

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
Oct 27 2022 01:47 PM
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 12, PART 2 OF 5
(Nos. 2233–2253)**

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

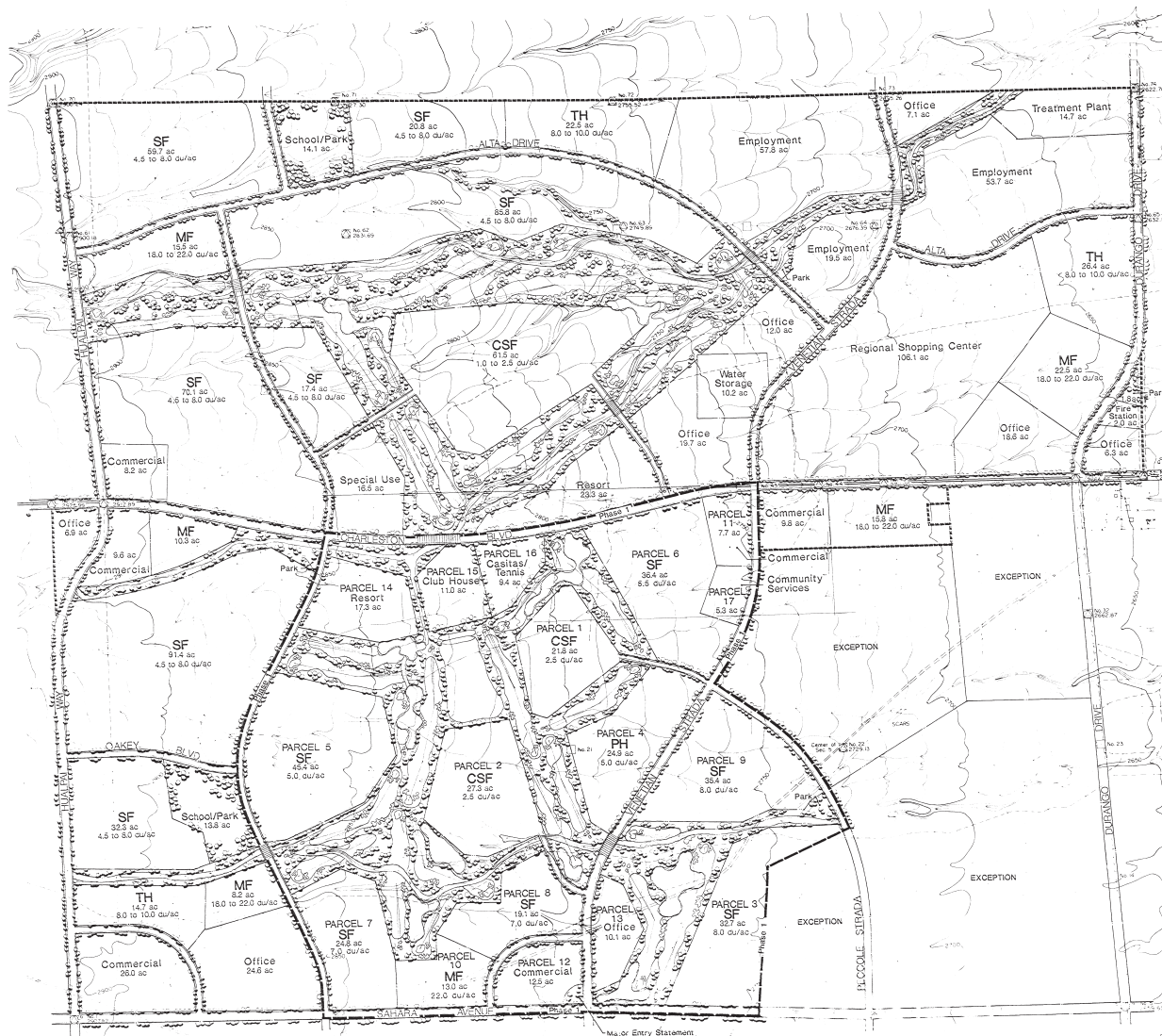
San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas

