

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

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No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 12, PART 3 OF 5
(Nos. 2254-2301)**

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EXHIBIT E

EXHIBIT E

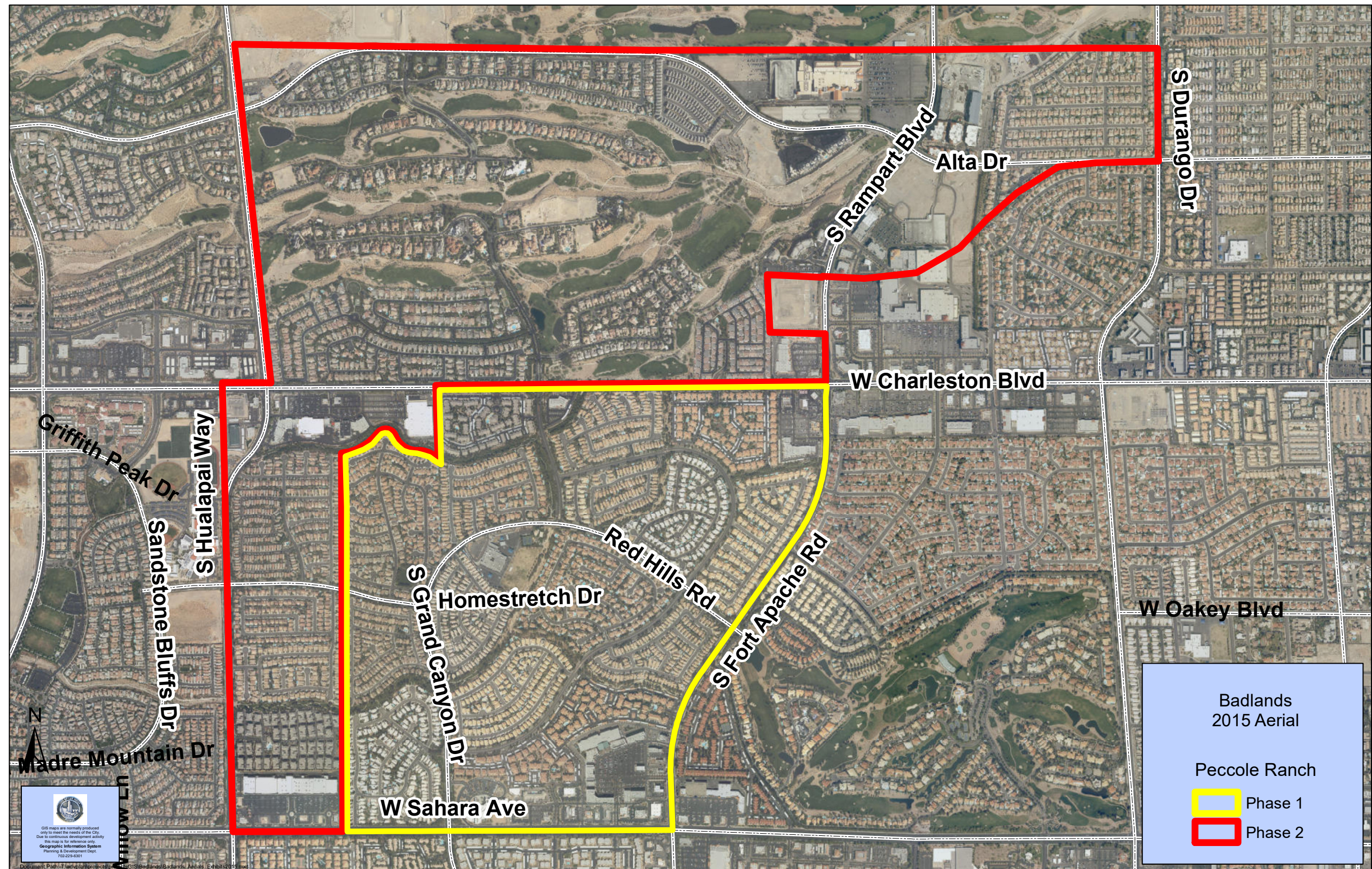


EXHIBIT F

EXHIBIT F

PECCOLE RANCH MASTER PLAN

A Master Plan Amendment and Phase One Rezoning Application

PREPARED FOR:

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December 13, 1988

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**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase One Rezoning Application

December 13, 1988

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PECCOLE RANCH

The proposed overall 1,716.38 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for Conceptual Master Plan approval, along with the rezoning of the 448.8 acre Phase One to R-PD7, R-3, and C-1 designations. The following narrative describes the intent of the Master Plan, compares the proposed plan with the previously approved Venetian Foothills Master Plan, and discusses in detail those land uses proposed in Phase One of Peccole Ranch.

INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

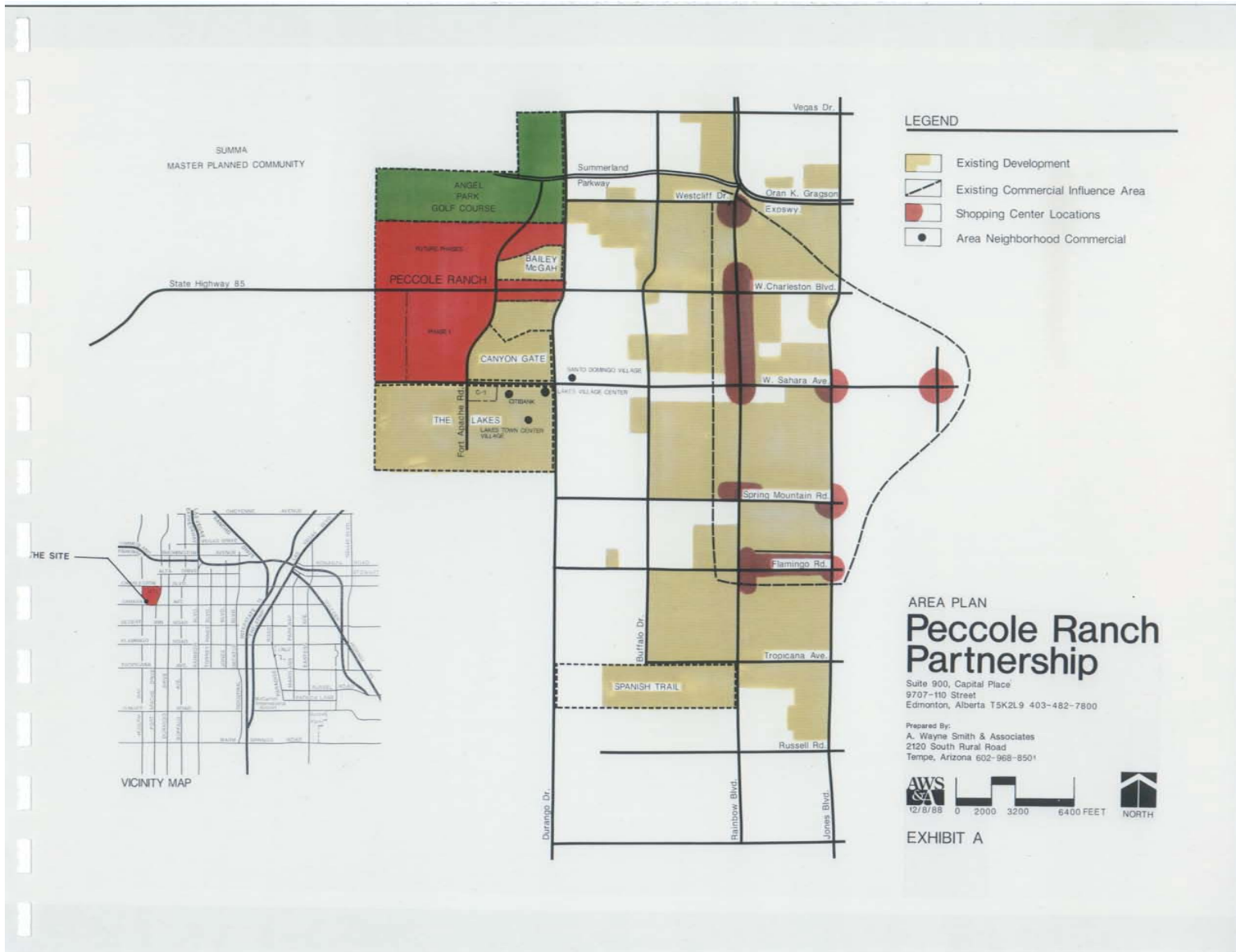
Peccole Ranch is a Master Planned community comprising 1,716.3 acres located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit A, page 2), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by those developments occurring in the Peccole Ranch vicinity such as Canyon Gate and The Lakes. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The proposed 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.

