

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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**JOINT APPENDIX,  
VOLUME NO. 4**

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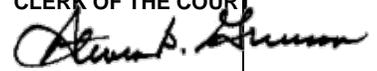
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DISTRICT COURT  
CLARK COUNTY, NEVADA

19 180 LAND COMPANY, LLC, a Nevada limited  
20 liability company, DOE INDIVIDUALS I  
21 through X, DOE CORPORATIONS I through X,  
22 and DOE LIMITED LIABILITY COMPANIES I  
23 through X,  
24  
25 Plaintiffs,  
26  
27 vs.  
28 CITY OF LAS VEGAS, political subdivision of  
the State of Nevada, ROE government entities I  
through X, ROE CORPORATIONS I through X,  
ROE INDIVIDUALS I through X, ROE  
LIMITED LIABILITY COMPANIES I through  
X, ROE quasi-governmental entities I through X,  
Defendant.

Case No.: A-17-758528-J  
Dept. No.: XVI

**REPLY RE:**  
**PLAINTIFF LANDOWNERS'**  
**REQUEST FOR REHEARING /**  
**RECONSIDERATION OF ORDER /**  
**JUDGMENT DISMISSING INVERSE**  
**CONDEMNATION CLAIMS**

Hearing date: January 17, 2019  
Hearing time: 9:00 am

1 COMES NOW Plaintiffs, 180 LAND COMPANY, LLC, a Nevada Limited Liability  
2 Company, FORE STAR, Ltd, and SEVENTY ACRES, LLC, a Nevada Limited Liability Company  
3 (hereinafter the “Landowners”) by and through their attorney of record, the Law Offices of Kermitt  
4 L. Waters and Hutchison & Steffen, and hereby file Reply Re: Plaintiff Landowners’ Request for  
5 Rehearing / Reconsideration of Order / Judgment Dismissing Inverse Condemnation Claims.

6 This Reply is based upon the Memorandum of Points and Authorities included herein, the  
7 exhibits attached hereto, the pleadings and papers on file in this matter, and such oral arguments as  
8 may be heard by the Court at the time of the hearing in this matter.

9 DATED this 14<sup>th</sup> day of January, 2019.

10 **LAW OFFICES OF KERMIT L. WATERS**

11 By: /s/ James J. Leavitt

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21 **MEMORANDUM OF POINTS AND AUTHORITIES**

22 **1. THE LANDOWNERS’ PENDING MOTION IS NOT ASKING THIS COURT TO  
23 ENTER AN ORDER FINDING A TAKING; IT IS MERELY ASKING FOR DUE  
24 PROCESS - AN OPPORTUNITY TO BE HEARD**

25 As this Court will recall, in its January 11, 2018, Hearing and Order, this Court “severed”  
26 the Landowners inverse condemnation claims from the Petition for Judicial Review claims under  
27 NRCP Rule 42, held the inverse condemnation claims are ripe, and “stayed” the inverse  
28 condemnation claims until after the petition for judicial review is heard. Exhibits 1 and 2 to  
Landowners’ original motion. Despite this clear holding, the City asserts that the Landowners’s due  
process rights were not violated where these inverse condemnation claims were dismissed *sua*  
*sponte* (without notice or a hearing) in the separate and “severed” petition for judicial review case.  
The City’s main contention for this argument is that the Landowners already made sufficient  
arguments in the petition for judicial review case. However, as set forth in the Landowners’

1 original motion and this reply (see below), there are very specialized rules and arguments that apply  
2 specifically in the context of an inverse condemnation case that do not apply in the context of a  
3 petition for judicial review and, therefore, were not made in the petition for judicial review hearing.  
4 Simple notions of due process dictate that the Landowners should be given the opportunity to be  
5 heard on these specific inverse condemnation arguments.

6 Moreover, there is new controlling law related to the vested property rights issue that arises  
7 out of the Nevada Supreme Court affirmance of the Smith Orders. Exhibits 7, 83, 84, and 98, filed  
8 with the Motion for Summary Judgment and as a Supplement to the Landowners' original motion,  
9 Exhibit 5 to the original motion. This new controlling law unequivocally holds that the Landowners  
10 have the "right to develop" the 35 Acre Property pursuant to "public maps and records." Exhibit  
11 84, p. 2.<sup>1</sup> Simple notions of due process dictate that the Landowners should be given the  
12 opportunity to be heard on how this new and controlling law applies to the Landowners' inverse  
13 condemnation claims.

14 Instead, the City wants this Court to ignore the Landowners' due process rights. It wants  
15 this Court to uphold a dismissal of the Landowners' inverse condemnation claims without due  
16 process. It does not want this Court to even have an opportunity to consider the specific eminent  
17 domain and inverse condemnation law that applies in this case. It wants this Court to blindly follow  
18 the Crockett Order that has not been affirmed by the Nevada Supreme Court and ignore the Smith  
19 Orders that were affirmed by the Nevada Supreme Court. And, it wants this Court to prevent the  
20 Landowners from even being heard on the specific facts that support the inverse condemnation  
21 claims that are set forth in the Landowners' proposed Summary Judgment pleading. See Exhibit  
22 5 to Original Motion.

23 Refusing to even allow the Landowners to be heard on their inverse condemnation claims  
24 is a blatant violation of basic constitutional rights - due process and just compensation rights.  
25 Again, the Landowners are not asking this Court to enter a finding of a taking at this time; they are  
26 merely asking for an opportunity to be heard before their important constitutionally based claims  
27 are summarily dismissed without so much as a hearing.

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28 <sup>1</sup>This Exhibit is attached to Exhibit 5 which is part of the Landowners' original motion.

1 **2. THE CITY’S DUE PROCESS ARGUMENT IS WITHOUT MERIT**

2 The City tries to torture the record to assert that the Landowners had notice that their inverse  
3 condemnation claims would be dismissed and, therefore, they should have made all of their  
4 arguments regarding the inverse condemnation claims to the Court in the “severed” petition for  
5 judicial review case. City Opp. Pp. 9-10. The City even disrespectfully asserts that the Landowners  
6 are trying to “regurgitate” arguments already made. City Opp. P. 20. As explained, the City’s  
7 request to “sever” the inverse condemnation claims from the petition for judicial review was  
8 granted, the inverse condemnation claims were “stayed” and the Court held the inverse  
9 condemnation claims were “ripe.” Exhibits 1 and 2 to original motion. No reasonable person could  
10 possibly know, let alone even suspect, that, based on these facts, this Court would *sua sponte*  
11 dismiss the inverse condemnation claims in the “severed” petition for judicial review without  
12 notice, without briefing on the claims, and without a hearing. Moreover, Landowners eminent  
13 domain / inverse condemnation counsel sat through the entire petition for judicial review hearing  
14 just in case any of the inverse condemnation issues came up and was prepared to address them if  
15 needed. However, neither this Court, the City, nor Landowners’ petition for judicial review counsel  
16 raised the inverse condemnation issues. None of these issues were raised, because they had been  
17 “severed” and “stayed.” Accordingly, the City’s attempt to torture the record to assert the  
18 Landowners should have known the *sua sponte* dismissal was coming is entirely baseless. And,  
19 the City’s assertion that arguments are merely being “regurgitated” is without basis as the  
20 Landowners never had an opportunity to make arguments in the first instance.

21 Due process is not a difficult concept - the Due Process Clause of the Fifth Amendment  
22 guarantees that “[n]o person shall ... be deprived of life, liberty, or property, without due process  
23 of law.” United States Supreme Court precedence “establish the general rule that individuals must  
24 receive notice and an opportunity to be heard before the Government deprives them of property.”  
25 U.S. v. James Daniel Good Real Property, 510 U.S. 43, 48 (1993). Here, there was no notice, no  
26 briefing, and no hearing before the Landowners’ inverse condemnation claims were dismissed.  
27 Again, the pending motion is not asking for a ruling on the merits (even though the City is trying  
28 to argue the merits), but rather a more narrow request - that the Landowners be given an opportunity

1 to brief their inverse condemnation arguments and have them decided on the merits. Despite the  
2 City's attempt to ignore the Constitution, the Due Process Clause requires the requested notice and  
3 a hearing and it is reversible error to deny the request.

4 **3. THIS COURT CAN CONSIDER THE ARGUMENTS, FACTS, AND LAW IN THE**  
5 **PROPOSED SUMMARY JUDGMENT**

6 In a further attempt to ignore the Constitution and the Due Process Clause, the City claims  
7 that this Court cannot even consider the facts and law the Landowners would have argued had they  
8 been given notice - as set forth in the proposed summary judgment pleading, which is attached as  
9 Exhibit 5 to the original motion. Exhibit 5 includes a detailed analysis of the vested property rights  
10 issue, the ripeness issue, the futility issues, the interplay between the Crockett Order and the Smith  
11 Order that was affirmed by the Nevada Supreme Court, the City action that amounts to a taking, and  
12 the relevant inverse condemnation law that should be considered by this Court when deciding  
13 whether a taking has occurred. This is provided to this Court to show the arguments that the  
14 Landowners would have made if given notice of and a proper hearing. It also shows the arguments  
15 the Landowners will make if this Court allows the Landowners a hearing. There is absolutely no  
16 reason, in law or in equity, that this Court is required to ignore these arguments, facts, and law as  
17 requested by the City.

18 And, the City's argument that the Court cannot consider a motion for summary judgment  
19 once it dismisses a claim is misplaced in this case. The Landowners have attached the Motion for  
20 Summary Judgment and attendant Exhibits as Exhibit 5 to their original motion for a hearing. The  
21 Landowners are not asking this Court to consider the Motion for Summary Judgment prior to the  
22 motion for a hearing. Instead, as explained, the Landowners are presenting these arguments, facts,  
23 and law to the Court to show this Court the arguments that would have been presented and should  
24 have been considered by the Court had a proper hearing been conducted. And, the Landowners have  
25 stipulated with the City that, if this Court grants the motion for a hearing, the motion for summary  
26 judgment will be continued and a briefing schedule entered so that the matter may be heard in the  
27 proper course.

28 It is unconscionable that the City, after including the dismissal of the Landowners' inverse  
condemnation claims at the end of its FFCL to this Court in the petition for judicial review case,

1 now also wants this Court to entirely ignore relevant facts, law, and argument related to the inverse  
2 condemnation claims, which would have been presented to the Court had the inverse condemnation  
3 claims not been improperly and subversively dismissed.

4 **4. THE CITY IS ARGUING FACTUAL ISSUES THAT REQUIRE A “COMPLEX  
5 FACTUAL ASSESSMENT”**

6 The underlying premise for the City’s opposition to the Landowners’ request for a hearing  
7 is that the Landowners should not even be permitted notice of or a hearing on the vested property  
8 rights, ripeness, futility, and taking issues, because, according to the City, the Landowners could  
9 not prevail on these issues anyway. This is not the way the United States Supreme Court requires  
10 these claims to be considered. Instead, The United States Supreme Court has held that these taking  
11 claims are “ad hoc” proceedings that require a “complex factual assessment.” City of Monterey v.  
12 Del Monte Dunes at Monterey, Ltd., 526 U.S. 687, 720 (1999). The very nature of vested property  
13 rights, ripeness, futility, and taking issues dictates that these are factual based inquiries in the  
14 context of an inverse condemnation proceeding. Accordingly, they are not subject to dismissal  
15 without notice of and a hearing and a proper consideration of the “complex” facts. And, asking for  
16 these issues to be decided in an opposition to a motion for a hearing, where a hearing has not yet  
17 occurred on the issues, is outrageous. Therefore, this Court should at least grant the Landowners  
18 an opportunity to be heard on these “complex factual issues” before the Court takes the draconian  
19 step of summarily dismissing the inverse condemnation claims.

20 **5. THE LAW THIS COURT CONSIDERED IN THE LAND USE / ZONING PART OF  
21 THIS CASE DOES NOT APPLY IN THE INVERSE CONDEMNATION PART OF  
22 THIS CASE - GOVERNMENT DISCRETION IN THE CONTEXT OF A LAND USE  
23 / ZONING DENIAL DOES NOT SHIELD THE GOVERNMENT FROM LIABILITY  
24 FOR A TAKING**

25 The Government’s main contention for why the Landowners should not even be given a  
26 hearing on their takings claims is - “where the council properly exercised its discretion to deny the  
27 applications, there can be no taking as a matter of law.” City Opp., 2:10-12; pp. 10-11, 15-16. This  
28 is a baseless argument that has never been the law and has, in fact, been expressly rejected  
numerous times by the Courts. What the Government is trying to do is confuse this Court into  
thinking that as long as the City has “discretion” or a legitimate reason to deny a land use  
application under land use and zoning law, then there cannot be a taking of property that is impacted

1 by this ‘legitimate’ government action. In other words, the City claims that it has absolute  
2 discretion under land use law to deny land use applications and this absolute discretion provides  
3 immunity from taking actions.

4 The City’s argument entirely confuses “discretion” as it applies in the context of a land use  
5 / zoning case and “discretion” as it applies in an eminent domain / inverse condemnation case.  
6 Even if this Court holds that the City has the absolute and unfettered discretion to deny any and all  
7 land use applications filed by the Landowners, this does not shield the City from liability for the  
8 impact the City action has on the Landowners’ Property in the context of the eminent domain  
9 action. The interplay between the government’s discretion to adopt regulatory laws or deny land  
10 use applications and liability for a taking can be seen in four cases, cited below. In each one of  
11 these cases, the Court found that the government action was discretionary and legitimate, but also  
12 found a taking. This is because the action by the government, even though it was discretionary and  
13 legitimate, still resulted in a taking of the Landowners’ Property mandating payment of just  
14 compensation. In other words, the City’s assertion that “where the council property exercised its  
15 discretion to deny the applications, there can be no taking as a matter of law” is an entirely  
16 frivolous, baseless argument that has been expressly rejected in the four cases cited below.

17 Also, it should be noted that the four cases below involve both “facial challenges” and “As-  
18 applied” taking claims. This shows that the City’s attempt to claim there is a distinction between  
19 these two types of inverse condemnation cases, which warrants application of discretionary  
20 immunity in “As-applied” taking cases is entirely without merit. City Opp., pp. 18-19. As shown  
21 below, there is no such distinction and no such special immunity for the City in “As-applied” taking  
22 cases. The four cases are as follows:

23 Nevada Supreme Court Hsu and Sisolak<sup>2</sup> cases (a facial challenge and As-applied case) -  
24 in the Hsu and Sisolak cases, the County of Clark adopted height restrictions around the airport.  
25 It was undisputed that the height restrictions were discretionary and adopted for two legitimate  
26 reasons: 1) the federal government required the height restrictions as a precondition to receiving  
27 federal funds; and, 2) the general safety and welfare of the public, namely, the safe takeoff and

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28 <sup>2</sup> McCarran Intl. Airport v. Sisolak, 122 Nev. 645 (2006).

1 landing of aircraft. Despite the discretion and legitimacy of adopting these height restrictions, the  
2 Nevada Supreme Court still found a taking. And, the Landowners were not required to challenge  
3 the legitimacy of the height restrictions as a precondition to the taking. Instead, the Court entered  
4 a very clear ruling - the government can exercise discretion to deny land use applications based on  
5 “valid zoning and related regulations,” but, if in exercising that discretion the government action  
6 rises to the level of a taking, just compensation must be paid.<sup>3</sup> In other words, even if the City’s  
7 discretionary and legitimate denial is based on valid zoning and related regulations, the denial may  
8 still “give rise to a taking claim.”

9 United States Supreme Court Del Monte Dunes case (an As-applied case) - In the Del Monte  
10 Dunes case, the landowner brought a taking action, because, like the City of Las Vegas in this case,  
11 the City of Monterey denied several attempts to develop the landowner’s property. Monterey v. Del  
12 Monte Dunes at Monterey, Ltd., 526 U.S. 687 (1999). The City of Monterey exercised its discretion  
13 and had a legitimate interest in preventing development on the landowners’ property in that case,  
14 including a desire to protect a beach and an alleged habitat for the Smith’s Blue Butterfly. Despite  
15 the City discretion and legitimate interest to deny the land use application, the Ninth Circuit Court  
16 upheld the taking and the United States Supreme Court found that there could be a regulatory  
17 taking. In fact, the United States Supreme Court succinctly rejected the very argument the City is  
18 making here, holding “[t]o the extent the city argues that, as a matter of law, its land-use decisions  
19 are immune from judicial scrutiny under all circumstances, its position is contrary to settled  
20 regulatory taking principles.” Del Monte Dunes, at 707. The Court noted that there was a taking,  
21 even though “the jury was instructed, in unmistakable terms, that the various purposes asserted by  
22 the city were legitimate public interests.” Id., at 706.

23 United States Supreme Court Lucas case (a facial challenge case) - The Lucas case is  
24 applicable here, despite attempts by the City to distinguish it. In Lucas, the United States Supreme  
25 Court held there was a categorical taking of Mr. Lucas’s property where the government adopted  
26 the Beach Management Act which severely limited the use of Mr. Lucas’s property. Lucas v. South  
27 Carolina Coastal Council, 505 U.S. 1003 (1992). The Court further held that Mr. Lucas’s

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28 <sup>3</sup> Sisolak, at 660, fn 25.

1 concession that the government’s discretionary act to legitimately adopt the Beach Management Act  
2 was not a defense to the taking. In other words, even though it was conceded that the government  
3 action (the Beachfront Management Act) was a discretionary and legitimate act by the government,  
4 the Act still amounted to a taking for which just compensation was constitutionally mandated.

5 Eighth Judicial District and Richmond Elks Hall cases - In the Eighth Judicial District case  
6 the Nevada Supreme Court held that a non-regulatory/ de facto taking occurs where the government  
7 has “taken steps that directly and substantially interfere with [an] owner’s property rights to the  
8 extent of rendering the property unusable or valueless to the owner.”<sup>4</sup> The Court did not list  
9 exceptions to this rule, meaning even if the government action is discretionary or legitimate, it can  
10 still amount to a taking. To support this rule, the Court cited to the Ninth Circuit Richmond Elks  
11 Hall case that holds “[t]o constitute a taking under the Fifth Amendment it is not necessary that  
12 property be absolutely ‘taken’ in the narrow sense of that word to come within the protection of this  
13 constitutional provision; it is sufficient if the action by the government involves a direct interference  
14 with or disturbance of property rights.”<sup>5</sup> In Richmond Elks Hall, the government was engaging in  
15 action to remedy “blight” in the area which clearly is a legitimate discretionary government action.  
16 The action, however, caused several of the landowner’s tenants to vacate, leaving less than one-  
17 third of the property occupied. Id., at 1329-30. The Ninth Circuit held that this rendered the  
18 landowner’s property “unuseable in the open market” and “severely limited” the property’s use for  
19 its intended purposes, resulting in a de facto taking. Id., at 1330-31. Therefore, despite the  
20 discretionary, legitimate act of remedying blight, the Ninth Circuit still found a taking.

21 The public policy for this rule is elementary and has never been in dispute since the adoption  
22 of the United States Constitution. This can be seen in two examples. The government has the  
23 discretion to build a highway and this is legitimate government action, however, there is still a  
24 taking if that highway is built through private property. The government has the discretion to deny  
25 certain land use applications and this may be legitimate government action, however, there is still

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27 <sup>4</sup> State v. Eighth Jud. Dist. Ct., 131 Nev. Adv. Op. 41, 351 P.3d 736 (2015).

28 <sup>5</sup> Richmond Elks Hall Assoc. v. Richmond Red. Agency, 561 F.2d 1327, 1330 (9<sup>th</sup> Cir.  
Ct. App. 1977).

1 a taking if there is a denial of all economically viable use of private property. If the rule were  
2 otherwise, the government could take any property it wanted and be immune from payment merely  
3 by arguing it engaged in discretionary action that is legitimate.

4 Therefore, the City's contention, and this Court's holding, that the City cannot be liable for  
5 a taking because the City properly exercised its discretion to further a legitimate act is gross error.  
6 It is directly contrary to the above cited, well established United States and Nevada Supreme Court  
7 and Ninth Circuit precedent. And, the City's attempt to intentionally mislead this Court into  
8 adopting this rule by citing to inapplicable land use and zoning cases, instead of applicable inverse  
9 condemnation case law, is inappropriate.

10 **6. THE CITY INCORRECTLY APPLIES "VESTED RIGHTS" LAW FROM LAND**  
11 **USE / ZONING CASES TO THIS INVERSE CONDEMNATION CASE**

12 Similar to the preceding argument, the City is attempting to improperly apply the "vested  
13 rights" case law from land use / zoning cases to this inverse condemnation case. City Opp., 2:10-  
14 12; pp. 10-11, 15-16. The City cites to several land use / zoning cases where the Court held that  
15 a landowner does not have a vested right to have all land use applications approved on her property.  
16 The City then asserts that these land use / zoning cases apply in this eminent domain case to mean  
17 no landowner in the State of Nevada has "any" vested property rights until such time as the local  
18 entity approves a use on their property. City Opp. 11:8-17. This is not the first time a governmental  
19 entity has tried this frivolous argument - to extend this land use / zoning law into an eminent  
20 domain case - and not once has it succeeded. The public policy for not applying these land use /  
21 zoning cases in the context of an eminent domain case is it would entirely eliminate all property  
22 rights in the State of Nevada. No landowner could ever bring an inverse condemnation action,  
23 because the government could simply cite to land use / zoning cases and claim there was no vested  
24 right to begin with, because the government had the absolute discretion to deny the use of property  
25 anyway.

26 This same argument was made by the County of Clark in the Sisolak case and rejected by  
27 the Nevada Supreme Court. In Sisolak, the County argued that "the district court erred by finding  
28 that Sisolak has a vested property interest in the airspace above his property up to 500 feet."  
Sisolak, at 658. Mr. Sisolak had never been granted permission by the County to use his airspace.

1 The Court defined the issue as “[w]e must determine whether Sisolak had a valid property interest  
2 in the airspace over his property.” Sisolak, at 658. The Court explained that “the first right  
3 established in the Nevada Constitution’s declaration of rights is the protection of a landowner’s  
4 inalienable rights to acquire, possess and protect private property” and Nevada “enjoys a rich history  
5 of protecting private property owners against government takings.” Sisolak, at 669. The Court  
6 further explained that “[t]he term ‘property’ includes all rights inherent in ownership, including the  
7 right to possess, use, and enjoy the property.” Id., at 658. The Court held that the underlying right  
8 to “possess, use, and enjoy” property included Mr. Sisolak’s vested right to use his airspace - even  
9 if the County never granted him the right to use that airspace. Id., at 659-660.

10 The Sisolak Court did, however, strike a balance between Nevada land use / zoning law and  
11 eminent domain law. The Court held that local entities do have discretion to deny land use  
12 applications based on “valid zoning and related regulations.”<sup>6</sup> But, in the exercise of that  
13 discretion, if the local entity takes property, it must pay just compensation. Id.

14 Applying the Sisolak case to this case, means that the Landowners have the constitutionally  
15 based “inalienable right to acquire, possess and protect” the 35 Acre Property, which includes the  
16 vested right to “possess, use, and enjoy” the 35 Acre Property. If the City denies this vested right  
17 to possess, use, and enjoy the 35 Acre Property, there has been a taking for which just compensation  
18 must be paid. And, land use and zoning law which allows the City “discretion” to deny land use  
19 applications is not a defense to the taking.<sup>7</sup>

20 The rejection of this rule is also seen in the other four above cited cases - Hsu, Lucas, Del  
21 Monte Dunes, and Richmond Elks Hall. As explained above, in these four cases, like in the Sisolak  
22 case, the Courts uniformly found there was a vested property right and the landowners were entitled  
23 to compensation for the taking of that property right. For example, in the Del Monte Dunes case,  
24 the City of Monterey repeatedly denied the landowners request to develop (just as the City has done  
25

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26 <sup>6</sup> Sisolak, at 660, fn 25.

27 <sup>7</sup> It has long been established that when Government regulation “goes too far” that a  
28 taking has occurred and just compensation is owed. Penn Coal Co. v. Mahon, 260 U.S. 393  
(1922) (“The general rule at least is that while property may be regulated to a certain extent, if  
regulation goes too far it will be recognized as a taking.” at 415).

1 in this case), the landowner sued in inverse condemnation (just as the Landowner has done in this  
2 case), and the Ninth Circuit and United States Supreme Court held there was a taking. The Courts  
3 applied eminent domain law to find the taking. The Courts did not apply land use / zoning law (like  
4 the City is doing in this case) to find the government has “discretion” to deny land use applications  
5 and, therefore, there was no vested property right to begin with.

6 **7. THE CITY MISAPPLIES THE SMITH ORDERS, FURTHER SHOWING THE**  
7 **NECESSITY OF A HEARING**

8 The City also tries to impute land use / zoning law into this inverse condemnation case to  
9 claim the Smith Orders don’t apply here. The City claims that “[t]he [Landowners] leap from that  
10 language [in the Smith Orders] to the assertion that these decisions affirmatively state, as a matter  
11 of law, that the [Landowner] has ‘vested rights’ **to have the 35-Acre Applications granted.**” City  
12 Opp. 14:1-3. (emphasis supplied).

13 The Landowners are simply stating that: they have the vested right to “possess, use, and  
14 enjoy” their property as stated in the inverse condemnation case of Sisolak; the City has denied any  
15 and all use and enjoyment of the 35 Acre Property; and, the City has expressly stated that it has  
16 denied any and all use and enjoyment of the 35 Acre Property in furtherance of a City scheme to  
17 specifically target the Landowners’ Property to have it remain in a vacant condition to be “turned  
18 over to the City” for a “fitness park” for \$15 Million which is 1% of its fair market value. This is  
19 a prima facie taking case - it meets the elements of a taking under the United States and Nevada  
20 Supreme Court law set forth above.

21 The Smith Orders, affirmed by the Nevada Supreme Court, merely follow this well settled  
22 eminent domain law. As explained in the Landowners’ moving papers, pursuant to the Smith  
23 Orders, affirmed by the Nevada Supreme Court, it is settled law that the Landowners have the  
24 vested right to develop the 250 Acre Residential Zoned Land (which includes the 35 Acre Property)  
25 with a residential use, because: 1) the Property has always been hard zoned residential; 2) the intent  
26 was always to develop the Property residentially; and 3) hard zoning trumps any other conflicting  
27 land use plan designation. The Smith Orders even hold that the initial steps to develop the property  
28 residentially, parceling the 250 Acre Residential Zoned Land, had proceeded properly: “The  
Developer Defendants [Landowners] properly followed procedures for approval of a parcel map

1 over Defendants' property [250 Acre Residential Zoned Land] pursuant to NRS 278.461(1)(a)  
2 because the division involved four or fewer lots. The Developer Defendants [Landowners] parcel  
3 map is a legal merger and re-subdividing of land within their own boundaries." See Exhibit 83, p.  
4 10, finding #41, attached to Exhibit 5 to the Landowners original motion.

5 This means that the City can exercise its "discretion" and apply valid zoning laws to deny  
6 any and all use and enjoyment of the 35 Acre Property, but, once it does this (as it has done in this  
7 case), it is required to pay just compensation. This is very basic hornbook inverse condemnation  
8 law and the City's attempt to rewrite it by introducing the City's discretion in the context of land  
9 use / zoning law is misplaced and simply frivolous.

10 **8. THE CITY'S "PRIVATE CONTRACT" ARGUMENT IS WITHOUT MERIT**

11 The City further argues that the Supreme Court's affirmance of the Smith Order only applies  
12 to a private- party contract and is not applicable to the land use laws that govern the City. City  
13 Opp., pp13-15. This argument ignores the plan language of the Supreme Court affirmance wherein  
14 the Supreme Court stated that "[b]ecause the record supports the district court's determination that  
15 the golf course [250 Acre Residential Zoned Land] was not part of the Queensridge community  
16 under the original CC&Rs *and public map and records*, regardless of the amendment, we conclude  
17 the district court did not abuse its discretion in denying appellants' motion for NRCP 60(b) relief."  
18 (Emphasis added). Exhibit 84, 13 App., LO 00003003; see also Exhibit 98: 16 App., LO 3830-  
19 3832, Supreme Court Order Denying Rehearing. The Court continued, "[a]ppellants filed a  
20 complaint alleging the golf course land [250 Acre Residential Zoned Land] was subject to the  
21 CC&Rs when the CC&Rs and *public maps of the property* demonstrated that the golf course land  
22 [250 Acre Residential Zoned Land] was not." (Emphasis added). *Id.*, p. 4. The Supreme Court also  
23 upheld the award of attorney fees, confirming it is frivolous to challenge the Landowners' vested  
24 right to develop. *Id.* Accordingly, the City's private party argument is without merit and  
25 furthermore the City was a party to that action. Exhibit 83, 13 App., LO 00002977.

26 **9. THE CITY'S ARGUMENT THAT THE LANDOWNERS DO NOT HAVE A RIGHT  
27 TO REDEVELOP OPEN SPACE INTO A RESIDENTIAL USE IS MISPLACED**

28 The City asserts that the Landowners do not have a vested right to "redevelop open space  
into residential use." Govt. Opp. 12:9-10. This argument is misleading, because the Landowners

1 are not trying to “redevelop open space into residential use,” the Landowners are trying to develop  
2 a currently hard zoned residential property into a conforming residential use. As explained above,  
3 Judge Smith (affirmed by the Nevada Supreme Court) already held that the Landowners have the  
4 vested right to develop the 250 Acre Residential Zoned Land (which includes the 35 Acre Property)  
5 with a residential use, because: 1) the Property has always been hard zoned residential; 2) the intent  
6 was always to develop the Property residentially; and 3) hard zoning trumps any other conflicting  
7 land use plan designation.

8 **10. THE SMITH AND CROCKETT ORDER ARE IRRECONCILABLE AND THIS**  
9 **COURT SHOULD FOLLOW THE SMITH ORDER AS IT HAS BEEN AFFIRMED**  
10 **BY THE NEVADA SUPREME COURT**<sup>8</sup>

11 The City has relied heavily on the Crockett Order in these proceedings to assert the  
12 Landowners have no property rights and the Landowners need to submit a “major modification”  
13 to ripen their taking claims. First, as explained, land use / zoning cases do not apply in this inverse  
14 condemnation proceeding and it is beyond dispute that the Crockett Order was entered in a land use  
15 / zoning case that involved the separate and distinct 17 Acre Property. Therefore, the Crockett  
16 Order should not even be applied in this inverse condemnation case. Second, the Nevada Supreme  
17 Court affirmance of the Judge Smith Orders entirely nullifies the Crockett Order rendering it  
18 meaningless in this case.

18 **A. What the Crockett Order Holds**

19 To understand how the Nevada Supreme Court nullified the Crockett Order, it is first  
20 important to analyze what the Crockett Order holds. According to the City, the Crockett Order  
21 holds that a “major modification” application is necessary to develop and the Landowners never  
22 submitted this application to the City. This City argument (applying the Crockett Order) is that an  
23 individual named William Peccole drafted a “conceptual” plan showing certain land use  
24 designations in 1986 and that this “conceptual” plan shows an open space / golf course designation  
25 on the 250 Acre Residential Zoned Land, which includes the 35 Acre Property. The City then  
26 asserts (applying the Crockett Order) that, if the Landowners want to use the 250 Acre Residential  
27

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28 <sup>8</sup> The Exhibits referred to in this section are included and attached to Exhibit 5, which is  
part of the Landowners’ original motion.