EXHIBIT D

EXHIBIT D



PHASE 1			
SYMBOL	PARCEL	LAND USE	ACRES
SF	1	Custom Single Family	21.8
SF	2	Custom Single Family	27.2
SF	3	Single Family	32.7
PH	4	Patio Home	24.9
SF	5	Single Family	45.4
SF	6	Single Family	38.4
SF	7	Single Family	24.8
SF	8	Single Family	19.9
SF	9	Single Family	35.4
MF	10	Multi-Family	13.0
	11	Commercial	7.7
	12	Commercial	12.5
	13	Office	10.1
	14	Resort	17.3
	15	Club House	11.0
	16	Casitas/Tennis	9.4
	17	Community Services	5.3
		Open Space/Golf Course	158.9
		Right of Way	32.2
Phase 1 Total			555.2
Density w/Open Space & Golf Course			6.4 du/ac
			3.7 du/ac
FUTURE PHASES			
SYMBOL	PARCEL	LAND USE	ACRES
SF		Custom Single Family	61.5
SF		Single Family	377.5
TH		Townhouse	69.6
MF		Multi-Family	72.3
		Regional Shopping Center	106.1
		Commercial	93.9
		Office	94.2
		Employment	181.0
		Special Use	16.8
		Resort	23.3
		Utilities	28.9
		School/Park	27.9
		Open Space/Golf Course	200.4
		Right of Way	52.2
Future Phases Total			1338.0
Total Acres (All Phases)			1923.2

* Used to calculate overall density
 * Utilities include:
 Water Storage, Fire Station, and Treatment Plant

MASTER PLAN Venetian Foothills

Prepared for:
 Western Devcor Inc.
 4141 North Scottsdale Road, Suite 300
 Scottsdale, Arizona (602) 941-3488

Prepared by:
 A. Wayne Smith & Associates
 2120 South Rural Road
 Tempe, Arizona (602) 968-8501



3/25/86



Z-30-86

CLV035199

00056

2234

Dear Commissioners:

The enclosed concept master plan and zoning application are submitted on behalf of The Peccole Family and Western Devcor, owners and developers, of the 1,923 acre Venetian Foothills Development.

Conceptual Master Plan approval is requested for the entire property. Zoning approval is requested for Phase One, which includes 585.2 acres south of Charleston Boulevard.

The Master Plan approval requested includes circulation, land use, and overall density. The zoning approvals requested for are: R-PD for residential uses with densities ranging from 2.2 to 22 dwelling units per acre; C-1 for the commercial sites; P-R for the office sites, and C-V for a 5 acre community center parcel. The zoning for a resort, tennis club, casitas, and golf course are also desired under a R-PD designation. The R-PD category is requested, at the direction of the planning staff, as it allows the developer flexibility and the City design control.

Copies of the plans are attached as well as the synopsis of the land uses.

Your review and approval is respectfully requested. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Jackie L. Guthrie, AICP
Planner

March 26, 1986

City of Las Vegas
Planning and Zoning Commission
Attn: Harold Foster, Planning Director
400 East Stewart
Las Vegas, Nevada 89101

JLG/cl

Enclosures

A. Wayne Smith & Associates Planners - Landscape Architects
2120 South Rural Road Tempe, Arizona 85282 (602) 968-8501

PRINCIPALS • A. WAYNE SMITH • JAMES DALTON • JOSEPH FERNANDES

ASSOCIATES • DON COX • WILLIAM FRANCIS • JACKIE L. GUTHRIE

CLV035123
00057

2235

VENETIAN FOOTHILLS
PRELIMINARY DEVELOPMENT PLAN

MASTER PLAN

Venetian Foothills is a Master Planned Community comprising 1923.2 acres. The Development Plan is conceptual in nature and may be revised through the course of development to accommodate market changes as they occur. Each Phase, as it occurs, will be planned in detail, to meet the varying needs and life styles of the population at the time of development. Each Phase will be processed through the City for review and approval.

