rampart Boulevard and Alta Drive,
- The retail and restaurants at the northern portion of Boca Park located near the southeast corner of Alta Drive and Rampart Boulevard;
- The office complex and preschool at the northeast corner of Hualapai Way and Alta Drive.
- The Fort Apache Commons at the southwest corner of Charleston Boulevard and Fort Apache Road.
- Village Square at the northwest corner of Sahara Avenue and Fort Apache Road; and
- A medical office at the southeast corner of Charleston Boulevard and Apple Drive.

Also, while not within the Peccole Ranch Master Plan, per se, there is a large amount of additional commercial located within the adjacent Boca Park at the northeast corner of Charleston Boulevard and Rampart Boulevard and the Crossroad Commons at the southeast corner of Charleston Boulevard and Rampart Boulevard. And all of this commercial development does not take into consideration the significant amount of commercial now existing and still planned for the new “Downtown Summerlin” just two miles away from the Peccole Ranch Master Plan area.

Also, the Peccole Ranch Master Plan area contains a 52.5 acre destination resort-casino site, being the Suncoast Hotel and Resort, which is located at the northwest intersection of Alta Drive and Rampart Boulevard. Neighborhood amenities, such as bowling alleys, movie theatres and restaurants are provided as part of the Suncoast Hotel and Resort. In addition, the immediate area provides significant other amenities at both the J.W. Marriott/Rampart Casino and the Red Rock Hotel & Casino. These hotel/resorts will benefit as well from the additional residential development planned in the 2016 Master Plan.

The bottom line is that, as evidenced from the above, there is substantial commercial both already built and planned to be built in and around the area of the Peccole Ranch Master Plan; and this commercial must have nearby residential in order to remain, or become, successful.

The 1990 Master Plan provided for 237 acres of commercial. The 2016 Master Plan reflects 197 acres. This variance results from land that was planned as commercial in the 1990 Master Plan but which was actually developed as Single- Family residential. *No new destination commercial is planned as part of this Major Modification and the 2016 Master Plan.*

Section VI - Land Currently Used As Golf Course Repurposed

By virtue of this Major Modification, no golf course is provided in the 2016 Master Plan.

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- 1 The land currently used as golf course will be repurposed as detailed in and as provided throughout this Major Modification.
- 2 Golfers in this area and in the Peccole Ranch community are easily served by the adjacent two eighteen hole championship courses (and a twelve hole lighted course) with their related facilities, at the Angel Park Golf Course on Rampart Boulevard, as well as by eleven additional golf courses in a 4 ½ mile radius (**Exhibit N**).

Section VII - Drainage

The flows that currently traverse through portions of the Property presently used as golf course will be incorporated into underground concrete box culverts. All drainage must comply with the Clark County Regional Flood Control District Drainage Design Manual. The design of these culverts will be subject to appropriate governmental approval from the City of Las Vegas Public Works, Clark County, Nevada, the State of Nevada and the federal government. The drainage considerations for the Property are not, in any real way, different from what was required downstream of the development of Tivoli Village, a development with which an affiliated entity of the Applicants was the developer.

The FEMA designated flood plain covers 67.23 acres of the Property (representing only 26%). The 67.23 acres contain 22.9 acres of a drainage flow line easement in favor of the City of Las Vegas. An additional 12.4 acres of such drainage easement lay outside of the FEMA designated flood plain. With the repurposing of the land currently used as golf course, concrete box culverts will replace current open flow channels.

Once these box culverts are completed and all appropriate governmental approvals have been obtained, these box culverts will be maintained by the City of Las Vegas. However, until such completion and approval, the existing open flow channels shall be maintained by Applicants who shall provide to the City, prior to the obtaining of any grading permits, a "Maintenance Plan" for the maintenance of these channels. In connection therewith, Applicants shall provide to the City of Las Vegas a maintenance bond in favor of the City of Las Vegas in the amount of two hundred fifty thousand dollars (\$250,000), replacing the seventy five thousand dollar (\$75,000) Maintenance Bond presently in effect.

Completion of the box culverts will result in an underground concrete drainage system from Hualapai Way and Charleston Boulevard to the northeast corner of Tivoli Village.

Section VIII - Grading

Based on studies done by Applicants' engineers, Applicants have been advised, and are confident, that the site can be balanced so that during development trucks hauling fill material either in or out of the Property will not be necessary.