1 Zoned Land for a residential use, the Landowners need to request a “major modification” to change  
2 the designation from open space / golf course to a residential use on Mr. Peccole’s conceptual plan.  
3 And, since the Landowners never filed for a “major modification” their claims are not ripe. This  
4 City argument (applying the Crockett Order) focuses entirely and solely on Mr. Peccole’s  
5 “conceptual” plan and entirely ignores the hard R-PD7 zoning that has existed on the property since  
6 1986. In other words, the Crockett Order holds that Mr. Peccole’s “conceptual” plan on how he  
7 envisioned the area to develop trumps the R-PD7 hard zoning that was adopted by City ordinance.

8 **B. How The Nevada Supreme Court Nullifies the Crockett Order**

9 This City argument, adopted in the Crockett Order, however, has been rejected in the two  
10 Judge Smith Orders, which were affirmed by the Nevada Supreme Court. The Judge Smith Orders  
11 rely entirely on the hard R-PD7 residential zoning that was on the 250 Acre Residential Zoned Land  
12 since 1986 instead of the “conceptual” land use plan drafted by Mr. Peccole. As detailed in the  
13 Landowners’ opening motion, according to the Judge Smith Orders and the Supreme Court  
14 affirmance, it is settled law that: 1) the Landowners property has always been hard zoned R-PD7  
15 (residential); 2) the intent was to always develop the property residentially; 3) the Landowners have  
16 the vested “right to develop” the 250 Acre Residential Zoned Land (which includes the 35 Acre  
17 Property) with a residential use; 4) the 250 Acre Residential Zoned Land was never part of the  
18 Queensridge Community or subject to any Queensridge CC&Rs; 5) the Queensridge homeowners  
19 have no rights whatsoever to the 250 Acre Residential Zoned Land; 6) no Queensridge CC&Rs or  
20 other City plan may be invoked to prevent this development; and, 7) the Landowners properly  
21 proceeded with the residential development by filing the appropriate parcel maps. Exhibits 7, 83,  
22 84, 85, 89. Accordingly, per Nevada law no “major modification” application is necessary - the  
23 property is already and has always been zoned residential, its intended use, the Landowners’ have  
24 the “right to develop” the property for this use, and they proceeded appropriately with a residential  
25 development.

26 Moreover, it is important to understand the sole process for how Mr. Peccole’s “concept”  
27 plan can even be applied to the 35 Acre Property to fully grasp how the Supreme Court Affirmance  
28 of the Judge Smith Orders entirely nullifies the Crockett Order. Mr. Peccole’s conceptual plan itself

1 states unequivocally that: 1) the plan is only Mr. Peccole’s “concept”<sup>9</sup> - it is not a City master land  
2 use plan; and, 2) the sole and only way the “concept” plan can even be applied to any properties is  
3 through the adoption of Covenants Conditions and Restrictions (“CC&Rs”). *Exhibit 60: App LO*  
4 *00002369 and 2383*. The Queensridge CCR’s unequivocally state that the “Badlands Golf Course’  
5 (which includes the 35 Acre Property) **is not a part**” of the Queensridge development under the  
6 Peccole 1990 Conceptual Plan. *Exhibit 66: 11 App LO 00002572*. The “Master Plan” for the  
7 Queensridge development that was recorded with the County Recorder, entitled the “Final Map For  
8 Peccole West,” unequivocally shows the 35 Acre Property was “NOT A PART” of the Queensridge  
9 development, meaning it could not be reserved for open space use for the Queensridge  
10 development. *Exhibit 66: 11 App LO 00002685-90*. Additionally, the 35 Acre Property has always  
11 remained private land and there was not any condition by the City in 1990 as part of the approval  
12 of the Queensridge development that the 35 Acre Property be dedicated for public use, such as a  
13 park. The Nevada Supreme Court understood this well, specifically holding that the 35 Acre  
14 Property is not a part of any CC&Rs and, therefore, the CC&Rs “cannot be enforced against the [35  
15 Acre Property].”<sup>10</sup>

16 Therefore, Mr. Peccole’s concept plan does not even apply to the 35 Acre Property. If Mr.  
17 Peccole’s concept plan does not apply to the 35 Acre Property, then it goes without saying that Mr.  
18 Peccole’s open space designation does not apply and there is no need to “modify” Mr. Peccole’s  
19 concept plan to develop the 35 Acre Property. Furthermore, the Landowners’ predecessor  
20 ALWAYS insisted on maintaining residential “fallback” for the 250 Acres Residential Zoned Land  
21 for future development potential. In fact, the deposition of Mr. Greg Goorjian, who was the former  
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23 <sup>9</sup> The Peccole 1990 Conceptual Plan was designed to be flexible: “as the City of Las  
24 Vegas General Plan is designed as a set of guidelines to help direct future growth of the City, so  
25 is the proposed Peccole Ranch Master Plan designed with an inherent flexibility to meet  
changing market demands at the time of actual development.” *Exhibit 60: 10 App LO 00002384*.

26 <sup>10</sup> *See page 4, above*. The CC&Rs for the Queensridge Community plainly state “[t]he  
27 existing 18-hole golf course commonly known as the ‘Badlands Golf Course’ [250 acre property]  
28 **is not a part** of the Property or Annexable Property” governed by the Queensridge CC&R’s.  
*Exhibit 66: 11 App LO 00002552-2704*. Also, the “Master Plan” for the Queensridge CC&Rs  
shows that the 250 acre property is “NOT A PART” of the Queensridge Community. *Id.*

1 VP of Marketing for Queensridge and had worked with William Peccole since 1983, testified that  
2 Mr. Peccole made sure that there was always a “fallback” position of residential for the 250 Acre  
3 former golf course property; that “Mr. Peccole had tremendous foresight, and always, believe it or  
4 not, planned for the worst,” “[t]hat there might be circumstances that it would no longer be able to  
5 be a golf course, whether it was financially, water. He always brought up issues like war. He  
6 always was very cautious, conservative person.” (*Exhibit 99, LO 00003838, Goorjian Depo*  
7 *Transcr. p. 17-18*). Accordingly, despite the City’s unsupported representations, Mr. Peccole would  
8 not have sought any designation on his then 250 acres which would have prevented future  
9 development. Mr. Goorjian further confirmed that the 250 Acre Residential Zone Land was never  
10 part of Queensridge or the Peccole Master Plan. Accordingly, as held by the Nevada Supreme  
11 Court, the Landowners’ 250 Acres Residential Zoned Land was always protected and intended for  
12 future residential development.

13 It is impossible to reconcile the Crockett Order with the Judge Smith Orders and Supreme  
14 Court Affirmance. The Judge Smith Orders focus on the R-PD7 hard zoning (approved by the City)  
15 and affirm the “right to develop” the property residentially.<sup>11</sup> The Crockett Order, on the other  
16 hand, ignores the R-PD7 zoning and, instead, focuses on Mr. Peccole’s “concept” plan designation  
17 of open space and holds no residential units are allowed in the open space.<sup>12</sup>

18 This Court should follow the Judge Smith Orders as they have been affirmed by the Nevada  
19 Supreme Court. *Exhibits 7 84, 89 and 98*. Moreover, Nevada’s executive,<sup>13</sup> legislative,<sup>14</sup> and  
20 judicial branches<sup>15</sup> have all determined Judge Smith is correct - hard zoning trumps the land use  
21 plan,<sup>16</sup> especially a “concept” plan by Mr. Peccole that is not even a city master land use plan.

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22  
23 <sup>11</sup> *Exhibits 7, 83, 84, 85, 89 and 98*.

24 <sup>12</sup> *Exhibit 72, 12 App., LO 00002821, see specifically LO 00002825, finding #13*.

25 <sup>13</sup> 1984 Nev. Op. Atty. Gen. No. 6 at 3 (“Nevada legislature has always intended local  
zoning ordinances to control over general statements or provisions of a master plan.”)

26 <sup>14</sup> See NRS 278.349(3)(e).

27 <sup>15</sup> *See Exhibits 7, 84, 89 and 98*.

28 <sup>16</sup> The City, itself, has admitted that zoning trumps the General Plan. The City filed a  
pleading in the petition for judicial review related to the 17 Acre Property arguing: “[i]n the  
hierarchy, **the land use designation is subordinate to the zoning designation**, for example,  
because land use designations indicate the intended use and development density for a particular

1           **C. Public Policy for the Nevada Supreme Court Affirmance of the Judge Smith**  
2           **Orders**

3           The Nevada Supreme Court Affirmance of the Judge Smith Orders is well reasoned and  
4 based on strong public policy.

5           **Reason / Public Policy #1** - First, as cited above the 35 Acre Property has always been  
6 zoned residential, the intent was always to develop the property residentially, the City itself  
7 repeatedly affirmed this hard residential zoning, and hard zoning trumps any other conflicting land  
8 use plan designation.<sup>17</sup> In fact, any challenge to this vested “right to develop” is, as stated by Judge  
9 Smith, “frivolous.”<sup>18</sup> This residential zoning is so widely accepted that the Clark County Tax  
10 Assessor has assessed the property as residential for a value of approximately \$88 Million. *Exhibit*  
11 *36: 8 App LO 00001923-1938*. Moreover, the ruling is consistent with the Nevada Supreme Court  
12 *Sisolak* and *Schwartz* cases, which hold that Nevada landowners have the vested right to develop  
13 their properties even if they have not put it to a beneficial use<sup>19</sup> and the government may only  
14 regulate that use with “valid zoning and related regulations” that do not “give rise to a taking

15 \_\_\_\_\_  
16 area, while zoning designations specifically define allowable uses and contain the design and  
17 development guidelines for those intended uses.” *Jack B. Binion, et al. v. City of Las Vegas, et*  
18 *al.*, Case No. A-17-752344-J, Respondent City of Las Vegas Answering Brief, 2:8-12. (emphasis  
19 supplied). The City’s own attorney, Brad Jerbic, represented in a public hearing that “[i]f you do  
20 not grant the general plan amend[ment] tonight, you will leave in place a general plan that’s  
21 inconsistent with the zoning, **and the zoning trumps it, in my opinion.**” *Exhibit 71, 11-12 App.,*  
22 *Transcript of Planning Commission meeting, Feb. 14, 2017, page 64 lines 1795-1797.*  
23 (emphasis supplied). Mr. Jerbic further stated, [b]ut the fact is, if you didn’t even have a general  
24 plan amendment that synchronized the General Plan with the zoning, the zoning is still in place,  
25 and it doesn’t change a thing.” *Exhibit 21, Vol 4-5, Transcript of City Council Meeting of*  
*August, 2, 2017, page 95, lines 2652-2654.* Tom Perrigo, Planning Director for the City of Las  
26 Vegas, agreed with Mr. Jerbic and opined that zoning trumps the master plan. *Id.*, pp. 94-95.

27 <sup>17</sup> See *Exhibit 7, 3 App., 00000557; Exhibit 83: 13 App., LO 00002977; Exhibit 84: 13*  
*App., LO 00003002; Exhibit 89: 13 App., LO 00003093; Exhibit 98: 16 App., LO 3830-3832,*  
*Supreme Court Order Denying Rehearing.*

28 <sup>18</sup> *Exhibit 7, 3 App. LO 00000584-585, finding #95, p. 27, LO 00000586, finding #102.*

<sup>19</sup> *McCarran Intl. Airport v. Sisolak*, 122 Nev. 645 (2006) (landowner had a vested right  
to use the airspace above his property pursuant to NRS 493.040, even though he never used it  
and the County never approved the use. *Schwartz v. State*, 111 Nev. 998 (1995) (Nevada  
landowners have a vested right to access roadways adjacent to their property, even though the  
access has never been built).

1 claim.”<sup>20</sup> Otherwise, as explained above, if the City had absolute discretion to grant or deny the use  
2 of property, then the Just Compensation Clause would be entirely eliminated. The City could deny  
3 all use of all properties in the City (under the City’s alleged discretionary power) and never pay any  
4 compensation whatsoever for these denials. This despotic argument is not the law and never will  
5 be the law as it would bring all property transactions in the State of Nevada to an immediate and  
6 abrupt halt. No entity or person would ever purchase property in this State, because there would  
7 be no property rights. The only “thing” that would be purchased in a property transaction is dirt for  
8 which there are no rights, because the local entities, like the City, could tell the new owner that he  
9 cannot use the property at all under the City’s absolute discretion argument.

10 **Reason / Public Policy #2** - The City’s own persons most knowledgeable have affirmed the  
11 vested right to develop and rejected the major modification argument. Brad Jerbic is perhaps the  
12 best person at the City who can offer an opinion on the major modification issue as he has been the  
13 City Attorney for nearly 30 years, has worked to draft the City Code, interprets the Code, and has  
14 advised the City Council on this Code for his entire career. Mr. Jerbic stated in a public hearing that  
15 the City’s current “major modification” argument is nothing more than a “red herring.”<sup>21</sup> Phil  
16 Byrnes has been an assistant City Attorney for over 20 years and, therefore, may be the next best  
17 person to provide an opinion on the City’s “major modification” argument and he stated that a  
18 major modification is not required.<sup>22</sup> Tom Perrigo, the City’s highest ranking planner, stated a  
19 major modification is not required to develop the 35 Acre Property.<sup>23</sup> Finally, further evidence that  
20 any “major modification” argument is a complete farce is the fact that the City has granted  
21 permission to develop fifty (50) other properties in the area of the 35 Acre Property that have R-  
22 PD7 zoning and were similarly in “open space” labeled areas on the Peccole 1990 Conceptual Plan

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24 <sup>20</sup> McCarran Intl. Aripport v. Sisolak, 122 Nev. 645, 660, fn. 25 (2006). This also further  
25 shows that the City’s reliance on the Stratosphere is misplaced as that case applies to zoning  
26 issues, not inverse condemnation issues. And, all it holds is that the City has discretion to grant  
or deny certain uses. It does not say that the City has “absolute discretion” to deny all use of  
property without payment of just compensation.

27 <sup>21</sup> *See Exhibit 24, 5 App LO 00001071-1072.*

28 <sup>22</sup> *See Exhibit 38, 24:13-17; 26-27; 29; 30; 43:2-10, 8 App LO 0001964 - 9 App LO LO -  
00002018.*

<sup>23</sup> *See Exhibit 5, 2App LO 0000400:1228-1233.*

1 and not once did the City reference a PR-OS or other “open space” designation or require a “Major  
2 Modification” from the Peccole 1990 Conceptual Plan for these 50 applications.<sup>24</sup>

3 **Reason / Public Policy #3** - Judge Smith held that the 35 Acre Property has been hard  
4 zoned R-PD7 since 1986. The City’s development code applicable to “R-PD” hard zoned property,  
5 like the Landowners’ property, is LVMC 19.10.050 and this code provision does not require a major  
6 modification application as a precondition to develop. By comparison, the City’s code to develop  
7 under the “PD” designation, LVMC 19.10.040, does require a major modification application to  
8 develop. Therefore, a major modification is not a barrier to exercise the vested right to develop.

9 **Reason / Public Policy #4** - The Peccole 1990 Conceptual Plan was not recorded and did  
10 not dedicate anything to the City; it was only a “Conceptual Master Plan” that was the vision of a  
11 developer. *Exhibit 60: 10 App LO LO 00002369*. Unrecorded visions of a developer are not notice  
12 to or binding upon subsequent purchasers of land sufficient to trump the vested right to develop the  
13 Landowners’ R-PD zoned property.

14 **Reason / Public Policy #5** - This Court is required to consider the “practical reality”<sup>25</sup> facing  
15 landowners in inverse condemnation actions; the Court is not required to abandon all common sense  
16 and reason. Any argument that a major modification requirement is a barrier to exercising the  
17 vested right in this case requires this Court to do just this. Simply put, the City is representing to  
18 this Court that if the Landowners had written the words “major modification” at the top of its  
19 applications to the City, then the City would not have engaged in the following acts (these acts will  
20

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21 <sup>24</sup> The City admitted that there have been six other development/entitlement actions done  
22 within the Peccole 1990 Conceptual Plan area, none of which were prohibited from developing  
23 due to an open space designation and none required a Major Modification from the open space  
24 designation. *Exhibit 5: 2 App LO 00000400:1228-1233 and Exhibit 61: 10 App LO*  
25 *00002465:2314-2318*. The City also approved approximately 44 residential developments all  
26 zoned with R-PD7 with a similar open space designation on the Peccole 1990 Conceptual Plan  
27 without any delay or request for a Major Modification from the Peccole 1990 Conceptual Plan.  
28 *Exhibit 62: 10 App LO 00002471-2472*. 50-0 is not a mistake. This proves the 1990 Conceptual  
Plan is just that – a “plan” – that is only “conceptual” and what controls is the actual zoning of  
the property.

<sup>25</sup> *City of Sparks v. Armstrong*, 103 Nev. 619 (1987) (court upheld taking claim,  
explaining that the City of Sparks, in arguing that the taking did not occur earlier failed to  
recognize “the practical reality” the landowners faced as owner of the property).

1 be explained fully below): 1) the City’s councilmen would not have called the Landowners’  
2 representative a “motherfucker,” would not have stated “over my dead body” will development ever  
3 be allowed, and would not have stated he will “vote against the whole thing;” 2) the City would not  
4 have adopted the “Yohan Lowie Bills” and would not have strategically adopted the Bills to deny  
5 all applications to develop; 3) the City would not have denied the MDA (that included significantly  
6 more than any major modification requires); 4) the City would not have made it impossible to get  
7 a drainage study; 5) the City would not have denied the fence and access applications; 6) the City  
8 would not have denied the applications to develop for this 35 Acre Property and the 133 Acre  
9 Property; 7) the City would not have identified \$15 million of City funds to take over the  
10 Landowners’ property for a City “park;” 8) the City would not be vehemently trying to claw back  
11 the 17 Acre Property approvals; and, 9) the Landowners’ Property would be fully developed today.  
12 No reasonable person, considering the facts of this case, including the City’s current position before  
13 this Court, could possibly believe this argument or ignore the “practical reality” facing the  
14 Landowners.

15 **Reason / Public Policy #6** - If this Court elects to follow the Crockett Order that entirely  
16 ignores the Landowners’ hard zoning and vested right to develop, instead of the Judge Smith Orders  
17 and Nevada Supreme Court Affirmance, this will be a judicial taking of the 35 Acre Property. The  
18 United States Supreme Court has held that judicial action that “recharacterizes as public property  
19 what was previously private property is a judicial taking.”<sup>26</sup> The Court explained that this is a  
20 proper taking claim, because the Taking Clause is concerned with the “act” that results in the taking  
21 and does not focus on the particular “government actor,” meaning the judiciary also may engage  
22 in taking actions.<sup>27</sup> Acceptance of the Crockett Order in this case would amount to a judicial taking,  
23 because the order would be applied to recharacterize the Landowners’ 35 Acre Property from a hard  
24 zoned residential property with the vested “rights to develop,” as recognized and established by the  
25 Nevada Supreme Court, to a public park / open space with zero developable units.

26 \_\_\_\_\_

27 <sup>26</sup> Stop the Beach Renourishment, Inc. v. Florida Dept. of Env. Protec., 130 S.Ct. 2592  
28 (2010).

<sup>27</sup> Id., at 2601.

1           Therefore, there is strong public policy supporting the Judge Smith Orders.

2 **11. ANY REFERENCE TO THE FEDERAL COURT ORDER IS MISPLACED**

3           The City attaches an order by Federal District Court Judge Mahan and claims this also  
4 denies the landowners have a vested right to develop. City Opp, p. 8:fn 1. First, the Judge Mahan  
5 Order was decided in the context of land use / zoning law, not inverse condemnation law and,  
6 therefore, as explained above, does not apply here. As explained, simply because the City has  
7 discretion in land use cases to deny land use applications does not shield it from inverse  
8 condemnation liability and neither does Judge Mahan’s order not even remotely indicate this City  
9 argued position. Second, the Landowners’ could not have originally filed their inverse  
10 condemnation claims in federal court. Williamson County Regional Planning Com'n v. Hamilton  
11 Bank of Johnson City, 473 U.S. 172, 194-195, 105 S. Ct. 3108, 3120-3121(1985). Therefore, the  
12 Mahan Order could not have addressed any vested rights in the context of a takings claim and as  
13 such issue preclusion could not apply to his order. Third, the Judge Smith Orders finding the  
14 Landowners have the “right to develop” (which were affirmed by the Nevada Supreme Court) trump  
15 Judge Mahan’s order as Federal Courts defer to state law on questions related to property rights and  
16 must “accept the determination of the state court” on whether there is a right to develop. Stop the  
17 Beach Renourishment, Inc. v. Florida Dept. Of Environ. Protection, 560 U.S. 702, fn 9 (2010). In  
18 this connection, the Ninth Circuit has specifically held that “[i]n determining what property rights  
19 exist and therefore are subject to taking under the Fifth Amendment, federal courts look to local  
20 state law.” Richmond Elks Hall Ass’n v. Richmond Redevelopment Agency, 561 F.2d 1327 (9<sup>th</sup>  
21 Cir. 1977). The policy for this rules is: “[b]ecause the Constitution protects rather than creates  
22 property interests, the existence of a property interest is determined by reference to ‘existing rules  
23 or understandings that stem from an independent source such as state law.’” Phillips v. Washington  
24 Legal Foundation, 524 U.S. 156, 164 (1988). Accordingly, controlling state law from the Nevada  
25 Supreme Court (Judge Smith Orders) recognizes the vested right to develop the Landowners’  
26 Property which must be applied here.

27

28

1 **12. THE CITY ACTIONS IN THIS CASE WILL ESTABLISH A TAKING**

2 Although not necessary, because the Landowners are merely asking for a right to be heard  
3 at this time, in order to show that the Landowners' request for a hearing is not frivolous (as alleged  
4 by the City), the Landowners have attached, as Exhibit 5 to their originally filed motion for a  
5 hearing, a proposed motion for summary judgment on liability for the taking to show this Court  
6 what the Landowners will argue if given due process to argue their inverse condemnation claims  
7 before this Court. That Exhibit 5 (proposed motion for summary judgment) lays out, without  
8 limitation, 10 actions by the City that, when considered in the aggregate, render the Landowners'  
9 Property valueless and useless, thereby amounting to a categorical taking of the Property under  
10 Nevada and United States Supreme Court precedent. These 10 City actions are as follows:

- 11 City Action #1 - City Denial of the 35 Acre Property Applications
- 12 City Action #2 - Denial of the Master Development Agreement (MDA)
- 13 City Action #3 - Adoption of the Yohan Lowie Bills
- 14 City Action #4 - Denial of an Over the Counter, Routine Access Request
- 15 City Action #5 - Denial of an Over the Counter, Routine Fence Request
- 16 City Action #6 - Denial of a Drainage Study
- 17 City Action #7 - City Refusal to Even Consider the 133 Acre Property Applications
- 18 City Action #8 - The City Announces It Will Never Allow Development on the 35 Acre  
19 Property, Because the City Wants the Property for a City Park and Wants to Pay Pennies  
on the Dollar
- 20 City Action #9 - The City Shows an Unprecedented Level of Aggression To Deny All  
21 Use of the 250 Acre Residential Zoned Land
- 22 City Action #10 - the City Reverses the Past Approval on the 17 Acre Property. *See pages*  
23 *15-27 of the Landowners' proposed motion for summary judgment, Exhibit 5 to original motion.*

24 There is undisputed evidence that the City has engaged in these 10 actions in furtherance  
25 of a City scheme to target the Landowners' property to have it remain in a vacant condition to be  
26  
27  
28

1 “turned over to the City” for a “fitness park” for \$15 Million which is 1% of its fair market value.  
2 Id. And, the City has not once denied these 10 actions nor the intent of these actions.<sup>28</sup>

3 It is important to note that these 10 actions by the City far exceed the government action and  
4 interference with the use of property set forth in the five above cited cases where the Courts entered  
5 a finding of a taking - Hsu / Sisolak, Del Monte Dunes, Lucas, Eighth Judicial District (citing to  
6 Richmond Elks Hall). In the Hsu and Sisolak cases, the government action only deprived the  
7 landowners of the use of their airspace - they could still use the underlying land. In Del Monte  
8 Dunes the City of Monterey argued that it would allow some development, just not what was  
9 proposed. In Lucas, Mr. Lucas could still use his property to picnic, swim, camp in a tent, or live  
10 on the property in a moveable trailer, thereby leaving the property with some value. In Richmond  
11 Elks Hall, the government action caused several of the landowner’s tenants to vacate, leaving less  
12 than one-third of the property occupied, but the property still had that level of use. In this case,  
13 however, the 10 City actions cited above deny any and all use of the 35 Acre Property, leaving it  
14 with no value - the Landowners cannot even get an access point to or a safety fence on their  
15 property. And, as explained, the City has not even denied these actions or that it has engaged in  
16 these actions in furtherance of a City scheme to specifically target the Landowners’ property to have  
17 it remain in a vacant condition to be “turned over to the City” for a “fitness park” for \$15 Million  
18 which is 1% of its fair market value.

19 This means that if this Court upholds its *sua sponte* dismissal of the Landowners’ inverse  
20 condemnation claims, it will have entered a ruling directly contrary to these five cases directly on  
21 point - three Nevada Supreme Court cases, two United States Supreme Court cases, and one Ninth  
22 Circuit Court of Appeals case.

23  
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25  
26 \_\_\_\_\_  
27 <sup>28</sup> And, while not an argument the Landowners would normally make, since the City has  
28 moved for the application of EDCR 2.20© (City Opp. p. 5:11) then under the City’s argument,  
since the City has failed to deny any of these 10 actions and specifically failed to deny that it is  
reserving the Landowners’ Property for a City park, then that argument must be deemed  
meritorious.

1 **13. RIPENESS AND FUTILITY DO NOT APPLY TO FOUR OF THE DISMISSED**  
2 **CLAIMS**

3 The Landowners explained in their moving papers that the Nevada Supreme Court has held  
4 that the City's ripeness and futility analysis does **NOT** even apply to four of the inverse  
5 condemnation claims this Court dismissed on ripeness grounds - regulatory per se, non-regulatory  
6 / de facto, categorical, or temporary taking inverse condemnation claims. The Nevada Supreme  
7 Court has made this rule very clear.<sup>29</sup> The reason for this rule is that the taking is known in these  
8 type of inverse condemnation claims and, once the taking is known, the payment of just  
9 compensation is "self-executing," meaning there can be no barriers or preconditions (such as a  
10 ripeness / futility analysis) to this constitutional guarantee.<sup>30</sup> ***This means that a ripeness analysis***  
11 ***(major modification) is not a precondition to bringing these four inverse condemnation claim.***

12 The Landowners further explained that, despite this clear rule, this Court erroneously held  
13 all of the Landowners' inverse condemnation claims, including the regulatory per se, non-regulatory  
14 / de facto, categorical, and temporary taking claims, "must be dismissed for lack of ripeness." Had  
15 there been a hearing on the inverse condemnation claims before they were dismissed, this law could  
16 have been provided to this Court so that a correct ruling could have been entered. Accordingly, this  
17 Court should grant a hearing so that this Court can consider applicable Nevada Supreme Court  
18 precedent on the ripeness and futility issues before entering an order on these issues.

19 Finally, it should be noted that the City does not contest this error on the ripeness and futility  
20 issue in its Opposition and the reason for its failure to contest is clear - it cannot. Nevada law is  
21 unequivocally clear on this issue - ripeness and futility do not apply to these four claims.  
22  
23

---

24  
25 <sup>29</sup> Hsu v. County of Clark, supra, ("[d]ue to the "per se" nature of this taking, we further  
26 conclude that the landowners were not required to apply for a variance or otherwise exhaust their  
27 administrative remedies prior to bringing suit." Id., at 732); McCarran Int'l Airport v. Sisolak, 122  
28 Nev. 645, 137 P.3d 1110 (2006) ("Sisolak was not required to exhaust administrative remedies or  
obtain a final decision from the Clark County Commission by applying for a variance before  
bringing his inverse condemnation action based on a regulatory per se taking of his private property."  
Id. at 664).

<sup>30</sup> Alper v. Clark County, 571 P.2d 810, 811-812 (1977).

1 **14. THE RIPENESS AND FUTILITY DOCTRINE AS APPLIED TO THE**  
2 **LANDOWNERS' PENN CENTRAL CLAIM REQUIRES A DETAILED FACTUAL**  
3 **ANALYSIS**

4 The Landowners agree that a ripeness and futility analysis does apply to the Landowners'  
5 Penn Central inverse condemnation claim. However, whether the Landowners' Penn Central claim  
6 is ripe for adjudication or whether it is futile to pursue any further applications with the City  
7 requires a detailed factual analysis. The City's argument in its opposition demonstrates this - the  
8 City argues that "the [Landowners'] Futility Argument is Speculative." City Opp., 7:11. Whether  
9 an argument is "speculative" or not demands a factual inquiry. It is beyond dispute that this Court  
10 did not perform this factual inquiry, because the ripeness and futility issues were not briefed, they  
11 were not argued, and they were not discussed at the petition for judicial review hearing.

12 Moreover, when this Court considers whether to dismiss important constitutional inverse  
13 condemnation claims, it is required to recognize all factual allegations as true, and draw all  
14 inferences in favor of the plaintiff.<sup>31</sup> Therefore, this Court is required in the first instance to allow  
15 argument and a hearing on the ripeness and futility issues. The Landowners' proposed arguments  
16 on the ripeness issue for this hearing are set forth in Exhibit 5 (pages 47-52) to its moving papers.  
17 If the hearing is a motion to dismiss (as was supposed to be the case when this Court dismissed the  
18 Landowners' inverse condemnation claims on ripeness grounds), this Court must reject the City's  
19 contention that the Landowners futility argument is "speculative," because this Court is required  
20 to assume all of these factual allegations in the Landowners' complaint and on pages 47-52 of the  
21 Landowners' Exhibit 5 are true. The Court cannot merely dismiss claims on ripeness grounds,  
22 because the City asserts they are "speculative."

23 Additionally, the City's ripeness argument is based on the Crockett Order which held that  
24 a major modification is a required application to develop the 17 Acre Property. In addition to the  
25 above cited reasons the Crockett Order does not apply in this inverse condemnation case, the  
26 Landowners will show in their argument to this Court two reasons for why the ripeness / "major  
27 modification" argument in the Crockett Order 17 Acre Property case does not apply in this 35 Acre  
28 Property case. First, the Landowners will show in this 35 Acre Property case that it filed a Master

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<sup>31</sup> Buzz Stew, LLC v. City of North Las Vegas, 181 P.3d 670, 672 (2008).

1 Development Agreement (MDA) with the City that met and far exceeded any major modification  
2 requirements discussed in the Crockett Order and the City still denied the MDA. Second, the  
3 Landowners will show that actions by the City subsequent to the Crockett Order (in the 17 Acre  
4 Property case) show that it would be entirely futile to submit any application to the City to develop  
5 the 35 Acre Property for any reason, because the City has and will continue to deny any and all  
6 applications to develop the 35 Acre Property. In fact, the City has never even denied that it will  
7 continue to deny any and all use of the 35 Acre Property in furtherance of a City scheme to  
8 specifically target the Landowners' property to have it remain in a vacant condition to be "turned  
9 over to the City" for a "fitness park" for \$15 Million which is 1% of its fair market value. These  
10 arguments are set forth in Exhibit 5 to the Landowners' original motion for a hearing.