Venetian Foothills is planned as a cohesive environment that incorporates a varied, mixed-use community around a strong residential base. Land use patterns are designed with special attention given to compatibility of neighboring uses, traffic flow, convenience and aesthetics. Since the development will be based on future population, industrial and commercial needs; the regional and local growth patterns, availability of services and City of Las Vegas land use goals will be analyzed. As the population expansion of the area is realized, the need for quality residential communities will continue. The development plan for Venetian Foothills is designed to meet the current and long-range needs of the metropolitan area with flexibility to assure that future market changes will be met.

Allowing for a variety of mixed land uses with open space, the development plan has created a living/working environment suitable for a diverse population. Included in this variety of land uses are two 18-hole golf courses which are the focal point of the development, along with a 108 acre site reserved for a regional shopping area that will enhance the character and identity of Venetian Foothills. Park sites totalling approximately 11 acres are reserved, with 4 acres of park being located at each of the two proposed school sites.

PHASE ONE

Phase One, located south of Charleston Boulevard comprises 585.2 acres of mixed land uses as shown in the following breakdown:

Residential

The variety of residential uses provided within the development will, presumably, be suitable to meet the varying needs and life styles of the future metropolitan Las Vegas population. The land area reserved for residential uses totals 280 acres with land use categories ranging from custom single family homes to multi-family developments classified into varying densities and housing styles.

Employment/Office

Employment/Office areas will provide locations for light industrial firms, and office complexes. The establishment of an attractive business community will promote a compatible relationship between residential and industrial land areas. Integration of these land uses will provide for employment opportunities within a short travel distance and will subsequently reduce dependency on auto travel.

Design and exterior appearance of the businesses located in these areas will be compatible with the residential areas surrounding them.

Commercial

Basic support facilities required by the residential community are designed to be easily accessible from all locations in the development.

Golf Course/Open Space

A focal point of Venetian Foothills Phase One is the 18-hole golf course and clubhouse which is centrally located and can be easily viewed throughout the development.

This golf course/open space system provides open space buffers between differing land uses and will create a pleasant and attractive environment. On-site retention is maintained by the golf course/open space system. Utilizing the existing washes throughout, the golf course directs the flow of water that historically flows from the foothills to Angel Park.

School Sites

Two school sites have been reserved and will be developed to meet the requirements of the school systems. Each school is located adjacent to park areas to accommodate joint use of school/park sites. School population projections are attached.

Other Land Uses

Along with the above mentioned land uses is a tennis resort and casitas which will provide housing for resort guests. An area reserved for community services such as a police station, library and other city uses is provided in Phase One.

A fire station site is reserved as requested by the City for development in 1987.

Quality of Development

Design, Architecture, and Landscape standards will be established for the development. A Design Review Committee will review and approve all plans for parcel development in Venetian Foothills.

Codes, Covenants and Restrictions will be established to guarantee the continued quality of development.

CLV035125

LAND USE SUMMARY

PHASE ONE

VENETIAN FOOTHILLS

<u>Parcel</u>	<u>Land Use</u>	<u>Acres</u>	<u>Zoning</u>	<u>DU/AC</u>	<u>Units</u>
1	Custom Single Family	21.8	RPD 2.5	2.5	55
2	Custom Single Family	27.3	RPD 2.5	2.5	68
3	Single Family	32.7	RPD 8.0	8.0	262
4	Patio Home	24.9	RPD 5.0	5.0	125
5	Single Family	45.4	RPD 5.0	5.0	227
6	Single Family	36.4	RPD 5.5	5.5	200
7	Single Family	24.8	RPD 7.0	7.0	174
8	Single Family	19.1	RPD 7.0	7.0	134
9	Single Family	35.4	RPD 8.0	8.0	283
10	Multi-Family	13.0	RPD 22.0	22.0	286
11	Commercial	7.7	C-1		
12	Commercial	12.5	C-1		
13	Office	10.1	RPD		
14	Resort	17.3	RPD		
15	Club House	11.0	RPD		
16	Casitas/Tennis	9.4	RPD		
17	Community Services	5.3	C-V		
	Open Space/Golf Course	198.9			
	Right of Way	32.2			
Phase One Total		585.2		6.4	1796
Density with Open Space & Golf Course				3.7	