The proposed Peccole Ranch Master Plan (Exhibit C, page 3) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. Special attention has been given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. A 132.5 acre linear open space system winding throughout the community provides a positive focal point while creating a mechanism to handle drainage flows.

Also of importance to Peccole Ranch is the alignment of the Summerland Parkway under construction north of the Project. The Summerland Parkway is an east/west expressway which will be approximately three to three and one-half miles long

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originating at the curve of the Oran A. Gragson Expressway (Westcliff Drive and Rainbow Boulevard) with a terminus at the corner of the initial two Summerland Villages.

The development plan for Peccole Ranch is designed to meet the current and long range needs of the Las Vegas Metropolitan Area as the population expansion is realized. Overall project character and identity will reflect the high standards of quality envisioned by the developer and a consistency with the pattern of regional community development.

**MASTER PLAN COMPARISON:
PECCOLE RANCH VS. VENETIAN FOOTHILLS**

The proposed 1,716.3 acre Peccole Ranch Master Plan is an amendment to the 1,923 acre Venetian Foothills Master Plan which was approved by the City of Las Vegas in the spring of 1986 (Exhibit B, page 5). The major difference between the plans is the reduction in commercial acreage and elimination of the golf course. The Peccole Ranch Plan designates approximately forty-eight (48) percent less high intensity uses such as commercial, office or resort, as opposed to the Venetian Foothills plan.

The Phase One (Exhibit D, page 7) circulation system has been refined to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials as compared to the Venetian Foothills Phase One. The integration of the major wash areas also differs between the approved and proposed plans. Whereas the previous plan utilized golf course area, the present plan incorporates a lineal open space system which retains the opportunity for lot premiums since the open space is located adjacent to numerous single family parcels. The open space also allows a greater number of residents to enjoy the amenity versus the golf course originally proposed which limits the amount of use by development residents.

Lastly, the Venetian Foothills plan called for a Regional Shopping Center comprising approximately 106 acres prior to the sale of a majority of that parcel to Bailey & McGah for residential development. Due to the exclusion of this property, and the need to address community and regional commercial consumer market



VENETIAN FOOTHILLS MASTER PLAN

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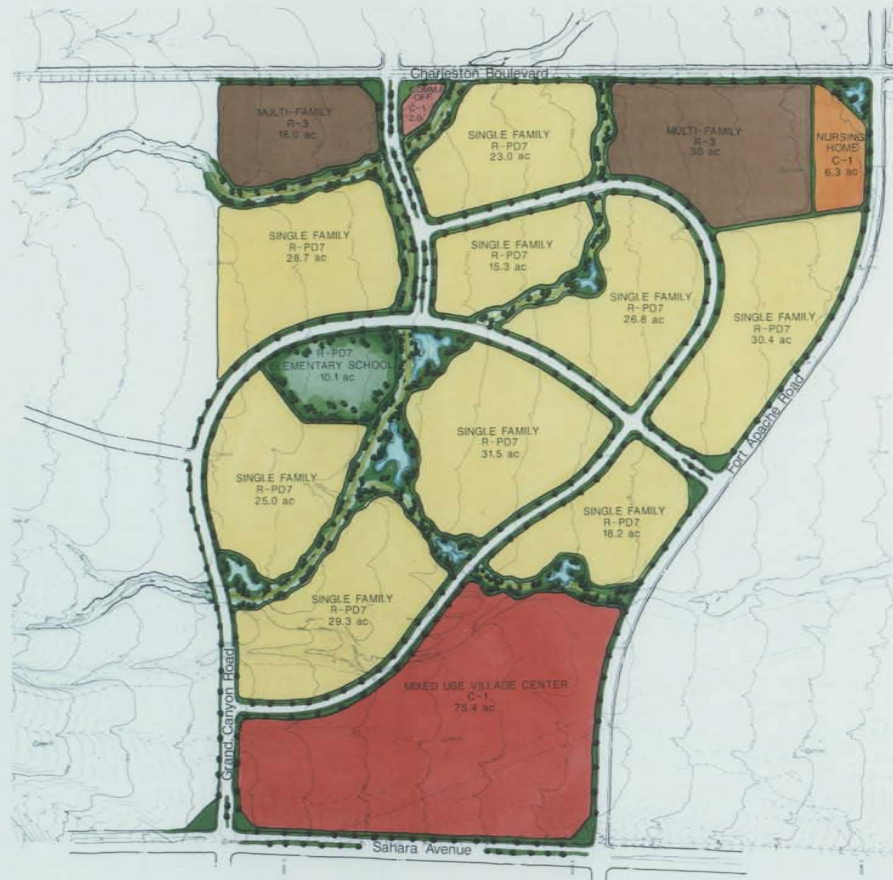
demand in the area, a Mixed Use Village Center (Exhibit E, page 13) is proposed at the intersection of Fort Apache and Sahara Avenue. The Village Center will incorporate a variety of uses including multiple-family and comparison commercial. The Mixed Use Village Center provides not only a commercial and employment element to Peccole Ranch but serves as a transition parcel from the greater intensity of multiple family, commercial and office developments adjacent to the south of Sahara Avenue. Specific uses and the character envisioned in this area and throughout the Phase One 448.8 acres are described in detail in the following narrative.

PHASE ONE - PECCOLE RANCH

Phase One of Peccole Ranch comprises approximately 448.8 acres bounded on the north by Charleston Boulevard, Sahara Avenue on the south, the Fort Apache alignment on the east, and the Grand Canyon Road alignment on the west. The zoning designations proposed in Phase One are R-PD7, R-3, and C-1, as described in the following land use descriptions.

Single Family Residential

The demand for housing remains strong in the Peccole Ranch vicinity, reflecting the continued growth of immigration to the area. The delineation of residential uses proposed in the 448.8 acres of Peccole Ranch Phase One is based upon market study documentation of historical and projected single family housing subdivision and multiple family absorption patterns and approximately 228.2 acres or 51 percent of Phase One is devoted to single-family development. The anticipated price range of the single family products, \$85,000 to \$150,000, supports the theory that quality lower priced housing in the strong northwest/southwest markets remains in demand, particularly at the Project location which is positioned as a natural northerly growth extension to the successful Lakes community and which will benefit greatly from the surrounding golf environment and the Summerland Parkway. Recent data obtained concludes that the preference is for detached single family homes since over 88 to 97 percent of the consumers purchased detached units during the past four quarters. The significance of this growth is the expanding opportunity to provide housing to an increasingly diverse population.



