

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 12:48 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 128, PART 32**

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Telephone: (702) 733-8877

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Fore Stars, Ltd.*

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*Attorneys for City of Las Vegas*

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396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

*Attorneys for City of Las Vegas*

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

PRSRT  
 FIRST CLASS MAIL  
 U.S. Postage  
 PAID  
 Las Vegas, NV  
 Permit No. 1630

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



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

☒ I SUPPORT  
this Request

☐ I OPPOSE  
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 11 2016

City of Las Vegas  
Dept. of Planning

13833321017  
MAREK JAMES C & DANIELLE J  
8349 SAN GRAIL CT  
LAS VEGAS NV 89145-2413

52 & 55A

ROR026051

26137

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

PRSR  
FIRST CLASS MAIL  
U.S. Postage  
PAID  
Las Vegas, NV  
Permit No. 1630

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



RECEIVED  
APR 11 2016  
City of Las Vegas  
Dept. of Planning

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I SUPPORT  
this Request



I OPPOSE  
this Request

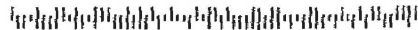
Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

7025406931

71 880811 88117



Case: MOD-63600

13832213152  
JAKOBSON MEIR  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117

52455A

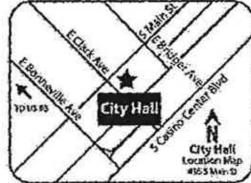
ROR026052

26138

City of Las Vegas  
Department of Planning  
Development Services Center  
233 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106



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



**RECEIVED**  
APR 11 2016  
City of Las Vegas  
Dept. of Planning

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



**I SUPPORT**  
this Request



**I OPPOSE**  
this Request

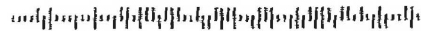
Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

13832213165 Case: MOD-63600  
RISSIN LIOR & LIAT  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117

71 BRDGNP1 89117



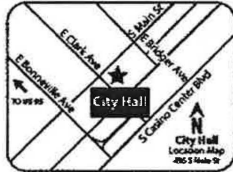
52455A

ROR026053

26139

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

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



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



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

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

Planning Commission Meeting of 4/12/2016

BRDGNP 1



RECEIVED

APR 6 2016

City of Las Vegas  
Dept. of Planning

13831613006 Case: MOD-63600  
TAYLOR THOMAS & LOUISE TRUST  
TAYLOR THOMAS N & LOUISE R TRS  
700 LACEY TREE ST  
LAS VEGAS NV 89145-8647

04/05/2016 12:40 FAX 7022561894

TAYLOR

S2 & 55A

ROR026054

26140

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: APRIL 12, 2016**

**DEPARTMENT: PLANNING**

**DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

**SUBJECT:**

GPA-63599 - GENERAL PLAN AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

**C.C.: 5/18/2016**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**33**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**10**

**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff has NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
3. Justification Letter - GPA-63599 and ZON-63601 [PRJ-63491]
4. Protest/Support Postcards - GPA-63599 and ZON-63601 [PRJ-63491]
5. Submitted after Final Agenda - Protest/Support Postcards for GPA-63599 and ZON-63601 [PRJ-63491]

Motion made by TRINITY HAVEN SCHLOTTMAN to Hold in abeyance Items 17 and 18, 22-24, 52-55, 72-74 and 80 to 5/10/2016 and Withdraw without prejudice Items 26 and 27

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 52 for related backup.