CLV035126

LAND USE SUMMARY
FUTURE PHASES

VENETIAN FOOTHILLS

<u>Land Use</u>	<u>Acres</u>	<u>Density Ranges</u>
Custom Single Family	61.5	1 to 2.5 DU/AC
Single Family	377.5	4.5 to 8.0 DU/AC
Townhouse	63.6	8.0 to 10.0 DU/AC
Multi-Family	72.3	18.0 to 22.0 DU/AC
Regional Shopping Center	106.1	
Commercial	53.6	
Office	95.2	
Employment	131.0	
Special Use	16.5	
Resort	23.3	
Utilities	26.9	
Schools/Parks	27.9	
Open Space/Golf Course	200.4	
Right of Way	82.2	
Future Phases Total	1338.0	

CLV035127

LAND USE SUMMARY
MASTER PLAN

VENTIAN FOOTHILLS

<u>Land Use</u>	<u>Acres</u>	<u>Density Ranges</u>
Custom Single Family	110.6	1 to 2.5 DU/AC
Single Family	571.3	4.5 to 8.0 DU/AC
Patio Home	24.9	4.5 to 8.0 DU/AC
Townhouse	63.6	8.0 to 10.0 DU/AC
Multi-Family	85.3	18.0 to 22.0 DU/AC
Regional Shopping Center	106.1	
Commercial	73.8	
Office	105.3	
Employment	131.0	
Special Use	16.5	
Resort	40.6	
Open Space/Golf Course	399.3	
Club House	11.0	
Casitas/Tennis	9.4	
Community Services	5.3	
Schools/Parks	27.9	
Utilities	26.9	
Right of Way	114.4	

CLV035128

STUDENT POPULATION PROJECTIONS
VENETIAN FOOTHILLS

<u>Grade</u>	<u>Phase One</u>	<u>Future Phases</u>	<u>Master Plan</u>
K thru 6	341	858	1199
7 thru 9	160	401	561
10 thru 12	144	363	507
Special Education	44	111	155
Totals	689	1733	2422

CLV035129

AGENDA

City of Las Vegas

April 22, 1986

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**12. MASTER DEVELOPMENT PLAN - VENETIAN
FOOTHILLS - WILLIAM PECCOLE, ET AL**

Request for a Master Development Plan on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.

Staff Recommendation: APPROVAL, subject to:

1. Realign Alta Drive as one continuous street and to intersect El Capitan Way with a standard four-way intersection.
2. The design and construction of the treatment plant shall be subject to the requirements of the Department of Public Works.
3. The design and construction of all drainage and flood control channels shall be subject to the requirements of the Department of Public Works.
4. The 40 foot half-street for Venetian Strada, as shown on the Master Plan of Streets and Highways, shall be dedicated and improved unless the proposed extension of the east-west expressway (Husite Parkway) is constructed prior to development of the property adjacent to Venetian Strada.
5. The school sites shall not be located on major streets.
6. The Master Plan of Streets and Highways be amended on Alta Drive, Grand Canyon Drive, Oakey Boulevard, Fort Apache Road and El Capitan Way.
7. Provision of a bike path along the north side of Charleston Boulevard.

PROTESTS: 0

Mack -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this Master Development Plan is for Venetian Foothills. This is for 1,923 acres. Each parcel will be sold to individual developers. The CC&R's will be created to guide the individual developer on the design and establish an overall theme. The Plan incorporates a variety of land uses. There will be two 18-hole golf courses, a 106 acre shopping center, 131 acres of commercial, 27 acres of park and school sites, library, etc. The employment area will be designed to attract high-tech and office uses. The golf course will be public until it is turned over to the homeowners association. There is a sewage treatment plant proposed on the northeast portion across from Angel Park. There will be rural recreation sites. The applicant is donating land to the City for a fire station and a community facilities parcel. Staff would recommend approval, subject to the conditions.

WILLIAM PECCOLE, 1348 Cashman Drive, appeared and represented the application. This will be a versatile project for Las Vegas.