ZONING	LAND USE	NET ACRES	NET DENSITY DU/ac	UNITS
C-1	NURSING HOME	6.3		
R-PD7	SINGLE FAMILY	228.2	7.0	1597
R-3	MULTI-FAMILY	48.0	24.0	1152
C-1	VILLAGE CENTER	75.4		
	COMMERCIAL MULTI-FAMILY	43.0	34.2	1108
C-1	COMMERCIAL/OFFICE	2.0		
R-PD7	DRAINAGE/OPEN SPACE	30.8		
R-PD7	ELEMENTARY SCHOOL	10.1		
	STREET R.O.W.	48.0		
TOTAL		448.8	8.6	3857

PHASE 1-LAND USE PLAN Peccole Ranch Partnership

Suite 900, Capital Place
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Tempe, Arizona 602-968-8501



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NORTH

EXHIBIT D

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Also, gated entries into Phase One residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products by builders and developers.

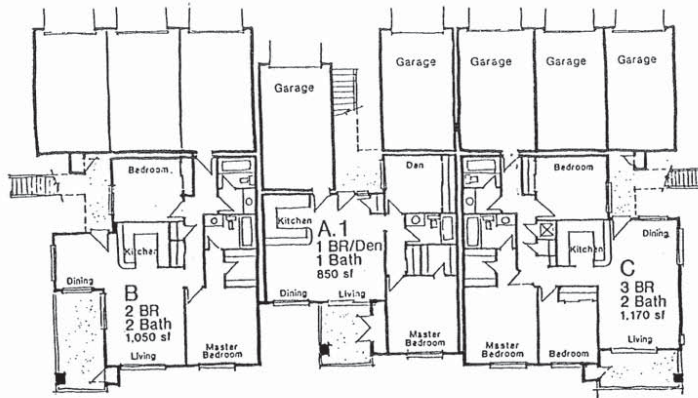
Multiple-Family Residential:

The present strong consumer demand for apartments has created a large base of established residents looking for alternative home ownership options and the Mixed Use Village Center incorporates a 32.4 acre multi-family element in Phase One (Exhibits F and G, pages 10 and 11) which will be geared toward those future residents who prefer a more urban oriented lifestyle. Sensitive site design techniques will be utilized to integrate the residential element with those of a business nature. A portion of the Phase One multiple-family will be designed as two-story structures, with salient elements including:

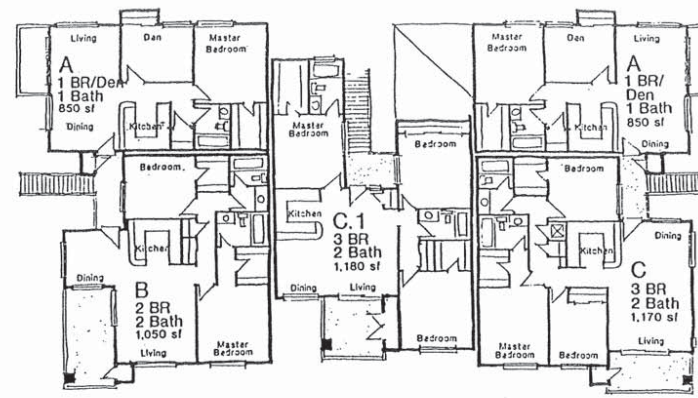
- * Spanish-Mediterranean architecture
- * Private garages provided for all units
- * One, two, and three bedroom units
- * Unit square footage ranging from 850 to 1,170 square feet
- * Some units will provide the popular double "master suites"
- * A wide range of amenities and landscaping

Also integrated into the Mixed Use Village Center is a cluster of several mid-rise (eight-story) apartments designed to target the strong demand for middle and upper income luxury apartment opportunities as an alternative to standard apartment living. The cluster is located to obtain primary visibility from Sahara Avenue, a principle high flow arterial. Emphasis has been placed on buffering and transitioning of the midrise complex, to two-story garden apartments, then ultimately single family developments on the north and west. Also, negotiations are presently underway with a developer/owner for the multiple family development within the Mixed Use Village Center.

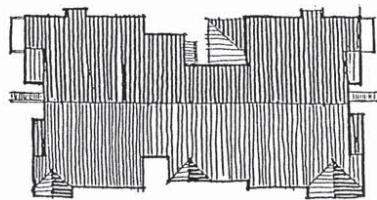
Two multi-family parcels are also located along Charleston Boulevard to maximize exposure and to provide buffering to the internal single family neighborhoods from external arterial traffic. Multi-family opportunities in addition to single family parcels are provided in the future phases of Peccole Ranch, however, these parcels are designed such that they remain flexible to respond to current market trends and demands at the actual time of development.



Building #1
1ST FLOOR PLAN



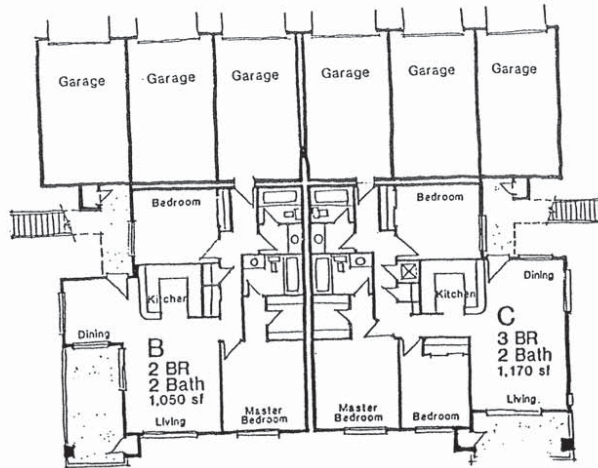
Building #1
2ND FLOOR PLAN



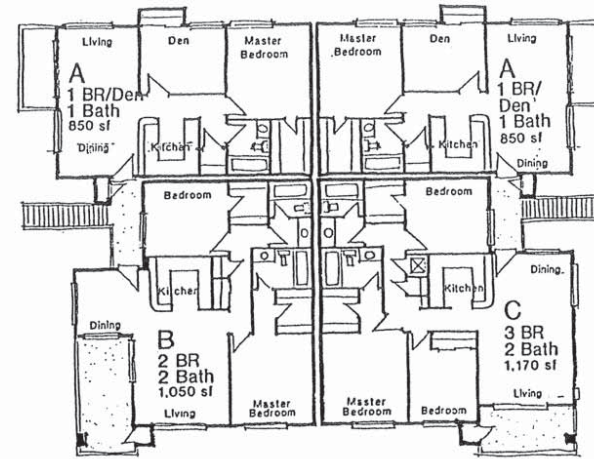
Building #1
ROOF PLAN

EXHIBIT F
Peccole Ranch
Village Center
Multiple Family Floor Plans

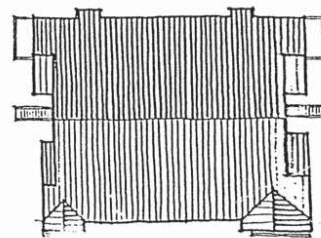
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Building #2
1ST FLOOR PLAN



Building #2
2ND FLOOR PLAN



ROOF PLAN

EXHIBIT G
Peccole Ranch
Village Center
Multiple Family Floor Plans

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Commercial

High intensity uses such as multi-family, commercial, office and employment opportunities are concentrated in the 75.4 acre Mixed Use Village Center (Exhibit E, page 13) in Phase One of Peccole Ranch. The parcel is located at the intersection of Sahara Avenue and Fort Apache to provide prime exposure and visibility. This Village Center is also physically well sited in relationship to surrounding high volume major collector streets, rapidly expanding residential consumer demand sources and the lack of competitive projects. This may be evidenced from a review of the Area Plan (Exhibit A, page 2) which depicts the current lack of commercial centers, and the potential urbanization of the vacant residential lands from Jones Boulevard west to Hualpai Way.