ROR026055

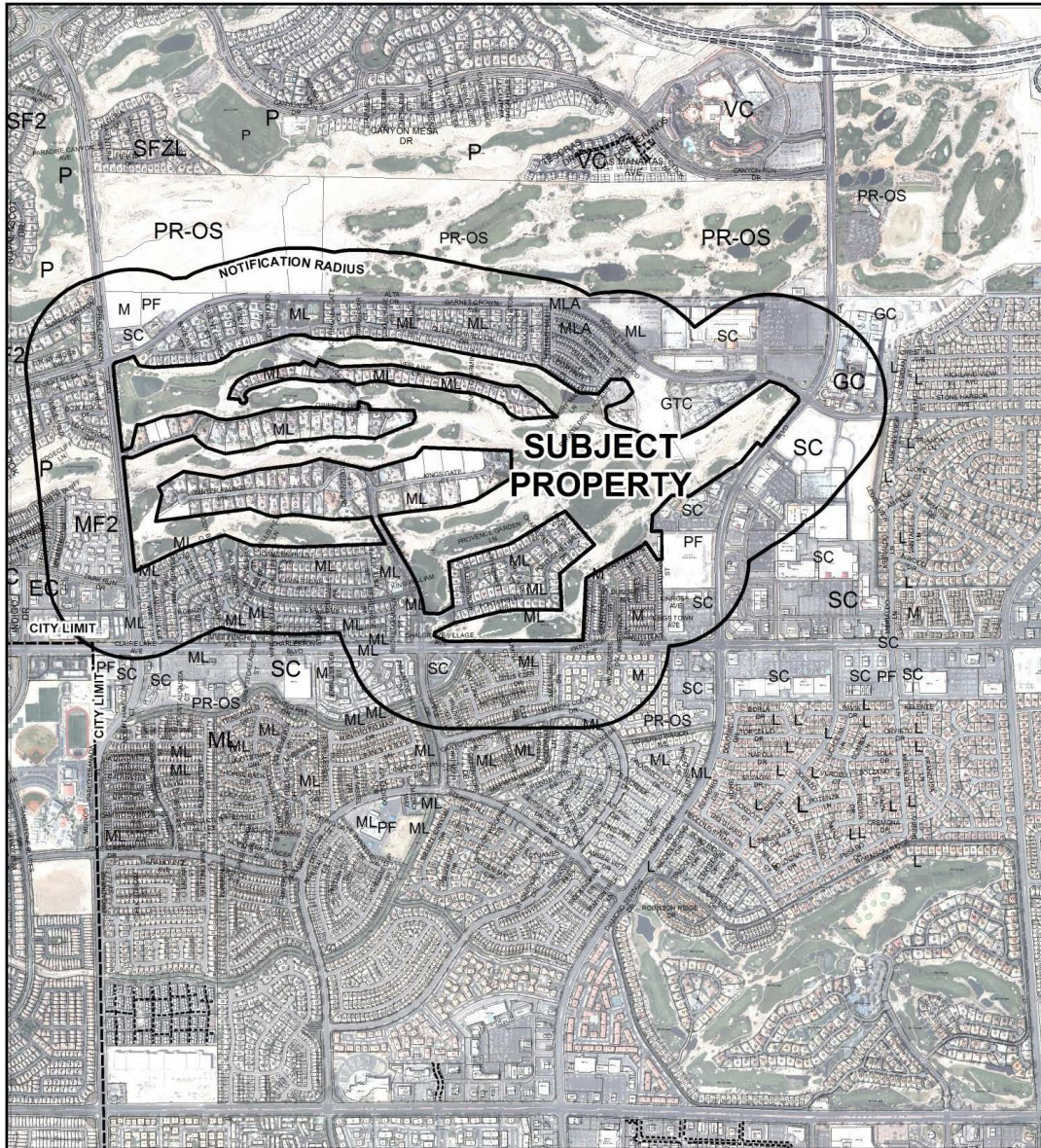
**Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.**

ROR026056









**CASE: GPA-63599 (PRJ-63491)**

**RADIUS: 1000 FEET**

0 1,000 2,000  
Feet

**GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)**



**PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)  
AND H (HIGH DENSITY RESIDENTIAL)**

ROR026058

**26144**



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co LLC

Name of Representative: Frank Pankratz

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_ EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: \_\_\_\_\_

Print Name: FRANK PANKRATZ, LS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016  
Kathleen K Momot  
 Notary Public in and for said County and State



Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-63491  
02/29/16

ROR026059

26145



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: Frank Pankratz

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 15th day of February, 2016

Kathleen K Momot  
Notary Public in and for said County and State







## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

Name of Representative: Frank Pankratz

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_  
*EHF COMPANIES, LLC, ITS MANAGER*