BOB MAYFIELD, Vice President, Western Devcor, appeared and represented the application. In this Master Plan they are requesting approval of the street circulation throughout the development, concept of land uses, and an overall density of planned residential development. Phase I will be located south of Charleston and contain 585 acres. This will consist of residential, offices, hotel/casino, resort uses and a golf course. They want to create a high quality lifestyle and working environment.

To be heard by the City Council on 5/7/86.

(8:30-8:57)

CLV034651

00064

2242

AGENDA

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

April 22, 1986

Page 16

ITEM

COMMISSION ACTION

13. Z-30-86 - WILLIAM PECCOLE, ET AL

Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualpai Way from N-IJ (under Resolution of Intent to R-MHP, R-2, R-3, R-PD7) to R-PD4, P-R, C-1 and C-V.

Proposed Use: Patio Homes, Single Family, Multi-Family, Offices, Commercial, Golf Course and Public Uses.

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent.
2. Expunge all existing Resolutions of Intent on this property.
3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 feet of right-of-way for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 foot half street right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works.
4. Installation of street improvements on Charleston Boulevard, Fort Apache Road, Peccole Strada, Grand Canyon Drive and Sahara Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
5. Plot plans and elevations on each phase shall be submitted to the Planning Commission for approval prior to development.
6. CC&R's shall be recorded which provide for the continued maintenance by the homeowners association of all landscaping in the common areas.
7. Any landscaping installed in the public streets shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.

Bugbee -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this application was covered in the previous item. This application is the First Phase of the Master Development Plan. Staff would recommend approval, subject to the conditions.

BOB MAYFIELD, Vice President, Western Devcor, appeared and represented the application. They are in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 5/7/86.

(8:57-9:01)

CLV034652

00065

2243

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

April 22, 1986

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-30-86 - WILLIAM PECCOLE, ET AL

8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.
9. Approval of a Variance for the resort related commercial uses in the R-PD Zone.
10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills.

PROTESTS: 0

CLV034653

00066

2244

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00371

City of Las Vegas

May 7, 1986

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

Page 64

ITEM	Council Action	Department Action
<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>J. <u>ZONE CHANGE</u></p> <p>4:30 3. <u>MASTER DEVELOPMENT PLAN - VENETIAN FOOTHILLS - WILLIAM PECCOLE ET AL</u></p> <p>Request for a Master Development Plan on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Realign Alta Drive as one continuous street and to intersect with El Capitan Way with a standard four-way intersection. 2. The design and construction of the treatment plant shall be subject to the requirements of the Department of Public Works. 3. The design and construction of all drainage and flood control channels shall be subject to the requirements of the Department of Public Works. 4. The 40 foot half-street for Venetian Strada, as shown on the Master Plan of Streets and Highways, shall be dedicated and improved unless the proposed extension of the east-west expressway (Husite Parkway) is constructed prior to development of the property adjacent to Venetian Strada. 5. The school sites shall not abut major streets. <p>(continued)</p> <p>APPROVED AGENDA ITEM</p> <p><i>Lucy B. Burton</i></p>	<p>Nolen - APPROVED as recommended. Motion carried with Levy excused.</p>	<p>Clerk to notify and Planning to proceed.</p> <p>Oran K. Gragson and Bob Mayfield appeared and represented the application.</p> <p>No one appeared in opposition.</p>

CLV035037
00067

2245

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00372

City of Las Vegas

May 7, 1986

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

Page 65

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. <u>ZONE CHANGE</u>		
3. <u>MASTER DEVELOPMENT PLAN (continued)</u>	APPROVED See Page 64	See Page 64
6. The Master Plan of Streets and Highways be amended on Alta Drive, Grand Canyon Drive, Oakey Boulevard, Fort Apache Road and El Capitan Way.		
7. Provision of a bike path along the north side of Charleston Boulevard.		
Staff Recommendation: APPROVAL - the Plan be adopted in concept		
PROTESTS: 0		
APPROVED AGENDA ITEM <i>Larry L. Burton</i>		

CLV035038
00068

2246

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

To: The City Council
Re: Community Planning and Development Agenda Item
May 7, 1986 City Council Agenda