11 Finally, the City makes several factual assertions to support its ripeness argument, which,  
12 as explained above, are not appropriate in a motion to dismiss and which are not even true. First,  
13 the City incorrectly claims that City action which post dates the denial of the 35 Acre Property  
14 application cannot be considered in this inverse condemnation case. City Opp., pp. 7-8. There is  
15 no law to support this City contention and, in fact, well established eminent domain law provides  
16 the exact opposite - the "aggregate" of the City action must be considered when deciding a taking  
17 issue, despite when it occurred.<sup>32</sup> Second, the City incorrectly asserts that the actions of two high  
18 ranking City officials - councilmen Seroka and Coffin - cannot be considered when deciding taking  
19 issues. The Nevada Supreme Court, however, thought that the statement of just one County  
20 planning staff employee named Bill Keller regarding height restrictions (the taking action in that

---

21  
22 <sup>32</sup> Merkur v. City of Detroit, 680 N.W.2d 485, 496 (Mich.Ct.App. 2004). *See also* State  
23 v. Eighth Jud. Dist. Ct., 351 P.3d 736 (Nev. 2015) (citing to 9<sup>th</sup> Circuit case law wherein the  
24 aggregate of government action was considered to find a taking and Arkansas Game & Fish  
25 Comm's v. United States, 568 U.S. --- (2012), holding there is no "magic formula" in every case  
26 for determining whether particular government interference constitutes a taking under the U.S.  
27 Constitution; there are "nearly infinite variety of ways in which government actions or  
28 regulations can effect property interests." Id., at 741); City of Monterey v. Del Monte Dunes at  
Monterey, Ltd., 526 U.S. 687 (1999) (inverse condemnation action is an "ad hoc" proceeding  
that requires "complex factual assessments." Id., at 720.); Lehigh-Northampton Airport Auth. v.  
WBF Assoc., L.P., 728 A.2d 981 (Comm. Ct. Penn. 1999) ("There is no bright line test to  
determine when government action shall be deemed a de facto taking; instead, each case must be  
examined and decided on its own facts." Id., at 985-86).

1 case) was relevant enough to include in the Sisolak opinion. Sisolak, at 653-54. Therefore, if a  
2 statement by just one planning staff employee is relevant enough to include in a Nevada Supreme  
3 Court opinion, then repeated statements by two high ranking Councilmen (that the Landowner is  
4 a “motherfucker,” over their dead body will development be allowed, and they will vote against the  
5 whole thing - see Exhibit 5, pp. 23-25) are clearly relevant.<sup>33</sup>

6 **15. THE CITY ARGUMENT REGARDING THE MDA FURTHER SHOWS THE**  
7 **NECESSITY OF A HEARING**

8 The City makes three arguments regarding the Master Development Agreement (MDA) that  
9 further show the necessity of a proper hearing. As a preliminary matter, the City improperly  
10 conflates the judicial review standard of being limited to the record before the administrative body  
11 with the inverse condemnation standard of considering the “aggregate” of all government actions  
12 and the ad hoc inquiry required to determine takings liability.

13 Beyond this error, the City first asserts that the Landowners cannot claim the denial of the  
14 MDA as a basis for a taking, because they did not appeal the denial of the MDA within 25 days.  
15 City Opp. 8:17-18. The United States Supreme Court, however, as explained in the Landowners’

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16  
17 <sup>33</sup> The City also cites to the case of State v. Eighth Jud. Dist. Ct. to assert that “futility  
18 cannot be established based on the alleged statements of individual council members.” City  
19 Opp., p. 8. First, the Landowners are not trying to establish futility based on the statements of  
20 individual council members; the statements by councilmen Seroka and Coffin are just one piece  
21 of the City’s systematic and aggressive actions to prevent all development of the 35 Acre  
22 Property. Second, the statements by Councilman Seroka are important, because the Landowners’  
23 Property is located in his district and it is common knowledge that the other councilpersons defer  
24 to the councilperson’s opinion regarding applications in their district. Third, the State v. Eighth  
25 Jud. Dist. Ct case relied upon by the City is inapplicable. See City Opp., p. 8:7-8. In that case  
26 the landowner did not even file an application to develop and he was relying solely upon one  
27 general passing statement in a barbershop by one of the councilpersons. Id., at 742 (2015).  
28 Here, the statements by Councilmen Seroka and Coffin are more than general passing statements  
in a barbershop - the statements are in writing or transcribed, are extremely hostile toward the  
Landowners, and directly represent that the councilpersons will vote against all development on  
the 35 Acre Property. The councilmen try to hide these actions from the Court - even after being  
subpoenaed. *Exhibit 54: 10 App LO 00002343, Appendix of Exhibits to Landowners’ proposed*  
*Summary Judgment*. Moreover, the facts in State v. Eighth Jud. Dist. Ct. are not remotely close  
to the facts of this case where the City has engaged in numerous systematic and aggressive  
actions to stop all development on the 35 Acre Property and the statements by the two  
councilpersons are just one piece of these far-reaching actions.

1 opening motion, expressly rejected this argument in the Lucas case, holding a landowner is not  
2 required to challenge the validity of the underlying government action as a pre-condition to bringing  
3 taking claims. Lucas v. South Carolina Coastal Council, 505 U.S. 1003 (1992). Second, the City  
4 asserts denial of the MDA was appropriate, because the MDA would require a major modification  
5 anyway and one was not filed with the MDA. City Opp. 8:18-20. The motion for summary  
6 judgment attached as Exhibit 5 to the Landowners' moving papers details why a major modification  
7 was not required and, even if it was required, the major modification elements were met in the  
8 MDA (which the City still denied). Exhibit 5, pp. 47-52. Third, the City asserts that the denial of  
9 the MDA does not foreclose "the possibility that other applications would be granted." Govt. Opp.  
10 8:20-23. This very argument, however, was made and rejected under very similar facts in the Del  
11 Monte Dunes case. City of Monterey v. Del Monte Dunes at Monterey, Ltd., 526 U.S. 687 (1999).  
12 The Court recognized that, if this blanket statement were accepted as a basis to avoid liability, then  
13 every government entity would simply make the argument that there is a "possibility" that other  
14 applications would be granted and indefinitely delay and avoid liability for a taking.

15 As this Court can see, the City is making factually and legally incorrect arguments in regards  
16 to the MDA, which further shows the necessity to have these issues properly briefed and presented  
17 to the Court; not presented for the first time in an opposition to a motion for a hearing.

18 **16. THE LANDOWNERS HAVE NOT ACQUIESCED TO ISSUE PRECLUSION**

19 City argues that the Landowners did not specifically and fully argue the issue preclusion  
20 issue in their request for a hearing and, therefore, they have "acquiesced" that Judge Crockett's  
21 decision has preclusive effect and unilaterally applies in this case forever barring the Landowners  
22 from raising the argument again. City Opp., pp. 4-5. First, this shows precisely why a hearing is  
23 required. Again, the Landowners' pending request is a request to be heard so that all of the  
24 Landowners' arguments may be presented to the Court, including the issue preclusion argument as  
25 it applies in the context of the inverse condemnation claims. A hearing is required so that all parties  
26 may present all issues and arguments to the Court, have those issues heard on the merits as is  
27 required, and avoid unfounded and baseless waiver arguments, like that made by the City. Second,  
28

1 attached as Exhibit 5 is the Landowners' proposed summary judgment motion, which opposes the  
2 City's issue preclusion argument. *See pages 52-53*. The argument included therein is as follows:

3 **“F. ISSUE PRECLUSION DOES NOT APPLY**

4 The City may also argue that issue preclusion requires application of the Crockett Order to  
5 this 35 Acre Property case. As recognized by the City, “the following factors are necessary  
6 for application of issue preclusion: ‘(1) the issue decided in the prior litigation must be  
7 identical to the issue presented in the current action; (2) the initial ruling must have been on  
8 the merits and have become final; ... (3) the party against whom the judgment is asserted  
9 must have been a party or in privity with a party to the prior litigation’; and (4) the issue was  
10 actually and necessarily litigated.”<sup>34</sup>

11 These factors are conjunctive and the City cannot establish all four factors to apply the  
12 Crockett Order in this case. The issues in the Crockett Order are not identical, because both  
13 of those cases involved petitions for judicial review. The issue, therefore, was whether the  
14 City's zoning actions were based on substantial evidence. This issue in this case is  
15 different; it is whether the City's actions rise to the level of a taking. The ruling in the  
16 Crockett Order also was not on the merits relevant to a taking in this case and they have not  
17 become final as the Nevada Supreme Court has not addressed either order. Finally, the  
18 constitutional taking issues present in this case were not actually nor necessarily litigated  
19 in the Crockett Order. Accordingly, issue preclusion does not apply.

20 **Rather the preclusive effect of a prior order is more applicable to the Judge Smith  
21 Orders, because both orders directly address the underlying issue of the vested right  
22 to develop and they have become final as they have been affirmed by the Nevada  
23 Supreme Court. In fact, the Judge Smith orders are more than preclusive; they are  
24 the settled law on these issues.”** *Exhibit 5, pp. 52-53. (emphasis supplied).*

25 Accordingly, any City argument that the Landowners have acquiesced to or waived the issue  
26 preclusion argument is without merit and further shows why a hearing is necessary.

27 **17. CONCLUSION**

28 Due process is not a difficult concept - the Due Process Clause of the Fifth Amendment  
guarantees that “[n]o person shall ... be deprived of life, liberty, or property, without due process  
of law” and United States Supreme Court precedents “establish the general rule that individuals  
must receive notice and an opportunity to be heard before the Government deprives them of  
property.” *U.S. v. James Daniel Good Real Property*, 510 U.S. 43, 48 (1993). Here, there was no  
notice, no briefing, and no hearing before the Landowners' inverse condemnation claims were  
dismissed. Therefore, the Landowners respectfully request a hearing on the dismissal of their  
inverse condemnation claims so this Court may properly consider relevant and applicable inverse

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<sup>34</sup> *Five Star Capital Corp. v. Ruby*, 124 Nev. 1048, 1055, 194 P.3d 709, 714 (2008).

1 condemnation law and make an informed and legally sound decision based on this applicable law.  
2 Despite the City’s attempt to ignore the Constitution, the Due Process Clause requires the requested  
3 notice and a hearing and it will be reversible error to deny the request.

4 DATED this 14<sup>th</sup> day of January, 2019.

5 **LAW OFFICES OF KERMIT L. WATERS**

6 By: /s/ James J. Leavitt

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of the Law Offices of Kermit L. Waters, and that on the 14<sup>th</sup> day of January, 2019, a true and correct copy of the foregoing **REPLY RE: PLAINTIFF LANDOWNERS' REQUEST FOR REHEARING / RECONSIDERATION OF ORDER / JUDGMENT DISMISSING OF INVERSE CONDEMNATION CLAIMS** was made by electronic means pursuant to EDCR 8.05(a) and 8.05(f), to be electronically served through the Eighth Judicial District Court's electronic filing system, with the date and time of the electronic service substituted for the date and place of deposit in the mail and addressed to each of the following:

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*/s/ Evelyn Washington  
An Employee of the Law Offices of  
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# **Exhibit 99**

**Deposition of Greg Steven Goorjian  
LO 0003833-0003884**

**Deposition of:**

Greg Steven Goorjian

**Case:**

Fore Stars, Ltd., et al. v. Robert N. and Nancy Peccole  
A-17-751960-C

**Date:**

12/20/2018



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**LO 00003833**

Page 1

1 DISTRICT COURT  
 2 CLARK COUNTY, NEVADA  
 3  
 4 FORE STARS, LTD., a Nevada  
 5 limited liability company; 180  
 6 Land Co LLC, a Nevada limited  
 7 liability company; Seventy  
 8 Acres LLC, a Nevada limited  
 9 liability company; EHB  
 10 Companies LLC, a Nevada limited  
 11 liability company,  
 12 Plaintiffs,  
 13 vs. CASE NO. A-17-751960-C  
 14  
 15 ROBERT N. and NANCY PECCOLE,  
 16 individuals, and as Trustees of  
 17 the ROBERT N. and NANCY PECCOLE  
 18 TRUST, DOES 1 THROUGH 21,  
 19 Defendants.  
 20  
 21  
 22 DEPOSITION OF GREG STEVEN GOORJIAN  
 23 Taken on Thursday, December 20, 2018  
 24 By a Certified Court Reporter  
 25 9:24 a.m.  
 At 415 South Sixth Street, Suite 100  
 Las Vegas, Nevada  
 Reported by: Judith Payne Kelly, RMR, CCR-539  
 Job No. 30440

Page 2

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 21 YOHAN LOWIE  
 22  
 23 \* \* \* \* \*  
 24  
 25

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I N D E X

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E X H I B I T S

PLAINTIFFS' NUMBER	DESCRIPTION	MARKED
Exhibit 1	(Intentionally omitted.)	
Exhibit 2	Master Declaration of Covenants, Conditions, Restrictions and Easements for Queensridge, FORE000001 through 150	30
Exhibit 3	Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Queensridge, FORE000151 through 280	32
Exhibit 4	Custom Lots at Queensridge North, Purchase Agreement, Earnest Money Receipt and Escrow Instructions, FORE000281 through 289	37
Exhibit 5	Addendum "1" to Purchase Agreement, Earnest Money Receipt and Escrow Instructions, FORE000290 through 298	39
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Exhibit 8	(Intentionally omitted.)	
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EXHIBITS		
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Exhibit 13	Map, Queensridge: Annexed Property, FORE000354	75
Exhibit 14	Public Offering Statement for Queensridge North (Custom Lots)	76
Exhibit 15	Declaration of Annexation for Queensridge Parcel 19 (Queensridge North Custom Lots)	78
Exhibit 16	Complaint, Case No. A287495, Triple Five v. William Peccole, FORE001774 through 1868	26
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Exhibit 18	Peccole Ranch Certificate of Amendment of CC&Rs, FORE001591 through 1773	21
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Exhibit 21	Restrictive Covenant dated 2-29-2008, FORE000489 and 490	88
Exhibit 22	Settlement Agreement between BGC Holdings LLC and Fore Stars, Ltd., FORE000733 and 734	89
Exhibit 23	Articles of Organization of Fore Stars, Ltd., A Limited Liability Company, FORE000473 through 478	91
Exhibit 24	Bill No. Z-2001-1, Ordinance No. 5353, FORE000102 through 108	92

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EXHIBITS		
PLAINTIFFS' NUMBER	DESCRIPTION	MARKED
Exhibit 25	A. Wayne Smith & Associates transmittal to City of Las Vegas Planning and Zoning dated 3-27-86	93
Exhibit 26	(Intentionally omitted.)	
Exhibit 27	(Intentionally omitted.)	
Exhibit 28	Letter dated 5-1-90 from City of Las Vegas to William Peccole 1982 Trust	96
Exhibit 29	(Intentionally omitted.)	
Exhibit 30	(Intentionally omitted.)	
Exhibit 31	(Intentionally omitted.)	
Exhibit 32	Exhibit F-1, 2-22-16, FORE003186; 1990 Conceptual Plan, "As-Built," Peccole Ranch Land Use Data, Phase Two	170
DEFENDANTS' NUMBER DESCRIPTION MARKED		
Exhibit A	Peccole Ranch Master Plan, A Master Plan Amendment and Phase Two Rezoning Application, dated 2-6-90	101

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PROCEEDINGS

(Mr. Lowie was not present at the commencement of the deposition.)  
(Counsel stipulated to waive the reporter requirements under Rule 30(b)(4).)

GREG STEVEN GOORJIAN,  
having been first duly sworn, was examined and testified as follows:

EXAMINATION

BY MR. JIMMERSON:

Q. Good morning, Mr. Goorjian. How are you, sir?

A. Just fine, thank you.

Q. My name is Jim Jimmerson. I have the privilege of representing Fore Stars, Ltd., in this lawsuit that exists against Mr. and Mrs. Robert Peccole.

Present is myself, of course; our paralegal, Shahana Polselli; the court reporter; and Mr. Peccole is also present.

MR. JIMMERSON: Bob, would you introduce yourself?

Bob, do you want to introduce yourself?

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MR. PECCOLE: Bob Peccole. We know each other.

THE WITNESS: Pleasure to see you, Bob.

MR. PECCOLE: And I'm here representing Nancy and myself and our trust.

Q. (By Mr. Jimmerson) All right. Mr. Goorjian, have you ever given a deposition before?

A. I don't believe I have.

Q. Okay. Let me just go through some of the ground rules just so you have a good understanding. A deposition is a formal setting like this, although it's in our law firm, not in a courtroom. But it places you under oath and obliges you to tell the truth just like you would be obliged if you were in a courtroom before a judge. Okay?

A. Yup.

Q. And the oath you've taken is similar, if not identical, to the one you would take before our judge. Do you understand that?

A. Yes.

Q. All right. And obligates you to tell the truth. Right?

A. Yes.

Q. Okay. To me the most important instruction is just to make sure you understand my question.

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1 because if a judge were to -- or a jury -- were to look  
 2 at your question and answer, they're going to presume  
 3 you understood my question and then you chose to give  
 4 the answer that you gave. Okay?  
 5 A. Yes.  
 6 Q. So because that would be the natural  
 7 assumption or presumption that a judge or jury would  
 8 have, do make sure that you understand my questions or  
 9 opposing counsel's questions before you answer; and if  
 10 you don't or you're not certain, just ask me to  
 11 rephrase it and I'm happy to do that. This is not a  
 12 contest of iron wills.  
 13 A. Yes.  
 14 Q. It's just a matter of trying to learn about  
 15 the facts and circumstances that you might bring to  
 16 this testimony in this case, and I'll explain to you  
 17 why there are issues here that you would have some  
 18 answers to. Okay? At least I think they're relevant.  
 19 A. Okay.  
 20 Q. And -- as we go along. And so make sure you  
 21 understand the question.  
 22 A. Yes.  
 23 Q. Also, you're doing great. Just let me finish  
 24 my question or opposing counsel finish his question and  
 25 then answer. Let's don't speak over each other,

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1 because the court reporter cannot take down -- things  
 2 down in stereo. Okay?  
 3 A. Yes.  
 4 Q. So just wait, one at a time. This is --  
 5 again, this is -- I'm trying to be as easy as I can for  
 6 you. I think I have about an hour, hour and a half's  
 7 worth of questions. You can take a break whenever you  
 8 want. Because you don't have a lawyer representing  
 9 you, you're your own lawyer, if you will. So if you  
 10 feel uncomfortable, you want to use the restroom, you  
 11 want to stretch your legs, just let us know and we'll  
 12 be happy to accommodate you. Okay?  
 13 A. Thank you.  
 14 Q. All right. And if you have any questions  
 15 along the way, because you don't have a lawyer  
 16 representing you today, ask the questions and we're  
 17 happy to answer them the best that we can. We're  
 18 officers of the court. We're obliged to be truthful  
 19 and responsive to your needs and to your questions. So  
 20 I certainly will do, for my part -- try to treat you  
 21 with respect and also candor in terms of hopefully  
 22 answering any questions that you might have along the  
 23 way.  
 24 You're not a party to this litigation, so  
 25 your interests, you know, both the personal as well as

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1 financial, are not at issue in this case; and this is a  
 2 dispute between Fore Stars and the other company -- the  
 3 other plaintiffs, and Mr. Peccole and his wife. Do you  
 4 understand that?  
 5 A. The other plaintiffs, can you be clear on who  
 6 they are?  
 7 Q. The land companies of my clients. So  
 8 Fore Stars, Ltd., 180 Land Co and Seventy Acres LLC.  
 9 A. Okay. And they're all under the --  
 10 Q. They own different aspects -- different  
 11 property of the overall, formerly known as, Badlands  
 12 Golf Course.  
 13 A. Got it. Understood.  
 14 Q. The 250 acres are owned by those three  
 15 companies.  
 16 A. Yes.  
 17 Q. Originally owned by Fore Stars, and then  
 18 Fore Stars transferred property to the two other  
 19 properties, kind of matching their names. Transferred  
 20 about 180 acres to 180 Land Co and about 70 acres to  
 21 Seventy Acres LLC, retaining to itself the PD-zoned  
 22 land of the club and the property adjoining the  
 23 Queensridge Towers, the high towers. That area.  
 24 Right?  
 25 A. The members in those LLCs, are they

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1 different?  
 2 Q. They are. I believe individual trusts of the  
 3 Dehart family and the Lowie family.  
 4 MR. PECCOLE: I'd like just for the record to  
 5 read into the record who the plaintiffs are. It's  
 6 Fore Stars, Ltd. --  
 7 MR. JIMMERSON: Absolutely.  
 8 MR. PECCOLE: -- 180 Land Co, LLC, Seventy  
 9 Acres LLC, and EHB Companies LLC. I believe you know  
 10 EHB.  
 11 THE WITNESS: Yes.  
 12 Q. (By Mr. Jimmerson) EHB is the manager, the  
 13 limited liability company manager of the LLCs, or the  
 14 land owners. Okay. All right.  
 15 And then -- and then the owners of these  
 16 companies indirectly are the trusts, family trusts or  
 17 other estate vehicles for these individual families,  
 18 two families, the Dehart family and the Lowie family.  
 19 Okay?  
 20 All right. And if there's anything that  
 21 comes along, just ask, and we're happy to begin.  
 22 And again, I have a series of questions that  
 23 I want to go through with you and then have you help us  
 24 respond.  
 25 My understanding is that you have been, both

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1 through a marriage and through employment, connected to  
 2 the Peccole family as they owned property in what I  
 3 call the general area of what -- Rampart or Fort Apache  
 4 and West Charleston. Is that right?  
 5 A. Yes.  
 6 Q. Okay. So in your own words, would you tell  
 7 us what your historical relationship has been to the  
 8 Peccole family and if you had a job title or duties and  
 9 responsibilities, like, for example, playing a role in  
 10 the sale of estate lots, which I understand you were  
 11 involved with. Just kind of give us an outline,  
 12 overview of that.  
 13 A. Was married to the youngest daughter, and  
 14 entered the family in 1983, '82, '83.  
 15 Q. The daughter's name was what, please?  
 16 A. Leann.  
 17 Q. Okay. Thank you.  
 18 A. Worked directly with the Peccole family from  
 19 about the summer of '83 to -- it must have been right  
 20 around '8 -- '90, '89, '90, planning the property,  
 21 assisting in planning the property, assisting in zoning  
 22 the property. Assisted in some of the start-up  
 23 development as a marketing and sales director, would  
 24 have been my -- my title once we started developing,  
 25 which the first was the corner of Sahara and Durango.

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1 And then the family divorced and separated in  
 2 late '89 or '89. Left and went to work for another  
 3 company, not in the development business. Came back to  
 4 the Peccole family in -- gosh, I want to say '94, and  
 5 got very much involved in what was then going to be  
 6 Queensridge and then became Queensridge North as  
 7 well -- so the two, Queensridge and Queensridge North  
 8 as well -- as VP of marketing of sales and/or marketing  
 9 director, whatever they felt like calling me that day.  
 10 Q. Okay. And who were the owners or who were  
 11 your employers within the meaning of that last answer?  
 12 A. My employers would have been Peccole-Nevada  
 13 Corporation and the trusts, which was the -- I think it  
 14 was the 1986 Trust and there was a limited liability  
 15 company as well that was involved in that.  
 16 Q. All right.  
 17 A. And Peccole-Nevada Corporation was the  
 18 manager, I believe; and that's who I directly worked  
 19 for.  
 20 Q. There was one entity that I've seen some  
 21 papers and names. I'll refer to it as Legacy. Are you  
 22 familiar with that?  
 23 A. I'd have to be refreshed.  
 24 Q. Okay. Fair enough.  
 25 A. But I am familiar with it.

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1 Q. All right. And at some point there had been  
 2 a joint venture between Peccole and Triple Five. Is  
 3 that right?  
 4 A. Yes.  
 5 Q. Okay. And in a general term, what property  
 6 did they have during the period of joint ventureship  
 7 before they had litigation and separated their -- their  
 8 own properties? What property did they have a general  
 9 joint ventureship with?  
 10 A. They had -- my understanding would be that  
 11 their partnership was everything but Canyon Gate, what  
 12 was Canyon Gate at the time. So that would have been  
 13 everything that was west of Hualapai -- I mean west of  
 14 Rampart and Fort Apache, same street, and everything  
 15 north from -- north Charleston to south Alta.  
 16 Q. Got it. Okay. Now, following up your  
 17 narrative and your answer, I have some questions. One  
 18 of the tasks that you had, you've indicated, was  
 19 helping the family develop the property; and part of  
 20 that initial work would be obtaining zoning. Is that  
 21 right?  
 22 A. Correct.  
 23 Q. And there are three classifications of  
 24 zoning, the largest one being R-PD7, but there's some  
 25 other, commercial and others, multifamily.

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1 Was that part of the role that you had, was  
 2 working and obtaining the R-PD7 zoning?  
 3 A. It wasn't my direct responsibility. We had  
 4 engineers and planners. They represented us when it  
 5 came time to get zoning. We, as a family, were all  
 6 involved in planning and engineering and reviewing and  
 7 looking at, you know, how it was going to be further  
 8 developed.  
 9 At that point in time, now, was much more  
 10 involved in zoning issues prior to 1990. Okay?  
 11 Q. The zoning that was placed on that  
 12 property -- I call it the golf course -- was in 1990.  
 13 It was the R-PD7, along with the other two types of  
 14 zoning. Do you recall that?  
 15 A. I do.  
 16 Q. Okay. And the -- I thought one of the more  
 17 unique things about this property was it was zoned  
 18 R-PD7 as a basic zoning. Even though in later years it  
 19 was going to be used as a golf course, it still  
 20 retained its zoning classification from 1990 right  
 21 through the present date.  
 22 MR. PECCOLE: I would like to object on the  
 23 form of the question.  
 24 Q. (By Mr. Jimmerson) And he -- just so you  
 25 understand it, Mr. Peccole can object to any question I

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1 have. Then after he does so, you're obliged to still  
 2 respond, okay, if you could.  
 3 A. Okay.  
 4 Q. But he can object to maybe the way I ask a  
 5 question or the substance, whatever. So appreciate  
 6 that. Okay.  
 7 So I'll go back to the question. Was -- what  
 8 was the purpose for the companies zoning the property  
 9 R-PD7 or the other two zoning classifications,  
 10 commercial and multifamily?  
 11 A. That's a -- the purpose -- okay. Now  
 12 we're -- I'm semi-speculating and also have some  
 13 background to it. I would say that it would have  
 14 been -- it would have been there as a fallback  
 15 position, call it.  
 16 Q. And you mean in case they didn't always  
 17 maintain the property as a golf course, they had the  
 18 ability to develop it?  
 19 A. Mr. Peccole had tremendous foresight, and  
 20 always, believe it or not, planned for the worst.  
 21 Q. And so in that regard, he planned for the  
 22 fact that the property may not always be a golf course  
 23 and it could be developed? Is that right?  
 24 A. That there might be circumstances that it  
 25 would no longer be able to be a golf course, whether it

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1 was financially, water. He always brought up issues  
 2 like war. He always was very cautious, conservative  
 3 person.  
 4 Q. And that's why he laid down the zoning of  
 5 R-PD7 and the others as the first level before he got  
 6 into the use of the golf course?  
 7 MR. PECCOLE: I object to the form of the  
 8 question.  
 9 Q. (By Mr. Jimmerson) Is that right?  
 10 A. I couldn't speak to why he did -- directly  
 11 why he did it. It was there as a fallback. Because of  
 12 the timing of everything, I can't recall whether the  
 13 zoning came before we even had a golf course deal.  
 14 Okay? So I do recall that there was -- you know,  
 15 wasn't always going to be a golf course automatically,  
 16 because you had to find somebody that would do it,  
 17 somebody who would develop it and be responsible for  
 18 it, something that the family never really wanted to  
 19 do.  
 20 Q. And the zoning predated the finding of the  
 21 golf course operator?  
 22 A. See, now this, I can't -- that's -- the two  
 23 happening, I don't -- can't remember which happened  
 24 first; but I would, you know, to the best of my  
 25 knowledge, think that we would have had the zoning

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1 before we would have had any golf course deal.  
 2 We master-planned that property and -- boy,  
 3 back in the '80s, we master-planned that whole  
 4 property; and Bill had master-planned or had a plan on  
 5 it prior to that plan. Okay?  
 6 So there was always -- that was always  
 7 residential land.  
 8 Q. Got it.  
 9 MR. PECCOLE: I would like to object to the  
 10 question as being speculative.  
 11 MR. JIMMERSON: All right. Thank you.  
 12 Q. (By Mr. Jimmerson) Now, there's two  
 13 different projects, as this turns out. The way we look  
 14 at it now, we have the benefit of hindsight. There is  
 15 the Peccole Ranch plan to the south of Charleston  
 16 Avenue, West Charleston Avenue. Right?  
 17 A. Correct.  
 18 Q. And then there is, as we see, the Queensridge  
 19 master plan homes that are on the -- I call it the  
 20 north of West Charleston. Is that true?  
 21 A. Correct.  
 22 Q. All right. And there were two different  
 23 plans and two different projects? Is that right?  
 24 A. Correct.  
 25 Q. And separated by years of time?

Page 20

1 A. Correct.  
 2 Q. With the Peccole plan south of Charleston  
 3 being the first to be developed in the '80s and early  
 4 '90s; is that right?  
 5 A. Yes.  
 6 Q. Okay. And then the Queensridge master plan  
 7 was begun in roughly the middle of 1990s, going forward  
 8 after that? Is that right?  
 9 A. Yes.  
 10 Q. Okay. Now, your roles, you wore many hats  
 11 in -- I guess as needed, as family would need you to do  
 12 during those different years; is that right?  
 13 A. Yes.  
 14 Q. Okay. And did you have any involvement in  
 15 the creation through Karen Dennison and Lance Earl of  
 16 the CC&Rs for each of the projects? In other words,  
 17 for the Queensridge -- I'm sorry -- for the Peccole  
 18 plan to the south of West Charleston and later the  
 19 Queensridge CC&Rs to the north of West Charleston?  
 20 A. Less involvement. Queensridge. Less on the  
 21 Peccole Ranch side.  
 22 Q. All right.  
 23 MR. JIMMERSON: Can I see the Queensridge --  
 24 I'm sorry, the Peccole Ranch. I want to do it  
 25 chronologically.