Signature of Property Owner: \_\_\_\_\_

Print Name: *FRANK PANKRATZ, ITS MANAGER*

Subscribed and sworn before me

This 25th day of FEBRUARY 20 16  
*Kathleen K Momot*  
Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT  
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta  
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-32-202-001 Ward # 2  
General Plan: existing PROS proposed H Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 2.13 Lots/Units 1 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Fore Stars, Ltd. Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address \_\_\_\_\_

APPLICANT Fore Stars, Ltd. Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee  
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299  
City Las Vegas State Nevada Zip 89146  
E-mail Address cgee@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* Frank Pankratz, As Mgr.  
Print Name Frank Pankratz

Subscribed and sworn before me  
This 25 day of February, 20 16  
LeeAnn Stewart-Schenck

Notary Public in and for said County and State

Revised 10/27/08



<b>FOR DEPARTMENT USE ONLY</b>	
Case #	<b>GPA-63599</b>
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

The application will not be deemed complete until the attached materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.  
82/35/16  
Application Packet Application Form.pdf

ROR026062

26148



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT  
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta  
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-32-301-006; 138-32-301-005 Ward # 2  
General Plan: existing PROS proposed H Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 70.52 Lots/Units 3 Density \_\_\_\_\_  
Additional Information (5.44 Ac) of 138-32-301-006 from PROS to DR; (47.59 Ac) of 138-32-301-006 and (17.49 Ac) of 138-32-301-005 from PROS to H

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address \_\_\_\_\_

APPLICANT Seventy Acres LLC Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee  
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299  
City Las Vegas State Nevada Zip 89146  
E-mail Address cgee@gcwengineering.com

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Property Owner Signature\*

\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

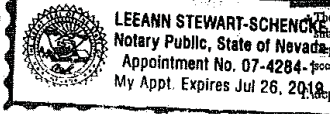
Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16  
LeeAnn Stewart Schencke

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **GPA-63599**  
Meeting Date:  
Total Fee:  
Date Received: \*  
Received By:

PRJ-63491  
02/25/16

ROR026063

26149



## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT  
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta  
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-31-702-002; 138-31-801-002 Ward # 2  
General Plan: existing PROS proposed DR Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 178.27 Lots/Units 2 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER 180 Land Co LLC Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address Frank@ehbcompanies.com

APPLICANT 180 Land Co LLC Contact Frank Pankratz  
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931  
City Las Vegas State Nevada Zip 89117  
E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee  
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299  
City Las Vegas State Nevada Zip 89146  
E-mail Address cgee@gcwengineering.com

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Property Owner Signature\*

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016

William Stewart-Schnecke

Notary Public in and for said County and State

Revised 10/27/08

#### FOR DEPARTMENT USE ONLY

Case # **GPA-63599**

Meeting Date:

Total Fee:

Date Received:\*

Received By:

My Appl. Expires Jul 26, 2019  
Appointment No. 07-4284-1  
Notary Public, State of Nevada  
LEANN STEWART-SCHNECKE