At this time, the 75.4 acre Mixed Use Village Center will accommodate approximately 32.4 acres of multiple-family (Exhibit E, page 13), and approximately 43.0 acres for a planned comparison shopping/fashion mall shopping center. It is anticipated that the impact of the developer's experience and reputation will attract a prime array of quality lead tenants and support businesses. A small 2.0 acre commercial/office parcel is also provided on Charleston Boulevard, and a 6.3 acre nursing home site is planned at the southwest corner of Fort Apache and Charleston Boulevard. At this time, negotiations are underway with a developer/owner for the nursing home parcel.

Future phases of Peccole Ranch will include approximately 119.6 acres of neighborhood commercial/office located at intersection nodes in order to be easily accessible, along with a 12.0 acre hotel/resort site at the main project entry off Fort Apache Road. These parcels will accommodate basic support facilities and services required by the residential community. Office parcels totalling approximately 14.1 acres are also provided in various locations along Charleston Boulevard.

Open Space and Drainage

A focal point of Peccole Ranch Phase One is the 30.8 acre linear open space network which traverses the site in a manner which follows the wash system. All parcels within Phase One, excepting one, may be directly accessed via the open space. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout the



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bike paths and walkways. The surrounding community as well as project residents may use the open space to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, ramadas and pleasing water features will be located in passive gathering areas scattered throughout the open space.

The close proximity to Angel Park along with the extensive open space network were the determining factors in the decision not to integrate a public park in the proposed plan. According to the Parks, Recreation and Senior Citizen Activities Division a need for a dedicated public facility within Peccole Ranch is not indicated nor anticipated in the future.

Drainage flows through the washes initially enter the site at a peak rate of 800 cubic feet per second, and move in a east/northeast direction. Two wash flows are then directed into the main drainage wash which flows northeasterly towards the large Angel Park reservoir at a rate of approximately 1,600 cubic feet per second.

On-site retention generated in the Project will be maintained throughout the open space system.

Schools

A 10.1 acre elementary school site is reserved in Phase One, and according to the Clark County School District the site has been approved and will be purchased based upon acceptable appraisals (See Appendix). The location is central to Phase One, and the site will be developed to meet the requirements of the Clark County School District. An additional 19.7 acre school site is designated in the future phase of Peccole Ranch, however, the level of education such as elementary or middle school status will not be determined until development occurs and the student population becomes more clearly defined. A typical elementary school requires a student body of approximately 600 to support the facility according to Clark County School District standards, whereas a junior high school requires 1,250 students. Student population projections for Phase One are attached, along with documentation of the District's approval of the proposed site.

Other Land Uses

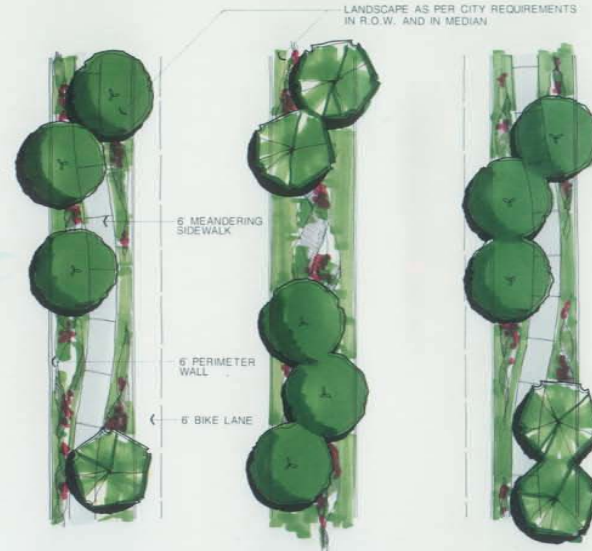
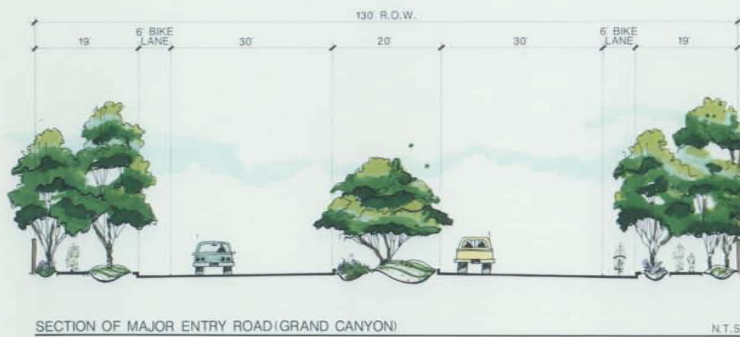
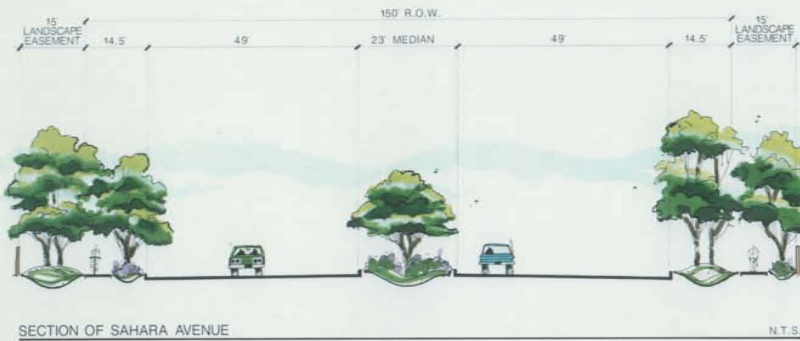
A 10.9 acre water storage facility is located in the northeast portion of Peccole Ranch to appropriately accommodate the topography and historic flow direction. This facility will be designed and constructed to meet the requirements of the Public Works Department and Director.

DEVELOPMENT PLAN - PHASE ONE

The Peccole Ranch Partnership is the land developer for Peccole Ranch and will assume the responsibility of the following:

- * Full street improvements for internal collector streets and partial improvements for other public streets adjacent to the development, or as agreed upon with the City of Las Vegas. See roadway Exhibits I and J on the following pages.
- * Delivery of water, sewer, telephone, and power to all parcels.
- * Rough grade of all parcels.
- * Open Space development and landscaping.
- * Entry treatments, including landscaping, water features, special pavement, and project signs.
- * All landscaping along arterial roads (Charleston Boulevard, Sahara Avenue, and Fort Apache) and within internal boulevards.
- * An information center.

The street and utility construction will begin in the southern portion of the project.



ROADWAY PLAN AND CROSS SECTIONS

Peccole Ranch Partnership

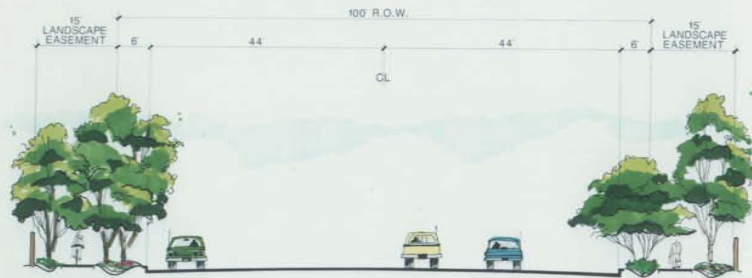
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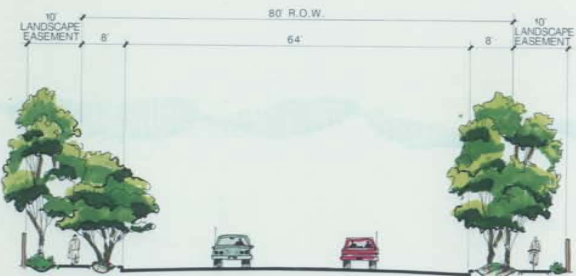
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EXHIBIT I

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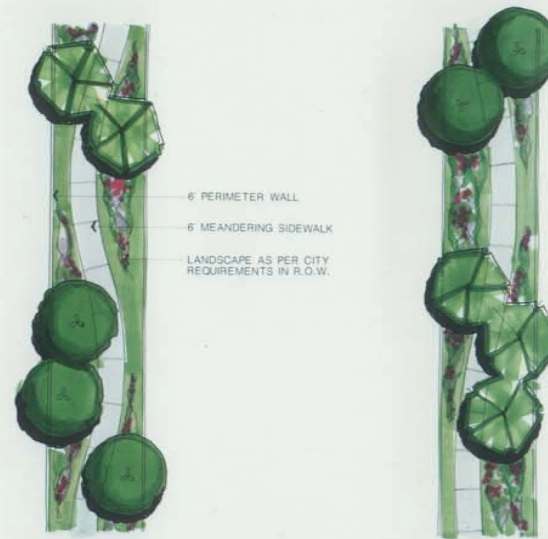
SECTION OF ARTERIAL ROADWAY (FORT APACHE)

N.T.S.