Page 21

1 THE WITNESS: I can't even remember if I was  
 2 involved, to be honest with you, on the Peccole Ranch  
 3 side when we were in partnership with Triple Five.  
 4 Prior to Triple Five, yes. After Triple Five, not as  
 5 much; and then with Queensridge, very much.  
 6 Q. (By Mr. Jimmerson) And to help you, because  
 7 it has been some time, I'm trying to do things in  
 8 chronological order, at least as I understand the  
 9 chronology.  
 10 A. Yes.  
 11 Q. If I get it wrong, you'll let me know. If I  
 12 have something out of sequence and you remember it's  
 13 out of sequence, please tell us, tell us both.  
 14 A. Yeah.  
 15 MR. JIMMERSON: We'll mark this first exhibit  
 16 as -- what did you mark this one?  
 17 MS. POLSELLI: 18.  
 18 MR. JIMMERSON: Number 8?  
 19 MS. POLSELLI: 18.  
 20 MR. JIMMERSON: 18? All right. Thank you.  
 21 (Exhibit 18 marked.)  
 22 Q. (By Mr. Jimmerson) We've marked as  
 23 Exhibit 18 -- we have a list of exhibits. I don't know  
 24 that we'll get to all of them, so the fact that we  
 25 start with 18, it doesn't mean anything. It's just the

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1 way we've marked it before. I'm not certain that we'll  
 2 go 1 through 18.  
 3 A. Okay.  
 4 Q. So don't get frightened about that, but  
 5 that's how I've marked it. And these are also having  
 6 to do with other exhibits in other depositions, so  
 7 trying to mark that the same documents.  
 8 So I'm showing you what's been marked as  
 9 Exhibit 18. This document by its face is the  
 10 Peccole --  
 11 MR. PECCOLE: I'd like to pose an objection  
 12 to this document as being totally irrelevant.  
 13 Q. (By Mr. Jimmerson) -- to the Peccole Ranch  
 14 master declaration. And I believe this applies to the  
 15 property largely to the south of West Charleston.  
 16 A. Uh-huh.  
 17 Q. And have you seen that document before --  
 18 A. I don't believe I have.  
 19 Q. -- today? Okay. Now, you are familiar, of  
 20 course, that the Peccole Ranch property to the south of  
 21 West Charleston was governed by CC&Rs --  
 22 A. Yes.  
 23 Q. -- covenants, conditions and restrictions.  
 24 Is that right?  
 25 A. Yes.

Page 23

1 Q. And assuming that that packet is those CC&Rs,  
 2 the purposes for the developer was to have rules and  
 3 restrictions that would govern that property; is that  
 4 right?  
 5 A. Yes. Yes, sir.  
 6 Q. And it would reserve rights to the developer  
 7 and would also tell the homeowners who eventually  
 8 bought in that area what their rights and  
 9 responsibilities were?  
 10 MR. PECCOLE: I object on the grounds as  
 11 leading the witness and it's form of the question.  
 12 Q. (By Mr. Jimmerson) You may answer the  
 13 question, sir.  
 14 A. Yes. I mean, they're covenants, codes and  
 15 restrictions. They're part of every -- most  
 16 master-planned communities, if not all master-planned  
 17 communities, for the purpose of putting into place  
 18 certain codes and restrictions that make it -- some  
 19 might consider it a developer's preserving value.  
 20 Q. And these on the first -- on the face of  
 21 them, is -- appear to be prepared by the law firm of  
 22 McDonald, Carano, Wilson, McCune, Bergin, Frankovich &  
 23 Hicks.  
 24 Are you generally familiar with that law firm  
 25 in that time period?

Page 24

1 A. Generally. Just basically Sean McGowan.  
 2 Q. Got it. Okay.  
 3 A. I didn't hear. Was that part of the  
 4 McDonald, Carano?  
 5 Q. Yes, it was.  
 6 A. Yes, I do recall that.  
 7 Q. And that is the firm, McDonald, Carano.  
 8 A. Yeah.  
 9 Q. And the Peccole Ranch plan to the south of  
 10 West Charleston is a different project than the later  
 11 developed Queensridge master plan; is that right?  
 12 A. Yes.  
 13 Q. Both in terms of physical geography as well  
 14 as in time and years?  
 15 A. Yes.  
 16 Q. Okay.  
 17 A. I believe they were separated by a lawsuit as  
 18 well.  
 19 Q. Okay. Now, tell us about that lawsuit, what  
 20 you generally recall about it.  
 21 A. There was a partnership that we were involved  
 22 in prior -- it happened prior to my divorce, so it  
 23 would have been in the late '80s -- that we got into  
 24 with Triple Five; and then I left and then that part --  
 25 that partnership had a problem, had issues between the

Page 25

1 two partners and ended up in a settlement --  
 2 Q. Okay.  
 3 A. -- to avoid a lawsuit.  
 4 Q. All right.  
 5 A. And the settlement was, I believe -- gave  
 6 Triple Five all the Peccole land, which was the --  
 7 under Peccole -- what was then Peccole Ranch, which was  
 8 Hualapai to -- or not all of Hualapai, actually. We  
 9 retained part of Hualapai. But it was most -- it was  
 10 what at the time was being developed as Peccole Ranch  
 11 south of Charleston.  
 12 Q. Got it.  
 13 A. And then they retained a commercial piece  
 14 that we had that was on the northeast corner of Rampart  
 15 and Charleston.  
 16 Q. Which is now known as Boca Park?  
 17 A. Is now known as Boca Park.  
 18 Q. Got it. Okay. So as part of the resolution  
 19 or settlement in the dispute between Peccole and  
 20 Triple Five, just to summarize, the property south of  
 21 West Charleston became under the ownership of  
 22 Triple Five?  
 23 A. And I have that wrong. I have that wrong.  
 24 Q. Okay.  
 25 A. It was just everything south. Triple Five

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1 ended up with that property -- they backed into that  
 2 property a different way years later.  
 3 Q. The Boca Park?  
 4 A. The Boca Park. They did not get it in the  
 5 settlement.  
 6 Q. Got it. Okay. And Peccole retained the  
 7 property --  
 8 A. Everything north.  
 9 Q. -- north of West Charleston?  
 10 A. Correct.  
 11 Q. Okay. So let me show you what we'll mark as  
 12 Exhibit 16.  
 13 (Exhibit 16 marked.)  
 14 Q. (By Mr. Jimmerson) Again, this is just to  
 15 help define the chronology.  
 16 A. Yeah. And again, to add, it wasn't  
 17 everything, because there were properties that were  
 18 south -- I mean, excuse me, east of --  
 19 Q. Rampart?  
 20 A. -- Fort Apache and south of Charleston that  
 21 the Peccoles did retain.  
 22 Q. Got it.  
 23 A. They were commercial pieces. And -- but that  
 24 goes back to was it east of -- it was east of Rampart.  
 25 Q. Got it. Or Fort Apache?

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1 A. Right.  
 2 Q. Right. So I just want to show you the  
 3 exhibit, number 16, just to help you with the timing.  
 4 MR. PECCOLE: What is this exhibit?  
 5 MR. JIMMERSON: This is 16, number 16.  
 6 MR. PECCOLE: 16.  
 7 MR. JIMMERSON: One six, yes, sir.  
 8 Q. (By Mr. Jimmerson) This is the lawsuit that  
 9 Triple Five Development Group Central --  
 10 MR. PECCOLE: I'd like to pose an objection  
 11 as being totally irrelevant to our case. Our case  
 12 deals with Queensridge. It deals with -- nothing with  
 13 regard to Triple Five.  
 14 MR. JIMMERSON: Your objection has been  
 15 noted. Thank you, sir.  
 16 Q. (By Mr. Jimmerson) And versus William  
 17 Peccole, individually and trustee of the Peccole  
 18 1982 Trust and THE PECCOLE 1982 TRUST. Do you see  
 19 that?  
 20 A. Yes, I do.  
 21 Q. And just again for purposes of the date, it's  
 22 August of 2000 -- of 1990. Do you see that?  
 23 A. Yes.  
 24 Q. Okay. And as you've indicated, this  
 25 litigation resulted in a settlement and essentially an

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1 unwinding of the partnership and an allocation of  
 2 properties, or some property under Triple Five's  
 3 control, some property under the Peccole family  
 4 control; is that right?  
 5 A. Yes.  
 6 Q. Along the lines generally, geographically, as  
 7 you just now described?  
 8 A. Yes.  
 9 Q. All right. Very good. All right.  
 10 And do you recall when that settlement  
 11 occurred? In other words, the lawsuit begins in August  
 12 of 1990. Is the settlement in '92 or '93 time period,  
 13 or -- if you remember?  
 14 A. I can't recall.  
 15 Q. Okay.  
 16 A. I do know that it was -- had to have been  
 17 settled before I went back to work there.  
 18 Q. Okay.  
 19 A. So --  
 20 Q. And you came back to work in 1994, according  
 21 to your best recollection?  
 22 A. Yes, correct.  
 23 Q. What you earlier said. Okay.  
 24 Now, do you know the defendant Robert  
 25 Peccole, who is here in the deposition room and who is

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1 a named defendant in the litigation?  
 2 A. Yes, sir.  
 3 Q. Okay. And how or why do you know Robert  
 4 Peccole?  
 5 A. Family and through -- through -- through  
 6 marriage and family and Nevadan.  
 7 Q. Okay. So when -- if you remember generally,  
 8 when was the first occasion when you met Mr. Peccole?  
 9 A. It would have been around '83.  
 10 Q. And you've known him from then to the present  
 11 date?  
 12 A. Correct.  
 13 Q. Okay. Now, how -- what has your relationship  
 14 been with him? I understand family, but are you  
 15 someone who will have Christmas dinner with him next  
 16 week? are you somebody who sees him once or twice a  
 17 year? How would you describe the nature of the  
 18 relationship?  
 19 A. Cordial and treated like family, but we don't  
 20 spend time. We don't socialize together, but very  
 21 warm.  
 22 Q. Okay. And have you had any conversations  
 23 with him with regard to the litigation that you are  
 24 asked to come to the deposition for today of Fore Stars  
 25 and the other companies versus Robert Peccole?

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1 A. No.  
 2 Q. Okay. Now, if we could take the chronology  
 3 now forward a little bit. We know that there was the  
 4 development of Peccole Ranch to the south of West  
 5 Charleston in the 1980s. We know of the litigation in  
 6 1990 that gets resolved some time after 1990 that we've  
 7 just discussed between Triple Five and Peccole. Is  
 8 that right?  
 9 A. Correct.  
 10 Q. All right. And then something happens after  
 11 that, and that is the development of the Queensridge  
 12 master development. Is that right?  
 13 A. Correct.  
 14 Q. Okay. And I have suggested in my earlier  
 15 questioning that that was in the mid-1990s, like 1995  
 16 time period, 1996. Do you have a general recollection  
 17 of that?  
 18 A. Right around that time, a little earlier, I  
 19 believe, because we were up there planning off of  
 20 Charleston.  
 21 Q. Okay. And I'm going to confirm your  
 22 excellent memory by showing you some documents now. So  
 23 if can I show you Exhibit No. 2, please.  
 24 (Exhibit 2 marked.)  
 25 MR. PECCOLE: What number?

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1 MR. JIMMERSON: Two.  
 2 Q. (By Mr. Jimmerson) All right. I'm showing  
 3 you what's No. 2. This document is called Master  
 4 Declaration of Covenants, Conditions, Restrictions and  
 5 Easements for Queensridge. Do you see that?  
 6 A. Yes, I do.  
 7 Q. Okay. And you can look at the document. It  
 8 looks to me in the next page that it is recorded in  
 9 1996.  
 10 A. Yes.  
 11 Q. Is that generally consistent with your  
 12 recollection, Mr. Goorjian?  
 13 A. Yes, it is.  
 14 Q. All right. Now, we've talked about the  
 15 Peccole master plan development to the south of West  
 16 Charleston in the 1980s. We've talked about the  
 17 litigation. Now we've talked about the Queensridge.  
 18 So tell us what is Queensridge and why it's different  
 19 from the Peccole Ranch.  
 20 A. Okay. Well, it was intended to be completely  
 21 different. It was driven by the Peccole family  
 22 completely, without a partner, so they could do more  
 23 things that they really wanted to do.  
 24 So we had consultants involved. Came up with  
 25 the name, all the way from naming the project to -- to

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1 moving forward in the project. And the family wanted  
 2 to leave a legacy and wanted to do something different,  
 3 so it needed to be and look and feel completely  
 4 different from everything that's in Southern Nevada.  
 5 It was meant to be kept separate -- separated.  
 6 So by -- the ways to do that was basically  
 7 the guidelines and the -- the building guidelines for  
 8 the developers that came in there. So we wanted to  
 9 see -- we had more restrictions in regards to wanting  
 10 to see stone on the front of the homes, didn't want to  
 11 see a lot of clay, barrel-tiled roofs. Wanted to have  
 12 more of a European feel, with pine trees instead of  
 13 palm trees and -- just have the whole development feel  
 14 a little bit different than -- than what we see in all  
 15 of the southwest, which every -- everywhere looks like  
 16 a Taco Bell stand. So we tried to avoid that through  
 17 planning and zoning.  
 18 Q. All right. And there was an amendment, I'm  
 19 advised in the documents, Exhibit 3 to these  
 20 declarations, dated in 2000. I'd like to show you  
 21 that.  
 22 (Exhibit 3 marked.)  
 23 Q. (By Mr. Jimmerson) And are you familiar with  
 24 this document? It's called Amended and Restated Master  
 25 Declaration of Covenants, Conditions, Restrictions and

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1 Easements for Queensridge.  
 2 A. I am. Yeah, I am.  
 3 Q. Okay. Who is Larry Miller? He's shown on  
 4 the front page. Larry Miller, Peccole-Nevada  
 5 Corporation.  
 6 A. Larry Miller is -- we'll start with him as my  
 7 ex-brother-in-law, and then he would have been -- I  
 8 don't know what his name was in title, but he act -- he  
 9 was our guy. He ran -- he was the face of  
 10 Peccole-Nevada.  
 11 Q. Okay.  
 12 A. I believe he managed Peccole-Nevada  
 13 Corporation as well.  
 14 Q. All right. Now, was the declaration, master  
 15 declaration, and later the amended and restated master  
 16 declaration -- were they recorded with the Clark County  
 17 Recorder's office?  
 18 A. To the best of my knowledge.  
 19 Q. And again, they contained the, I call them,  
 20 CC&Rs, covenants, conditions and restrictions --  
 21 A. Yes.  
 22 Q. -- for the development of master -- of the  
 23 Queensridge master plan?  
 24 A. Yes, sir.  
 25 Q. Now, the Queensridge master plan is a smaller

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1 area than the Peccole Ranch master plan and it's on the  
 2 north side of West Charleston; is that right?  
 3 A. Correct.  
 4 Q. Okay.  
 5 A. Meant to be separate.  
 6 Q. Got it. And it also had the zoning of R-PD7,  
 7 if you recall, in part? I mean, it had other zonings  
 8 too.  
 9 A. I need to be refreshed, but I assume again it  
 10 fell under the same umbrella of all the properties.  
 11 Q. And it allowed residential development?  
 12 A. Correct.  
 13 Q. And as we look at the property today as we  
 14 drive by, we would see homes and multifamily homes and  
 15 townhouses and different types of homes in that area;  
 16 is that right?  
 17 A. Yes.  
 18 Q. Okay. And they were governed by these  
 19 CC&Rs --  
 20 A. Yes.  
 21 Q. -- that we've talked about, Exhibits 2 and 3?  
 22 A. Yes.  
 23 Q. All right. Now --  
 24 A. There were -- well -- well, I don't know. I  
 25 believe there were parts of the property that were not

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1 a part of -- not a part of -- I can't remember if it  
 2 all fell under that.  
 3 Q. Well, the golf course was not a part of --  
 4 A. That's what I mean.  
 5 Q. -- Queensridge, right?  
 6 A. Correct.  
 7 MR. PECCOLE: I'm going to object to the form  
 8 of the questioning that's going back and forth.  
 9 Q. (By Mr. Jimmerson) Okay.  
 10 A. I'm just trying to clarify that I don't think  
 11 that that -- these covered, blanket, everything.  
 12 Q. Correct.  
 13 A. Okay?  
 14 Q. They covered the --  
 15 A. There were properties that were not a part  
 16 of.  
 17 Q. And indeed, in order to cover it under the  
 18 CC&Rs, they had to be annexed into the master plan;  
 19 isn't that right?  
 20 A. Yes.  
 21 MR. PECCOLE: I object to that question as  
 22 including facts that are not proven or before  
 23 Mr. Goorjian.  
 24 MR. JIMMERSON: Okay. Thank you, sir.  
 25 Q. (By Mr. Jimmerson) And in fact, reading the

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1 documents would confirm that it started out with a  
 2 small piece of property; and then as they were annexing  
 3 property, it became part of the Queensridge master  
 4 plan?  
 5 A. Yes.  
 6 Q. And the golf course was never annexed into  
 7 the Queensridge master plan?  
 8 A. Yes, correct.  
 9 Q. Okay. And I will just tell you that the  
 10 district court judges and Supreme Court so found that  
 11 to be the case.  
 12 MR. PECCOLE: I object to the form of the  
 13 question --  
 14 MR. JIMMERSON: That's okay.  
 15 MR. PECCOLE: -- and also the answer.  
 16 MR. JIMMERSON: All right.  
 17 Q. (By Mr. Jimmerson) Now, as the property that  
 18 is within the Queensridge master plan which was annexed  
 19 over the years, between 1996 and the years thereafter,  
 20 did -- you had a role with the development of those  
 21 lots --  
 22 A. Yes, sir.  
 23 Q. -- and the sale of those lots; is that right?  
 24 A. Yes, sir.  
 25 Q. Okay. And let me show you -- there were a

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1 series of documents that the Peccoles put together that  
 2 were utilized for the development of the property and  
 3 for the sale of the property.  
 4 A. Yes.  
 5 Q. Like purchase agreements and things like  
 6 that. So I'm going to show those to you now, okay?  
 7 And just to refresh your recollection.  
 8 We'll start with Exhibit 4.  
 9 (Exhibit 4 marked.)  
 10 Q. (By Mr. Jimmerson) Exhibit 4 is called  
 11 Custom Lots at Queensridge North, Purchase Agreement  
 12 and Earnest Money Receipt and Escrow Instructions.  
 13 A. Yes.  
 14 Q. Are you familiar with that document?  
 15 A. Yes, I am.  
 16 Q. Okay. And what is that -- other than the  
 17 title, what was the purpose for the use of this Custom  
 18 Lot at Queensridge North purchase agreement?  
 19 A. To convey the property to the client.  
 20 Q. All right.  
 21 A. Potential buyer.  
 22 Q. Now, this one in particular because it bears  
 23 some relationship to Mr. Peccole. Do you see that?  
 24 A. Yes.  
 25 Q. All right. And Robert N. and Nancy Peccole.

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1 This is the contract that they signed to buy their lot  
 2 in the Queensridge master plan area; is that right?  
 3 A. Yes.  
 4 Q. Okay. And I presume that this would be a  
 5 standard agreement that all homeowners would generally  
 6 use if they're going to buy an estate lot in this area.  
 7 Is that right?  
 8 A. Yes.  
 9 Q. Okay. And these documents were prepared by  
 10 law firms that your family hired to do expressly that?  
 11 Is that the idea?  
 12 A. Hale Lane Peek Dennison, I believe.  
 13 Q. And Karen Dennison in particular?  
 14 A. Yes.  
 15 MR. PECCOLE: I'd like to interrupt. I  
 16 didn't hear your answer.  
 17 THE WITNESS: Hale Lane Peek Dennison were  
 18 the law firm that put together all of our regime of  
 19 documents.  
 20 MR. PECCOLE: Could you spell that, the name?  
 21 THE WITNESS: H-a-l-e.  
 22 MR. PECCOLE: Hale?  
 23 Q. (By Mr. Jimmerson) And Lane is Steve Lane,  
 24 L-a-n-e?  
 25 A. Yeah.

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1 Q. And Peek is Steve Peek?  
 2 A. Yes.  
 3 Q. Karen Dennison is Karen Dennison?  
 4 A. Yes.  
 5 Q. And as the firm has evolved, it's now known  
 6 as Holland & Hart, I think. I think.  
 7 A. That's what I understand.  
 8 Q. Yeah.  
 9 A. Where Karen --  
 10 Q. Not the same people, you know --  
 11 A. Right.  
 12 Q. Different lawyers, but I think that's where  
 13 Ms. Dennison is still at, you know. I think so.  
 14 All right. And we can look just by the basic  
 15 document. The purchase price for this lot was  
 16 \$243,000, and the proposed closing date was May 2 of  
 17 2000. Do you see that?  
 18 A. Yes.  
 19 Q. Okay. All right. Now, let me just kind of  
 20 go through the rest of the document.  
 21 That was Exhibit No. 4. So Exhibit No. 5 is  
 22 called Addendum "1" to the Peccole purchase agreement.  
 23 (Exhibit 5 marked.)  
 24 Q. (By Mr. Jimmerson) And this document is  
 25 called Addendum "1" to purchase agreement.

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1 A. Yup.  
 2 Q. And what was the purpose of this document?  
 3 A. This was a disclosure document, I believe.  
 4 Q. Okay.  
 5 A. Let's see.  
 6 MR. PECCOLE: I object. The document speaks  
 7 for itself.  
 8 Q. (By Mr. Jimmerson) I do think Mr. Peccole is  
 9 right. It does speak for itself.  
 10 A. Yes.  
 11 Q. And there are --  
 12 A. It's stating that he received all these  
 13 documents.  
 14 Q. Okay. And those documents would show what  
 15 the zoning was, what the use was, the different  
 16 disclosures; is that right?  
 17 A. Yes.  
 18 Q. And in some regards, I think the purpose of  
 19 these documents would be to protect you or the family  
 20 in terms of making sure that the buyers know what their  
 21 rights, responsibilities were? Is that a fair  
 22 statement?  
 23 MR. PECCOLE: I object to the form of this  
 24 question.  
 25 A. Yes. Not me, but the family and, you know,

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1 the developer and the -- the parties that were owners  
 2 of the property are liable for the property.  
 3 Q. (By Mr. Jimmerson) And as an example, to  
 4 make sure that they knew that there were CC&Rs, to make  
 5 sure that they knew there were bylaws and that the  
 6 property was subject to -- going to be subject to a  
 7 homeowners association?  
 8 A. Standard procedure in selling property.  
 9 Q. Right. Okay. And you have the buyers  
 10 initial each of the disclosures --  
 11 A. Yes.  
 12 Q. -- so that they can never say they didn't get  
 13 what they received, right?  
 14 A. Yes, sir.  
 15 Q. Okay.  
 16 A. CYA.  
 17 Q. Okay. Within these documents, there is an  
 18 Exhibit B, which is called Affirmation Form. Do you  
 19 see that? Signed by the Peccoles?  
 20 A. No. I'm look -- Exhibit B?  
 21 Q. B. It's Bates stamp number 296. It's part  
 22 of the same exhibit I gave you, Exhibit 5.  
 23 A. Help me here.  
 24 Q. Yes. Bates stamp number 296. Just look at  
 25 the bottom right-hand corner. You'll see it.

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1 A. Okay.  
 2 Q. 296.  
 3 A. I've got it. Seven, six.  
 4 MR. PECCOLE: I would like to pose an  
 5 objection on the ground --  
 6 THE WITNESS: What's the question?  
 7 MR. PECCOLE: -- that the document is not  
 8 filled in. It's all blank.  
 9 MR. JIMMERSON: I think what -- I think  
 10 that's a misstatement, and I'm sure it's inadvertent.  
 11 There are blanks in the printed form, but there is a  
 12 signature of Mr. and Mrs. Peccole below that.  
 13 Q. (By Mr. Jimmerson) Do you see that,  
 14 Mr. Goorjian?  
 15 A. Yes, I do.  
 16 Q. And you can read the language. It basically  
 17 is a -- it is a representation being made by Mr. and  
 18 Mrs. Peccole that they've been on their property and  
 19 have literally walked the property. Isn't that right?  
 20 A. Yes.  
 21 Q. Now --  
 22 MR. PECCOLE: Here again I pose that same  
 23 objection, that that is blank in the areas where  
 24 Mr. Jimmerson is referring to.  
 25 Q. (By Mr. Jimmerson) The language that is not

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1 blank reads -- and I'll read the whole thing so we have  
 2 a good record -- is "The undersigned, by his or her  
 3 signature, hereby acknowledges that he or she has made  
 4 a personal on-the-lot inspection of the" -- "of Lot"  
 5 blank --  
 6 MR. PECCOLE: We don't know.  
 7 Q. (By Mr. Jimmerson) -- "of Lot" blank "of  
 8 Peccole West - Parcel" blank "(now known as  
 9 Queensridge) developed by Nevada Legacy 14, LLC, a  
 10 Nevada limited liability company, which is the Lot upon  
 11 which the undersigned plans to erect a" -- "to" -- I  
 12 can't read -- "execute a contract of sale or lease."  
 13 Do you remember that?  
 14 A. Yes.  
 15 MR. PECCOLE: I object on the grounds that  
 16 those blanks were not filled in because there was no  
 17 lot picked yet.  
 18 MR. JIMMERSON: Okay.  
 19 Q. (By Mr. Jimmerson) And did the Peccoles pick  
 20 a lot?  
 21 A. Yes, they did.  
 22 Q. And did they buy a lot?  
 23 A. Yes, they did.  
 24 Q. Did they close escrow on a lot?  
 25 A. Yes, they did.

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1 Q. Did they do so in 2000, to the best of your  
 2 recollection?  
 3 A. Yes, they did.  
 4 Q. All right. One of the reasons for having you  
 5 come down here today is to respond to some testimony  
 6 that Mr. Peccole has given in his deposition some  
 7 months ago. All right?  
 8 He says that he met with you on the property  
 9 when he was -- prior to purchase in 2000. Do you  
 10 recall meeting with him on the lot in 2000?  
 11 A. Never physically on the lot, no, I don't  
 12 recall.  
 13 Q. All right. Do you recall having met with him  
 14 with regard to the lot?  
 15 A. Yes.  
 16 Q. Okay. Now, from other testimony, we've -- I  
 17 had this question to ask you. I'm not going to lead  
 18 you. I'm going to ask you. But from other testimony,  
 19 I have reason to ask this question.  
 20 Did Mr. Peccole ask you for a restrictive  
 21 deed or some writing that would preclude development of  
 22 the golf course in future years, or the property behind  
 23 his property or in front of his lot?  
 24 A. He asked for written assurance that the golf  
 25 course would always remain a golf course.

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1 Q. And when did he ask for that assurance?  
 2 A. Prior to purchasing his lot.  
 3 Q. And who was present to hear that  
 4 conversation?  
 5 A. Myself, he and -- I can't remember if Nancy  
 6 was there or not.  
 7 Q. All right. And you know Nancy Peccole?  
 8 A. Yes, I do.  
 9 Q. Is that his wife?  
 10 A. Yes, I do.  
 11 Q. And do you remember where the meeting took  
 12 place?  
 13 A. It was in a trailer that I was occupying.  
 14 Q. Was the trailer somewhere near the property  
 15 being developed?  
 16 A. Yes. Yes, it was.  
 17 Q. Okay. But the conversation itself didn't  
 18 take place right on the lot itself --  
 19 A. No, it did not.  
 20 Q. -- to the best of your recollection?  
 21 A. No, it did not.  
 22 Q. Okay. And so what was said, and by whom,  
 23 between the two of you or three of you?  
 24 A. To the best of my recollection, he wanted  
 25 assurances that it would remain a golf course; and

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1 that's something that I couldn't give him, which I  
 2 explained to him; and he had mentioned that he would go  
 3 speak to the family about it.  
 4 Q. Okay. And at that time he was a member of  
 5 the family?  
 6 A. He always is, yeah.  
 7 Q. Okay. All right. And so when he said the  
 8 words about go speak to the members of the family, who  
 9 did you understand him meaning to speak to?  
 10 A. I would have thought it would have been Wanda  
 11 and Larry.  
 12 Q. Okay. And Wanda is Wanda Peccole?  
 13 A. Yes.  
 14 Q. And Larry Miller is Wanda's --  
 15 A. Son-in-law.  
 16 Q. Son-in-law of Wanda?  
 17 A. And president of Peccole-Nevada Corporation.  
 18 Q. Very good. Do you know whether or not he  
 19 ever had such a conversation with Wanda or Larry  
 20 Miller?  
 21 A. Don't recall. Don't know.  
 22 Q. Was any written assurance or writing ever  
 23 given to Mr. Peccole to guarantee him that the golf  
 24 course property would not be developed later, in the  
 25 future?

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1 A. Not to my knowledge.  
 2 Q. And in fact, you knew the property could be  
 3 developed in the future; isn't that right?  
 4 A. It's all disclosed.  
 5 Q. The answer is yes?  
 6 A. Yes.  
 7 Q. Okay. Now, I need to read you some  
 8 testimony. I'm sorry to do this, but . . .  
 9 I need to get my glasses. I'm sorry.  
 10 (Pause in proceedings.)  
 11 Q. (By Mr. Jimmerson) I'm now reading to you  
 12 from the deposition of Nancy Peccole taken on  
 13 August 10th of 2018, this past August. And I'm reading  
 14 from Page 97 of her deposition. Okay?  
 15 A. Yes.  
 16 Q. And this is what the -- I'm asking the  
 17 questions and Nancy Peccole is responding to the  
 18 questions. Her husband is present in the deposition  
 19 room. Actually it was in this room here, so  
 20 Mr. Peccole was here.  
 21 So I'll begin by reading at Page 97, line 4.  
 22 And I'll read a little bit into Page 98. So it's not  
 23 very long.  
 24 Question by Mr. Jimmerson: "Did you ask" --  
 25 and speaking to Nancy Peccole.

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1 "Did you ask anybody whether or not the golf  
 2 course could be built upon, could be developed, when  
 3 you bought the home in 2000?  
 4 "Answer: No.  
 5 "Question: Do you know if your husband asked  
 6 anybody if a golf course could be developed when you  
 7 bought the home in 2000, and prior to buying it?  
 8 "Answer: May I make a statement?  
 9 "The Witness: I didn't ask because I was  
 10 told."  
 11 By Mr. Jimmerson: "Okay."  
 12 MR. PECCOLE: Speak up so I can hear you.  
 13 MR. JIMMERSON: I will, certainly. I think I  
 14 am speaking up loudly, but I will raise my voice even  
 15 louder.  
 16 "I didn't ask because I was told." That was  
 17 Ms. Peccole.  
 18 By Mr. Jimmerson: "Okay. So who told you  
 19 anything about this?  
 20 "Answer: Greg Goorjian.  
 21 "Question: And what did Greg Goorjian tell  
 22 you?  
 23 "Answer: He told me, and my husband, as we  
 24 stood on the lot, 'There will never be anything built  
 25 behind your property. It will always be open space.'