The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

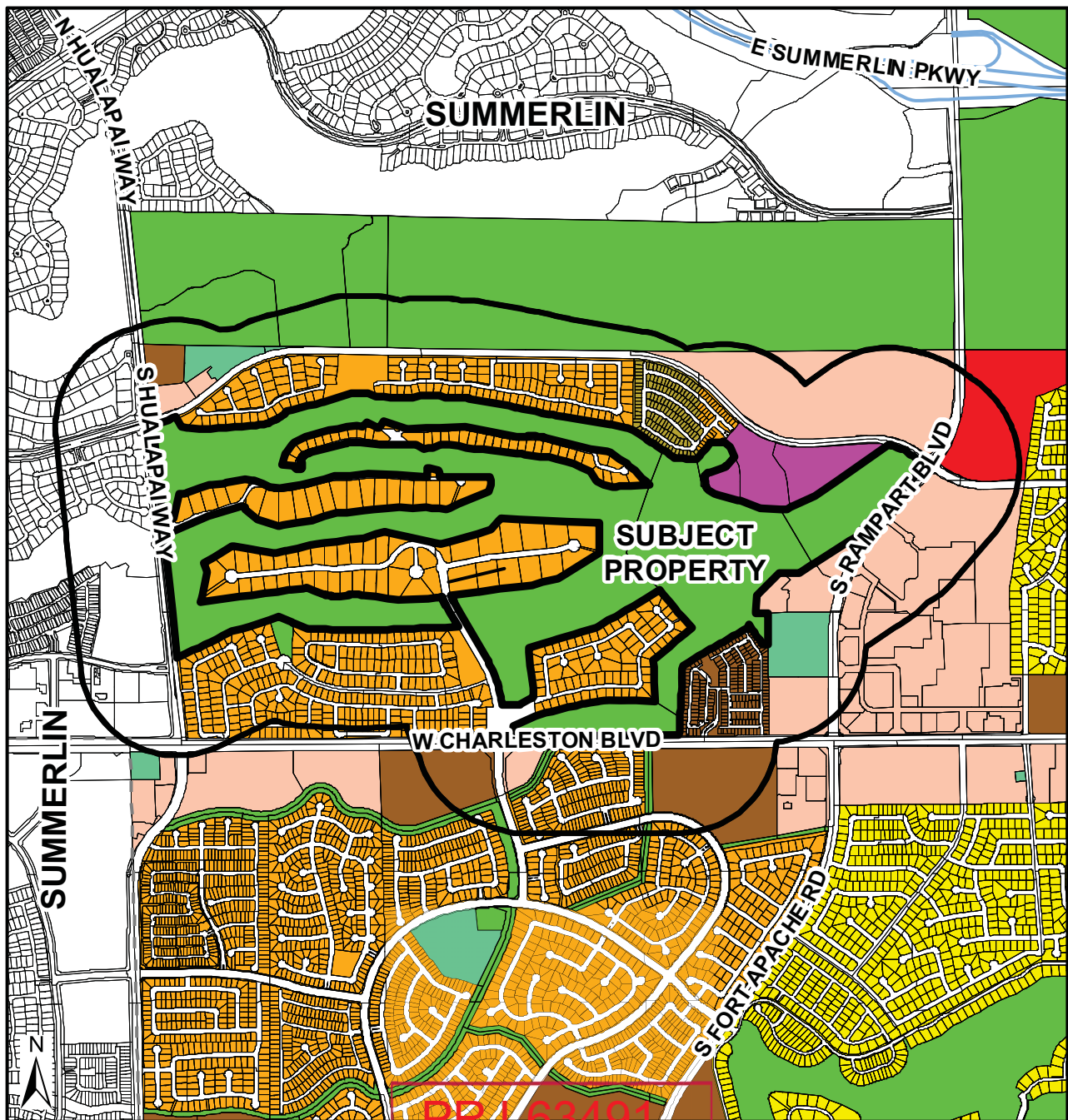
Report Application Packet Application Form.pdf

PRJ-63491  
02/23/16

ROR026064

26150





## General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	U/M/D - Las Vegas Medical District	TC - Town Center
DR - Desert Rural	H - High	LI/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

FROM PR-OS  
TO DR AND H

- Subject Property  
 1000ft Buffer  
 City Limits



GIS maps are normally produced  
 only to meet the needs of the City.  
 Due to continuous development activity  
 this map is for reference only.  
**Geographic Information System**  
 Planning & Development Dept.  
 702-229-6301

Date: Thursday, March 10, 2016

ROR026065

26151

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 for General Plan Amendment and Rezoning of the Peccole Ranch  
Master Plan's 250.92 Acres Currently Operated as The Badlands Golf Course

Dear Mr. Perrigo,

We herewith submit a request to amend the General Plan, and request Rezoning for, the above referenced 250.92 acres (hereinafter "Property") as follows:

General Plan Amendment (hereinafter "GPA"):