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Section IX - Roads/Streets

Roads /Streets sections in built areas are as-built. Roads/Streets sections on the Property and relating to the repurposed uses of the Property, will be approved as part of their respective Site Development Reviews and as provided in an approved traffic study.

Section X – Schools

No new schools sites are planned as part of this Major Modification. The 19.7 acre school site proposed in the 1990 Master Plan, was subsequently built out as Single-Family. Practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development referenced earlier herein) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from high end multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, “The Next Real Estate Boom”, “85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home”. That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may be of assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

Further, as can be seen in the Economic & Fiscal Benefits Study (**Exhibit O**), there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. As the attached report shows, the estimated “One-time /Non-Recurring Tax Revenue” to be received by the School District is \$30,915,000 with an estimated “Annual Recurring Tax Revenue” of \$4,208,000.

Section XI - Development Plan

Development Standards and Design Guidelines for the Property will be affected pursuant to the terms and conditions of a Development Agreement which will be presented and considered as part of this 2016 Master Plan. Additionally, Applicants, as “Master Developer” under the Development Agreement must review and approve any and all site plans, landscape plans, architecture, grading and color palettes prior to submittal to the City of Las Vegas of any Site Development Reviews or other land use applications affecting the Property.

Section XII - Quality of Development

Design, Architecture, and Landscape standards will be established for the development. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Homeowner’s Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within

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individual development parcels to maintain the common areas within those developments. In addition to these protections, the City of Las Vegas will be able to monitor development standards through any Site Development Review process that may be required with regard to the development of the individual Luxury Multi Family components.

Section XIII - General Plan Conformance

Just as the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the 2016 Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the 2016 Master Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- Provide for an efficient, orderly and complementary variety of land uses.
- Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- Provide for the continuing development of a diverse system of open space.

In addition to the above, transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Section XIV - Conclusion

The 2016 Major Modification of the 1990 Master Plan serves several important functions and delivers numerous benefits to various parties.

First of all, the 2016 Master Plan reflects the actual as-built condition of the Peccole Ranch Master Plan property. It certainly is in the best interests of the City, the Applicants and all the related property owners that what was actually built on the property be accurately shown.

Secondly, the 2016 Master Plan reflects the repurposed uses on the Property

Third, the 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of Units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which consists of vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 Units available for development. This number compares favorably to the 3,080 Units provided under the 2016 Master Plan.

Fourth, after the installation of the approved drainage culverts, the FEMA flood plain designations will be removed from a number of Queensridge properties, portions of which currently infringe into the FEMA designated flood plain with improvements that include tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include (i) in Queensridge North, 15 of the 16 residential lots on the south side of Orient Express Court and (ii) in Queensridge South, 3 residential lots and a HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that houses the two tennis courts. Obviously, those private property owners, as well as the HOA, are beneficiaries of an approved and implemented 2016 Master Plan.

Fifth, the Clark County School District, among others is directly, significantly and continually benefited by the tax revenue realized from development under the 2016 Master Plan

Sixth, the approval of the 2016 Master Plan will permit Applicants the ability to grant easements to those thirty-one (31) private homeowners whose properties presently encroach onto the Property.

Seventh, the approval of the 2016 Master Plan will put into place significantly enhanced security measures around the Queensridge property that will benefit all of the residents of Queensridge, both North and South.

Eighth, there will be significant economic and fiscal benefits derived from the development of the Property as outlined in the study prepared by Mr. John Restrepo (**Exhibit N**).

Finally, by the approval of this Major Modification of the 1990 Master Plan, and the implementation of Major Modification through the approval of this 2016 Master Plan, the orderly and proper development of the Property can begin to be realized and then accomplished. While the elimination of the Badlands Golf Course is inevitable, its repurposing into (i) very low density, high end, multi-million dollar Estate Lot home sites with limited developable footprints, large areas of perpetually protected open space, enhanced landscaping, an abundance of trees and integrated walking trails; and (ii) Luxury Multi Family developments , with enhanced landscaping, an abundance of trees and first class amenities, will together create a community unlike anywhere else in southern Nevada; a community of varying lifestyles but one which will ensure that Queensridge/One Queensridge Place continues to be the place in the heart of the City of Las Vegas where one wants to call home.