00373

J. ZONE CHANGE

3. MASTER DEVELOPMENT PLAN - VENETIAN HILLS

This item is to consider the Master Plan for Venetian Foothills which is the property owned by Bill Peccole that is approximately 1,923 acres in size and is generally located north of Sahara between Durango and Hualpai. The property extends north to Angel Park. The Plan is conceptual at this point and may be revised in the future depending on minor changes and needs of the developing community. A rezoning application has been submitted on a 585 acre portion of this property on the north side of Sahara that extends to the realigned portion of West Charleston Boulevard. That application is the next item on your agenda. Each phase will ultimately be planned in detail and submitted to the City through the rezoning process. The parcels will be improved and sold to individual developers who will submit project designs to the City for approval. There will be CC&Rs established to guide the individual developer in their design and to provide continuity for the overall theme to maintain consistency throughout the entire project.

The Master Plan provides for a variety of land uses, both commercial and residential. Two 18-hole golf courses are proposed along with a 106 acre regional shopping center. There will be 130 acres of employment based commercial to accommodate uses similar to the Citicorp facility and possibly high-tech and office uses. Two elementary school sites are reserved with four additional acres of park area at each of the sites. Two parcels are identified for resort use totalling 40 acres and they would be developed with hotel, restaurants and related commercial uses. A tennis complex is proposed on a 9 acre site which will have apartment units available to be rented on a short-term basis while the occupants participate in the golf and/or tennis activities. A special use site comprising 16.5 acres is proposed for some type of recreation oriented facility that would tie into the overall theme of the project. The use is not known at this time, but it could be similar to the Wet and Wild water park. Two sites are proposed to be donated to the City, one a 5.3 acre community service area for a branch library and other public type uses, and the second is a fire station site on Durango Drive, north of Charleston.

There will be one overall master association to maintain the golf course, open space and common area and landscaping on the major streets. There will also be subsidiary associations created within each of the separate developments to maintain the common areas within those sites. The golf course has been designed to handle flood and drainage water through this project and direct it to the Angel Park Detention Basin. A treatment plan is being proposed on the northeast portion of this property adjacent to Angel Park and west of Durango to treat the water from the sewage system to irrigate the golf course and open space sites. At this point, the use is conceptual only and that facility would have to be designed to meet all the requirements of the Department of Public Works.

Staff has met with the developer on this project a number of times to work out the details. Staff recommended that Alta Drive be one continuous street and intersect El Capitan Way with a standard four-way intersection and that all school sites be relocated so they are not adjacent to any major streets as well as providing for a bike path along the north side of Charleston Boulevard. The applicant was in agreement to these conditions at the Planning Commission meeting.

