

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 12:47 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 31**

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Telephone: (415) 552-7272

Attorneys for City of Las Vegas

Apr. 9. 2016 9:19AM

No. 0156 P. 1/1

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



**Return Service Requested
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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

113 BRDGNP1 89145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13832812017
GURULE J E LIVING REVOCABLE TRUS
GURULE JOSEPH E CO-TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820

52 & 55 P

ROR026021

26107

City of Las Vegas
Department of Planning
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Case: MOD-63600
16307111008
U S INVESTMENT & TRADING ASSOCIA
9151 ARCADIA AVE
SAN GABRIEL CA 91775

BRDGNP 1



52 & 55 P

ROR026022

26108

City of Las Vegas
 Department of Planning
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☐ I SUPPORT
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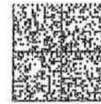
☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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16306516013
 ENG GENGHMUN
 DREIFUSS SOPHIE
 5215 LENORE ST
 TORRANCE CA 90503

Case: MOD-63600

APR/09/2016/SAT 03:33 PM

PAY NO.

P. 001/001

505036348 C026



52 & 55P

ROR026023

26109

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

Planning Commission Meeting of 4/12/2016



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13831815009 Case: MOD-63600
HUMM TOM J & MARCY A
1016 SECRET GARDEN ST
LAS VEGAS NV 89145-6697

113 BRDGNP1 89145



702/464/4010 131:38 7023676395

HUMM

PAGE 02

52 & 55 P

ROR026024

26110

City of Las Vegas
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Las Vegas, Nevada 89106



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City of Las Vegas
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Case: MOD-63600
13831416023
CHOZAHINOFF FAMILY TRUST
CHOZAHINOFF IGAL & BARBARA TRS
9605 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620

113 BRDNP1 89145



p.1

17022407107

Barbara Chozahinoff

Apr 07 16 02:57a

52 & 55P

ROR026025

26111

City of Las Vegas
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Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

(STRONGLY)

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

Planning Commission Meeting of 4/12/2016

1 1 3 B R O G N P 1 8 3 1 4 5

① It is the green
spaces that make
Summerlin so special

② The schools can't
support the increase in population

③ The local roads can't
deal with the traffic

④ It lowers the value of

all property in the area
DO NOT DESTROY THIS BEAUTIFUL
PLACE

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APR 6 2016

City of Las Vegas
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13831812012
MAJIDI FARZAD
ASAD SHADABA
8309 FONTAINBLEU DR
LAS VEGAS NV 89145-8852

Case: MOD-83800

52 & 55 P

ROR026026

26112

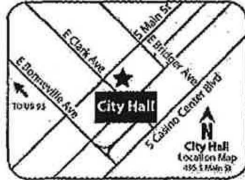
#3

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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

71 BPOGNI 89117

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City of Las Vegas
Dept. of Planning

Case: MOD-63600

16306210086
MUSCARELLA JOHN M & DENICE A
9768 NORTHERN DANCER DR
LAS VEGAS NV 89117

/2016 10:08 7022540291



52 455 P

ROR026027

26113

1. It would be imprudent and improper to approve such a request at this time because of the major lawsuit being heard in circuit court which challenges the integrity of the entire planning process that has taken place to date. This lawsuit needs to be resolved before any Commission or Council action is taken.
2. Any development that subsequently takes place should be within the parameters of the current zoning and master planning. Adding over 3000 small apartments units composed of 3-5 low rises and three 250 feet high rises on 67 acres increases the approved density from 7.49 to over 45 units per acre; this is absurd! This proposed significant increase in density (addition of 3000+ rental units) changes the entire fabric of the community without considering a priori the major ramifications and impacts on the entire neighborhood to include but not limited to traffic flow, availability of potable water, flood plain issues, safety consequences and the stress on community services.
3. The Developer makes strong arguments of unused commercial space (500,000 to 600,000 sf) that will be ameliorated by more residential development in the area. One of the biggest benefactors of better use of commercial space would be the developer who owns much of this developed and undeveloped commercial property! One should ask why is Downtown Summerlin so successful and not this underutilized commercial property? Should the surrounding neighborhood now be infused with small high density units to compensate the commercial developer for past business decisions?
4. The proposed Development Agreement clearly allows the developer to take unilateral and unfettered actions without the appropriate checks and balances afforded under current guidelines- again at the expense of the existing neighborhood; it should not be approved.