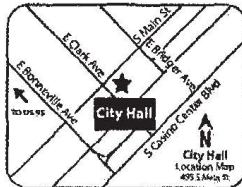
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing**



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☐ I SUPPORT
this Request

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this Request

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PASADENA CA 91105-1442

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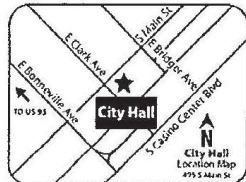
ROR025988

26074

7022332520

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

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



RL

Apr 04 16:09:59p

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 APR 04 2016 16:09:59

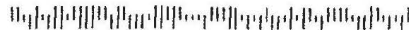
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APR 4 2016

City of Las Vegas
Dept. of Planning

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13831419039 Case: MOD-63600
LEE R K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMB DR
LAS VEGAS NV 89145-8662



52 & 55P

ROR025989

26075

26076

City of Las Vegas
Dept. of Planning

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

1- This has plummeted the home values in our neighborhood of Queensridge. So many for sale and not selling.

2- The intersection at Alta & Rampart is a disaster.

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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13631213011
MOLINA CARLOS & DORIS ANN
9613 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

Case: MOD-63600

NURSE IS A GOOD CONTROL AREA:
 IS THIS ABOUT HEARING THE NEEDS OF
 A LOT OF LAS VEGAS RESIDENTS OR
 ABOUT TAKING CARE OF ONE person's
 (NOT EVEN AMERICAN) desire for more
 money.
 AT the
 expense of
 many.

13631213011
 MOLINA CARLOS & DORIS ANN
 9613 QUEEN CHARLOTTE DR
 LAS VEGAS NV 89145-8674

Case: MOD-63600

Doris Ann Melnick
home owner

113 BRDGNP1 89145

(The following information was obtained from the records of the FBI.)

Apr 04 2016 11:57AM Gate Electronics, Inc. (702) 243-4832

P. 1

52 & 55 P

ROR025991

26077

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



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☐ I SUPPORT
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13831314008 Case: MOD-63600
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

BRDGNP1



52855 P

ROR025992

26078

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13831214035 Case: MOD-63600
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8578

1 1 3 BRDGNP1 69145



52&55P

ROR025993

26079

Apr 04 17:01:35p

7025620164

7025620164

p.1

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

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Las Vegas, NV
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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRI-63491]

Planning Commission Meeting of 4/12/2016

13831419041 Case: MOD-63600
MOSS STEVEN T & NICOLE J
1005 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8659

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City of Las Vegas
Dept. of Planning

113 BRDGNP1 89145



52855P

ROR025994

26080

Apr 02 16 05:42p

Confidential

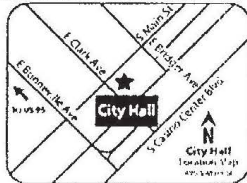
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p. 1

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

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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

Case: MOD 63600
13831314010
AHLERS FAMILY TRUST
AHLERS HERMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

BRDGNF1



52 & 55P

ROR025995

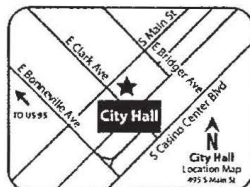
26081

p. 1

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



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☐ I SUPPORT
this Request

☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

71 63600 1 83117

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City of Las Vegas
Dept. of Planning

16305220018 Case: MOD-63600
BEACH TRUST
8980 ECHO RIDGE DR
LAS VEGAS NV 89117-5400



52 & 55P

ROR025996

26082

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600
16306210099
GONDY RAO T & ANITA FAMILY TRUST
GONDY RAO T & ANITA TRS
9332 TOURNAMENT CANYON DR
LAS VEGAS NV 89144-0818

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APR 4 2016

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

103 BRDGNP1 66144



52955P

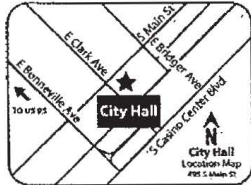
ROR025997

26083

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



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I SUPPORT
this Request



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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

16306811001 Case: MOD-63600
J T M NEVADA LLC
2600 S RAINBOW BLVD #203
LAS VEGAS NV 89146

71 BROFNP1 69146



52455 P

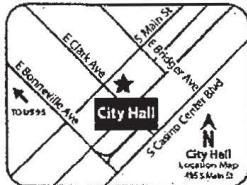
ROR025998

26084

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



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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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