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1 "Question: Okay. And you remember that?  
 2 "Answer: I certainly do.  
 3 "Question: All right. And when did  
 4 Mr. Goorjian purportedly tell you that?  
 5 "Answer: Before --"  
 6 Then there's an objection.  
 7 "The Witness: Before we purchased the  
 8 property.  
 9 "Okay. And who was present, please?  
 10 "Robert Peccole, myself, and Greg Goorjian.  
 11 "All right. And have you had any  
 12 conversations with Greg Goorjian since 2000 --  
 13 "Answer: No.  
 14 "-- since prior to your buying the home,  
 15 about that subject matter?  
 16 "Answer: No.  
 17 "Is there any reason why you chose not to sue  
 18 Greg Goorjian in this lawsuit that you brought two  
 19 years ago?  
 20 "Answer" -- question -- objection.  
 21 I asked the question: "Why didn't you sue  
 22 him if he made that statement?  
 23 "You may answer the question, ma'am.  
 24 "Answer: I don't know.  
 25 "Is there any kind of a writing that you've

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1 seen that would memorialize the statement that you  
 2 claim Mr. Goorjian made to you and your husband?  
 3 "Answer: Not to my knowledge.  
 4 "Did you follow up with an email or a letter?  
 5 "No.  
 6 "Did you attempt to memorialize it in any  
 7 way" -- excuse me -- "any fashion?  
 8 "No.  
 9 "Did you attempt to memorialize it in any  
 10 fashion?  
 11 "No.  
 12 "Did you or your husband ever ask for a deed  
 13 restriction on the house?  
 14 "Not to my knowledge.  
 15 "Did you ever ask of anyone from the family  
 16 that they place any sort of restriction on the deed and  
 17 would assure that there would no" -- "be no development  
 18 of the golf course?  
 19 "Answer: Not to my knowledge.  
 20 "Did you have, or do you have, or your  
 21 husband, as far as you know, have any conversation with  
 22 anyone relative to requesting a deed restriction on  
 23 your lot --  
 24 "Not to my knowledge.  
 25 "-- with the intent of precluding a golf

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1 course" -- "the golf course from being able to be  
 2 developed?  
 3 "Answer: No.  
 4 "Did you ever inquire as to what the golf  
 5 course was zoned?  
 6 "Answer: No.  
 7 "Did you know that your home was zoned  
 8 residential?  
 9 "Yes.  
 10 "You didn't know how the adjoining piece of  
 11 property at the golf course was zoned?  
 12 "Answer: No."  
 13 So I've read now from Page 97, lines 4,  
 14 through 98, through 99, and ending at line 22 of  
 15 Page 100.  
 16 Is Mrs. Peccole's recollection accurate?  
 17 A. It's not for me to say. There are certain  
 18 things that are inaccurate.  
 19 Q. Okay.  
 20 A. But I -- as far as I'm concerned, there are  
 21 certain things that are inaccurate there.  
 22 Q. Well, let's cover it. Number one is that you  
 23 know that Mr. Peccole asked you for a deed  
 24 restriction --  
 25 A. Correct.

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1 Q. -- or some written assurance that there would  
 2 not be development on the golf course?  
 3 A. Yes, sir.  
 4 Q. And he did not receive that from you; and as  
 5 far as you know, he did not receive that from  
 6 Peccole-Nevada or Legacy 14?  
 7 A. I don't know that, but as far as I'm --  
 8 Q. You know you didn't give it to him?  
 9 A. I know I didn't and couldn't.  
 10 Q. Okay. And why couldn't you?  
 11 A. I'm not -- I don't have that power. I'm just  
 12 a broker.  
 13 Q. And you also knew the property could be  
 14 developed?  
 15 A. Yes. He wouldn't be asking me for the letter  
 16 if he didn't know.  
 17 Q. Okay. That it could be developed?  
 18 A. Yeah.  
 19 Q. All right. And the disclosures, as you  
 20 pointed out, as we've gone over, clearly tell you that  
 21 the adjoining property can be developed?  
 22 A. That's how he would have known, and plus we  
 23 talked -- we discussed it.  
 24 Q. All right. Next. It's inaccurate in quoting  
 25 you as stating that, quote --

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1 MR. PECCOLE: Wait. I'd like to pose an  
 2 objection to that last question and answer as total  
 3 speculation.  
 4 Q. (By Mr. Jimmerson) And you -- and you also  
 5 find inaccurate Mrs. Peccole's statement, quote --  
 6 quoting you -- quote, There will never be anything  
 7 built behind your property. It will always be open  
 8 space, end of quote.  
 9 Is that right?  
 10 A. Yeah, I can't make that assurance.  
 11 Q. And you did not make that assurance, right?  
 12 A. I did not.  
 13 Q. And indeed, the term "open space," had you  
 14 ever heard of those words in 2000, in that time period?  
 15 A. Yes.  
 16 Q. And what did it mean, open space?  
 17 A. Open space meant to me that there wasn't  
 18 something directly in your backyard.  
 19 Q. But open space, as that word was used within  
 20 the CC&Rs, would be on your own property, correct?  
 21 A. Restate that question.  
 22 Q. The term "open space" could only apply to  
 23 your own property, correct? In other words, the CC&Rs  
 24 aren't in a position to guarantee open space to  
 25 somebody else's property. That's what I'm saying.

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1 MR. PECCOLE: I object to the leading  
 2 question. He's proposing the answer.  
 3 MR. JIMMERSON: I'll meet the objection this  
 4 way.  
 5 MR. PECCOLE: Form of the question.  
 6 Q. (By Mr. Jimmerson) If there are words, if  
 7 there are words "open space" within the CC&Rs of the  
 8 Queensridge master plan, it would only apply to the  
 9 property governed by the Queensridge CC&Rs?  
 10 A. Yes.  
 11 Q. They couldn't possibly be referring to  
 12 somebody else's property --  
 13 A. Yes, right.  
 14 Q. -- or property not governed by the  
 15 Queensridge master CC&Rs?  
 16 A. Yes.  
 17 Q. Now -- and the zoning, as you indicated, was  
 18 disclosed within Exhibits 4 -- 5 and 6; isn't that  
 19 right?  
 20 A. Yes.  
 21 Q. Okay. I think I --  
 22 A. I'm not sure which exhibits they were, but  
 23 there were exhibits disclosing.  
 24 Q. All right.  
 25 A. And maps as well.

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1 Q. In your conversation with Mrs. Peccole -- and  
 2 I know it's been a long time -- do you know whether or  
 3 not you used the words "open space"?  
 4 A. Don't recall.  
 5 Q. Okay. And the master plan that was in play  
 6 in 2000 was the Queensridge master plan, correct?  
 7 A. 2000? Yes. It would have been -- yes.  
 8 Q. Okay. In other words, you weren't talking  
 9 about the Queensridge -- the Peccole Ranch master plan?  
 10 A. No.  
 11 Q. It had been superseded by the Queensridge  
 12 master plan?  
 13 A. Correct. Gone, yup. Two different --  
 14 Q. Two different things?  
 15 A. Yes.  
 16 Q. Okay. Now -- I'm sorry. I need to quote  
 17 this deposition a little further.  
 18 Now I'm reading from the deposition of Nancy  
 19 Peccole at Page 101, line 6, and ending at Page 104,  
 20 line 22 -- 21.  
 21 "Question" -- and again I'm asking the  
 22 questions again.  
 23 "So Mr. Goorjian used the words 'open space'?"  
 24 "Answer: Yes, he did."  
 25 "And so he used the word 'open space' as

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1 opposed to using the words 'golf course'; is that  
 2 right?  
 3 "Answer: Yes."  
 4 "Okay. And he said that it was always going  
 5 to be open space?"  
 6 "Answer: Yes."  
 7 "Do you remember, to the best of your  
 8 knowledge" --  
 9 And there's a bunch of objections, so I'll  
 10 skip that, resuming at line 7, Page 102.  
 11 "Question: Now, to the best of your  
 12 recollection, ma'am, tell me everything that you  
 13 said" -- "that was said in that conversation between  
 14 yourself and your husband and Greg Goorjian standing on  
 15 the lot that you bought prior to your buying it."  
 16 "Answer: He said, 'This will always be open  
 17 space.' There will never be anything built behind us.  
 18 And that is the reason I chose that lot."  
 19 "Have you now told me all that Mr. Goorjian  
 20 said?"  
 21 "Did what?"  
 22 "Have you now told me everything that you can  
 23 remember that Mr. Goorjian said to you and your husband  
 24 on that occasion?"  
 25 "Answer: Well, he went on and on about how

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1 beautiful the area was and stuff like that, of course.  
 2 "Well, I'm asking you what he said. I'm  
 3 asking you everything the man said --  
 4 "Everything he said?" she asked.  
 5 Answer --  
 6 "-- that you can recall as you sit here,  
 7 ma'am.  
 8 "And he also said --  
 9 "You've had a lot of time to think about  
 10 this, so please tell us now what this man said.  
 11 "Answer: He also said that as a bonus, there  
 12 will never be anything built in front of our home  
 13 either, because it was a golf course and open space.  
 14 "Okay. That" -- "What is the distinction --  
 15 what did you understand Mr. Goorjian to mean when he  
 16 said 'open space' and the words 'golf course' and 'open  
 17 space'? What do you mean" -- "What do the words 'open  
 18 space' mean to you as you understand it?  
 19 "Answer: That there would never be anything  
 20 built on the property.  
 21 "No, no, but what do the words 'open space'  
 22 mean as opposed to 'golf course'?  
 23 "So 'golf course' means golf course; right?  
 24 "Answer" --  
 25 "And it was a golf course at the time?"

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1 "Answer: Yes.  
 2 "So it was sort of a duplicative statement?  
 3 In other words, 'golf course' means about the same  
 4 thing as 'open space'?"  
 5 Then there's objections.  
 6 So I'm asking her what you understand was the  
 7 words "open space" --  
 8 "What did you understand he was communicating  
 9 to you, ma'am?  
 10 "Answer: That there would never be anything  
 11 built behind our home.  
 12 "And do you recall that he used both the  
 13 terms 'golf course' and 'open space'?  
 14 "Answer: Yes.  
 15 "Now, did he use them with regard to the back  
 16 of the property or just the front of the house?  
 17 "Answer: To both.  
 18 "To both. So he said there was going to be a  
 19 golf course, an open space to the property in front of  
 20 your home and to the golf course behind the home?  
 21 "Answer: Yes." End quote.  
 22 Do you recall saying those words to Nancy  
 23 Peccole?  
 24 A. No.  
 25 Q. What is your best recollection, Mr. Goorjian?"

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1 A. My best recollection was that we met a few  
 2 times -- I can't recall if I went to the property with  
 3 them. First was negotiating price, of course, and, you  
 4 know, I couldn't do that; so he worked that out with  
 5 the Peccole family and I was told what to price the lot  
 6 at.  
 7 And then I just -- the other thing I recall  
 8 was -- was him asking, you know -- knowing that there  
 9 potentially could be something else built there and not  
 10 liking it, and asking me if we could make assurances  
 11 that that wouldn't happen. And that's all I recall.  
 12 And I couldn't give him those assurances, so  
 13 I -- can't get it from me. So he said he would talk to  
 14 the family.  
 15 That's about the extent. I don't feel like I  
 16 really had to sell them on the property. They wanted  
 17 the -- they wanted to live in there. They wanted to  
 18 buy the lot.  
 19 Q. And it was being developed by the family?  
 20 A. Yeah. It wasn't like a hard sell.  
 21 Q. All right. Now I'd like to read from you --  
 22 from the deposition of Robert Peccole. Mr. Robert  
 23 Peccole's testimony occurred on August 13, 2018, in  
 24 these offices. And I'd like to read beginning at  
 25 Page 177, line 17 through 178, and ending at Page 180,

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1 line 4.  
 2 So this is the testimony:  
 3 "All right. Did" -- speaking now to Robert  
 4 Peccole, and I'm asking the questions. Jim Jimmerson  
 5 is asking the questions.  
 6 "Did you have any conversation with Larry  
 7 Miller with regard to your request that he make a  
 8 writing or a restrictive covenant to preclude the  
 9 property behind you or in front of you from ever being  
 10 developed?  
 11 "Answer: No, because Larry had always told  
 12 me there wouldn't be anything built there."  
 13 Answer --  
 14 "So he told you that, too?  
 15 "Answer: Yes.  
 16 "So Greg Goorjian told you that nothing would  
 17 be developed?  
 18 "That's exactly right.  
 19 "Question: What did Greg Goorjian tell you  
 20 then, in that conversation?  
 21 "Greg Goorjian said to me and my wife, 'There  
 22 will be nothing built behind you or in front of you.'  
 23 That it's open space. That it will always be a golf  
 24 course.  
 25 "And then he says to me, 'Bob,' he says, 'the

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1 Peccole family has a lifetime membership. Any time you  
 2 want to play, just give me a call.'

3 "Question: Have you now told me everything  
 4 you remember of Mr. Goorjian's conversation with you?"

5 "Answer: Most of it, but I talked with Greg  
 6 off and on so I can't remember it all.

7 "Anything else on the subject matter about  
 8 there being" -- "that there will never be anything  
 9 built behind you or in front of you? Have you now told  
 10 me all the subject matter that you can recall with  
 11 Mr. Goorjian?"

12 "Answer: I think I have. Something more may  
 13 come to me" -- "mind later.

14 "What do you or your wife say in response" --  
 15 "What did you or your wife say in response to  
 16 Mr. Goorjian's words as you allege them to be?"

17 "We took his word.  
 18 "So you didn't say anything?  
 19 "We took his word.  
 20 "So you don't remember using any words in  
 21 response to what he said?"

22 "I didn't have to. I already made the  
 23 comment" -- "He already made the comment and we said  
 24 fine, that's what we expect.  
 25 "Okay.

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1 "You know, that's what we were buying here.  
 2 "Why didn't you buy the" -- excuse me.  
 3 "Why didn't you buy the Badlands Golf  
 4 Course?"

5 It really doesn't have anything to do here  
 6 with the question, but I'll continue to read.  
 7 "Jeez, I wasn't interested in it. That's  
 8 why.  
 9 "Did you ever express any interest to buy the  
 10 property in the past?"

11 "No. And if I had known it was up for sale,  
 12 maybe I would have gone and found some buyers.  
 13 "So you never asked anybody about the land or  
 14 about your buying the land?"

15 "As long as we're speculating, no.  
 16 "Did you" -- "Did you not know it was being  
 17 sold in March of 2015?"

18 "I did not know.  
 19 "Did you have any conversation with any of  
 20 the Peccole representatives that you had known" --  
 21 "representatives that had you known you would have  
 22 liked to buy the property?"

23 "Answer: I'm not understanding the  
 24 question."  
 25 And the question is, "Did you ever have a

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1 conversation with any of the relatives, any of the  
 2 Peccole defendants that you have sued, that had you  
 3 known that the property was going to be sold like it  
 4 was sold, the membership interest in Fore Stars was  
 5 sold, that you would have been interested in buying it  
 6 or words to that effect?"

7 "That's speculative because I was never told  
 8 that it was sold."  
 9 So just returning to the part about the  
 10 conversations with you, Mr. Goorjian, did you tell  
 11 Robert Peccole in the presence of Nancy Peccole that  
 12 the golf course would never be developed?"

13 A. Absolutely not.  
 14 Q. Did you tell them that the golf course would  
 15 always remain open space?  
 16 A. No.  
 17 Just to add, I couldn't make those -- I  
 18 couldn't make those --  
 19 Q. Statements or representations?  
 20 A. -- representations.  
 21 Q. And why is that, sir?  
 22 A. Because I was no longer a family member. I  
 23 was just a broker.  
 24 MR. PECCOLE: I'd like to pose an objection.  
 25 Mr. Jimmerson is leading the witness and telling him

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1 what to say.  
 2 MR. JIMMERSON: I have to respond to that. I  
 3 made no such comments or words. I certainly have no  
 4 power or ability to tell this witness what to say.  
 5 So I just want to note my response to that  
 6 objection as being improper.  
 7 Q. (By Mr. Jimmerson) Did you have -- excuse  
 8 me. Did you know that Robert Peccole sued several  
 9 members of the Peccole family two years ago?  
 10 A. I was aware, yes.  
 11 Q. Okay. He sued Larry Miller, he sued the  
 12 family trust, he sued the individuals, entities. Were  
 13 you aware of that?  
 14 A. Yes.  
 15 Q. Okay. Did you know that he later on  
 16 dismissed the claims against his relatives?  
 17 A. Yes.  
 18 Q. Did you have any involvement in those  
 19 discussions that led to his dismissing the claims he  
 20 had against his relatives, family?  
 21 A. No.  
 22 MR. PECCOLE: I'd like to take a men's room  
 23 break.  
 24 MR. JIMMERSON: Absolutely, sir. No problem.  
 25 We'll take a five-minute break at

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1 Mr. Peccole's request. No problem at all.  
 2 (A recess was taken.)  
 3 Q. (By Mr. Jimmerson) All right. After a  
 4 comfort break for everyone, I will just resume. I have  
 5 just another few questions.  
 6 Mr. Goorjian, you had -- you had a role,  
 7 maybe as marketing director, the position you had,  
 8 where you actually was the individual who dealt with  
 9 the Peccoles and sold them the lot in 2000; is that  
 10 right?  
 11 A. Yes.  
 12 Q. And I think the documents indicate that they  
 13 bought it in April or May of 2000. Is that right?  
 14 A. Yes.  
 15 Q. And they bought -- their home is located at  
 16 9470 Verlaine Court? Is that --  
 17 A. I know where their home is, but I don't know  
 18 the address.  
 19 Q. Okay. All right. Do you remember having a  
 20 conversation with Mr. Peccole where you discussed the  
 21 fact that the family was developing or investing tens  
 22 of millions of dollars to construct the golf course and  
 23 to put in the infrastructure for the residential  
 24 development?  
 25 A. Yes.

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1 Q. Okay. And did you inform him that there were  
 2 no guarantees that could be made to him that the golf  
 3 course would not ever not be developed?  
 4 A. I made no guarantees, so the answer to that  
 5 is yes, but could you say the question again?  
 6 Q. Yeah. It had a double negative, so I agree  
 7 with you.  
 8 Did you inform him that no guarantees could  
 9 be made that the golf course would always remain a golf  
 10 course property?  
 11 A. No guarantees.  
 12 Q. And, indeed, the property was zoned -- zoned  
 13 to be developed residential; isn't that right?  
 14 MR. PECCOLE: I object to that question on  
 15 the grounds it's assuming facts that are not in  
 16 evidence.  
 17 A. Okay, now, just my response to it is, it's  
 18 all documented. It's all in the documents.  
 19 Q. (By Mr. Jimmerson) Okay. All right.  
 20 A. That's all my answer.  
 21 Q. Okay.  
 22 A. Maps and everything.  
 23 Q. Okay. Now I'd just like to show you a few  
 24 more exhibits that have to do with the purchase of the  
 25 property. The next would be Exhibit 6.

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1 MR. JIMMERSON: Would you mark this  
 2 Exhibit 6, please.  
 3 (Exhibit 6 marked.)  
 4 MR. JIMMERSON: Mr. Peccole, this is  
 5 Exhibit 6. We had marked it as Exhibit 5 in another  
 6 depo, so I crossed out the five. You'll see it. It's  
 7 right here.  
 8 MR. PECCOLE: This is?  
 9 MR. JIMMERSON: Six. We had marked it as  
 10 Exhibit 5 in another, so I just crossed out the five so  
 11 she can mark it as six. That's all I'm saying.  
 12 Q. (By Mr. Jimmerson) Can you identify,  
 13 Mr. Goorjian, what Exhibit 6 is, called Attachment "C,"  
 14 Disclosure Statement Relating to Zoning Classifications  
 15 and Master Plan Designations of Adjoining Property?  
 16 A. I can't read it here without my --  
 17 But this is a disclosure stating what --  
 18 what's in the plan.  
 19 Q. Okay. All right.  
 20 A. What he'll be party to.  
 21 Q. And this was an attachment that every  
 22 homeowner was given; is that right?  
 23 A. Yes.  
 24 Q. And it referenced what the zoning  
 25 designations were that existed at the time of

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1 purchasing the home; isn't that right?  
 2 A. Yes.  
 3 Q. And it showed that through Exhibit C-2; is  
 4 that right?  
 5 A. Yes.  
 6 MR. JIMMERSON: All right. The next exhibit  
 7 is Exhibit 7.  
 8 (Exhibit 7 marked.)  
 9 Q. (By Mr. Jimmerson) And 7 is grant, bargain  
 10 and sale deed, Queensridge North, Parcel 19, custom  
 11 lot.  
 12 A. Yes.  
 13 Q. And do you recognize this document?  
 14 A. Yes, I do.  
 15 Q. All right. And is this the deed that was  
 16 issued by Nevada Legacy to Robert N. and Nancy Peccole?  
 17 A. Yes, it is.  
 18 Q. For their purchase of their lot?  
 19 A. Yes.  
 20 Q. Okay. And the date is May 1 of 2000? Do you  
 21 see that?  
 22 A. Yes.  
 23 Q. And Larry Miller signed it as CEO of Nevada  
 24 Legacy 14 LLC?  
 25 A. Yes.

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1 Q. And the legal description is attached  
 2 thereto?  
 3 A. Yes.  
 4 MR. JIMMERSON: Okay. All right. I'll not  
 5 be referring to Exhibit 8 with this witness, or  
 6 Exhibit 9. The omission is intentional.  
 7 Let me show you Exhibit No. 10, please.  
 8 (Exhibit 10 marked.)  
 9 Q. (By Mr. Jimmerson) Now, Exhibit 10 is not a  
 10 document that you prepared. It is the title insurance  
 11 policy for Mr. Peccole's home for his purchase in 2000.  
 12 And -- but the purpose for my asking you about it is,  
 13 families, purchasers of homes, would typically get  
 14 title insurance for their purchase, correct?  
 15 A. Correct.  
 16 Q. And title insurance, the purpose of title  
 17 insurance, as you well know, is to delineate what  
 18 conditions or restrictions attach to the property; is  
 19 that right?  
 20 A. Yes.  
 21 Q. And whether or not you have clear title or  
 22 not, whether there's a mortgage or not, whether there's  
 23 CC&Rs or not, that kind of thing, right?  
 24 A. Yes.  
 25 Q. And so it gives notice to the property owner

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1 as to what he takes the property subject to. Is that a  
 2 fair statement?  
 3 A. Yes.  
 4 Q. And is that what you are aware of as you did  
 5 your job for the Peccole family in the 1990s and 2000s?  
 6 A. Yes.  
 7 Q. All right. And so it would not be surprising  
 8 to you to note that the title insurance would reflect  
 9 the CC&Rs of the Queensridge master plan, correct?  
 10 A. They would be recorded against the property,  
 11 yes.  
 12 Q. And the earlier and unrelated Peccole Ranch  
 13 master plan would not be reflected on their deed?  
 14 A. Correct. It's not a part of.  
 15 Q. It's not a part of. And whatever conditions,  
 16 restrictions, like, for example, if there's a mortgage,  
 17 that would be reflected here, correct?  
 18 A. Yes.  
 19 Q. All right. Thank you.  
 20 Now, the Peccole Ranch master plan was never  
 21 recorded against the real property known as the  
 22 Queensridge master plan; isn't that right?  
 23 A. That's correct.  
 24 Q. Okay.  
 25 MR. PECCOLE: I object to that question as

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1 irrelevant, immaterial.  
 2 Q. (By Mr. Jimmerson) And why is that --  
 3 MR. PECCOLE: Has nothing to do with  
 4 Queensridge.  
 5 Q. (By Mr. Jimmerson) And why -- and I do agree  
 6 with Mr. Peccole. One, it has nothing to do with  
 7 Queensridge; but why would the Peccole Ranch never be  
 8 reflected upon or have anything to do with the  
 9 Queensridge master plan?  
 10 A. Meant to be completely separate, with family  
 11 only involved in the development, and -- and completely  
 12 different feel and look.  
 13 Q. And by virtue of the litigation that occurred  
 14 between Triple Five and the Peccole family, the  
 15 previously conceptualized master plan of Peccole Ranch  
 16 was abandoned; is that right?  
 17 MR. PECCOLE: I'm going to object to the  
 18 leading question.  
 19 MR. JIMMERSON: I'm asking the question.  
 20 MR. PECCOLE: He's telling him what he wants  
 21 to hear.  
 22 Q. (By Mr. Jimmerson) You may answer the  
 23 question, sir.  
 24 A. Could you re-ask it?  
 25 MR. JIMMERSON: Would you restate the

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1 question, please.  
 2 (Page 71, Lines 13 through 16 read by  
 3 the reporter.)  
 4 THE WITNESS: This is correct.  
 5 Q. (By Mr. Jimmerson) And why was it abandoned?  
 6 Why was the Peccole Ranch master plan  
 7 abandoned?  
 8 A. There was a settlement with Triple Five where  
 9 they ended up with -- with Peccole Ranch, basically;  
 10 and -- and so the family took the rest and created  
 11 Queensridge.  
 12 Q. A question I may have asked you before. If I  
 13 did, I'm not trying to duplicate it. I apologize.  
 14 In your conversations -- conversation with  
 15 Mr. Peccole and/or Mr. Peccole and Mrs. Peccole, do you  
 16 remember whether or not you used the words "open  
 17 space," as Mrs. Peccole quotes you as using?  
 18 A. Do not recall, but it is a term I use.  
 19 Q. Okay. All right. And what were the  
 20 purpose -- what was the purpose for you, or other men  
 21 or women selling property at Peccole Ranch in the 1990s  
 22 and 2000s, for having purchasers like Mr. and  
 23 Mrs. Peccole sign these special instructions and  
 24 disclosures that I've shown you?  
 25 A. Again, so they could be aware of what they're

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1 purchasing.

2 Q. All right. Do you recall -- and this may not

3 be within your memory because of your employment. My

4 recollection from your earlier testimony was that you

5 ceased working for the Peccole family in about 2004.

6 Is that right? Do you remember?

7 A. No.

8 Q. Okay. Tell me when you left.

9 A. I -- I worked with the family from '82 to

10 '89, '90. Came back to work for them '94, and stayed

11 with them to perpetuity.

12 Q. Okay. So well after 2004, then?

13 A. Correct.

14 Q. All right. Then I can ask you this question.

15 Take a look at Exhibit No. 12, please.

16 (Exhibit 12 marked.)

17 Q. (By Mr. Jimmerson) By our looking at the --

18 you know, the recorder's records, it appears as if the

19 Peccole family transferred the golf course into the

20 company known as Fore Stars, Ltd. --

21 MR. PECCOLE: I object on the grounds the

22 document speaks for itself.

23 MR. JIMMERSON: Okay.

24 Q. (By Mr. Jimmerson) So my question is,

25 showing you Exhibit 12, which is the grant, bargain and

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1 sale deed, which, as Mr. Peccole says, speaks for

2 itself, and says that, "For valuable consideration,

3 receipt of which is hereby acknowledged, the Peccole

4 1982 Trust, dated February 15th, 1982, as to an

5 undivided Forty Five percent interest and William Peter

6 and Wanda Ruth Peccole Family Limited Partnership, as

7 to an undivided Fifty Five percent interest" -- and it

8 goes on... makes this transfer.

9 Do you recall in 2004 these two trusts

10 conveyed over to Fore Stars, Ltd., the golf course

11 property described in Exhibit 12, the grant, bargain

12 and sale deed of two thousand --

13 A. I do recall.

14 Q. -- five? All right. And the signatory of

15 the trust at this time was Larry Miller; is that right?

16 A. Yes.

17 Q. For both trusts; is that right?

18 A. Yes.

19 Q. Do you remember the reason why the company

20 consolidated the golf course property into the entity

21 called Fore Stars, Ltd., and transferred it from the

22 two trusts to Fore Stars, Ltd., in 2005?

23 A. My recollection is I believe it was to -- in

24 concert with the development of the towers, and it had

25 something to do with the towers as well.

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1 Q. Okay.

2 A. Easements that were needed and items like

3 that. And -- but I don't really know if that was the

4 reason why it was consolidated.

5 Q. Okay. And by -- would you look at Exhibit

6 No. 12 to satisfy yourself that as it relates to the

7 golf course property that's shown in, you know, the

8 grant, bargain and sale deed, you'll see that there's

9 no reference to the Queensridge master plan CC&Rs as

10 somehow being subject to this property.

11 A. It wouldn't have been.

12 Q. Okay. And that's because the Queensridge

13 master CC&Rs had nothing to do with the golf course

14 property?

15 A. It had not been annexed, yeah.

16 Q. And so therefore it wasn't something -- the

17 golf course property wasn't subject to the Queensridge

18 CC&Rs?

19 A. Correct.

20 Q. Thank you.

21 (Exhibit 13 marked.)

22 Q. (By Mr. Jimmerson) I'm showing you

23 Exhibit 13. This is a map that I think you may have

24 seen before. I don't know. I'll ask you if you have.

25 As you've testified earlier, the Queensridge

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1 master plan started out with a small piece of property;

2 and then as the Queensridge master plan was developed,

3 they would annex additional property. Is that right?

4 A. Yes.

5 Q. Looking at Exhibit 13, this is what my

6 understanding is: This is a map that references what

7 property was annexed into the Queensridge master plan.

8 Have you seen this map before?

9 A. Yes, I have.

10 Q. And have I accurately represented what it is?

11 A. Yes, you have.

12 Q. Okay. And the golf course property, which

13 was not annexed, is the white --

14 A. Correct.

15 Q. -- in this map. And the property that was

16 part of Queensridge master plan is the brown. Is that

17 right?

18 A. Yes.

19 Q. All right. Thank you.

20 Let me show you Exhibit No. 14. I just have

21 one or two questions about it.

22 (Exhibit 14 marked.)

23 Q. (By Mr. Jimmerson) Just completing these

24 documents, do you recognize Exhibit 14, which is known

25 as a Public Offering Statement for Queensridge North --

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1 A. Yes.

2 Q. -- Custom Lots?

3 A. Yes.

4 Q. And was this yet another document that

5 surrounded the -- I call it papering -- the

6 documentation relating to the sale of custom lots?

7 A. Yes.

8 Q. All right. And remember that we looked at --

9 earlier at a set of exhibits -- I think it was

10 Exhibit 6 -- that had these attachments, B and C?

11 A. Yes.

12 Q. All right. And Mr. Peccole made an objection

13 that there were blanks?

14 A. Yes.

15 Q. All right. But it had his signature and his

16 wife's signature? Do you remember that?

17 A. Yes, I do.

18 Q. These were exhibits to the public offering

19 that's shown here in Exhibit No. 14; isn't that right?

20 A. Yes.

21 Q. All right. All right. Thank you.

22 And just as it relates to the Peccole

23 house -- that's the only reason I'm raising it -- is

24 the way that the -- the process in which a piece of

25 property would be annexed into the Queensridge master

Page 78

1 plan would call for a deed or a declaration of

2 annexation, and the annexation would be recorded with

3 the Clark County Recorder's office, right?

4 A. Correct.

5 Q. And as annexed properties were added,

6 Queensridge would grow in size, right?

7 A. Correct.

8 Q. And then when the development ended,

9 annexation ended, and that became the totality of

10 Queensridge master plan? Right?

11 A. Correct.

12 Q. All right. I just wanted to show you the

13 annexation as relates to Mr. Peccole's property, which

14 we've marked as Exhibit 15.

15 (Exhibit 15 marked.)

16 Q. (By Mr. Jimmerson) Exhibit 15 is called,

17 quote, Declaration of Annexation for Queensridge

18 Parcel 19 (Queensridge North Custom Lots), end of

19 quote. Do you see that, sir?