SECTION OF INTERIOR COLLECTOR ROADWAY

N.T.S.



PLAN VIEW OF INTERIOR COLLECTOR ROADWAY

N.T.S.

ROADWAY PLAN AND CROSS SECTIONS

Peccole Ranch Partnership

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EXHIBIT J

CLV113858
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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 Peccole Ranch. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Master Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within individual development parcels to maintain the common area within these areas.

PHASING

Initiation of infrastructure will occur in the third quarter of 1989 or sooner. Individual parcel development is anticipated to commence in the second quarter of 1990.

GENERAL PLAN CONFORMANCE

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 proposed Peccole Ranch Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the proposed 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.

PECCOLE RANCH
LAND USE DATA
PHASE ONE

<u>LAND USE</u>	<u>NET ACRES</u>	<u>ZONING</u>	<u>NET DENSITY</u>	<u>UNITS</u>
Single Family	228.2	R-PD7	7.0 du/ac	1,597
Multi-Family	48.0	R-3	24.0 du/ac	1,152
Mixed Use Village Center		C-1	-	-
Multi-Family	32.4	-	34.2 du/ac	1,108
Commercial/Office	43.0	-	-	-
Commercial/Office	2.0	C-1	-	-
Nursing Home	6.3	C-1	-	-
Open Space/Drainage	30.8	R-PD7	-	-
Right-of-Way	48.0	R-PD7	-	-
Elementary School	10.1	R-PD7	-	-
 TOTAL	 448.8		 8.6 du/ac	 3,857

PECCOLE RANCH
LAND USE DATA
OVERALL MASTER PLAN

<u>LAND USE</u>	<u>NET ACRES</u>	<u>DENSITY RANGES</u>
Single Family	966.9	4.0 - 8.0 du/ac
Multi-Family	192.6	8.0 - 24.0 du/ac
Mixed Use Village Center	75.4	20.0 - 35.0 du/ac
(Commercial, Office, Multi-Family)		
Neighborhood Commercial/Office	121.6	
Office	14.1	
Hotel/Resort	12.0	
Nursing Home	6.3	
Water Storage	10.9	
Open Space/Drainage	132.5	
Right-of-Way	154.2	
Schools	29.8	
 TOTAL	 1,716.3	

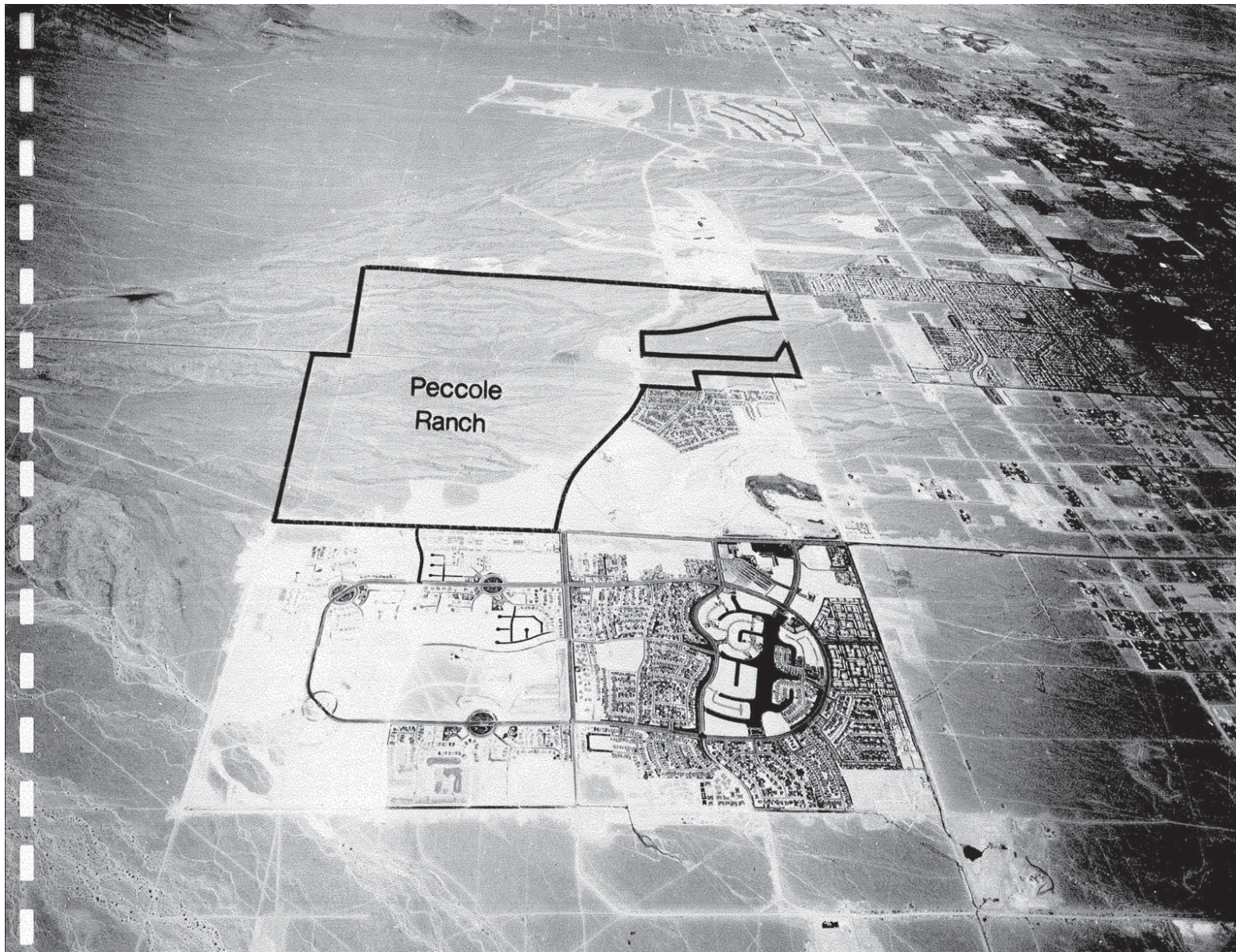
PECCOLE RANCH
STUDENT POPULATION PROJECTIONS

<u>GRADE</u>	<u>PHASE ONE</u>	<u>FUTURE PHASES*</u>	<u>MASTER PLAN</u>
K thru 6	902	2,021	2,923
7 thru 9	347	777	1,124
10 thru 12	343	768	1,111
TOTAL	1,592	3,566	5,158

* Assuming an average single family density of 7.0 du/ac, and a multi-family density of 24.0 du/ac.