16401816060 Case: MOD-63600
CHEN HSUEH FANG
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

71 BRDGNP1 89146



52455P

ROR025999

26085

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Las Vegas, NV
Permit No. 1630

☐ I SUPPORT
this Request

Case: MOD-63600

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

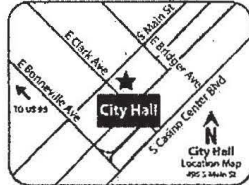
52 & 55P

26086

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



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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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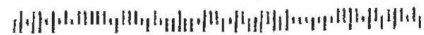
APR 4 2016

City of Las Vegas
Dept. of Planning

13832611058
G U O INTERNATIONAL INC
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

Case: MOD-63600

71 BROGNP1 89146



52155P

ROR026001

26087

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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

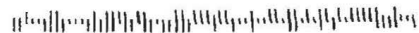
Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 ERENCP1 05145

Case: MOD-63600
 13831812034
 MALZMAN IRWIN C FAMILY TRUST
 MALZMAN IRWIN C TRS
 9332 FONTAINBLEU DR
 LAS VEGAS NV 89145-8653



52455 P

ROR026002

26088

Apr. 5. 2016 8:19AM

No. 5208 P. 1

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



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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

16308210133 Case: MOD-63600
BERNHARDY H ANDREW & JILL M
1433 COUNTRY HOLLOW DR
LAS VEGAS NV 89117-6601

71 APR 11 2016



52455P

ROR026003

26089

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



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APR 5 2016

City of Las Vegas
 Dept. of Planning

*The Mosden plan is a factor
 in homeowner buying
 decisions. The city
 cannot ignore this.*

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☐ I SUPPORT
 this Request

☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDCNPI 89145

Case: MOD-63600
 13832213061
 HORWITZ DAVID L & G REV LIV TR
 HORWITZ DAVID L & GLORIA TRS
 9101 ALTA DR #702
 LAS VEGAS NV 89145



52455P

ROR026004

26090

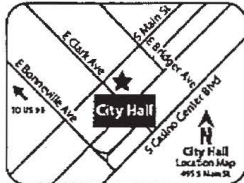
1 / 1

To: 7029061918

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

To: 7024647499

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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145



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APR 5 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831613032
ADELMAN JEFFREY B
KEENE IVY S
304 PRINCE CHARMING CT
LAS VEGAS NV 89145-6001

04-04-16:18:40 From: Jeff

52455
P

ROR026005

26091

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

APR 4 2016
City of Las Vegas
Dept. of Planning

OPPOSED TO 3000
CONDOS + APT ON THIS
PARCE - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

7 UNITS PER ACRE TO
3000 UNITS !!!

RECEIVED

Please note the Fax
Number circled above
I have forwarded
to the City Clerk
Thank you

Cora Blouxy

702-229-6405



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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

APR 4 2016

City of Las Vegas
Dept. of Planning

THIS WAS FOR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE
TO BE BUILT.

WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS !!!



Case: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8844

52 & 55P

ROR026006

26092

1111'S ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY
 EHB CORP. IS LUDACRUS ON SO MANY LEVELS. THE
 LOGISTICS i.e. redirecting a natural wash,
 egress and ingress into said properties
 rezoning of current school districts,

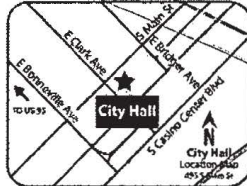
City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

ALONE ARE IMPOSSIBLE! NOT TO
 MENTION THE PROPOSITION TO
 DEVELOP A COMMUNITY WITHIN AN
 EXISTING COMMUNITY THAT IS
 SOMEHOW SEPERATE AND AUTONOMOU
 FROM THE EXISTING COMMUNITY & ITS
 HOA AND YET ALSO DEPEND

13831812014
 FABER MONICA T
 9301 FONTAINBLEU DR
 LAS VEGAS NV 89145-8652

Case: GPA-63599

ENTERANCE!
 EXIT. HOW??!

EHB. EXPECTS HOMEOWNERS TO
 WILLINGLY LOWER THEIR HOME VALUE
 THEIR QUALITY OF LIVING AND THEIR
 CHILDREN'S EDUCATION? NO WAY!!