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☐ I SUPPORT
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13632213078 Case: MOD-63600
SADOFF LAURENCE R & PATRICIA L
9101 ALTA DR #1004
LAS VEGAS NV 89145

52855P

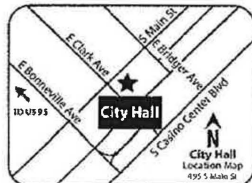
ROR026028

26114

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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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Planning Commission Meeting of 4/12/2016

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Case: MOD-63600
16401714016
YANG & HAN FAMILY TRUST 2007
YANG XIAZHOU TRS
3515 CASABELLA CT
SAN JOSE CA 95148



Apr 07 16 02:37p YNH

p.1

408-238-6678

BRDGNP1

52d55P

ROR026029

26115

APR 11 2016

City of Las Vegas
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conform with Queensruse
community. Homes will not
be a part of Queensruse;
community will be disjointed
and chaotic. I strongly op-se.

☒ I OPPOSE
this Request

13831311018
PETERS XENOPHON
9817 WINTER PALACE DR
LAS VEGAS NV 89145

BRDGNP 1

THE UNIVERSITY OF CHICAGO

52 & 55 p

ROR026030

26116

FROM :

PHONE NO. :

Apr. 08 2016 12:10PM P2

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

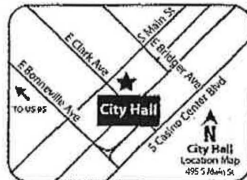
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*Total Plan Seeking Approval
will create a significant
Increase in Traffic - potential
hazards*

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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

1 1 3 5 5 0 4 4 1 5 5 1 4 5



Betty J. DAKDDUK
13831213012 Case: MOD-63600
DAKDDUK FAMILY TRUST
9617 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

52455P

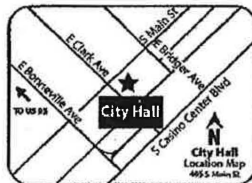
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26117

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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 BROCKP1 89145

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APR 11 2016

City of Las Vegas
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Case: MOD-63600
13831711003
CULP GORDON & SMITH ROSEMARY TR
CULP GORDON L TRS
653 RAVEL CT
LAS VEGAS NV 89145-8628



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ROR026032

26118

John Ciucci

5094204101

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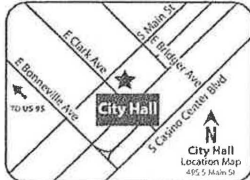
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☐ I SUPPORT
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☒ I OPPOSE
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MOD-63600 & DIR-63602 [PRI-63491]

City of Las Vegas
Dept. of Planning

*When I purchased 9157 Tudor
Park Place, I did so based on
the Badlands golf course backing
up to my property. If this
development proceeds it will
greatly affect the value of my
property. Therefore I oppose it!*

13831615047
D A G VEGAS L L C
3156 WILLOW POINTE DR
RICHLAND WA 99354

Case: MOD-63600

John Ciucci

52 & 55 P

ROR026033

26119

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Planning Commission Meeting of 4/12/2016

7 63491 PRJ

ACCION

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APR 6 2016

City of Las Vegas
 Dept. of Planning

16306317087 Case: MOD-63600
 GRANDA-PANAGOPOULOS REV FAM TR
 10008 RANCH HAND AVE
 LAS VEGAS NV 89117-6952

APR 6 2016 11:01AM

52 & 55 P

ROR026034

26120

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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

13831815042
HORWITZ ALAN & GINDY REV TR
0177 TUDOR PARK PL
LAS VEGAS NV 89145-8725

113 BRDGNP1 89145

ABSOLUTELY HORRIBLE IDEA – May residents such as myself who own a home on the golf course will be 50 feet away from apartment building and totally lose the value of our property – **Should be illegal.**

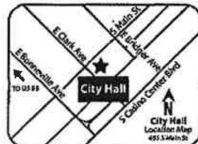
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ROR026035

26121

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Las Vegas, Nevada 89106

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Planning Commission Meeting of 4/12/2016

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Dept. of Planning

13831413001 Case: MOD-63600
PAK ANDREW
KIM HERYAN
8816 ROYAL LAMB DR
LAS VEGAS NV 89145-8624



52455P

ROR026036

26122

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☐ I SUPPORT
this Request

113 BFDGNP1 89145

Case: MOD-63600
13831615018
RICHARDS JEFFREY & S 1990 LIV TR
RICHARDS JEFFREY H & SUSAN R TRS
315 HOLLINS HALL ST
LAS VEGAS NV 89145-8716