20 A. Yes.

21 Q. And this, as you see, is a document that's

22 prepared for recordation with the Clark County

23 Recorder's office, right?

24 A. Yes. Yes.

25 Q. And so this particular annexation is the

Page 79

1 annexation of Parcel No. 19; is that right, sir?

2 A. Correct.

3 Q. And to the extent that Mr. Peccole's home was

4 one of several homes that made up Parcel 19, it then

5 became, when it was recorded, part of the Queensridge

6 master plan?

7 A. Yes.

8 Q. All right. Thank you. That's all I have on

9 that one.

10 I'm going to skip for a moment Exhibit 17, go

11 to Exhibit No. 19.

12 In a further effort to distinguish the

13 Queensridge master plan with the additional stone and

14 the look and the like, the family developed custom home

15 estate design guidelines; is that right?

16 A. Yes.

17 Q. All right. I'd like to just show those

18 briefly to you.

19 A. We had consulting. We didn't do it on our

20 own.

21 Q. Got it.

22 (Exhibit 19 marked.)

23 Q. (By Mr. Jimmerson) And what you mean within

24 your last answer is that you had professionals help you

25 in terms of developing these guidelines?

Page 80

1 A. Yes, sir.

2 Q. So that custom homeowners like Mr. Peccole

3 and his wife, Nancy, would know what they could build

4 and not build, what would be acceptable and not

5 acceptable?

6 A. Correct. And what their neighbors would be

7 doing the same.

8 Q. And that there would be some consistency in

9 the neighborhood; and obviously the intent is to have

10 an upscale neighborhood, right?

11 A. Yes.

12 Q. And do you recognize these guidelines as

13 being those that applied to the Queensridge master

14 plan?

15 A. Yes.

16 Q. As relates to the custom home estate lots?

17 A. Yes.

18 Q. Thank you. That's all I have on that.

19 Because of the massive size, I'm not

20 introducing it, but there was a huge blue binder --

21 A. Yes.

22 Q. -- that three-ring binder that was given to

23 every homeowner; is that right?

24 A. Yes.

25 Q. And it was maybe 6 inches thick?

Page 81

1 A. Yes.

2 Q. By estimate? And it had covers on the front

3 and back, right?

4 A. Yes.

5 Q. I just want to show you Exhibit 20, which is

6 the xerox of the front and back of the binder.

7 A. It was a gift to the buyer after they

8 purchased the home.

9 Q. It was a gift to the buyer; is that right?

10 A. After they purchased.

11 Q. Okay.

12 A. All their documents, including their deed.

13 (Exhibit 20 marked.)

14 Q. (By Mr. Jimmerson) Just showing you

15 Exhibit 20, does this refresh your recollection this is

16 a xeroxed copy of the binder?

17 A. Yes.

18 Q. Copy of the binder? Thank you.

19 All right. I just have a few more fill-in

20 questions on Exhibit No. 5. Can I ask you to find 5 in

21 here. I'll show you what it looks like.

22 I forgot to ask the questions when I did.

23 Right here. It looks like this.

24 A. Okay. I've got that one. Here it is. Yup.

25 Q. Okay. Now, as you've already told us, this

Page 82

1 was an addendum that made certain disclosures and

2 committed the buyer to acknowledging the disclosures,

3 correct?

4 A. Yes.

5 Q. And again, part of it, as you indicated, was

6 to make sure that the buyer knew exactly what he was

7 getting to, what rights he could count on and what --

8 what he couldn't count on as well, right?

9 So let me ask you to look at, please,

10 Paragraph 4 of Page 2 of Exhibit 5, Exhibit 5 being

11 called Addendum "1" to the Purchase Agreement, Earnest

12 Money Receipt and Escrow Instructions.

13 A. Where?

14 Q. Paragraph 4, Page 2. It's called "No Golf

15 Course or Membership Privileges." Do you see that?

16 A. Yes, I do.

17 Q. Okay. "Purchasers shall not acquire any

18 rights, privileges, interest, or membership in the

19 Badlands Golf Course or any other golf course, public

20 or private, or any country club membership by virtue of

21 purchasing the lot." End of quote.

22 A. Yes.

23 Q. All right. Next, would you look at

24 Paragraph 7 in the same document, please, called

25 "Views/Location advantages." Do you see that?

Page 83

1 A. Yes.

2 Q. "The Lot may have a view or location

3 advantage at the present time. The view may at present

4 or in the future include, without limitation, adjacent

5 or nearby single-family homes, multiple-family

6 residential structures, commercial structures, utility

7 facilities, landscaping, and other items. The

8 Applicable Declarations may or may not regulate future

9 construction of improvements and landscaping in the

10 Planned Community Declarations" -- I'm sorry --

11 "Planned Community that could affect the views or other

12 property owners.

13 "Moreover, depending on the location of the

14 Lot, adjacent or nearby residential dwellings or other

15 structures, whether within the Planned Community or

16 outside the Planned Community, could potentially be

17 constructed or modified in a manner that could block or

18 impair all or part of the views from the Lot and/or

19 diminish the location advantages of the Lot," if any.

20 Have I read that accurately?

21 A. Yes, you have.

22 Q. What was the purpose of notifying the buyer

23 that the adjacent development of the property could

24 affect their views or block their views?

25 A. Disclosures so I wouldn't be here today.

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1 That's why we did all this.

2 Q. You mean here to give a deposition?

3 A. Correct.

4 Q. All right.

5 MR. PECCOLE: What was that exhibit?

6 MR. JIMMERSON: That was -- we're talking

7 about Exhibit No. 5, Mr. Peccole.

8 Q. (By Mr. Jimmerson) All right. Now I want to

9 kind of change, paragraph, something a little

10 different, a new subject matter.

11 The Peccole family knew that the property of

12 the golf course -- not Queensridge master plan, but the

13 golf course -- could be developed; isn't that right?

14 A. Yes.

15 Q. And there was a lawsuit between BCG Holdings,

16 LLC, and Fore Stars arising from the desire to develop

17 the golf course property; is that right?

18 A. BCG?

19 Q. Yes.

20 A. Is?

21 Q. BGC. It's a company that Mr. Lowie had an

22 interest in.

23 A. Okay. Ask me the question again.

24 Q. Okay. So just remember that the golf course

25 property the Peccoles have transferred into Fore Stars,

Page 85

1 Ltd. --

2 A. Yes.

3 Q. -- I showed you the deed -- in 2005.

4 A. Correct.

5 Q. Now I'll show you a lawsuit that came two

6 years later, in August of 2007, between BGC Holdings,

7 LLC, and Fore Stars, Ltd.

8 A. Okay.

9 Q. Let me just show you that. It's a lot of

10 years ago, I know.

11 MR. JIMMERSON: I'm marking this as Exhibit

12 No. 17.

13 (Exhibit 17 marked.)

14 Q. (By Mr. Jimmerson) And if I could help you,

15 just look at Page 2 and 3. You'll see -- it will

16 refresh your recollection about the lawsuit.

17 A. I don't know what -- okay. I've read those

18 two paragraphs.

19 Q. Can you read Paragraph 7 just below.

20 A. (Witness examined document.) Okay.

21 Q. Okay. Do you recall that the family knew

22 that the golf course could be developed and that they

23 sold -- they sold BGC Holdings --

24 A. Yes.

25 Q. -- EHB Associated, a related entity, rights

Page 86

1 to develop that property in the mid-2000s, in this case

2 2007?

3 A. Okay.

4 Q. All right. And then there was a lawsuit,

5 which is this Exhibit No. 17, that was brought forward

6 for what BGC Holdings believed was a breach of contract

7 by the Peccoles --

8 A. Okay.

9 Q. -- by Fore Stars in not selling it the

10 property. Do you recall that?

11 A. No.

12 Q. Okay. All right. You were, then, not

13 directly involved with that litigation?

14 A. I was not.

15 Q. Okay. Fair enough.

16 Do you know whether or not, maybe just to

17 refresh your recollection, that a resolution was

18 reached which led to a restrictive covenant, being

19 limited, having to do with the towers?

20 A. Yes.

21 Q. Okay. What's your recollection about that?

22 A. Just the recollection was that there were a

23 series of easements that needed to be -- that we needed

24 in order to develop the towers and there was some

25 rerouting of a couple of holes that needed to be done

Page 87

1 for it to maximize the tower site. And so it was in

2 concert. They were partners on the towers, so --

3 Q. Okay. And the tower site property is

4 adjoining or attaching to the golf course, right?

5 A. Correct. Yes, sir.

6 Q. Okay. And it's part of -- I would call it

7 the country club building is part of that property,

8 right?

9 A. Yes. Correct.

10 Q. Okay. And then it was sold off so that

11 there's three tower sites?

12 A. Yes.

13 Q. Two of which have been developed, one of

14 which is not yet developed?

15 A. Yes.

16 Q. That is owned by a different entity?

17 A. Now.

18 Q. Now. I guess it's IDB or someone else. Is

19 that right?

20 A. Yes. Yes.

21 Q. But in those years, in the mid-2000s and

22 later 2000s, it was all owned by the Peccole family; is

23 that right?

24 A. Correct.

25 Q. Subject to a sale contract with BGC,

Page 88

1 Mr. Lowie and his interests; is that right?

2 A. Yes.

3 Q. Okay. Fair enough. And I would like to show

4 you the restrictive covenant, Exhibit 21.

5 (Exhibit 21 marked.)

6 THE WITNESS: I'm starting to remember some

7 of that as well. It had to do with the clubhouse as

8 well.

9 Q. (By Mr. Jimmerson) That's correct.

10 I'm showing you what's been marked as

11 Exhibit 21, called Restrictive Covenant, recording on

12 or about March 14, 2008. Are you familiar with this

13 document?

14 A. No.

15 Q. Okay. Are you familiar with the idea that

16 there was a restrictive covenant that came as a result

17 of some negotiations between the parties?

18 A. Yes.

19 Q. Okay. And it had to do in part with the

20 existing golf clubhouse; is that right?

21 A. Yes.

22 Q. And the adjoining property?

23 A. Yes.

24 Q. The document speaks for itself. I just put

25 it in sequence. Thank you very much.

Page 89

1 Now showing you what's been marked as  
 2 Exhibit 22.  
 3 (Exhibit 22 marked.)  
 4 Q. (By Mr. Jimmerson) Consistent with your  
 5 recollection, Mr. Goorjian, there was a settlement  
 6 reached between BGC Holdings and Fore Stars, Fore Stars  
 7 being the Peccole family's company, in this time period  
 8 of 2007.  
 9 And this document has been disclosed in this  
 10 form to Mr. Peccole. We went to court and there was a  
 11 court order on this, so this was the form in which the  
 12 document was disclosed to Mr. Peccole, so that's why it  
 13 is the way it is.  
 14 A. Okay.  
 15 Q. It has nothing to do with you, but I'm just  
 16 telling you that's why the whole document is not here,  
 17 is what I'm trying to say.  
 18 A. Redacted.  
 19 Q. And it's also only two pages and not the full  
 20 document.  
 21 A. Right.  
 22 Q. All right. My only question to you is, do  
 23 you have a recollection of this document?  
 24 A. I don't.  
 25 Q. Okay. Fair enough. But do you see that this

Page 90

1 does bear connection between the lawsuit that is  
 2 brought in 2007 and then a settlement between these  
 3 parties?  
 4 A. Yes.  
 5 Q. All right.  
 6 A. And I'm recalling that as we speak more and  
 7 more.  
 8 Q. All right. And would you look at the bottom  
 9 of the page.  
 10 A. Yup.  
 11 Q. The page 1. You'll see, "The foregoing  
 12 notwithstanding, the Restrictive Covenant shall expire  
 13 ten years after its" -- it has a different wording  
 14 there -- "after its delivery."  
 15 Do you see the word "delivery" there  
 16 handwritten in?  
 17 A. Yes.  
 18 Q. Okay. And the restrictive covenant is the  
 19 document I just showed you, Exhibit No. 21. Do you see  
 20 that?  
 21 A. Yes.  
 22 Q. All right. So that's -- I'm just trying to  
 23 lay it together so you can see they're all tied  
 24 together. That's all.  
 25 That's all I have for that. Appreciate it.

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1 MR. PECCOLE: Can I take another break?  
 2 MR. JIMMERSON: Yes, sir, you certainly can.  
 3 Absolutely.  
 4 (A recess was taken.)  
 5 MR. JIMMERSON: So the next document is  
 6 Exhibit 23.  
 7 (Exhibit 23 marked.)  
 8 Q. (By Mr. Jimmerson) Again, I'm just telling  
 9 you things that are really not serious issues of  
 10 inquiry, but I just want to show you that Fore Stars  
 11 was created by the Peccoles to hold the golf course  
 12 property; and this is the articles of incorporation of  
 13 Fore Stars with the Secretary of State in or about  
 14 December 5, 1995. Do you see that?  
 15 A. Yes.  
 16 Q. And do you recognize the signatures at Page 3  
 17 of this --  
 18 A. Sure do.  
 19 Q. -- articles of organization?  
 20 A. Yes.  
 21 Q. From Wanda Peccole to Lawrence Bayne and Lisa  
 22 Miller?  
 23 A. Yes. That would be Loretta.  
 24 Q. Got it. All right. Thank you.  
 25 No questions on that, to that.

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1 I'm showing you what's been marked as  
 2 Exhibit 24.  
 3 (Exhibit 24 marked.)  
 4 Q. (By Mr. Jimmerson) Exhibit 24 is Bill No.  
 5 Z-2001-1, Ordinance No. 5353; but it is, in 2001, the  
 6 City of Las Vegas's ordinance that takes all of the  
 7 property that's shown in the attachments and codifies  
 8 it as R-PD7 zoning.  
 9 And I wanted to just ask you if you've seen  
 10 this city ordinance before today. I'm sure you've  
 11 maybe seen it at the time, but I don't remember if you  
 12 remember it or not.  
 13 A. I do not.  
 14 Q. Okay. You can see, though, that the  
 15 ordinance attaches parcel numbers?  
 16 A. Yes.  
 17 Q. APN --  
 18 MR. PECCOLE: I'm going to object to the  
 19 exhibit. It's irrelevant, immaterial to this case.  
 20 Q. (By Mr. Jimmerson) So anyway, you'll see  
 21 that there are APN numbers attached to this ordinance.  
 22 Is that right?  
 23 A. Yes.  
 24 Q. Fair enough. Thank you, sir.  
 25 Now, the Peccole family retained different

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1 professionals to help them with zoning matters,  
 2 development matters and the like; is that right?  
 3 A. Yes.  
 4 Q. Okay. Do you remember the name A. Wayne  
 5 Smith & Associates as a planner --  
 6 A. Yes.  
 7 Q. -- in the mid-'80s?  
 8 A. Yes, I do.  
 9 Q. Okay. And how do you remember them?  
 10 A. He was the -- not the original, but he did  
 11 the master plan for what was at the time about  
 12 2300 acres of Peccole lands from Durango to Hualapai  
 13 and Charleston to Alta.  
 14 Q. All right. I'm showing you number -- I want  
 15 to show you an exhibit, then, Exhibit No. 25.  
 16 (Exhibit 25 marked.)  
 17 Q. (By Mr. Jimmerson) This is a letter that  
 18 bears the date March 26, 1986. Do you see that?  
 19 A. Yes.  
 20 Q. And I just wanted to confirm your own  
 21 testimony earlier today about, in the third paragraph,  
 22 the zoning approvals --  
 23 MR. PECCOLE: I would interpose an objection  
 24 on the grounds that anything that has to do with the  
 25 initial Venetian Foothills has no relevancy with regard

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1 to this lawsuit or Queensridge South -- or North.  
 2 Excuse me.  
 3 Q. (By Mr. Jimmerson) All right. And I was  
 4 interrupted in the middle of my question. Let me  
 5 finish the question, and then I'd like to respond to  
 6 the objection.  
 7 So it refers to zoning C-1 for the commercial  
 8 sites, P-R for the office sites, C-V for a 5-acre  
 9 community center parcel, and the R-PD for residential.  
 10 Do you see that?  
 11 A. Yes, I do.  
 12 Q. And these are different zoning designations,  
 13 depending upon the intended use?  
 14 A. Correct.  
 15 Q. All right. Thank you.  
 16 MR. JIMMERSON: Now just to respond to the  
 17 objection. Mr. Peccole has raised these issues in a  
 18 motion for summary judgment; and while I may agree that  
 19 they have nothing to do with the instant litigation,  
 20 because he has made these express references to these  
 21 different -- different plans and the Peccole Ranch  
 22 master plan to the south of West Charleston, I feel  
 23 that I'm obliged to at least respond to those in this  
 24 record. But I do agree that the whole issue of Peccole  
 25 Ranch is irrelevant to the instant lawsuit.

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1 MR. PECCOLE: And in response, I just say to  
 2 Mr. Jimmerson it's irrelevant and immaterial to the  
 3 lawsuit that he has filed against my wife and I.  
 4 MR. JIMMERSON: And so that begs the question  
 5 of why you would make reference to the Peccole Ranch  
 6 master plan in your motion for summary judgment in this  
 7 lawsuit, Mr. Peccole.  
 8 Q. (By Mr. Jimmerson) Would you also look at  
 9 this exhibit, Mr. Smith's exhibit. I just want to call  
 10 one document -- one sentence to your attention.  
 11 Does this letter, who was the representative  
 12 of the Peccole family, Jackie Guthrie of Wayne Smith &  
 13 Associates, state in the third paragraph, last  
 14 sentence, quote, The R-PD category is requested, at the  
 15 direction of the planning staff, as it allows the  
 16 developer flexibility and the City design control, end  
 17 of quote?  
 18 A. Yes.  
 19 Q. All right. Let me just show you -- I'm  
 20 omitting Exhibit 25, and the omission is intentional.  
 21 MS. POLSELLI: 26. That would be 26.  
 22 MR. JIMMERSON: I'm sorry. 26. I misspoke.  
 23 No -- 26, that's right. I'm omitting Exhibit 26, and  
 24 the omission is intentional. And I'm also omitting  
 25 Exhibit No. 27 as an intentional omission.

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1 I'll show you Exhibit No. 28.  
 2 (Exhibit 28 marked.)  
 3 Q. (By Mr. Jimmerson) Relative to No. 28, this  
 4 is a letter from the City of Las Vegas, City Clerk,  
 5 Kathleen Tighe, to the William Peccole 1982 Trust,  
 6 dated May 1, 1990, with regard to zoning that was  
 7 approved by the city council, specifically the R-PD7  
 8 and R -- you know, R-PD7 zoning that's referenced here.  
 9 My question to you is, do you know whether or  
 10 not you've seen this letter before, sir?  
 11 A. I have not.  
 12 Q. Fair enough. Thank you.  
 13 And this 1990 time period was before  
 14 Queensridge was ever created, right? Do you see the  
 15 letter I showed you?  
 16 A. Yes, it is.  
 17 Q. So the Queensridge came to be known six years  
 18 later, 1996?  
 19 A. Correct.  
 20 Q. And then the years thereafter?  
 21 A. Correct.  
 22 Q. After which the old plan of Peccole Ranch was  
 23 abandoned and then you started with Queensridge six  
 24 years later?  
 25 A. Correct.

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1 Q. All right.

2 MR. JIMMERSON: To my best recollection,

3 that's all the questions I have; and I thank you very

4 much for your time, sir.

5 Mr. Peccole may have some questions, and he

6 has the right to ask you that.

7 THE WITNESS: Okay.

8 MR. JIMMERSON: So please be responsive to

9 his questions. Thank you, sir. Thank you for your

10 time.

11 MR. PECCOLE: My turn?

12 MR. JIMMERSON: No further questions. Thank

13 you.

14 EXAMINATION

15 BY MR. PECCOLE:

16 Q. Is it okay if I call you Greg?

17 A. Please, Bob.

18 Q. When did you last talk to Yohan Lowie?

19 A. Oh, it would have been yesterday, maybe, or

20 the day before.

21 Q. Did you talk about this case?

22 A. No, sir.

23 Q. Have you talked to him about this case at any

24 time?

25 A. Yes.

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1 Q. How long ago?

2 A. Oh, only the fact that -- oh, I'd say off and

3 on of while this has been happening. Only -- not about

4 the case; just the fact that there is a case.

5 Q. Did -- was he your employer at one time?

6 A. Yes, he was.

7 Q. And tell me a little bit about that.

8 A. That was during the high-rises. I worked for

9 the company there as -- well, actually, it was

10 during -- it would have been 2006, '5 or '6, when we

11 were doing the high-rises and preselling the

12 high-rises. I worked for him.

13 Q. Now, when you worked for him, how were you

14 being paid?

15 A. I started as an employee with receiving draws

16 against my future commissions.

17 Q. And when you say you were working for

18 Mr. Lowie at that time, was it one of his entities?

19 A. I would have been EHB, I believe, employee

20 or -- I can't remember if I was an employee of the

21 project. I really can't recall who paid me. I know

22 that my job was to put the marketing materials together

23 and to presell the towers.

24 Q. And how long would you say you worked for

25 him?

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1 A. I'd say I worked from him -- for him, oh,

2 maybe three -- two to three years, two-and-a-half to

3 three years.

4 Q. And that would have been in the --

5 A. That would have been to about 2009 or '8.

6 '9.

7 Q. Now, a little while ago, almost to the end of

8 your deposition, Mr. Jimmerson asked you questions

9 about experts that were working in --

10 A. Correct.

11 Q. -- in the field dealing with both the north

12 side and the south side.

13 MR. JIMMERSON: Let me just object. I never

14 used the word "experts." But go ahead.

15 A. There were consultants involved in the

16 project. We had several that would come and go. So --

17 and they were different in Peccole Ranch -- they

18 weren't the same consultants in both, although some may

19 have overlapped.

20 But we had landscape designers, we had

21 architects, we had engineers, you know, all the

22 disciplines. Attorneys. All the disciplines were

23 covered with a consultant.

24 Q. (By Mr. Peccole) Does the name Clyde Spitze

25 ring a bell?

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1 A. Yes, it does. Clyde was our engineer.

2 Q. He was what?

3 A. Our engineer.

4 Q. For the overall master plan, entire thing?

5 A. Well, we had G.C. Wallace was involved at one

6 time. VTN was involved. So there were several

7 engineers involved. But I would say the crux of it,

8 when it came to Queensridge, we were pretty much using,

9 if I recall, Clyde.

10 Q. Now, when -- when Bill started the

11 development, he started with his original LLC over in

12 the south side, which would be Foothills something or

13 other at that time?

14 A. We never did anything under Venetian

15 Foothills. That was the original plan that Bill may

16 have done, gosh, sometime maybe in the '70s. We met

17 with A. Wayne Smith in the '80s sometime -- I can't

18 recall when -- and came up with a Peccole Ranch master

19 plan.

20 Q. Now, in --

21 A. Let me --

22 Q. I'm sorry.

23 A. Conceptual plan.

24 Q. 1986, there was filed an application with a

25 master plan map. Is that correct?

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1 A. Yes.

2 Q. And that master plan eventually became

3 Phase One and Phase Two?

4 A. Don't recall. I know that it covered all of

5 his property.

6 Q. And Phase One started off on the south side

7 of Charleston?

8 A. We started -- again, I don't know what we

9 called -- we started with Canyon Gate.

10 Q. Canyon Gate. Yeah.

11 A. Which was a development with a partnership

12 that went sour as well.

13 Q. And after that, you shifted to Phase Two,

14 which was --

15 A. I don't know if we --

16 Q. -- was part of the master plan?

17 A. I don't know if we phased it or what we

18 called it, but, yeah, we went to -- our partnership

19 with Triple Five we got into, and started -- and that's

20 when I left the family, when they started that. I

21 split off and divorced and went to work for Nevada

22 Title.

23 MR. PECCOLE: Okay. I'd like to introduce

24 this as Exhibit A.

25 (Exhibit A marked.)

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1 Q. (By Mr. Peccole) Did you ever talk to Bill

2 Peccole about what his intention was as far as the golf

3 course remaining a golf course?

4 A. Don't recall.

5 Q. He never told -- I mean, anybody or any of

6 the family discuss it with you? How about Wanda?

7 A. Rephrase your question, Bob. I don't know

8 what you --

9 Q. Did you ever hear either Bill or Wanda say

10 that the golf course is subject to going away?

11 A. No.

12 Q. In fact, Bill himself often said, "It will be

13 a golf course and open space, and that's what I'm

14 selling."

15 A. That I don't recall.

16 Q. Take a look at Exhibit A.

17 A. Yes.

18 Q. And just as kind of a little background, this

19 is the Phase Two, as you'll see on the front page, "A

20 Master Plan Amendment and Phase Two Rezoning

21 Application." Do you see that at the very top?

22 A. Yes, I do.

23 Q. And that's the Peccole Ranch master plan,

24 correct?

25 A. Yes.

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1 Q. So what this was is an application for

2 rezoning, and that would be the Queensridge side. We'd

3 be going to the north of Charleston. Correct?

4 MR. JIMMERSON: I'm just going to object to

5 the question because the witness cannot identify the

6 document, as so stated. So asking him questions about

7 this now would be speculative on the part of the

8 witness and unfair to the witness.

9 Q. (By Mr. Peccole) Is that correct? The

10 Peccole Ranch overall master plan, Phase Two, which is

11 the Queensridge side of Charleston?

12 A. I can't answer that question because --

13 that's what this -- this document says that this is the

14 Peccole Ranch partnership, okay, which I -- I can't

15 recall. But I believe this was all the property that

16 Triple Five was involved in in our partnership at the

17 time. Okay? And that's really what this is

18 identifying. But this is -- this was done with the

19 Peccoles and Triple Five.

20 MR. JIMMERSON: You can see that because the

21 front page says it's a partnership. You're a hundred

22 percent right, Mr. Goorjian.

23 Q. (By Mr. Peccole) On Page 1, does it say

24 introduction to the Peccole Ranch overall master plan?

25 A. That's what it says, yes.

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1 Q. And it uses the term, "Peccole Ranch Overall

2 Conceptual Master Plan." You used that term a little

3 while ago.

4 A. Conceptual.

5 Q. Yes.

6 A. Correct.

7 Q. If you look at Page -- right after Page 1 --

8 A. Yes.

9 Q. -- you'll see that the map now shows you --

10 A. What the partnership --

11 Q. -- where he's going.

12 A. Yeah.

13 Q. And it shows the whole thing, correct?

14 A. It shows all of what is still Mr. Peccole's

15 land.

16 Q. Yes. And it eliminates Canyon Gate Golf

17 Course, as you said earlier?

18 A. Yup.

19 Q. And it eliminates the McGah-Bailey on the

20 south side of Charleston?

21 A. There's one mistake here, is that -- this --

22 because he didn't own -- there's a piece there that I

23 don't think he did own that's shaded here. It belonged

24 to your father.

25 Q. To who?

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1 A. Your dad, I believe.  
 2 Q. That's correct. So it was -- it's eliminated  
 3 from the map. Correct? You can see it's dark, is  
 4 what --  
 5 A. Everything that's dark is what's represented  
 6 in this partnership, but I believe some of what is dark  
 7 here belonged to Bob and Lena, if I'm correct.  
 8 Q. No. No, that's not correct.  
 9 A. Okay. So where is Charleston? Okay. You're  
 10 right. It's -- here is -- it says Bailey-McGah. And  
 11 that did not belong to Bailey-McGah, right?  
 12 Q. That's correct.  
 13 A. Okay. I got that correct. That's right.  
 14 Q. And I was -- if you go along --  
 15 A. That's correct. I got confused.  
 16 Q. If you go a couple of pages further in, you  
 17 will come to the overall development of the entire  
 18 partnership, correct?  
 19 MR. JIMMERSON: I'm just going to object.  
 20 The document speaks for itself, and --  
 21 A. Yes.  
 22 MR. JIMMERSON: -- as Mr. Peccole's  
 23 indicated, this is all irrelevant to the instant  
 24 dispute.  
 25 THE WITNESS: Yes.

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1 Q. (By Mr. Peccole) And it does show from  
 2 Charleston, going north, towards Angel Park -- it shows  
 3 the development that Bill was presenting at that time  
 4 for zoning; is that correct?  
 5 A. I'm not -- I can't answer that.  
 6 Q. Doesn't it say this is a zoning application?  
 7 MR. JIMMERSON: I just object --  
 8 A. I'm not sure if this is what he used.  
 9 Q. (By Mr. Peccole) And Phase Two rezoning  
 10 application?  
 11 MR. JIMMERSON: I'm just going to object.  
 12 The witness has testified that this was abandoned in  
 13 favor of Queensridge years later, and he's not familiar  
 14 with the document.  
 15 I can't instruct the witness not to answer  
 16 the question, but it's unfair to the witness. So  
 17 that's my objection.  
 18 THE WITNESS: Ask the question again, Bob.  
 19 Q. (By Mr. Peccole) Is this an application, for  
 20 Phase Two rezoning application? Directing your  
 21 attention to the first page.  
 22 A. That's what it -- that's what it states,  
 23 correct.  
 24 Q. And so in this application he's -- Bill was  
 25 asking for rezoning? Is that correct?

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1 A. I don't know what he's asking for. Well,  
 2 this is what the document says, yes. If it's --  
 3 whatever this document is stating, that's what  
 4 Mr. Peccole was attempting to do.  
 5 Q. Now, when you look at the map of the overall  
 6 master plan -- and that shows you the zoning that  
 7 happens to be designated different parcels; is that  
 8 correct?  
 9 A. For those parcels shown in white? Yes.  
 10 Q. So if you're looking at the portion that  
 11 starts with the -- going north from Charleston over  
 12 towards the Angel Park Golf Course --  
 13 A. Correct.  
 14 Q. -- those were the zonings in each of those  
 15 white parcels that he was asking for, is that correct,  
 16 for Phase Two?  
 17 A. For Queensridge master -- or for Queensridge.  
 18 These were the zonings he was asking for.  
 19 Q. And actually Phase One has already been  
 20 almost completed by then, 1990?  
 21 A. Correct. Which was -- which they were no  
 22 longer involved in.  
 23 Q. So he was already moving on the north side of  
 24 Charleston, and that's what this application is about?  
 25 A. Because he was no longer involved in the

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1 south side.  
 2 Q. Okay.  
 3 A. If my mind -- if my brain here serves me  
 4 correctly, he was already -- I can't recall if he was  
 5 already in -- 1990, if he was already in litigation  
 6 with Triple Five, but I can't recall.  
 7 Q. If you look at Page 8 of this application,  
 8 Exhibit A.  
 9 A. Yup.  
 10 Q. Beginning -- it talks about Phase Two?  
 11 A. Where does it say anything about Phase Two?  
 12 Q. Could you see what it says? It's saying --  
 13 A. Am I looking at this?  
 14 Q. No. You should be at Page 8.  
 15 A. Eight. Mine are not paginated, so let me see  
 16 here. Okay. There we go. Eight. I'm there.  
 17 Q. It's saying Phase Two, Peccole Ranch  
 18 comprises approximately 996.4-acre.  
 19 A. Okay.  
 20 MR. JIMMERSON: I'm just going to object to  
 21 the question. The document speaks for itself.  
 22 Q. (By Mr. Peccole) And that's bounded by Angel  
 23 Park Golf Course on the north, Durango on the east,  
 24 small sections of Sahara Avenue, Charleston Boulevard  
 25 and Alta Road on the south and Hualapai on the west.