- From PR-OS (Park, Recreation and Open Space) to DR (Desert Rural Density Residential) on 183.71 acres consisting of:
  - 166.99 acres (APN 138-31-702-002)
  - 11.28 acres (APN 138-31-801-002)
  - 5.44 acres (a portion of 138-32-301-006. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From PR-OS to H (Residential High) on 67.21 acres consisting of:
  - 2.13 acres (APN 138-32-202-001)
  - 17.49 acres (APN 138-32-301-005)
  - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

Rezoning

- From R-PD7 to R-E on 183.71 acres consisting of:
  - 166.99 acres (APN 138-31-702-002)
  - 11.28 acres (APN 138-31-801-002)
  - 5.44 acres (a portion of 138-32-301-006. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From RPD-7 to R-4 on 65.08 acres consisting of:
  - 17.49 acres (APN 138-32-301-005)
  - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

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- From PD to R-4 on 2.13 acres consisting of:
  - 2.13 acres (APN 138-32-202-001)

(The above APNs' parcels are shown in the attached Parcel Map– Exhibit 1.)

In the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan") the Property is shown with its repurposed residential uses as explained both herein and in the 2016 Master Plan. The justification for the GPAs and Rezonings are as follows:

- The current General Plan designation of PR-OS on the Property is not in conformance with the Property's current R-PD7 zoning or the Property's requested R-E and R-4 rezonings in the 2016 Master Plan. The requested GPA amendments will bring the General Plan into conformance with the Property's requested rezonings.
- The Rezonings will provide the zoning that matches the Property's repurposed uses in the 2016 Master Plan.

The existing zoning for 248.79 acres of the Property is R-PD7. This zoning is reflected in Clark County Records and confirmed in the Zoning Verification Letter dated December 30, 2014 from City of Las Vegas (Exhibit 2). PD zoning exists on 2.13 acres. The R-PD7 zoning allows up to 7.49 Units per acre equating to 1,863 Units. The PD zoning, subject to Site Development Review approval, allows for a much higher density per acre. Rather than develop the 1,863+ Units "evenly" throughout the Property, the 2016 Master Plan provides adjacency compatibility by placing:

- An unprecedentedly small number of Estate Lots near the existing single family homes.
- Luxury Multi Family in the commercial Rampart Boulevard corridor, near to already existing commercial and multifamily development.

#### Development Areas

The requested R-E zoning on the 183.7 acres is the lowest residential category available allowing for 20,000 square foot minimum lot sizes. This equates to a total of 367 units that would be allowed under R-E. However, the Applicants, for conservation purposes, have chosen to build a maximum of only 60 home sites on this entire acreage. These Estate Lots will be a minimum of one (1) acre to over five (5) acres. This Estate Lot offering will be unprecedented, with approximately one hundred twenty (120) acres of the 183.7 acres being preserved.

The 67.21 acres rezoned to R-4 will provide 3,020 Luxury Multi Family in a pedestrian friendly, intimate residential environment with a wide variety of Luxury Multi Family offerings with different densities and heights to accommodate an array of lifestyle choices. It will also be located in the highly commercialized Rampart Boulevard corridor, where there already exists retail, restaurant, office and multifamily uses.

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The separate Development Areas are reflected in 2016 Master Plan attached as Exhibit 3. The densities and building heights for each of the Development Areas are summarized in the below matrix.

<u>Neighborhood / Development Areas</u>	<u>Acres</u>	<u>Maximum # of DU's</u>	<u>Average Density</u>	<u>Building Heights</u>
<b>LUXURY MULTI FAMILY (a)</b>				
Development Area 1	17.49	720	41.2	4 stories with a maximum height not to exceed 55 feet.
Development Area 2 (a)	20.69	1250	60.5	A complex of buildings (some or all of which will be over podium) w/various heights, 3 buildings of which will be towers up to a maximum of 250 feet from podium.
Development Area 3 (a)(b)	29.03	1050	36.2	A complex of 4 story buildings (some or all of which will be over podium) w/various heights not to exceed 55 feet over podium.
	67.21	3,020	45.0	
<b>ESTATE LOTS</b>				
Development Area 4	183.71	60	0.33	up to 3 stories not including basement not to exceed 50 feet.
<b>Total</b>	<b>250.92</b>	<b>3,080</b>	<b>12.30</b>	
<b>Footnotes:</b>				
(a) Luxury Multi Family use can include an assisted living facility**				
(b) The southeast corner of the Development Area houses the golf course maintenance yard; this use as a maintenance yard shall remain				
** This potential use would be in lieu of some of these Development Areas' Luxury Multi Family Units on a 2 for 1 basis, namely 2 assisted living units in lieu of 1 dwelling unit				