Planning Commission Recommendation: APPROVAL - the Plan be adopted in concept

Staff Recommendation: APPROVAL - the Plan be adopted in concept

PROTESTS: 0

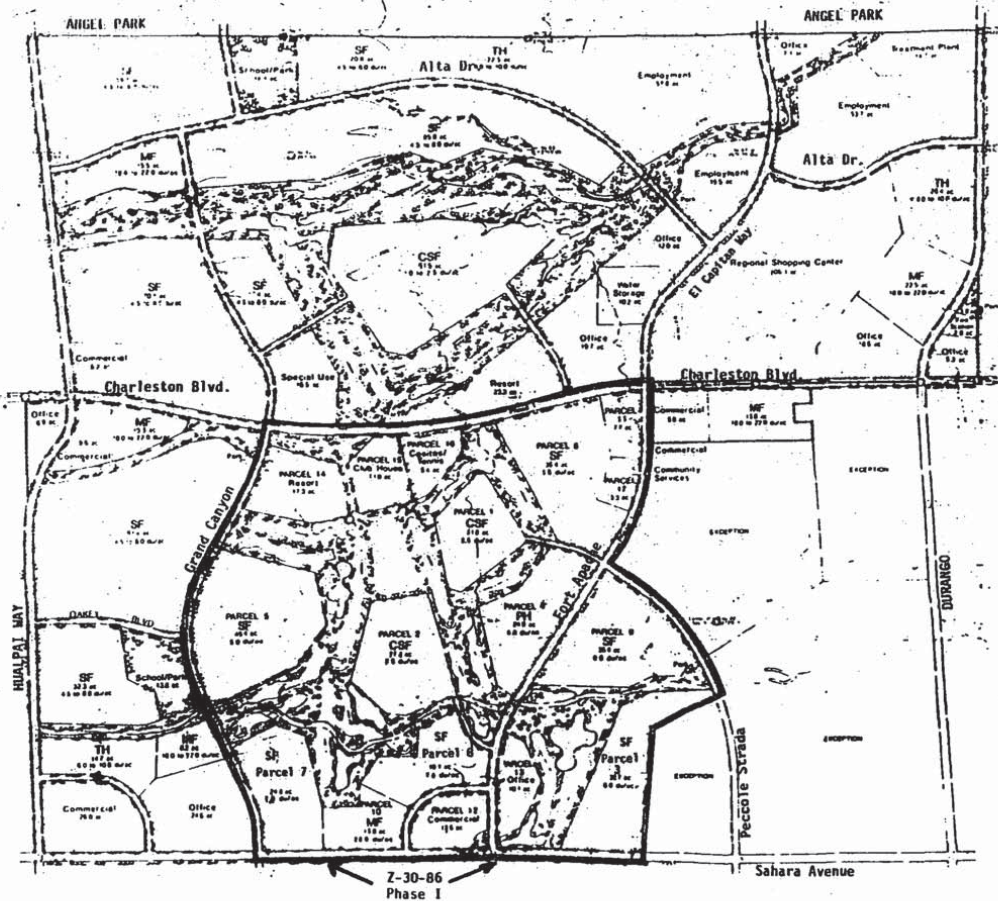
SEE ATTACHED LOCATION MAP


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

CLV035039

00069

2247



PHASE 1

SYMBOL	PARCEL	LAND USE	ACRES	ZONING/ DENSITY	UNITS
CSF	1	Custom Single Family	21.8	R-PD 3	53
CSF	2	Custom Single Family	27.3	R-PD 3	68
SF	3	Single Family	32.7	R-PD 8	262
PH	4	Phase Home	24.8	R-PD 8	125
SF	5	Single Family	45.4	R-PD 8	227
SF	6	Single Family	36.4	R-PD 8	200
SF	7	Single Family	24.8	R-PD 7	174
SF	8	Single Family	18.0	R-PD 7	134
SF	9	Single Family	35.4	R-PD 8	263
MF	10	Multi-Family	12.0	R-PD 22	296
	11	Commercial	7.7	C-1	
	12	Commercial	12.8	C-1	
	13	Office	10.1	P-R	
	14	Resort	17.3	R-PD	
	15	Club House	11.0	R-PD	
	16	Casual/Service	8.4	R-PD	
	17	Community Services	5.3	C-V	
		Open Space/Golf Course	196.9	R-PD	
		Right of Way	1.22		
		Phase 1 Total	545.2	8.4 durs	1796
		Density w/ Open Space & Golf Course	3.7 durs		

FUTURE PHASES

SYMBOL	LAND USE	ACRES	DENSITY RANGES
CSF	Custom Single Family	81.5	10 to 25 durs
SF	Single Family	377.5	15 to 80 durs
PH	Phase Home	63.9	60 to 10 durs
MF	Multi-Family	72.3	16 to 22 durs
	Regional Shopping Center	106.1	
	Commercial	53.8	
	Office	95.2	
	Employment	121.0	
	Special Use	16.9	
	Resort	22.3	
	Utilities	26.9	
	School/Park	77.8	
	Open Space/Golf Course	200.4	
	Right of Way	87.2	
	Future Phases Total	1236.0	
	Total Acres (All Phases)	1823.2	

Used to calculate over all density

Unless include Water Storage Fee Station and Basement

MASTER PLAN Venetian Foothills

Prepared for
Western Developer Inc.
2141 North Scenic Blvd. Suite 222
Scottsdale, Arizona 85251-1408

Prepared by
A. Wayne Smith & Associates
1720 South Rural Blvd.
Tempe, Arizona 85281