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1 Now, that's Phase Two. Right? And that's  
 2 what this application is about?  
 3 MR. JIMMERSON: Would you just mark this, by  
 4 the way, so I can find it later.  
 5 A. Okay.  
 6 Q. (By Mr. Peccole) Was that part of -- in  
 7 other words, this application is about Phase Two; and  
 8 it's saying exactly what land it covers and how much  
 9 land there is?  
 10 MR. JIMMERSON: I'm just going to object to  
 11 the question because this predates the lawsuit between  
 12 Triple Five and Peccole.  
 13 THE WITNESS: And it also predates me coming  
 14 back to work for them.  
 15 So I didn't come back till '94. I don't --  
 16 this stuff is all foreign to me.  
 17 Q. (By Mr. Peccole) Well, this application was  
 18 submitted February 6, 1990, and it definitely was  
 19 Phase Two.  
 20 A. I was working for --  
 21 Q. So you weren't --  
 22 A. I'm not part of the family. I'm not -- I  
 23 don't -- I'm not familiar with this document. I'm  
 24 sorry.  
 25 Q. So you were gone?

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1 A. Yeah.  
 2 Q. This is -- if you do look at eight and that  
 3 first paragraph, it says "Phase Two are R-PD7, R-3 and  
 4 C-1, as described in the following land use  
 5 descriptions. Overall density of Phase Two is 4.5  
 6 DU/AC."  
 7 Now, if you go back to the first map we  
 8 looked at after Phase Two --  
 9 A. Yup.  
 10 Q. -- those zonings are all set out in those  
 11 white areas that are north of West Charleston.  
 12 A. Okay.  
 13 Q. And so they total exactly what he was  
 14 requesting, and the exact zoning he was asking for.  
 15 A. For all of the properties that were a part of  
 16 this site.  
 17 Q. Well, for the Phase Two.  
 18 A. For all the properties that were a part of  
 19 Phase Two.  
 20 Q. Yes.  
 21 A. That were -- again, yeah, I know where you're  
 22 going. Okay.  
 23 Q. Now, you became a salesman in the Queensridge  
 24 area, so you were selling properties subject to this  
 25 document?

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1 A. No.  
 2 Q. Well, let's take a look at Page 10.  
 3 A. Okay.  
 4 Q. Do you see the designation "Open Space and  
 5 Drainage"?  
 6 A. Yes.  
 7 Q. You knew that existed, correct, as a  
 8 salesman?  
 9 A. No.  
 10 MR. JIMMERSON: Objection. It's two  
 11 different plans.  
 12 THE WITNESS: I'm going to answer his  
 13 question, is no, I'm not.  
 14 Q. (By Mr. Peccole) You weren't aware of it?  
 15 A. Not when I was selling in -- not in 1990. I  
 16 wasn't selling anything, so --  
 17 Q. How about after 1990?  
 18 A. There was a different plan. That wasn't the  
 19 same plan.  
 20 Q. Well, we'll have to talk about that.  
 21 A. All right.  
 22 Q. But this does say "Open Space and Drainage,"  
 23 correct?  
 24 MR. JIMMERSON: I'm just going to object.  
 25 The document speaks for itself and has nothing to do

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1 with Queensridge.  
 2 A. Yeah. Okay. That's what it says. It says  
 3 "Open Space and Drainage," yes, it does.  
 4 Q. (By Mr. Peccole) And this is Queensridge.  
 5 MR. JIMMERSON: Absolutely it does not say  
 6 the word "Queensridge" on this document.  
 7 THE WITNESS: It says Peccole Ranch.  
 8 MR. PECCOLE: Okay. Let's read this, then.  
 9 MR. JIMMERSON: Let's agree not to step on  
 10 each other's words. Allow me to make an objection,  
 11 Mr. Peccole, and then you can certainly respond.  
 12 Q. (By Mr. Peccole) "A focal point of Peccole  
 13 Ranch Phase Two is the 199.8-acre golf course and open  
 14 space drainageway system which traverses the site along  
 15 the natural wash system. All residential parcels  
 16 within Phase Two, except one, have exposure to the golf  
 17 course and open space areas.  
 18 "The single family parcel which is not  
 19 adjacent to the open space system borders Angel Park  
 20 Golf Course on its northern boundary. Passive and  
 21 active recreational areas will be provided, and  
 22 residents will have an opportunity to utilize  
 23 alternative modes of transportation throughout with the  
 24 bike paths and pedestrian" -- and it shows another map  
 25 that they were showing -- "walkways (see Exhibits E and

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1 F on pages 13 and 14). The surrounding community as  
 2 well as project residents may use the open space system  
 3 to travel to neighboring areas including Angel Park."  
 4 In other words, it was offered to the city at  
 5 that time by Bill Peccole that there was going to be  
 6 all this open space --  
 7 MR. JIMMERSON: Objection.  
 8 Q. (By Mr. Peccole) -- and I would assume that  
 9 a salesperson would be aware of that.  
 10 MR. JIMMERSON: I'm just going to object on  
 11 the grounds -- there are several objections. Number  
 12 one is the witness is not familiar with this document,  
 13 and was not an employee of the Peccole family when this  
 14 document was being prepared, number one.  
 15 Number two, this document reflects a plan  
 16 that was later abandoned by the family in favor of a  
 17 new plan and a different area called Queensridge. And  
 18 number three, the document speaks for itself.  
 19 THE WITNESS: And I'd like to comment that  
 20 that's -- that's kind of how I see it. This document  
 21 is superseded by another document, another plan,  
 22 so . . .  
 23 Q. (By Mr. Peccole) Well, let me just put it  
 24 this way: This was the initial adopted plan. And just  
 25 to, you know, make a point, take a look at Exhibit 28

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1 that Mr. Jimmerson just offered.  
 2 A. Which --  
 3 Q. He's got 28 over there somewhere.  
 4 A. Okay. Again, I'm not around, so I don't --  
 5 I'm not familiar with this.  
 6 Q. Okay. But this is a response to this  
 7 application that you say was somehow changed later,  
 8 which we'll have to see about that.  
 9 A. Well, I don't know, yeah. I know that the  
 10 name changed.  
 11 Q. Yeah. Now we're looking at what the city  
 12 finally said. Take a look at that letter.  
 13 MR. JIMMERSON: I'm just going to object.  
 14 When I asked the question, "Have you ever seen this  
 15 document before?" Mr. Goorjian answered no. That ended  
 16 my examination of the document.  
 17 It's unfair to ask the witness something he  
 18 does not know or recognize.  
 19 Q. (By Mr. Peccole) That first paragraph, can  
 20 you read that.  
 21 A. "The City Council at a regular meeting held  
 22 April 4th, 1990 approved the request for  
 23 reclassification of property located on the east side  
 24 of Angel Park and Sahara Avenue for N-U."  
 25 Resolution of intent, R-1, R-2, R-3, R-PD7

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1 and R-PD18, R-MHP, P-R, C-1, C-2 to R-PD3 (residential  
 2 planned development), R-PD7 (residential planned  
 3 development) and C1, (limited commercial). Okay.  
 4 Q. Okay.  
 5 A. But I'm not aware if there's something that  
 6 came after this.  
 7 MR. JIMMERSON: Also object there's no  
 8 question pending.  
 9 Q. (By Mr. Peccole) When you were involved in  
 10 the actual -- the south side --  
 11 A. Yes.  
 12 Q. -- Phase One, there was -- this full map was  
 13 in effect of the overall master plan. How did they  
 14 carry that? Were those carried as resolutions of  
 15 intent?  
 16 MR. JIMMERSON: Object to the form of the  
 17 question.  
 18 A. Don't know. Don't have that answer to that.  
 19 Bob, I wasn't -- I was not around, again,  
 20 from 1989 till 1994.  
 21 Q. (By Mr. Peccole) I'm talking about 1986 to  
 22 1990.  
 23 A. Okay. We -- and all we did was focus on --  
 24 we had a lot of things that -- we did an overall  
 25 conceptual plan for the property. Okay?

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1 Q. I agreed with you.  
 2 A. All right. Which, you know, we had several.  
 3 We had Venetian Foothills, we had Peccole Ranch and  
 4 then we had Queensridge. Okay? So there's three  
 5 different -- there's been three different plans for  
 6 that property.  
 7 Q. And the overall map is the one that's in --  
 8 you've just been looking at.  
 9 A. I don't --  
 10 MR. JIMMERSON: Objection.  
 11 A. I don't know.  
 12 Q. (By Mr. Peccole) That's Phase One and Two.  
 13 MR. JIMMERSON: Objection. That misstates  
 14 his testimony.  
 15 Q. (By Mr. Peccole) Well, it says that.  
 16 A. Okay. Well, there's a lot of things that are  
 17 said.  
 18 Q. Okay. But I thought that you didn't know  
 19 much about it.  
 20 A. I did not. I just told you.  
 21 Q. Okay. So --  
 22 A. 1990 -- from 1989 till 1994, I didn't know  
 23 much about it. That happened in 1990. So I was  
 24 involved in planning, but I was not involved in any  
 25 submittals or anything.

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1 Q. This map is the overall map that was  
 2 presented in 1986.  
 3 A. To who?  
 4 Q. To you.  
 5 A. Presented to who, though?  
 6 Q. It was the design. It was --  
 7 A. Concept, yes. I've seen that concept.  
 8 Q. Okay. That's what I'm trying to say.  
 9 A. Of course, I've seen this concept, yes.  
 10 Q. Okay. Now, the only question I've got --  
 11 A. I don't know --  
 12 Q. -- is you had started on the Phase One, which  
 13 was south of Charleston.  
 14 A. I did not.  
 15 Q. Well, you were there.  
 16 A. No.  
 17 Q. During later on? What time did you --  
 18 A. I left -- we did Canyon Gate. We started  
 19 that in 1986.  
 20 Q. Okay.  
 21 A. Okay? I left in '89.  
 22 Q. This parcel map was available at that time.  
 23 MR. JIMMERSON: I'm going to object. The  
 24 witness is testifying to something that isn't borne out  
 25 by the document.

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1 I'm sorry. Not the witness. The questioner,  
 2 the lawyer, is testifying about something that's not  
 3 borne out by the document.  
 4 Q. (By Mr. Peccole) This is the overall  
 5 master --  
 6 A. This overall master plan was -- was -- this  
 7 is 1990. I'm gone.  
 8 Q. This is -- this overall --  
 9 A. This concept was drawn.  
 10 Q. That's the concept.  
 11 A. Okay. This -- I've -- then let's -- show me  
 12 the A. Wayne Smith conceptual. That's what --  
 13 Q. This was part of the entire --  
 14 A. Okay.  
 15 Q. -- operation, Phase One and Phase Two.  
 16 A. That's what you say.  
 17 Q. Well, it says it right on it.  
 18 A. No. It says it's an application.  
 19 Q. All I'm asking --  
 20 MR. JIMMERSON: Just note my objection that  
 21 the lawyer is testifying. He's not asking the witness  
 22 questions. He's badgering the witness.  
 23 Please.  
 24 Q. (By Mr. Peccole) Anyway, the only question I  
 25 was trying to ask you is if you had any idea were

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1 the -- when you looked at this map, this conceptual  
 2 drawing, and it's got the zonings, and you --  
 3 I'm asking you, when we talk about the north  
 4 side of West Charleston, since it wasn't there yet,  
 5 were those carried as ROIs, resolution of intent?  
 6 A. Don't know. Don't even -- don't know.  
 7 Q. You wouldn't know. Okay.  
 8 Because the only reason, taking you back to  
 9 28, which is Mr. Jimmerson's exhibit, at the time those  
 10 zonings were granted, if you look at Page 2, No. 8 and  
 11 No. 7, especially 7, "The existing Resolution of Intent  
 12 on this property is expunged upon approval of this  
 13 application."  
 14 So it would have eliminated everything else  
 15 but what was granted, correct?  
 16 A. I don't know.  
 17 MR. JIMMERSON: I'm just going to object, out  
 18 of fairness to this witness, who has answered that he  
 19 does not know the document, does not recognize the  
 20 document, wasn't employed by the family at the time.  
 21 A. But I will say, just looking at the document,  
 22 and looking -- it didn't get built this way.  
 23 Q. (By Mr. Peccole) Well, all I can say is they  
 24 expunged everything else in the ROIs, and that --  
 25 that's the city council.

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1 I ask you to take a look at Page 18 of this  
 2 application. Are you there?  
 3 A. Yeah.  
 4 Q. Do you see Golf Course Drainage, 211.6 acres?  
 5 A. I do.  
 6 Q. Do you see any net density there?  
 7 A. I do not.  
 8 Q. That's the golf course and the drainage  
 9 system.  
 10 MR. JIMMERSON: I'm going to object. The  
 11 witness --  
 12 Q. (By Mr. Peccole) Do you see any net units  
 13 there?  
 14 MR. JIMMERSON: Excuse me. When I make an  
 15 objection, can everyone agree to allow me to make an  
 16 objection and then you can continue, and don't just  
 17 keep talking.  
 18 My objection is the document speaks for  
 19 itself, number one. Number two, the document shows  
 20 hyphens; it doesn't show a number.  
 21 Number three, the -- there's no -- the  
 22 examiner, Mr. Peccole, is testifying. He's not asking  
 23 questions.  
 24 MR. PECCOLE: I'm asking him to read the  
 25 document.

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1 Q. (By Mr. Peccole) Does it say Golf Course  
 2 Drainage? Then it drops over to net density, zero?  
 3 A. No, it does not say zero. Again, it says a  
 4 dash.  
 5 Q. Well, it's zero.  
 6 A. It's a dash.  
 7 Q. And the other applications have numbers in  
 8 them.  
 9 MR. JIMMERSON: I'm just going to object to  
 10 the question. The witness is being asked -- he's not  
 11 being asked a question. The questioner, the lawyer,  
 12 Mr. Peccole, is testifying that dash equals zero or it  
 13 says zero; and it doesn't say that. It says dash.  
 14 MR. PECCOLE: Okay.  
 15 Q. (By Mr. Peccole) And then if you take a look  
 16 at net units for Golf Course Drainage, that also is a  
 17 dash. Right?  
 18 A. Yes.  
 19 Q. All right. If you add up the net units, they  
 20 add up to 4,247, and that covers single family and  
 21 multifamily. So aren't those dashes zero?  
 22 MR. JIMMERSON: Object that the document  
 23 speaks for itself. It's a document that the witness  
 24 had not seen, and was not employed by the family at the  
 25 time. Completely unfair to this witness.

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1 Q. (By Mr. Peccole) The same thing --  
 2 A. But I can add, and it adds to that. This  
 3 document adds to four -- those two numbers equal 4,247.  
 4 Q. And your --  
 5 A. I can do the math.  
 6 Q. And you do realize that the dashes are zeros?  
 7 A. They're uncounted.  
 8 Q. Oh, okay. I'll just -- how do you count a  
 9 dash?  
 10 A. Huh? Because it's a dash. It's not a  
 11 number.  
 12 Q. Okay.  
 13 A. They didn't know the number.  
 14 Q. Now, we do know that Bill got what he asked  
 15 for in this letter that has been marked as  
 16 Mr. Jimmerson's 28. And you, as a salesman -- I don't  
 17 remember if you came over and sold in Queensridge, but  
 18 I know you did, because you sold to me.  
 19 A. Pardon me?  
 20 Q. You were selling homes in Phase Two, correct?  
 21 A. 1998. '6.  
 22 Q. You were selling homes in Queensridge South,  
 23 correct -- or North? Excuse me.  
 24 A. Lots. Estate lots.  
 25 Q. Lots?

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1 A. Yes.  
 2 Q. Yes.  
 3 A. Yup.  
 4 Q. So you would be subject to both the requested  
 5 approvals and the actual approvals if you're the  
 6 salesperson?  
 7 A. I'm not subject to --  
 8 MR. JIMMERSON: I'm just going to object.  
 9 We're talking a decade later, guys.  
 10 THE WITNESS: Okay. But wait a second. I'm  
 11 not subject to them.  
 12 Q. (By Mr. Peccole) Why not? Explain that to  
 13 me.  
 14 A. The owner of the property is subject to them.  
 15 Q. Oh.  
 16 A. Okay? And I'm the representative, and I just  
 17 represent what I'm -- what I'm given and what I know.  
 18 Okay?  
 19 Q. And whatever -- and whatever you want.  
 20 A. No, not whatever I want. That would be --  
 21 MR. JIMMERSON: I just object to the nature  
 22 of the question as being terribly argumentative and  
 23 offensive to the witness.  
 24 MR. PECCOLE: Are you the attorney for him?  
 25 I'm sorry. Were you instructing him?

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1 MR. JIMMERSON: No. No. I made an objection  
 2 as to the offensive nature of the question, but I'm not  
 3 his lawyer. Of course not.  
 4 MR. PECCOLE: Okay.  
 5 MR. JIMMERSON: That's very clear on the  
 6 record, Mr. Peccole.  
 7 MR. PECCOLE: All right.  
 8 MR. JIMMERSON: Why would you ask that  
 9 question?  
 10 Q. (By Mr. Peccole) Would you take a look at  
 11 Exhibit 2. I direct your attention to Page 1.  
 12 A. Okay.  
 13 Q. Mr. Jimmerson focused your attention on what  
 14 he called annexed property. Correct?  
 15 A. Correct.  
 16 Q. And your interpretation of annexed property  
 17 was what?  
 18 A. Annexed properties were properties that were  
 19 part of the plan.  
 20 Q. Okay. And if you --  
 21 A. Queensridge.  
 22 Q. Oh, I'm sorry.  
 23 A. Were part of the Queensridge plan. Whether  
 24 they were builder parcels or they were custom lots.  
 25 Q. Now, if you'd look at Paragraph A under

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1 Recitals, it says the "Declarant is the owner of  
 2 certain real property in the City of Las Vegas, County  
 3 of Clark, State of Nevada, more particularly described  
 4 in Exhibit 'A' attached hereto and incorporated herein.  
 5 Declarant and Persons affiliated with Declarant are the  
 6 owners of additional land more particularly described  
 7 in Exhibit 'B' attached hereto," in parentheses,  
 8 "Annexable Property."  
 9 Does that make sense?  
 10 A. Yes.  
 11 Q. Talking about the land, aren't they?  
 12 A. Yes.  
 13 Q. Now, let's take a look at B, about midway  
 14 down, where it says "Chapter 116."  
 15 A. Uh-huh.  
 16 Q. Do you see "The Property may, but is not  
 17 required to, include single-family residential  
 18 subdivisions, attached multi-family dwellings,"  
 19 et cetera, et cetera, and then it says "golf course,"  
 20 "open spaces"?  
 21 The point I'm making here is you have another  
 22 type of property. It's called a use, and use of the  
 23 land.  
 24 MR. JIMMERSON: I'm going to object. That  
 25 completely misstates the words of Paragraph B.

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1 Q. (By Mr. Peccole) Is that correct?  
 2 A. I don't know where -- I don't --  
 3 Q. You can't see that, can you? And you were  
 4 selling land under -- handing these documents to  
 5 people. This is the CC&Rs.  
 6 A. When you say "use of the land" --  
 7 MR. JIMMERSON: I'm just going to object to  
 8 the question.  
 9 A. -- I don't -- ask your --  
 10 MR. JIMMERSON: There's no question being  
 11 asked.  
 12 A. Ask your question again. You didn't ask me a  
 13 question.  
 14 Q. (By Mr. Peccole) I did.  
 15 A. Okay. Ask it, please.  
 16 Q. Okay. Do you see the term "The Property,"  
 17 with a capital P, right after --  
 18 A. Yes. Okay. Yes.  
 19 Q. -- "may" --  
 20 A. Okay.  
 21 Q. -- "but is not required to include," and then  
 22 it comes down to "golf course," "open spaces."  
 23 A. So is it saying that it may or may not  
 24 include those?  
 25 Q. Yes. And if they're built, it includes them.

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1 MR. JIMMERSON: I'm going to object. That  
 2 completely misstates the words of Paragraph B.  
 3 Q. (By Mr. Peccole) How are you going to have a  
 4 use if it's not completed?  
 5 MR. JIMMERSON: The property has to be  
 6 annexed, Mr. Peccole, by the very terms of the  
 7 recitals.  
 8 Q. (By Mr. Peccole) I'm asking you that as a  
 9 question.  
 10 A. I can't answer that. Is there -- is there a  
 11 question?  
 12 Q. Now, you were a salesman in Queensridge,  
 13 right? And these CC&Rs apply to Queensridge?  
 14 A. Correct.  
 15 Q. And you hand them out to everybody, and me  
 16 and my wife.  
 17 A. Absolutely.  
 18 Q. Have you ever read them?  
 19 A. Yes.  
 20 Q. Well -- and you don't know what -- the  
 21 property may be a use and it doesn't have to be land?  
 22 MR. JIMMERSON: I'm going to object to the  
 23 argumentative nature of the question.  
 24 A. It is land. It's all land. I don't get  
 25 where you're going, Bob.

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1 Q. (By Mr. Peccole) It says it's a use. The  
 2 property may be.  
 3 A. May be. It could have various uses.  
 4 Q. That's what I'm saying. It's a golf course  
 5 that's got drainage as a use.  
 6 A. Yes.  
 7 Q. It's got a golf course as a use.  
 8 A. Yes.  
 9 Q. And it's got open space as a use.  
 10 A. And it has underlying zoning of R-PD7.  
 11 Q. We don't know that because the application  
 12 said it was zero -- oh, excuse me. Dash.  
 13 A. No, but my disclosures that I had you sign  
 14 and the maps that I showed you --  
 15 Q. Yes.  
 16 A. -- stated that it could be. Okay? And in  
 17 these CC&Rs, it states what it could be some day.  
 18 Okay? I believe -- if I read them correctly.  
 19 Q. Wouldn't you be saying to me, "Well, Bob,  
 20 I've read the CC&Rs and property could be a use," which  
 21 would be the golf course, which would be drainage, and  
 22 which would be open space?  
 23 MR. JIMMERSON: I object to the form of the  
 24 question.  
 25 A. When did I say that to you? Now?

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1 MR. JIMMERSON: Excuse me. Mr. Goorjian --  
 2 Q. (By Mr. Peccole) When you're selling it to  
 3 me.  
 4 MR. JIMMERSON: -- let me just make my  
 5 objection. Then, please, you can answer.  
 6 Object because it misstates the testimony.  
 7 The property is not the property until it is formally  
 8 annexed and recorded, pursuant to specific terms of the  
 9 provision of the contract.  
 10 It says specifically, quote, Paragraph A, in  
 11 no event shall the property include annexable property  
 12 unless it has been properly recorded.  
 13 So the questions that are being asked by  
 14 opposing counsel are completely misrepresenting the  
 15 words.  
 16 A. Now I'll answer your question, Bob.  
 17 Yes, we discussed this. Yes, I discussed  
 18 this with you. We discussed this document, and you  
 19 wanted to go talk to the family about the property  
 20 because you didn't like what you read.  
 21 Q. (By Mr. Peccole) You used the term "open  
 22 space," and you said a little while ago you didn't.  
 23 A. No, I stated that I have used "open space."  
 24 I don't know if I used it in reference with you. I  
 25 used it all the time. It's right there.

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1 Q. Let's look at Page 38 of Exhibit 2, which is  
 2 Mr. Jimmerson's exhibit.  
 3 A. Okay.  
 4 Q. Do you see Paragraph 5.2.4?  
 5 A. Yes.  
 6 Q. "Drainage: Storm Drainage System"?  
 7 A. Yes.  
 8 Q. So the drainage -- the storm drainage system  
 9 was included in the CC&Rs; is that correct?  
 10 A. It's stated here, yes.  
 11 Q. And you as a salesman, you were fully  
 12 familiar with the CC&Rs?  
 13 A. Yes.  
 14 Q. Did you ever tell me the drainage couldn't go  
 15 away?  
 16 MR. JIMMERSON: I would object to the form of  
 17 the question.  
 18 A. Excuse me. Did I ever tell you if the  
 19 drainage could go away?  
 20 That's assuming that the golf course is all  
 21 drainage.  
 22 Q. (By Mr. Peccole) Okay. Let's assume that.  
 23 How about an 84 --  
 24 A. No, I never told you that it could go away.  
 25 Q. No, you didn't.

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1 A. No, but then again -- but I gave you these  
 2 documents to read or have an attorney present to read  
 3 them. I would not have gone over every single article  
 4 of the CC&Rs unless you had requested me to.  
 5 MR. JIMMERSON: I may also --  
 6 Q. (By Mr. Peccole) Appreciate it. It says,  
 7 "There shall be no violation of the drainage  
 8 requirements of the City, County, U.S. Army Corps of  
 9 Engineers, or State of Nevada Division of Environmental  
 10 Protection, notwithstanding any such approval of  
 11 Declarant or the Design Review Committee."  
 12 MR. JIMMERSON: Again I object to the  
 13 question. There's no question pending, number one; and  
 14 number two --  
 15 Q. (By Mr. Peccole) Was the drainage --  
 16 MR. JIMMERSON: Mr. Peccole, when I make an  
 17 objection, would you be courteous enough to be quiet --  
 18 MR. PECCOLE: Would you let me finish with my  
 19 question, Mr. Jimmerson?  
 20 MR. JIMMERSON: You had finished, sir.  
 21 MR. PECCOLE: I haven't finished it.  
 22 MR. JIMMERSON: Continue --  
 23 MR. PECCOLE: I read that and I was going to  
 24 ask my question.  
 25 MR. JIMMERSON: All right, sir. Why don't

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1 you restate it so you have a better record, sir.  
 2 MR. PECCOLE: Is it okay if I continue,  
 3 Mr. Jimmerson?  
 4 MR. JIMMERSON: I said why don't you restate  
 5 the question so we have a better record. Yes, sir.  
 6 And then after you've finished, I'd like to interpose  
 7 an objection.  
 8 Q. (By Mr. Peccole) To your knowledge, was the  
 9 golf course drainage, flood drainage system, engineered  
 10 and adopted by these agencies?  
 11 MR. JIMMERSON: Let me object. Note my  
 12 objection.  
 13 5.2.4 of Exhibit 2 is called "Drainage:  
 14 Storm Drain System," and speaks to what drainage there  
 15 may be on the, quote, capital P, Property, a defined  
 16 term.  
 17 This provision has no application to the golf  
 18 course, which is not a part of the property, capital P,  
 19 nor was the golf course annexed, as determined by Judge  
 20 Smith and affirmed by the Nevada Supreme Court on  
 21 multiple occasions --  
 22 MR. PECCOLE: Judge Smith isn't in this  
 23 litigation.  
 24 MR. JIMMERSON: -- and the question,  
 25 therefore, is improper.

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1 The provisions of 5.2.4 have to do only with  
 2 the, capital P, property, not with property that is not  
 3 defined within this agreement. That's my objection.  
 4 Therefore, it is an intentional misstatement  
 5 by the questioner, and it's unfair to this witness in  
 6 light of that fact.  
 7 You may answer the question, Mr. Goorjian,  
 8 after I've made my objection.  
 9 Q. (By Mr. Peccole) Was the -- in your  
 10 knowledge, was the golf course, both the 18-hole and  
 11 the 9-hole courses -- were they part of the flood  
 12 drainage system?  
 13 A. Portions of, not all of. And if I -- this  
 14 is -- I'm just recalling to the best of my  
 15 recollection.  
 16 That most of the -- you know, portions of the  
 17 golf course was in Barranca area, which was natural  
 18 drainage, okay. So there is some of it that was and  
 19 then there was some that was not. So it's not all.  
 20 And there's other forms of drainage other  
 21 than just that piece of property as well. So  
 22 drainage -- drainage and storms and these things cover  
 23 the whole property, and there's -- there's portions  
 24 that, yes; and there's portions, no.  
 25 MR. JIMMERSON: Let me also note my objection

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1 that the last sentence of Paragraph B of Page 1 and 2  
 2 of the recital states, quote, The existing 18-hole golf  
 3 course, commonly known as the Badlands Golf Course, is  
 4 not a part of the, capital P, property or a part of,  
 5 quote, annexable property, end of quote.  
 6 THE WITNESS: And then became 27 holes.  
 7 Q. See, he's trying to, you know, give you a  
 8 hint here.  
 9 (Mr. Lowie joined the deposition.)  
 10 MR. JIMMERSON: Object.  
 11 Q. (By Mr. Peccole) But it doesn't work that  
 12 way.  
 13 A. No, that's fine. Go ahead.  
 14 MR. JIMMERSON: Let me just object -- let me  
 15 just --  
 16 Q. (By Mr. Peccole) The language --  
 17 MR. JIMMERSON: -- object to the improper  
 18 assertion by Mr. Peccole about, quote, giving a hint,  
 19 end of quote.  
 20 I'm suggesting that Mr. Peccole is either  
 21 negligently or intentionally misrepresenting the words  
 22 of this document, Exhibit 2, as part of his questions.  
 23 MR. PECCOLE: I do not misrepresent like some  
 24 people, like you do.  
 25 MR. JIMMERSON: Mr. Peccole, if you couldn't

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1 engage in insults, you would have difficulty speaking  
 2 the English language.  
 3 Q. (By Mr. Peccole) I'll ask you this question.  
 4 A. Okay.  
 5 Q. If I tell you there is an 80-foot-wide  
 6 easement that goes all the way through the 18 holes,  
 7 what would your answer be under this paragraph, 5.2.4?  
 8 A. An 80-foot easement that goes through the  
 9 whole property?  
 10 Q. Through the whole 18 holes.  
 11 A. I don't know what it is. I may have at one  
 12 time, but I don't recall it now. I know that -- I do  
 13 know that we -- I do recall helping water get to  
 14 Summerlin somehow, but I don't know if that's the  
 15 80-foot easement. It wouldn't be that wide, so . . .  
 16 Q. How about -- how about the nine holes being  
 17 entirely dedicated flood drainage easement?  
 18 A. Are we talking about the last nine holes?  
 19 Q. Yes.  
 20 A. Absolutely not.  
 21 Q. You're saying it's not -- I'm just saying to  
 22 you --  
 23 A. I'm saying it's not all drainage, no.  
 24 There's a good portion of that property that's not  
 25 drainage.