From the time of the City's approval on April 4, 1990 of the 1990 Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and Rezoning of the 1990 Master Plan's Phase Two, (being 996.4 acres of the 1990 Master Plan's 1,569.6 acres), the Property retained its R-PD7 zoning designation. It is the Applicants' belief that this zoning was held in place in clear anticipation of potential changes in golf dynamics due to:

- The unknown factors both of water availability and its significant annual cost increases, in years to come, especially considering our harsh desert climate and environment; and,
- Other negative factors that could and would affect golf's financial sustainability, which, as noted below, have been clearly realized.

**Status of Golf Industry**

The golf industry has experienced and continues to experience dramatic erosion. Golf course closures across the USA are rampant. Pellucid Corp, an Illinois-headquartered golf industry analysis entity, reports that 155, 158, 185 and 234 golf courses closed in the nation in 2012,

2013, 2014 and 2015, respectively. Golf course closures have numbered 732 in the last 4 years, with 1,503 in the last ten years, with more anticipated in the next several years. This means golf course owners and local jurisdictions are being faced with having to rethink exactly how these previously operated golf course lands, as they become repurposed, are to be incorporated into the fabric of their communities. The repurposing of the Property from its golf uses, as described herein and in associated documents, is responsible, sensitive, and complimentary, and it is Applicants' belief that it will represent significant added value to Queensridge, surrounding neighborhoods, and the City of Las Vegas.

The Applicants retained a renowned golf course architect, who is very familiar with the national and local golf marketplaces, to evaluate and advise the Applicants of the status of the Badlands Golf Course, in particular, and the Las Vegas golf marketplace, in general. Applicants learned that nationally golf is severely struggling with a very large supply/demand imbalance, and Las Vegas is no exception. Nationally there were approximately 8,100,000 fewer golfers in 2015 than 2000 with a large portion of those being core (regular) golfers. Interestingly, some quotes from **Bloomberg Businessweek** article, *"How Golf is Stuck in the Rough"*, dated June, 2014 are:

- "Golf is suffering from an exodus of players, and courses are closing. The number of golfers has dropped 24 percent from its peak in 2002 ... in 2013 alone the game lost 1.1 million players."
- "The baby boomers were supposed to be the salvation of golf...but they have yet to take up the slack."
- "Those sticking with the sport are playing fewer rounds. U.S. golfers played a total of 462 million rounds last year ... That was the fewest since 1995. ...All the people under 35 are leaving the game."
- "...research shows the number of golfers today is lower than in 1990, even though the U.S. population is 27 percent greater."
- "...Master's this spring (2014), only 7.8% of U.S. television households tuned in – the tournament's lowest TV rating since 2004...that was a 24% decline from the 2013 finale."
- **"The bottom line:** As young people seek faster-moving fun, only 14 new golf courses opened up in the U.S. last year while almost 160 shut down."

Southern Nevada courses are financially struggling/many underperforming. Experts have opined that Las Vegas has five to eight more golf courses than the market can possibly support.

#### The Badlands Golf Course

The golf course consumes approximately 245,000,000 gallons of water a year. This is especially concerning due to the extended severe drought conditions being experienced in the western USA. Further, the golf course is struggling with substantially increased costs in virtually every category, low green fees due to large over supply in the marketplace, carrying costs, significant subsidization of water and many millions of dollars needed for deferred maintenance and

capital expenditures. These expenditures would be required to repair, rehab and/or replace the course's greens, tees, landscaping, very significant irrigation infrastructure, equipment and clubhouse, all in order to stay relevant, that is, to be competitive, operationally efficient and contemporary. The Applicants believe that given these burdens, the golf course was destined for closure and the property destined to be repurposed.