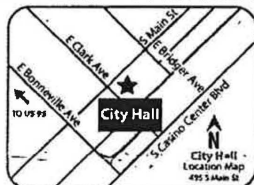
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Case: MOD-63600
13831614013
PIETRO GEORGE H JR TRUST
PIETRO GEORGE H JR TRS
321 ONYX CREST ST
LAS VEGAS NV 89145-8710

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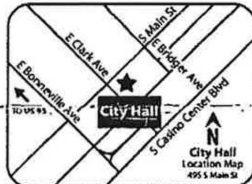
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ROR026038

26124

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

113 BRDQNP1 89145

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Case: MOD-63600

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



52 & 55 P

ROR026039

26125

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



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Case: MOD-63600
13831413021
HANSEN JENNIFER S
9812 MISS PEACH AVE
LAS VEGAS NV 89145-8644

☐ I SUPPORT
this Request

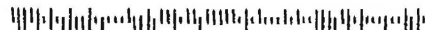
☒ I OPPOSE
this Request

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

Planning Commission Meeting of 4/12/2016

1 1 3 APR 11 2016



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52 & 55P
XVA TT:ST 0102/TT/50

ROR026040

26126

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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Dept. of Planning

Case: MOD-63600
13832213161
PEETERSON LOREN S & ARLENE
8103 ALTA DR #701
LAS VEGAS NV 89145-8553



52455 P

ROR026041

26127

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



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☐

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

Planning Commission Meeting of 4/12/2016

113 BRIDGE 1 85145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13832213161
PEETERSON LOREN S & ARLENE
9103 ALTA DR #701
LAS VEGAS NV 89145-8553



52455P

ROR026042

26128

#482 P.001/001

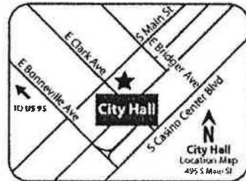
04/11/2016 11:46

951 273 0271

From:LDI Mechanical Corona

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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16306216002 Case: MOD-63600
NUNEZ BOYZ FAMILY TRUST
NUNES PATRICK S TRS
313 19TH ST
HUNTINGTON BEACH CA 92648

BROGNP 1



52&55P

ROR026043

26129

City of Las Vegas
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MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

13831816011
KANE MICHAEL J III
7160 FLORA AVE
LAS VEGAS NV 89117

Case: MOD-63600

52 & 55 P

ROR026044

26130

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

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City of Las Vegas
Dept. of Planning

13736514023
WRIGHT KEITH A & DONNA
216S ROYAL ASCOT DR
LAS VEGAS NV 89144-4310

Case: MOD-63600

103 BROGNI 89144



52 \$55P

ROR026045

26131

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

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☐ I OPPOSE
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Planning Commission Meeting of 4/12/2016

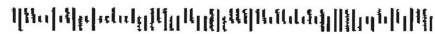
113 BRDGNP1 85145

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City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831416020
MAVERICK LIVING TRUST
LEPIERE STACY A TRS
9617 CAMDEN HILLS AVE
LAS VEGAS NV 89145-8620



Submitted after final agenda

Date 04/12/2016

52 & 55A

ROR026046

26132

EHB

04/07/2016 21:34 7029406931

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

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Planning Commission Meeting of 4/12/2016

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City of Las Vegas
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Case: MOD-63600
13831411035
WAGNER CHOIE FAMILY TRUST
WAGNER DONALD TRS
9709 GAVIN STONE AVE
LAS VEGAS NV 89145

52155A

ROR026047

26133

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



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Planning Commission Meeting of 4/12/2016

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City of Las Vegas
Dept. of Planning

13832610014

Case: MOD-63600

DAVIS TODD D

SANTAITI-DAVIS ADRIENNE A

8521 CREST HILL AVE

LAS VEGAS NV 89145-4843



52 & 55 A

ROR026048

26134

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



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Planning Commission Meeting of 4/12/2016

71 BFCNPF1 88117

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City of Las Vegas
Dept. of Planning

13832213219 Case: MOD-63600
LOWIE YOHAN & MERAV NV RES TR
LOWIE YOHAN & MERAV TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117



S2 & 55A

ROR026049

26135

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

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City of Las Vegas
 Dept. of Planning

13832213145
 HARARI ALON
 1215 S FORT APACHE RD #120
 LAS VEGAS NV 89117

Case: MOD-63600

71 BRDGNP1 89117



S2 & SSA

ROR026050

26136