APPENDIX

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00102



CLV113864
00103

THE PECCOLE RANCH PARTNERSHIP

EXECUTIVE PROFILES

The Peccole Ranch Partnership was formed based upon a mutual interest by both the Peccole Trust and the Triple Five Corporation to develop a quality mixed use planned community within the City of Las Vegas. The following executive profiles provide background information related to the key players in the Peccole Ranch Master Plan.

Peccole Trust

William Peccole has been involved in insurance and real estate since his release from the United States Air Force, where he held the rank of Captain. He served as a Commissioner on the Las Vegas City Council in the 1940's. Peccole has made numerous contributions, both physical and financial, to sports programs, charitable organizations, and scholarship programs. He was also named Distinguished Nevadan by the University of Nevada Board of Regents.

Larry A. Miller graduated in 1977 with a Bachelor of Arts degree. He also has approximately 25 hours toward his Masters degree. Miller is currently assistant to William Peccole in directing and facilitating all aspects of real estate development.

Greg Georgian graduated in 1985 with a Bachelor of Science degree in Real Estate Finance from the University of Nevada. Greg is currently employed as a real estate consultant and investor for William Peccole Enterprises. His responsibilities include bookkeeping, contract evaluation, and research.

Triple Five Corporation

The Triple Five Corporation is an Edmonton, Alberta, Canada, based real estate development and investment company. Originally formed in 1967 as Ghermez Developments Limited, the company was renamed the Triple Five Corporation Limited in 1973. The Corporation has developed numerous multi-million dollar developments such as the West Edmonton Mall, Fantasyland Hotel, and Eaton Centre Edmonton. Key people in the Triple Five Corporation who are also involved in the Peccole Ranch Master Plan include: Eskander Ghermezian, Wayne Kryger, and David Stoddart.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-U Use District to a P-DR7, R-3, & C-1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

See the attached legal descriptions.

Assessor's Parcel Number: 450-150-006, 450-150-007, 450-150-008, 450-160-003, 450-160-004,

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

450-160-005, 450-170-002,
450-170-003, 450-180-002,
450-180-003, 440-550-023,
440-550-048, 440,540-001,
440-560-008, 440-530-001

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), William Peccole 1982 Trust

(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) William Peccole Trustee 2760 Tioga Pines
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

(702) 364-5002
PHONE NUMBER

Las Vegas, Nevada 89102
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER _____

CITY _____ STATE _____ ZIP _____

Subscribed and sworn to before me this 7th day of December, 1988.

Nancy S. Wilder
Notary Public in and for said County and State

My Commission Expires _____

(seal)

Notary Public for the State of Nevada
Nancy S. Wilder
My Commission Expires Nov. 2, 1993

FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

Meeting Date: _____

CLV113866
00105

AGENDA

January 12, 1989

City of Las Vegas PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6301

ITEM

COMMISSION ACTION

35. MASTER DEVELOPMENT PLAN-PECCOLE RANCH

Applicant: WILLIAM PECCOLE, TRUSTEE
Application: Request for approval of Master Development Plan.
Location: North of Sahara Avenue and south of Angel Park, between Durango Drive and Hualpai Way
Size: 1,716 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The 11.4 acre multi-family site on the south side of Charleston Boulevard be relocated to the north side, immediately east of the commercial site.
2. The 30 acre multi-family site northeast of the commercial site at Hualpai Way and Sahara Avenue be reduced to 20 acres.
3. A maximum of 3,150 dwelling units be allowed for Phase I.

PROTESTS: 8 on record with staff
2 speakers at meeting
32 persons in audience
97 letters (same petition used for Item 36)

Bugbee -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this application involves a large parcel that has had several Master Plans approved on it in the past. There are some major drainage channels going through the area. The exterior treatment will be similar to the Canyon Gate development to the southeast. On the northerly portion is a proposed golf course and north of that is a hotel resort type facility. There will be about 75 acres for a shopping center with garden apartments adjacent to that center. Staff recommended a reduction in the number of units and relocation of the multi-family. Staff recommended approval, subject to the conditions.

WILLIAM PECCOLE, 2760 Tioga Pine Circle, appeared and represented the application. This will be a class development. It will be a project comprising the Peccole family and Triple Five Corporation. He concurred with staff's conditions.

WAYNE SMITH, Land Planner, 2120 South Rural Road, Tempe, Arizona, appeared and represented the applicant. He explained the plot plan. They have worked with City staff on this project.

CHARLEY JOHNSON, VTN Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. The main street will be Charleston Boulevard. There will be bike paths. Fort Apache will lead into the freeway interchange. Charleston Boulevard will be widened from Antelope to this project.

BETH DiFIORE, 8816 Silvani, appeared in protest. She presented 97 names on petitions. She wants to preserve the scenic beauty of this area and the bike paths to remain. She objected to the density. If they have this high density, they would like it more spread out. She was concerned about drainage. They need additional

CLV051801

00106

2286

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

January 12, 1989

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. MASTER DEVELOPMENT PLAN -
PECCOLE RANCH (CONTINUED)

police and fire protection.
The surrounding property owners
want a voice in the Master
Plan.

GERARD BLATZ, 8632 Cremona
Drive, appeared in protest.
The Fire Department is approximately
ten minutes away.

CHARLEY JOHNSON appeared in
rebuttal. The Peccole family
donated a two acre site at
Durango and Charleston for
a Fire Station.

WAYNE SMITH appeared in rebuttal.
The School District is in accordance
with the plan.

MR. FOSTER stated a new fire
station will soon be constructed
on Durango, north of Charleston
Boulevard.

To be heard by the City Council
on 2/1/89.

(10:02-10:42)

CLV051802

00107

2287

January 12, 1989

AGENDA

City of Las Vegas PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

COMMISSION ACTION

36. Z-139-88

Applicant: WILLIAM PECCOLE, TRUSTEE
Application: Zoning Reclassification
From: N-U (under Resolution of Intent to R-PD4, P-R, C-1 and C-V)
To: R-PD7, R-3 and C-1
Location: West side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard
Proposed Use: Single Family Residential, Multi-Family Residential, Commercial and Mixed Use Commercial which consists of Retail/Service Commercial, Office and Multi-Family (Multi-Story) Residential.
Size: 448.8 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. A maximum of 3,150 dwelling units be allowed.
3. Approval of plot plans and elevations by the Planning Commission for each parcel prior to development.
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.
5. Construct street improvements on all streets as required by the Department of Public Works.
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.

Black -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated the remarks he made on Item No. 35 also pertain to this application. Some of the multi-family structures will be to a height of eight stories on the mixed use parcel at Sahara and Fort Apache. Staff recommended approval, subject to the conditions.

WAYNE SMITH, Land Planner, 2120 South Rural Road, Tempe, Arizona, and CHARLEY JOHNSON, Engineer, VTN Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They objected to Condition No. 6. The applicant will complete all the requirements and will not downgrade this development. Charleston Boulevard will be improved for access to this project.

WILLIAM PECCOLE, 2760 Tioga Pine Circle, appeared and represented the application. He is willing to contribute the required monies for the traffic signals as requested in Condition No. 8.

BETH DiFIORE, 8816 Silvani, said the remarks she made on Item No. 35 pertain to this item also. The signatures in protest that she presented when she appeared under Item No. 35 are to be used for this item as well.

HOWARD SUTZ, 8929 Borla Drive, appeared in protest. He objected to the eight or nine story apartment buildings. He agreed with what Beth DiFiore said.

ANDIE CLEMENTE, 9018 Dolphin Cove Avenue, appeared in protest. There are vacant apartments in the area already, as well as shopping centers.

CLV051803

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January 12, 1989

AGENDA

City of Las Vegas PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

36. Z-139-88 (CONTINUED)

7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.
8. Contribute \$25,000 for a traffic signal system at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon Road and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard at the time of development of the adjoining parcels as required by the Department of Public Works.
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
10. The existing Resolution of Intent is expunged upon approval of this application.