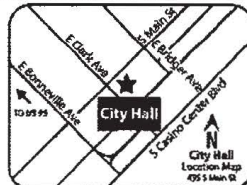
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

EHB. WANTS TO STEAMROLL
 EXISTING HOMEOWNERS, LOWER THE
 QUALITY OF LIVING ON A GOLF
 COURSE, HOME VALUES AND TAX
 AN ALREADY OVERCROWDED
 SCHOOL ZONE (or rezone to much
 lower quality schools?). THEY
 WANT TO REDIRECT A NATURAL
 WASH AND PROPOSE TO DEVELOP
 AN AUTONOMOUS SEPERATE COMMUNITY
 WITHIN AN ALREADY
 EXISTING COMMUNITY. YE
 NOT

13831812014
 FABER MONICA T
 9301 FONTAINBLEU DR
 LAS VEGAS NV 89145-8652

Case: MOD-63600

ABIDE
 BY THE HOA IN PLACE.

HOW IS THIS POSSIBLE? IF
 ALLOWED TO PROCEED, WAIT OUT FOR
 THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish
 Red Rock...)

52455P

ROR026007

26093

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Development Services Center
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Las Vegas, Nevada 89106

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this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDCHP1 89145

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THIS WAS GOLF OR PARKLAND
AND NOW TO WHO KNOWS
HOW MANY HOMES ARE
TO BE BUILT.

WHAT IS THE EFFECT ON
WILDLIFE - AND TRAFFIC
ANY ENVIRONMENTAL STUDY
OR TRAFFIC STUDY THAT
WILL EFFECT PRESENT
RESIDENTS!!!

13831413022 Case: MOD-63600
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

52455P

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDCHP1 89145

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OPPOSED TO 3000
CONDOS START ON THIS
PARCE - HAS ANYONE
DONE A TRAFFIC STUDY
AND WHAT HAPPENS
TO THE WILDLIFE
ENVIRONMENTAL IMPACT
STUDY ???

13831413022 Case: GPA-63599
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO
3000 UNITS!!!

ROR026008

26094

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this Request

☒ I OPPOSE
this Request

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

13831417007
P K S TRUST
STROMER, PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

Case: GPA-63599

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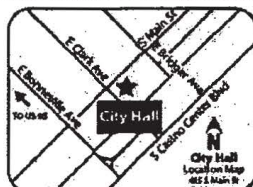
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City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

BRDGNP1

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

Case: MOD-63600



ROR026009

26095

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☐ I SUPPORT
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☒ I OPPOSE
this Request

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GPA-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

98 BRDGNP1 92261

Case: GPA-63599
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

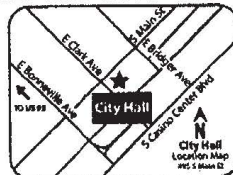
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Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

98 BRDGNP1 92261

Case: MOD-63600
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

PAGE. 1 / 1

2012.06.06 09:00 PM

52455P

ROR026010

26096

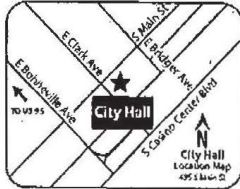
Apr. 4. 2016 12:25PM

No. 7388 P. 1

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I SUPPORT
this Request



I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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APR 4 2016

City of Las Vegas
Dept. of Planning

13831311017
BRESEE DARREN
9021 WINTER PALACE DR
LAS VEGAS NV 89145-8639

Case: MOD-63600

113 BRESEE1 89145



52455A

ROR026011

26097

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Las Vegas, Nevada 89106

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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

53 BROCKH 1 89129



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APR 5 2016
City of Las Vegas
Dept. of Planning

13833323020
FORTY SIX I. L. C.
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

Case: MOD-63600

Apr 05 16 08:46a

Melonas Companies

702.6759169

p.1

52855A

ROR026012

26098

04/05/2016 10:38AM FAX 7029337008

PRIVATE FAX SAGE

0001/0001

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

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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-63260

Planning Commission Meeting of 4/12/2016

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APR 5 2016

City of Las Vegas
Dept. of Planning

13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

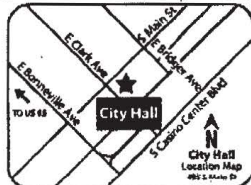
Case: RQR-63260

71 BRDGNP1 89117



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

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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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APR 5 2016