3.21 mi

10 ACRES

LAS VEGAS CITY
COUNCIL MINUTES

MAY 7 1986

00374

CLV035040

2248

00070

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00375

City of Las Vegas

May 7, 1986

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

Page 66

ITEM	Council Action	Department Action
<p>4:32</p> <p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>J. <u>ZONE CHANGE</u></p> <p>4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u></p> <p>Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.</p> <p>From: N-U (Non-Urban) (Under Resolution of Intent to R-MHP, R-2, R-3, R-PD7)</p> <p>To: R-PD4 (Residential Planned Development) P-R (Professional Offices & Parking) C-1 (Limited Commercial) C-V (Civic)</p> <p>Proposed Use: PATIO HOMES, SINGLE FAMILY, MULTIFAMILY, OFFICES, COMMERCIAL, GOLF COURSE AND PUBLIC USES</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Resolution of Intent. 2. Expunge all existing Resolutions of Intent on this property. 3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 foot half-street for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 feet of right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works. <p>APPROVED AGENDA ITEM (continued)</p> <p><i>Lucy L. Burton</i></p>	<p>Nolen - APPROVED as recommended. Motion carried with Levy excused.</p>	<p>Clerk to notify and Planning to proceed.</p> <p>No one appeared in opposition.</p>

CLV035041
00071

2249

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

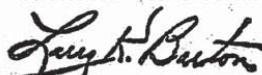
00376

City of Las Vegas

May 7, 1986

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

Page 67

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. <u>ZONE CHANGE</u>	APPROVED See Page 66	See Page 66
4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u> (continued)		
4. Installation of street improvements on Charleston Boulevard, Fort Apache Road, Peccole Strada, Grand Canyon Drive, and Sahara Avenue as required by the Land Development Division of the Department of Community Planning and Development.		
5. Plot plans and building elevations on each phase shall be submitted to the Planning Commission for approval prior to development.		
6. CC&Rs shall be recorded which provide for the continued maintenance by the homeowners association of all landscaping in the common areas.		
7. Any landscaping installed in the public streets shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.		
8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.		
9. Approval of a Variance for the resort related commercial uses in the R-PD Zone.		
(continued)		
APPROVED AGENDA ITEM 		

CLV035042
00072

2250

AGENDA


LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

City of Las Vegas

00377
May 7, 1986

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

Page 68

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. <u>ZONE CHANGE</u>		
4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u> (continued)	APPROVED See Page 66	See Page 66
10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills. Staff Recommendation: APPROVAL PROTESTS: 0		
APPROVED AGENDA ITEM 		

CLV035043
00073

2251

LAS VEGAS CITY
COUNCIL MINUTES

MAY 7 1986

00378

To: The City Council
Re: Community Planning and Development Agenda Item
May 7, 1986 City Council Agenda

J. ZONE CHANGE

4. Z-30-86 - WILLIAM PECCOLE ET AL

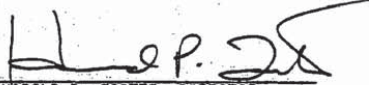
The application is for the first phase of development on the Master Plan that is described on the previous item on this agenda. The site contains 585 acres and includes one 18 hole golf course, a tennis complex, a resort site along with several other commercial and office sites with the remainder for various residential densities. The overall density on this first phase is at 3.7 units per gross acre which is lower than the present zoning on this property. The applicant intends to construct all of the major streets in this first phase except for West Charleston Boulevard because it is on the priority list as a Regional Transportation Commission project. Temporary paving will be installed from the present alignment to the golf course clubhouse site. The permanent improvements on the realigned portion of Charleston Boulevard will be constructed by either the Regional Transportation Commission or the developer depending on whether the abutting parcels of land are developed prior to RTC constructing this street. There will be landscaping along these major streets and in the drainage channels that will be maintained by the homeowners association. The clubhouse, golf course and the tennis complex are commercial in nature and a variance will be needed for these uses in the R-PD zone. The development plan for each site will be submitted to the Planning Commission for review and approval.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

CLV035044
00074

2252