PROTESTS: 4 speakers at meeting
32 persons in audience (same persons as Item No. 35)
97 letters (same petition used on Item No. 35)

ANTHONY RUSSO, 3148 Crystal Bay, appeared in protest. The fire and police protection is not adequate.

COMMISSIONER BABERO said the fire and police protection will follow this project.

MR. FOSTER said construction of a fire station will commence this year.

FRANK DENNY, 9104 Dolphin Cove Court, appeared in protest. He was concerned about flooding. There are too many apartments in Las Vegas.

To be heard by the City Council on 2/1/89.

(10:42-11:15)

CLV051804

00109

2289

AGENDA

City of Las Vegas

000591

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

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ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
1739 to 1832	<p>H. MASTER DEVELOPMENT PLAN - RELATED TO ZONE CHANGE Z-139-88 - PUBLIC HEARING</p> <p>1. ABEYANCE ITEM - Peccole Ranch</p> <p>Request for approval of the Master Development Plan for property located north of Sahara Avenue and south of Angel Park, between Durango Drive and Hualpai Way.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none">1. The 11.4 acre multi-family site on the south side of Charleston Boulevard be relocated to the north side, immediately east of the commercial site.2. The 30 acre multi-family site northeast of the commercial site at Hualpai Way and Sahara Avenue be reduced to 20 acres.3. A maximum of 3,150 dwelling units be allowed for Phase I. <p>Staff Recommendation: APPROVAL</p> <p>PROTESTS: 137 (103 letters, 34 at meeting)</p>	<p>MILLER - APPROVED as recommended subject to the conditions and an additional condition that the single family and multifamily be constructed concurrently. Unanimous</p> <p>Clerk to Notify and Planning to proceed.</p> <p>Bill Peccole, Larry Miller, David Stoddard, Wayne Smith, and Charley Johnson appeared representing the request.</p> <p>PROTESTS Beth DiFiore, 8816 Silvagni, appeared and presented 10 additional letters of protest.</p> <p>NOTE: EXCERPT OF MOTION MADE PART OF FINAL MINUTES.</p>

CLV036238
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2290

X.

H. MASTER DEVELOPMENT PLAN - PECCOLE RANCH - RELATED TO ZONE CHANGE Z-139-88
- PUBLIC HEARING

1. Peccole Ranch

This item was held in abeyance at the request of the applicant and is a revised Master Development Plan for the Peccole property that is to be a planned community and named Peccole Ranch. There is a related zoning application, Z-139-88, Item X.H.1., on 448.8 gross acres of the 1,716 acres involved in this Development Plan. Prior master development plans were approved on this property in 1981 and 1986.

The Development Plan is for property located between Angel Park and Sahara Avenue east of Hualpai Way with portions extending easterly to Durango Drive. The Bailey and McGah and the Canyon Gate Country Club developments exist to the east. To the northeast, north of Charleston Boulevard, is a proposed Bailey and McGah single family development. To the west is the Summerlin property and to the south is the Lakes At West Sahara development.

The Phase I portion of the property is located west of Fort Apache Road between Charleston Boulevard and Sahara Avenue, that is predominantly for single family use with some parcels along Charleston for multi-family and a nursing home on a commercial site. There is a mixed use village center on the southerly portion at Sahara for shopping and an 8-story multi-family complex that is bordered by two-story garden apartments along the northwest part of the parcel. West of Phase I is similar type of development as well as on most of the property to the north of Charleston Boulevard with the exception of a hotel/resort site adjacent to Angel Park at Rampart Boulevard (formerly Fort Apache Road north of Charleston). Also, there is a golf course on the north portion.

The entire development will be a walled-in community with landscaping along the street frontages and there will be landscaped open space on the interior with most of it being in the major drainageways. A school site is proposed on the southerly part of the development. The overall density is 6.7 units per gross acre that is compatible with the General Plan, which recommends an average density of 7 units per acre. The uses and amount of acreage is as follows:

<u>LAND USE</u>	<u>ACRES:</u>	
	<u>PHASE I</u>	<u>OTHER PHASES</u>
Nursing Home	6.3	---
Single Family	258.2	587.4
Multi-Family	18.0	143.9
Mixed Use Village Center:		
Commercial/Office	43.0	---
Multi-Family	32.4	---
Commercial/office	2.0	---
Drainage/Open Space	30.8	---
Right-of-Way	48.0	---
Elementary School	10.1	---
Phase I Total	448.8	
Neighborhood Commercial/Office		137.7
Office		5.4
Hotel/Resort		56.6
Water Reservoir Site		10.9
Golf Course/Drainage		207.1
Right-of-way		98.8
School		19.7
Later Phases Total		1,267.5
Grand Total		1,716.3

- continued -

CLV036239
00111

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000593

X.

H. MASTER DEVELOPMENT PLAN - PECCOLE RANCH - RELATED TO ZONE CHANGE
Z-139-88 - PUBLIC HEARING (continued)

1. Peccole Ranch

The southerly portion has more acreage for multi-family and an overall higher density than recommended in the General Plan. Staff worked out certain adjustments with the applicant to restrict Phase I to a maximum of 3,150 dwelling units and reduce the 30 acre multi-family parcel next to the commercial at Hualpai and Sahara to 20 acres and that the 11.4 acre multi-family parcel on Charleston east of the commercial site that is east of Hualpai be located to the north side of Charleston. This provides a balance on the amount of the multi-family on the north and south portions.

There was a protest factor from the residents in the Bailey & McGah development who indicated their subdivision consists of mostly oversized R-1 lots and they were concerned about the size of the lots in the R-PD7 single family areas and the amount of multi-family development. It was pointed out that all developments would primarily front on the interior of this walled-in community except some of the multi-family parcels would front on the perimeter streets but none of them across from the Bailey and McGah development.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 137 (103 letters, 34 at meeting)


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

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000594

1" = 100'

MASTER DEVELOPMENT PLAN

CLV036241
00113

EXCERPT OF MOTION - X.H.1 - MASTER DEVELOPMENT PLAN - PECCOLE RANCH.

COUNCILMAN MILLER: Your Honor, I want to MAKE A MOTION and that would be that we follow Planning and Staff recommendation for APPROVAL.

COUNCILMAN BUNKER: I just have one concern. I share somewhat the concerns mentioned, probably not to the extent, but I just feel with architectural review that we will be able to resolve mid-size or mid-rise apartment. I have a concern that you would not plan to build all of your R-3 and the mid-size up front and not build any of the single family. Now I know that you are going to tell me that that doesn't work, but you know, people do that. It's been done and so I would want some commitment on the record that you are going to build concurrently in Phase I some of these R-7 sites.

WAYNE SMITH: This is not a commitment, but the direction we are headed right at the moment, we have dealt with 15 builders in the last couple of days, although we're not at a marketing stage by the fact that we are here before you today with a zoning, and the single family portion is the most saleable portion, and I would have no problem with a commitment like that that it will go ahead concurrently, completely, the single family aspect of it.

MAYOR LURIE: Concurrently, the R-1 and multifamily are concurrently going to be built?

COUNCILMAN BUNKER: I understand that is what he is saying. That the R-3 will not be built first.

WAYNE SMITH: It will be built concurrently with the other. There is that interest in the marketplace as well, so it is feasible, it's very feasible.

MAYOR LURIE: Any other comments. Councilman Adamsen? We have a Motion. I was seeing if there were any other comments before we cast the votes.

COUNCILMAN ADAMSEN: Your Honor, I previously had some concerns regarding the actual approval at this point. Given the assurances as far as aesthetic review that has nullified some of my concerns. I would be happy to work with these developers in the future on these mid-rises and with that I WOULD MOVE THAT WE FOLLOW THE RECOMMENDATION OF STAFF.