City of Las Vegas
Dept. of Planning

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13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

Case: MOD-63600

71 BRDGNP1 89117



ROR026013

26099



March 25, 2016

Mr. Tom Perrigo
Planning Director
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Abeyance request for MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Dear Mr. Perrigo,

Pursuant to our discussions over the past two weeks this is an Abeyance request for referenced from the April 12th to the May 10th Planning Commission Meeting. This request is for the purpose of providing more time for continued communications with our neighbors. In this regard, we have two publicly noticed meetings already scheduled with the neighborhood, one on March 28 2016 and the other on April 4, 2016, with individually scheduled meetings with neighbors being offered through the month of April. It is in everyone's best interest that all neighbors are given ample opportunity to understand the project in its entirety before any public hearings are held before either the Planning Commission or the City Council. Thank you in advance.

Yours truly,

Frank Pankratz
As Manager of EHB Companies LLC,
the Manager of 180 Land Co. LLC,
Seventy Acres LLC and Fore Stars Ltd.

1215 South Fort Apache Road, Suite 120
Las Vegas, NV 89117
702.940.6930 / 702.940.6931 Fax

Submitted after final agenda

Date 04/12/2016 52-55

MAR 29 2016

City of Las Vegas

**AGENDA ITEMS 52-55
04/12/16 PC MEETING**

ROR026014

26100

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016

Case Number: MOD-63600

20N-63601 GPA-63599 DIR-63602

Date: 04/06/16
Name: Robin & Catlin Lee
Address: 9808 Royal Lab
LV NV 89145
Phone: _____
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Submitted after final agenda

Date 04/12/2016

52-55 P

ROR026015

26101

Nora Lares

MOD-03600 GPA-03599

From: Peter Lowenstein
Sent: Monday, April 11, 2016 2:57 PM
To: Nora Lares
Subject: FW: Badlands Opposition

RECEIVED

APR 11 2016

City of Las Vegas
Dept. of Planning

FYI

From: Vicky Skilbred
Sent: Monday, April 11, 2016 2:45 PM
To: Peter Lowenstein
Cc: Bob Beers; John Bear
Subject: Badlands Opposition

Good afternoon, Peter.

Mary Schomer, owner of 1808 Imperial Cup Drive, Las Vegas, NV 89117, called in her protest against Items 52 and 53 to be heard tomorrow night. She mailed the postcard to that effect, but it came back.

Thank you.

Vicky Skilbred
Special Assistant to Councilman Bob Beers
495 South Main Street
Las Vegas, Nevada 89101
Phone: 702-229-2144
Cell: 702-274-6028
Ward 2 updates subscription: <http://eepurl.com/ZqtUL>
City Hall is open Monday – Thursday 7 am -5:30 pm
Closed Friday – Sunday and Holidays

Ward 2 Mission Statement:

Provide open, fair and complete access to Las Vegas residents to ensure the protections and benefits of citizenship accrue to them.

Submitted after final agenda

Date 04/12/2016 52-53 P

ROR026016

26102

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



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

SS BRDGNP 1 63145

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APR 6 2016

City of Las Vegas
Dept. of Planning

13833320003 Case: MOD-63600
SMITH TONI Z ETAL
HOLMES-SMITH DAWN M TRS
7821 PAINTED SUNSET DR
LAS VEGAS NV 89149



Submitted after final agenda

Date 04/12/2016

52 & 55 P

ROR026017

26103

NO. 1294

One Queensridge Place HOA

Apr. 6, 2016 9:30AM

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

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MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13832213161
WUNDERLICH CYNTHIA
9103 ALTA DR #1007
LAS VEGAS NV 89146

113 BRDGNF1 89146



S2855P

ROR026018

26104

Apr 05 16 08:00p

Walter H Schuette

503 658-8139

p.1

City of Las Vegas
Department of Planning
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

116 BRDGNP1 97089

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APR 6 2016

City of Las Vegas
Dept. of Planning

13831214023

Case: MOD-63600

SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
12965 SE WIESE RD
DAMASCUS OR 97089-8347

52 & 55 P

ROR026019

26105

p.1

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John Huron

26106