#### Looking Forward

The Applicants' affiliated entities are the largest single owners of homes, lots and condominiums in Queensridge and One Queensridge Place. In addition, Applicants have built 40 custom homes in Queensridge as well as 219 Units in One Queensridge Place. It was anticipated that if Applicants did not purchase the Property, the likelihood is that conventional home builders would have done so; and then proceeded to attempt to build it out pursuant to its existing R-PD7 zoning (up to 7.49 DU's per acre), with development spread throughout the Property. The Applicants had both the motivation and a personal sense of obligation not just to protect their properties' values but the value of the properties of their many Queensridge friends and neighbors. Consequently, Applicants essentially felt "forced" to purchase the golf course's ownership entity, paying a very significant premium to do so.

Rather than leaving the land that was used as golf course lay dormant and devalue the adjacent Queensridge properties, the implementation of the 2016 Master Plan with the approval of the requested GPA and Rezoning, will collectively enhance the value of the individual adjacent properties, as well as that of the overall Queensridge neighborhood.

With the advent of newer communities, Queensridge has "*lost its edge*", it is no longer known as "*the place to be*"; The Ridges in Summerlin and its various neighborhoods have positioned themselves to have that cache and therefore Queensridge's property values have not kept pace. Implementing the 2016 Master Plan, with its approximate \$1.5 billion investment together with its new and varied residential offerings, will bring a substantial renewed energy, awareness, excitement and value to Queensridge and One Queensridge Place.

#### Security of the Property Security

Security is a major concern for all property owners everywhere. Queensridge is no exception. Queensridge North and South have been severely impacted with home and auto break-ins and thefts over the last several years. It is possible that some of the public courses patrons are thieves scouting adjacent properties for their day and/or night time exploits. The closure of the course will also enhance security since access for those thieves coming through Charleston and Hualapai drainage culverts and/or over the 5-6' walls will be eliminated.



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Conclusion

The implementation of the 2016 Master Plan, with its very large Estate Lots, large custom homes, preserve areas, thousands of additional trees, enhanced landscape areas and Luxury Multi Family development with a variety of offerings, will produce an environment like no other in the Las Vegas Valley.

Importantly, the economic benefits, such as jobs, property tax increases, sales tax revenues, and the commerce generated from the land development and home building are all very meaningful to the overall community. The Economic and Fiscal Benefits Study, prepared by respected local financial analyst/economist John Restrepo, is included with the 2016 Master Plan materials and discusses these economic benefits in detail.

Thank you in advance for the City's consideration of these GPA and Rezoning requests. We look forward to working with the City and our neighbors in bringing the repurposed uses of the Property, as reflected in the 2016 Master Plan and commensurate with these GPA and Rezoning designations, to fruition.

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: \_\_\_\_\_, for  
Name: Yohan Lowie  
Its: Manager  
Date: 2/26/16

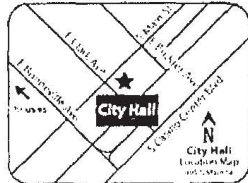
**Exhibits:**

- 1 Parcel Map
- 2 Zoning Verification Letter
- 3 2016 Master Plan Development Areas

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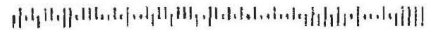
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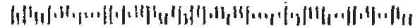
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9704 ROYAL LAMB DR  
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*There is already  
too much traffic around Rampart  
and Aita!*

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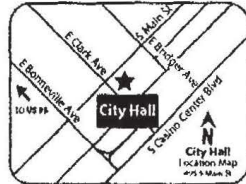
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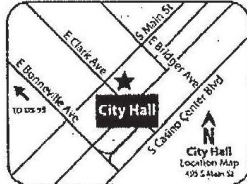
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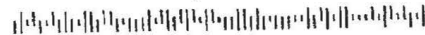
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