MAYOR LURIE: Well, we have a Motion already, but the next application, this first application deals with the overall Master Plan. The next item deals with the Phase I. Is that correct?

WAYNE SMITH: That's correct.

MAYOR LURIE: That's when we have to talk about the multistory buildings.

COUNCILMAN MILLER: I have a question related to this for a moment. I know that there is some sort of a hotel or resort included in this. Were you thinking of putting a casino in there?

WAYNE SMITH: Not at this stage we're not. It's adjacent to the Angel Park Golf Course treatment. We...

MAYOR LURIE: You must approved it with your Motion.

COUNCILMAN BUNKER: In concept. He didn't approve a casino because they would have to get a Use Permit.

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2294

000596

EXCERPT OF MOTION - X.H.1 - MASTER DEVELOPMENT PLAN - PECCOLE RANCH.

MAYOR LURIE: In concept you approved it with your Motion.

COUNCILMAN MILLER: I approved a casino with my Motion.

MAYOR LURIE: In concept. They still have to come back for a Use Permit. If you want to talk about it you can talk about it now under this application. The next one, we are just talking about Phase I, which I believe cuts off at Charleston and it goes over to Sahara.

COUNCILMAN MILLER: Well, my only concern is I am not favoring any kind of casinos off of interstate highways. I've always felt that way.

WAYNE SMITH: The type of thing most directly related to another use is probably, the closest one would be a destination resort such as the Hyatt Regency in Scottsdale. It is truly integrated with the community. It's an urban scale destination resort.

COUNCILMAN MILLER: Thank you for clarifying that.

MAYOR LURIE: So, we understand now, the MOTION IS TO APPROVE WITH THE CONDITION THAT THE SINGLE FAMILY AND MULTIFAMILY ARE BUILT CONCURRENTLY. Cast your votes on the Motion. Post. Motion's APPROVED. (APPROVED UNANIMOUSLY). The next item is Z-139-88 for Phase I.

CLV036243
00115

2295

AGENDA

City of Las Vegas

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

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ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
1832 to 1834 H. <u>ZONE CHANGE - RELATED TO MASTER DEVELOPMENT PLAN - PUBLIC HEARING</u>		
2. <u>ABEYANCE ITEM - Z-139-88 - William Peccole, Trustee</u>		
Request for reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard.		
From: N-U (Non-Urban)(under Resolution of Intent to R-PD4, P-R, C-1 and C-V)	ADAMSEN - APPROVED as recommended sub- ject to condition #3 being amended to include approval; of plot plans & building elevations (architectural renderings) by the City Council for all buildings except the single family; all other conditions to apply. Unanimous	Clerk to Notify and Planning to proceed.
To: R-PD7 (Residential Planned Development) R-3 (Limited Multiple Residence) C-1 (Limited Commercial)		
Proposed Use: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND MIXED USE COMMERCIAL WHICH CONSISTS OF RETAIL/SERVICE COMMERCIAL, OFFICE AND MULTI-FAMILY (MULTI-STORY) RESIDENTIAL		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Resolution of Intent with a twelve month time limit.		
2. A maximum of 3,150 dwelling units be allowed.		
3. Approval of plot plans and elevations by the Planning Commission for each parcel prior to development.		
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, a 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.		
- continued -		

CLV036244
00116

CITY COUNCIL MINUTES

MEETING OF

FEBRUARY 15, 1989

000598

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****H. ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING**APPROVED
SEE PAGE 50

See Page 50

**2. ABEYANCE ITEM - Z-139-8B - William
Peccole, Trustee (continued)**

5. Construct street improvements on all streets as required by the Department of Public Works.

6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.

7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.

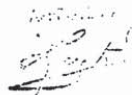
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.

9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.

10. The existing Resolution of Intent on the property is expunged upon approval of this application.

Staff Recommendation: APPROVAL - in accordance with the General Plan

PROTESTS: 133 (36 at meeting, 97 letters)



CLV036245

00117

2297

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000599

X.

H. ZONE CHANGE - PUBLIC HEARING

2. Z-139-88 - William Peccole, Trustee

This item was held in abeyance at the request of the applicant. The application is to rezone 448.8 acres that is under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7, R-3 and C-1. The related Master Development Plan for this property is Item X.H.1. on this agenda.

This application is Phase I of the Master Development Plan that is on the west side of Fort Apache Road between Sahara Avenue and Charleston Boulevard. There is R-3, C-1 and C-2 zoning along Charleston Boulevard. To the east is developed R-PD8 and R-1 in the Bailey and McGah subdivisions and to the southeast is Canyon Gate Country Club that is zoned R-PD4. Also to the southeast is R-PD18 and C-1. There is C-1 and R-PD20 zoning to the south of Sahara and to the west is predominantly R-PD7 zoning.

Initially, this Phase had an overall density of 8.6 dwelling units per gross acre which exceeds the 7 units per gross acre density recommended in the General Plan. The applicant has agreed to limit the maximum number of dwelling units to 3,150 that will reduce the density in accordance with the General Plan. There are no development plans submitted at this time due to it being a large scale development and these will be required to be approved by the Planning Commission prior to development.

The same protestants as appeared on the related item were also in opposition to this application because the single family will be on smaller lot sizes than the Bailey and McGah development and there was concern about the multi-family parcels that would result in apartment projects in their neighborhood. Also, they felt the proposed 8-story multi-family project in the mixed-use village center at Fort Apache and Sahara Avenue may not be compatible.

Planning Commission Recommendation: APPROVAL - in accordance with the General Plan

Staff Recommendation: APPROVAL - in accordance with the General Plan

PROTESTS: 133 (36 at meeting, 97 letters)

SEE ATTACHED LOCATION MAP


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

CLV036246
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[illegible]

2299

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 24, 1989

Mr. William Peccole
2760 Tioga Pines Circle
Las Vegas, Nevada 89102

RE: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING

Dear Mr. Peccole:

The City Council at a regular meeting held February 15, 1989 APPROVED the request for reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, From: N-U (Non-Urban) (under Resolution of Intent to R-PD4, P-R, C-1 and C-V), To: R-PD7 (Residential Planned Development), R-3 (Limited Multiple Residence), C-1 (Limited Commercial), Proposed Use: Single Family Residential, Multi-Family Residential, Commercial and Mixed Use Commercial which consists of Retail/Service Commercial, Office and Multi-Family (Multi-Story) Residential, subject to:

1. Resolution of Intent with a twelve month time limit.
2. A maximum of 3,150 dwelling units be allowed.
3. Approval of plot plans and building elevations (architectural renderings) by the Planning Commission and the City Council for each parcel prior to development, except the parcels involving single family development be exempted from City Council review.
4. Dedicate 50 feet and/or 100 feet of right-of-way for Grand Canyon Road and Fort Apache Road, 75 feet of right-of-way for Sahara Avenue, a 54 foot radius at the northeast corner of Grand Canyon Road and Sahara Avenue, a 54 foot radius at the northwest corner of Fort Apache Road and Sahara Avenue, a 54 foot radii at the north/south street intersecting Charleston Boulevard west of Fort Apache Road and any additional rights-of-way required for future parcels as required by the Department of Public Works.



CLV7009

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

CLV275172
00120

2300

Mr. William Pecco


Re: Z-139-88 - ZONE CHANGE - RELATED TO MASTER DEVELOPMENT
PLAN - PUBLIC HEARING

February 24, 1989

Page 2.

5. Construct street improvements on all streets as required by the Department of Public Works.
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
10. The existing Resolution of Intent on the property is expunged upon approval of this application.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

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