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1 Q. I'm just saying, too, you never said anything  
 2 about drainage that -- to prospective buyers of the  
 3 lots?  
 4 MR. JIMMERSON: I'm going to object to the  
 5 question --  
 6 A. No.  
 7 MR. JIMMERSON: -- as it misstates -- there's  
 8 no question pending, and it misstates the facts.  
 9 A. I don't know why I would talk about drainage,  
 10 no. I mean, it's in the document that's supposed to be  
 11 reviewed and read by the buyer.  
 12 I don't go over -- I go over the purchase of  
 13 contracts, but you don't go over the CC&Rs, each  
 14 sentence, with a buyer. They take these documents and  
 15 have -- I believe it's five days or so to review them,  
 16 to take them to their attorneys and review them.  
 17 Q. (By Mr. Peccole) Will you take a look at  
 18 Page 103.  
 19 A. Okay.  
 20 Q. Down in the very bottom, Paragraph 13.2.4.  
 21 A. Okay.  
 22 Q. "Form of Amendments."  
 23 A. Uh-huh.  
 24 Q. It reads, "All amendments to this Master  
 25 Declaration or any Declaration of Annexation or

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1 Supplemental Declaration must be" -- and then you carry  
 2 over to the next page -- "in writing, and executed,  
 3 Recorded and" -- "and certified on behalf of the  
 4 Association by the President and the Secretary of the  
 5 Association."  
 6 Now, having that in mind, would you take a  
 7 look at Mr. Jimmerson's Exhibit 3.  
 8 MR. JIMMERSON: I just object to the  
 9 characterization of Mr. Jimmerson's Exhibit 3. It's  
 10 Exhibit 3 to Mr. Goorjian's deposition. It is a  
 11 recorded document with the Clark County Recorder's  
 12 office.  
 13 MR. PECCOLE: I'll refer to them as that.  
 14 Q. (By Mr. Peccole) But have you got it?  
 15 A. Yeah.  
 16 Q. Okay.  
 17 A. What page?  
 18 Q. Can you look at the signature page at the  
 19 end?  
 20 A. What page? Oh, at the very end?  
 21 Q. Yes.  
 22 A. Okay.  
 23 Q. Do you see Larry Miller's signature?  
 24 A. Yes, I do.  
 25 Q. Do you see any signature of a homeowners

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1 association president or a homeowner association  
 2 secretary?  
 3 A. I do not see it here, no.  
 4 Q. So it doesn't meet the requirements of the  
 5 amendment, does it?  
 6 MR. JIMMERSON: I'm going to object.  
 7 A. I don't know. That's not my -- I don't -- I  
 8 don't determine what meets the requirements of an  
 9 amendment, and I don't know if there's another document  
 10 that might have taken care of that.  
 11 MR. JIMMERSON: Let me also note that these  
 12 arguments Mr. Peccole has asked you about --  
 13 Q. (By Mr. Peccole) In other words, you have no  
 14 knowledge?  
 15 MR. JIMMERSON: -- Mr. Goorjian, was made by  
 16 Mr. Peccole and rejected by the trial court and the  
 17 Nevada Supreme Court.  
 18 So just note my continuing objection.  
 19 THE WITNESS: I can see why.  
 20 Q. (By Mr. Peccole) Let's take you back to when  
 21 my wife and I were in the market for buying a lot in  
 22 Queensridge. Do you remember how it came about that  
 23 you met with Nancy and I?  
 24 A. No.  
 25 Q. Do you recall meeting with us in that area of

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1 the -- where we bought our lot?  
 2 A. I remember meeting with you guys. I don't  
 3 remember exactly where we met. My recollection always  
 4 with you guys was in the trailer, but we may -- very  
 5 may well have been on the property. I don't recall.  
 6 Q. Is it -- so you can't say that -- what Nancy  
 7 testified to, that you met with us on the property?  
 8 A. I cannot with certainty --  
 9 Q. You can't say that?  
 10 A. Not with certainty, I cannot.  
 11 Q. You just don't remember?  
 12 A. I don't remember that. I do remember in the  
 13 trailer and I do remember questions you've asked me, so  
 14 I'm surprised that I don't remember being on the  
 15 property. So that must mean that I wasn't, but --  
 16 Q. I'm not surprised you remember what you want.  
 17 A. Right.  
 18 MR. JIMMERSON: Gentlemen, please.  
 19 Mr. Peccole, you should -- please, keep the  
 20 decorum of counsel, and not engage in these kinds of  
 21 personal attacks.  
 22 MR. PECCOLE: Are you finished?  
 23 MR. JIMMERSON: I am, sir.  
 24 Q. (By Mr. Peccole) Do you recall a discussion  
 25 that we had that involved Larry Miller?

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1 A. Not with me present, no.  
 2 Q. Do you recall me telling you what Larry had  
 3 told me?  
 4 A. I do not. I just recall that you wanted to  
 5 go meet with the family and then you came back and  
 6 bought the lot. That's all that I recall.  
 7 Q. Would it refresh your memory if I were to say  
 8 that I told you that Larry Miller had met with my son  
 9 Rob and I on your ex-wife's lot, one of the huge ones,  
 10 Leann's lot; and Larry said, "You should be interested  
 11 in buying this"? Do you remember me telling you that?  
 12 A. No. No. Absolutely not.  
 13 Q. And do you remember me telling you that Larry  
 14 said, "Well, if you don't want this, take a look at the  
 15 Verlaine, because he says that's just coming up"?  
 16 A. No. All I recall is you being interested in  
 17 Verlaine. I don't recall anything else.  
 18 Q. Do you recall that Larry brought us to you?  
 19 When I say "us," my wife and I.  
 20 A. You mean physically?  
 21 Q. He brought us physically.  
 22 A. No, I don't recall that. It wouldn't have  
 23 mattered, because we were family. So I don't know why  
 24 Larry would have delivered you.  
 25 But yes, if he would have brought me -- I

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1 don't recall that he brought you in. I recall me and  
 2 you only and some Nancy. I don't recall Larry ever  
 3 being involved other than the fact that you didn't like  
 4 what I had to say, so you -- you wanted to go get it --  
 5 get it from Larry. You wanted something from Larry  
 6 that I could not give you.  
 7 Q. If you'll recall, did you and I, with Nancy  
 8 standing there, have the conversation, "Is there any  
 9 chance of getting a break on the price?"  
 10 A. Absolutely.  
 11 Q. And then did you --  
 12 A. I don't know if Nancy was there, but I do  
 13 recall you and I having that.  
 14 Q. And you did say you've got to talk to Larry?  
 15 A. Yes, I do.  
 16 Q. And then after that, we called Larry on the  
 17 phone, you and I and Nancy?  
 18 A. Don't recall that.  
 19 Q. And Larry says, "I'll give you a break."  
 20 A. I know that we wanted to give you -- we  
 21 wanted to make you happy. I do know that. I know that  
 22 we wanted to sell you the home at a price that was  
 23 happy for everybody. I do recall that, and I do recall  
 24 that you wanted to negotiate it, and I know that I  
 25 can't negotiate it.

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1 Q. Yes.  
 2 A. But I don't recall it taking place on the  
 3 phone, no. And I don't recall me picking up the phone  
 4 and calling.  
 5 Q. And do you recall Larry being there with all  
 6 of us --  
 7 A. No, I do not.  
 8 Q. -- you, me and Nancy, and trying to talk me  
 9 into taking the end piece of land because they were  
 10 just now vacating the perimeter of that lot, which  
 11 would give it an extra 10, 15 feet?  
 12 A. I don't -- no.  
 13 Q. You don't remember any of that?  
 14 A. That wasn't -- no, I don't. That was -- to  
 15 me that sounds like you had a conversation with Larry  
 16 that I was not involved in. That's what that sounds  
 17 like.  
 18 Q. Do you recall saying to me, "Bob, you know,  
 19 we've got a lifetime membership here and you can play  
 20 this course any time. Just call me"?  
 21 A. Might have been something said like that,  
 22 that the family had privileges to use senior tour  
 23 players golf course whenever we wanted, and that if you  
 24 would like to golf, we could probably get you on the  
 25 course to play. Yes.

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1 Q. Isn't it --  
 2 A. I do recall that we would have liked to have  
 3 had you play some golf, if you chose to play; and if we  
 4 could help you get on there for free, we would have  
 5 loved to have done so.  
 6 I can't make those guarantees, so . . .  
 7 I didn't lease the golf course; I didn't  
 8 operate the club.  
 9 Q. Okay. So do you -- do you recall using the  
 10 words that "This open space will be here forever"?  
 11 A. Never.  
 12 Q. Did you ever use the words "open space" to  
 13 Nancy and I?  
 14 A. I may have used that term. I've used "open  
 15 space." I may have used it. Okay? But I remember you  
 16 wanting assurances -- after you had seen the documents,  
 17 you came back. You wanted assurances that it could  
 18 remain a golf course forever, and I could not give you  
 19 that. And you said you would go talk to the family,  
 20 and that's -- and then you came back and bought the  
 21 lot. So I don't know what happened.  
 22 Q. So you don't know what happened?  
 23 A. Right.  
 24 Q. You know, when Mr. Jimmerson was talking to  
 25 you about the Boca Park, and you started to say it was

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1 part of a settlement with Triple Five --  
 2 A. I was incorrect.  
 3 MR. JIMMERSON: He corrected himself,  
 4 Counsel.  
 5 Q. (By Mr. Peccole) -- and you said you were  
 6 incorrect?  
 7 MR. JIMMERSON: Counsel, he corrected  
 8 himself.  
 9 MR. PECCOLE: Right.  
 10 Q. (By Mr. Peccole) And then you made the  
 11 comment about Triple Five backing into it.  
 12 A. Yes.  
 13 Q. Tell me that -- tell me about that.  
 14 A. Well, there were plans for the Peccoles to  
 15 develop that property. We had a partner that we were  
 16 working with, Donahue Schriber, to do a -- we wanted to  
 17 do a regional mall. We wanted to do a shop -- a mall  
 18 there.  
 19 We were for years trying to get three  
 20 tenants, secure three tenants to do the deal. And then  
 21 I cannot -- because I left and was not there for all of  
 22 it, but I know that there was somehow -- there was -- I  
 23 believe we had agreed, because we couldn't get the  
 24 tenants, if I recall correctly -- that we agreed to  
 25 sell the property maybe to Donahue Schriber and --

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1 And I just can't recall how it happened, but  
 2 somehow Donahue Schriber brought -- somehow Triple Five  
 3 came in there after Donahue Schriber and they ended up  
 4 with the property.  
 5 Q. It was a subterfuge, wasn't it?  
 6 A. Yes. I can't remember how it all happened,  
 7 but I do remember we weren't too happy that they ended  
 8 up with the property.  
 9 Q. Well, the intent was that you were going  
 10 around Wanda so she wouldn't find out that you were  
 11 selling to Triple Five.  
 12 A. No.  
 13 MR. JIMMERSON: I'm going to object to that  
 14 question.  
 15 A. Absolutely not.  
 16 Q. (By Mr. Peccole) Have you ever heard Larry  
 17 say that?  
 18 A. No. No. I remember it as a bank note that  
 19 was going bad, and Triple Five came in and saved the  
 20 day for the other party or something. I can't recall  
 21 how it did, but I know that the Peccole family, Larry  
 22 included, would not have sold that property to  
 23 Triple Five.  
 24 Q. Do you, or have you ever heard that in the  
 25 public meetings before the city council, there have

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1 been people that got up and said that "Greg Goorjian  
 2 told me that the golf course wasn't going to go away  
 3 and it's open space"?  
 4 MR. JIMMERSON: Objection. Assumes facts not  
 5 in evidence.  
 6 A. I have never heard that. I have not been to  
 7 city council meetings to hear such, and shame on them.  
 8 Tell those people to read their documents. I think  
 9 Page 1 says don't believe a word I say. I'm joking.  
 10 Q. (By Mr. Peccole) You were asked about BGC.  
 11 A. Yes.  
 12 Q. And you didn't know who that is?  
 13 A. Don't know who that was. Don't remember that  
 14 entity.  
 15 Q. Do you know Bruce Bayne?  
 16 A. Yes, I do.  
 17 Q. Who's Bruce?  
 18 A. My ex-brother-in-law.  
 19 Q. And who is he married to?  
 20 A. Loretta Bayne. Loretta Peccole.  
 21 Q. Would you surprise -- be surprised if BGC was  
 22 Bruce Bayne?  
 23 A. Yeah, I would be. Very surprised. It only  
 24 has one initial in it that's his.  
 25 Q. Would you be surprised if Bruce Bayne and

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1 Larry Miller were in a lawsuit, and Bruce was claiming  
 2 the rights to the golf course because he obtained them  
 3 from the senior citizen tour company?  
 4 A. On his own? No, I'm not aware of any of  
 5 that.  
 6 Q. Oh, okay. Just wondering.  
 7 A. Bob, did you just -- I'm just curious. Did  
 8 you say Bruce sued the Peccoles? Bruce Bayne? Is that  
 9 what you just said?  
 10 Q. What I said to you was that Bruce sued Larry.  
 11 A. I never -- no, not aware of that.  
 12 Q. Would you take a look at Plaintiffs' 14.  
 13 A. I don't think I've got that one.  
 14 MR. JIMMERSON: I can help you. That's the  
 15 public offering. Public offering statement.  
 16 THE WITNESS: Okay. Yeah. Here it is.  
 17 Q. (By Mr. Peccole) Got it?  
 18 A. Not yet. Hold on. I've got it.  
 19 Q. Page 5.  
 20 A. Okay.  
 21 Q. Now, you said that you were familiar with  
 22 this document, public offering statement for  
 23 Queensridge North.  
 24 A. Okay.  
 25 Q. Page 5.

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1 A. I'm here.  
 2 Q. No. 12.  
 3 A. Okay.  
 4 Q. Maximum number of units.  
 5 A. Yeah, mine's highlighted. I can't read it.  
 6 Is there a number there?  
 7 Q. Can you read the writing?  
 8 A. Yes. "Including both residential and  
 9 commercial units."  
 10 Q. Can you read the 3,000?  
 11 A. No.  
 12 Q. It says 3,000.  
 13 A. Okay.  
 14 Q. In writing. In writing.  
 15 A. Where?  
 16 Q. Right before the --  
 17 A. Oh. Yes, I do. I do. I've got it, Bob.  
 18 Q. Was that your understanding?  
 19 A. The developer has reserved the right in the  
 20 master plan to create up to 3,000 units.  
 21 Yeah. I can't recall, though, because I  
 22 believe there was a time it either grew or shrank. I  
 23 can't remember.  
 24 Q. But these are representations you were making  
 25 to the buyers.

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1 A. No, these are representations that the owner  
 2 was making to the buyer.  
 3 Q. Well, you were a salesman.  
 4 A. I'm a salesman.  
 5 Q. You were the conduit.  
 6 A. Pardon me?  
 7 Q. You're the conduit. You're representing the  
 8 owner.  
 9 A. Correct.  
 10 Q. And so you were handing these to the buyers.  
 11 A. Correct.  
 12 Q. And you were making a representation they  
 13 could only build 3,000 units.  
 14 A. Again, I'm not. I'm giving them a document  
 15 that makes the representation that only 3,000 --  
 16 Q. So if I say to you --  
 17 A. I didn't create the document.  
 18 Q. -- well, Greg Goorjian never told me that  
 19 they could only build three units, but he handed me a  
 20 piece of paper that said that --  
 21 MR. JIMMERSON: Just misstates the record.  
 22 Object to the form of the question.  
 23 A. I guess -- I guess what you're saying is that  
 24 I was supposed to read every word of this document to  
 25 you before you bought it?

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1 Q. (By Mr. Peccole) No. You gave it to me as a  
 2 representation.  
 3 A. Correct. Got it. Yeah. And agree with you  
 4 there.  
 5 MR. JIMMERSON: Just note my objection to the  
 6 entire line of questioning as misstating the record.  
 7 Q. (By Mr. Peccole) How many residents --  
 8 residents did you sell -- how many lots did you sell in  
 9 Queensridge North?  
 10 A. I don't -- I don't recall.  
 11 MR. JIMMERSON: I'm going to object to the  
 12 line of questioning as completely outside the scope of  
 13 this litigation.  
 14 Q. (By Mr. Peccole) Did you ever --  
 15 MR. JIMMERSON: Also outside the scope of  
 16 direct examination.  
 17 Q. (By Mr. Peccole) Did you ever make a  
 18 representation you probably sold 80 homes?  
 19 MR. JIMMERSON: Object to the line of  
 20 questioning.  
 21 A. Did I ever make that representation?  
 22 Q. (By Mr. Peccole) Yeah.  
 23 A. No.  
 24 Q. Did you ever sell any of the homes that  
 25 Mr. Lowie developed on those lots?

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1 A. On Verlaine Court, yes, I did.  
 2 Q. How about over in the -- the southern part of  
 3 Queensridge?  
 4 A. No, I did not.  
 5 Q. And you have knowledge that he built big  
 6 homes over there?  
 7 A. Oh, yes.  
 8 Q. For substantial money?  
 9 A. Yes.  
 10 Q. And that they were located on the golf  
 11 course?  
 12 A. Yes.  
 13 Q. Did you sell any of those homes for him?  
 14 A. No. I sold him the lot.  
 15 Q. Did you sell any of the lots to Mr. Lowie on  
 16 Verlaine?  
 17 A. Yes, I did.  
 18 Q. Was that the lower Verlaine?  
 19 A. Yes.  
 20 Q. And were you -- you owned a lot on -- you  
 21 actually owned a home on Verlaine?  
 22 A. Yes, I did.  
 23 Q. And what was the address of that?  
 24 A. I don't recall.  
 25 MR. JIMMERSON: Just note my continuing

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1 objection as outside the scope of direct.  
 2 Q. (By Mr. Peccole) You didn't get it from --  
 3 MR. JIMMERSON: Mr. Peccole, please let me  
 4 finish my objection. I don't know why you continually  
 5 interrupt.  
 6 Just note my objection to this line of  
 7 questioning as outside the scope of direct, also  
 8 irrelevant to the litigation, is badgering the witness,  
 9 and there is also a complete wholesale failure on the  
 10 part of the lawyer to make any kind of correct  
 11 denomination. Mr. Lowie didn't own any of these  
 12 properties. Entities that he had may have purchased  
 13 some lots.  
 14 Mr. Lowie, other than his own personal  
 15 residence, would never have bought that piece of  
 16 property in his own name. So the questions are just  
 17 wrong to begin with.  
 18 You may answer the question, Mr. --  
 19 MR. PECCOLE: I would like to reply to you,  
 20 Mr. Jimmerson. You had the gall in the deposition of  
 21 my wife to present a federal law that deals with  
 22 telephonic money laundering, and I found that very  
 23 offensive. And if you think I'm offensive, you'd  
 24 better take a look in the mirror.  
 25 MR. JIMMERSON: I don't know what the heck

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1 you're referring to, Mr. Peccole. I'm just making an  
 2 objection to the line of questioning here.  
 3 MR. PECCOLE: Don't worry. It's going to  
 4 come up.  
 5 MR. JIMMERSON: Again, you just threaten and  
 6 threaten, Mr. Peccole. Please try to stay on focus.  
 7 Q. (By Mr. Peccole) I was on the luxury loan --  
 8 luxury lots on Verlaine. You say you sold some of  
 9 those to Mr. Lowie?  
 10 A. No.  
 11 MR. JIMMERSON: Objection. Misstates the  
 12 testimony.  
 13 Q. (By Mr. Peccole) You didn't?  
 14 A. No. Companies -- companies that he may  
 15 have -- or limited liability companies that he may have  
 16 been a partner to, yes. Not him personally, no.  
 17 Q. No? But you knew that he was building the  
 18 homes?  
 19 A. Yes.  
 20 Q. Actually, he was buying or one of his  
 21 entities was buying the lots on Verlaine?  
 22 A. Yes, sir.  
 23 Q. From who?  
 24 A. From the Peccole family.  
 25 Q. Would that have been Legacy 14?

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1 A. I don't know who was the -- I'd have to be  
 2 referenced or referred back to who actually was -- what  
 3 entity was conveying the property.  
 4 Q. Do you know what the prices were?  
 5 A. I did. Do I know now? No.  
 6 Q. Were they over a million dollars?  
 7 A. For what?  
 8 Q. Well, actually let's go back --  
 9 A. For a lot, the answer is no.  
 10 Q. It probably would have been somewhere in the  
 11 vicinity of 200,000?  
 12 A. Somewhere in there.  
 13 Q. And the homes, when you sold them, were over  
 14 a million?  
 15 A. Somewhere in there, right around a million  
 16 dollar homes.  
 17 Q. Now, your home was located right along the  
 18 same lots, right?  
 19 A. Correct.  
 20 Q. And who did you buy your home from?  
 21 A. I bought my lots from the Peccole family.  
 22 Q. And that's Legacy 14?  
 23 A. I can't recall.  
 24 Q. Did you sell any luxury lots on Orient  
 25 Express?

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1 A. Yes, I did, sir.  
 2 Q. Were the values on those lots enhanced by the  
 3 golf course and open space?  
 4 MR. JIMMERSON: I'm going to object to the  
 5 term "open space." It can only apply to the property  
 6 owned by Queensridge master plan. It's a defined term.  
 7 Q. (By Mr. Peccole) You can answer that.  
 8 A. If you can ask me it again, please.  
 9 Q. Were the values of the lots on Orient Express  
 10 enhanced by the golf course and open space?  
 11 A. Enhanced. I don't know. I don't know how to  
 12 answer that question, enhanced by.  
 13 Q. Made -- made more expensive?  
 14 MR. JIMMERSON: I object to the form of the  
 15 question as outside the scope of direct. It has no  
 16 bearing upon the litigation and it's harassing this  
 17 witness.  
 18 A. Yes.  
 19 Q. (By Mr. Peccole) Were you at the dedication  
 20 of the new Queensridge, in the beginning, when they  
 21 came over in 1990, 1996?  
 22 MR. JIMMERSON: Same objection. Outside the  
 23 scope of direct. Completely --  
 24 A. I don't know what you're asking.  
 25 MR. JIMMERSON: -- irrelevant to this.

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1 A. Was I at the grand opening?  
 2 Q. (By Mr. Peccole) Yes.  
 3 A. Would that have been the one that would later  
 4 be the Badlands clubhouse?  
 5 Q. No.  
 6 A. Okay. Then I wasn't at it. It was at -- it  
 7 was at Sir Williams Court, where Sir Williams Court was  
 8 to be some day.  
 9 Q. Let me just ask you, do you recall --  
 10 MR. JIMMERSON: Objection. No foundation.  
 11 Q. (By Mr. Peccole) Do you recall going to a  
 12 dedication -- it would be on West Charleston, going  
 13 north, as you come in the entranceway that's there now,  
 14 but it was all dirt and Bill had big tents set up all  
 15 over? Did you ever go to that?  
 16 A. Was that the one where the lipi- -- the  
 17 stallions were there and -- yes, I was there.  
 18 Q. Now, after that occurred -- do you recall  
 19 approximately what that -- what date that was, what  
 20 year?  
 21 A. I don't, but I do -- I don't believe that it  
 22 had anything to do with what ended up being the north  
 23 portion of Queensridge developed. It was only in  
 24 regards to our first builders. That was Christopher  
 25 Homes and --

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1 It was a grand opening for the overall, the  
 2 whole development. So we had -- it would have been  
 3 Christopher Homes, it would have been Capital Pacific  
 4 Homes, it would have been Pulte Homes and it would have  
 5 been Trophy Homes.  
 6 MR. JIMMERSON: Note my continuing objection.  
 7 This is outside the scope of direct, irrelevant to the  
 8 case.  
 9 A. I recall that.  
 10 MR. JIMMERSON: Harassing to the witness.  
 11 Q. (By Mr. Peccole) After that, the question I  
 12 would ask is, did you ever walk any part of the  
 13 property with Bill?  
 14 A. Yes.  
 15 Q. So that was a common thing for him to do,  
 16 wasn't it?  
 17 MR. JIMMERSON: Object. Same objection,  
 18 incorporated by reference.  
 19 A. Not at that time. Prior -- years prior.  
 20 He's not doing too well at this time we're talking  
 21 about.  
 22 Q. (By Mr. Peccole) Well, when he had the  
 23 dedication.  
 24 A. Yeah. Yeah. No, he wasn't doing a lot of  
 25 walking around the properties.

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1 MR. JIMMERSON: I'm also going to object --  
 2 Q. (By Mr. Peccole) Would it --  
 3 MR. JIMMERSON: Excuse me, Counsel.  
 4 I have no date. There's been no foundation,  
 5 no year. None of this has been established.  
 6 Q. (By Mr. Peccole) Would it surprise you if I  
 7 walked portions of the property with him after the  
 8 major dedication?  
 9 MR. JIMMERSON: Object to the form.  
 10 A. Would it surprise me?  
 11 MR. JIMMERSON: Object to the question.  
 12 A. I don't know. I can't answer that.  
 13 That's . . .  
 14 Q. (By Mr. Peccole) You didn't walk the  
 15 property with him after the dedication?  
 16 A. No. No.  
 17 Q. Did Bill ever say to you --  
 18 MR. JIMMERSON: Mr. Peccole, can you give  
 19 us -- can you give us, and the court reporter, any  
 20 suggestion as to what year you're referring to? The  
 21 witness doesn't know it. You said you don't know.  
 22 MR. PECCOLE: What was that?  
 23 MR. JIMMERSON: I want to have some  
 24 foundation for this line of questioning so I can ask  
 25 Judge Bulla --

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1 Q. (By Mr. Peccole) After the dedication --  
 2 MR. JIMMERSON: -- to consider sanctions  
 3 against you for asking the line of questions that has  
 4 nothing to do with this case and refusing to provide  
 5 any foundation with regard to the line of questioning.  
 6 It's completely irrelevant.  
 7 Q. (By Mr. Peccole) After the dedication, did  
 8 you have any conversations with Bill Peccole as to what  
 9 he was going to do with the ravines?  
 10 A. Do not recall, no.  
 11 Q. Did you already know what he was going to do  
 12 with the ravines?  
 13 A. Yes.  
 14 MR. JIMMERSON: Same objections, same line of  
 15 objections. Incorporate my objections by reference.  
 16 Q. (By Mr. Peccole) And what was that?  
 17 A. We were going to develop a golf course. Not  
 18 us, but we have someone else that was going to do it.  
 19 Q. Did he ever say to you that "I will be  
 20 selling lots along there and I'm going to make it a  
 21 golf course, open space and drainage and I'm going to  
 22 get more money for those lots"?  
 23 A. No.  
 24 MR. JIMMERSON: Same objection. Incorporate  
 25 by reference.

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1 A. Just know that the plan was already in place,  
 2 so when -- when those -- when those tents were there,  
 3 we already knew what was going to go there. So did all  
 4 the builders, and so did -- so did everybody. So I  
 5 don't get where you --  
 6 Q. (By Mr. Peccole) Well, those -- I'm not  
 7 going to argue with you.  
 8 A. No.  
 9 Q. Did you have an actual price list at that  
 10 time?  
 11 MR. JIMMERSON: Same objection. Incorporate  
 12 by reference.  
 13 A. No. Not on the estate lots. No. I don't  
 14 recall. Might have. I don't recall, Bob.  
 15 Q. (By Mr. Peccole) When you were selling the  
 16 lots in the Queensridge North, did you always follow  
 17 the same procedure in your representations?  
 18 A. I don't recall.  
 19 Q. Did Larry Miller ever say to you that there  
 20 was a 50-year lease on the golf course, with four  
 21 ten-year options?  
 22 A. Did not know the terms of the lease, no.  
 23 Q. He never mentioned that?  
 24 A. No.  
 25 MR. PECCOLE: I have no further questions.

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1 MR. JIMMERSON: I'd like to take a comfort  
 2 break. We've been going for about an hour and  
 3 twenty-five minutes, hour and twenty minutes.  
 4 THE WITNESS: Are we done?  
 5 MR. JIMMERSON: No. I just want to take a  
 6 break.  
 7 (A recess was taken.)  
 8 MR. JIMMERSON: Back on the record. All  
 9 right. We're back on the record after taking a comfort  
 10 break.  
 11 FURTHER EXAMINATION  
 12 BY MR. JIMMERSON:  
 13 Q. Mr. Goorjian, opposing counsel, Mr. Peccole,  
 14 asked you a long series of questions for an hour  
 15 twenty-five minutes, something like that, but I  
 16 thought -- I thought you had misstated something in the  
 17 record. I'll ask you about it.  
 18 And so I want to have the court reporter read  
 19 the questions and the answers that Mr. Peccole was  
 20 asking you --  
 21 A. Okay.  
 22 Q. -- and your answer. I think you may have  
 23 misstated. If not, you'll tell me, but --  
 24 A. Yup.  
 25 Q. -- I do want to give you a chance to make

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1 that correction if I am understanding that you did make  
 2 that error.  
 3 MR. JIMMERSON: So would you just read those  
 4 questions and answers, Madam Court Reporter.  
 5 Q. (By Mr. Jimmerson) He's asking you questions  
 6 about the Peccole master plan document --  
 7 A. Correct. I remember.  
 8 Q. -- from 1989-1990 time period, a document you  
 9 had not been familiar with because you were not  
 10 currently employed. That didn't stop him from asking  
 11 many, many more questions about that. So just listen  
 12 to the questions and answers and see if there was not a  
 13 mistake being made by you.  
 14 MR. JIMMERSON: Go ahead.  
 15 (Record read by the reporter as follows:  
 16 "Question: And so in this application  
 17 he's -- Bill was asking for rezoning? Is that correct?  
 18 "Answer: I don't know what he's asking for.  
 19 Well, this is what the document says, yes. If it's --  
 20 whatever this document is stating, that's what  
 21 Mr. Peccole was attempting to do.  
 22 "Question: Now, when you look at the map of  
 23 the overall master plan -- and that shows you the  
 24 zoning that happens to be designated different parcels.  
 25 Is that correct?

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1 "Answer: For those parcels shown in white?  
 2 Yes.  
 3 "Question: So if you're looking at the  
 4 portion that starts with the -- going north from  
 5 Charleston over towards the Angel Park Golf Course --  
 6 "Answer: Correct.  
 7 "Question: -- those were the zonings in each  
 8 of those white parcels that he was asking for, is that  
 9 correct, for Phase Two?  
 10 "Answer: For Queensridge master -- or for  
 11 Queensridge. These were the zonings he was asking  
 12 for.")  
 13 Q. (By Mr. Jimmerson) I believe you were  
 14 referring to the Queensridge master plan, not  
 15 Queensridge, because you were shown a document, which  
 16 is Exhibit A, which is a 1990 document, not a 1996  
 17 event. Right?  
 18 A. Correct.  
 19 Q. So the Peccole master plan was abandoned, as  
 20 you said, in favor of the Queensridge master plan six  
 21 years later. Is that right?  
 22 A. Yes.  
 23 Q. Okay. And so to the extent you referred to  
 24 Queensridge, that was a misstatement by you?  
 25 A. Yes.

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1 Q. Okay. Now, do you remember, when looking at  
 2 Exhibit A that Mr. Peccole asked you -- which again,  
 3 I'm not certain why it's relevant, but you were asked  
 4 several questions about this document, right?  
 5 A. Yes.  
 6 Q. And this had to do with a conceptual plan  
 7 that existed in 1989 or 1990 time period.  
 8 A. Yes.  
 9 Q. A time when you were not employed by the  
 10 company. Right?  
 11 A. Yes, sir.  
 12 Q. Okay. All right. But later on, we know that  
 13 the Queensridge master plan was developed by the  
 14 Peccole family in 1996 through the master declaration  
 15 we recorded -- discussed in Exhibits 2 and 3, right?  
 16 A. Yes, sir.  
 17 Q. All right. Now, going back to this Peccole  
 18 master plan, again, Mr. Peccole kept trying to say that  
 19 zeros were here and you said, no, they're dashes.  
 20 Right?  
 21 A. Yes.  
 22 Q. Okay. So here's my point: This has actually  
 23 been developed with the Queensridge master plan, but  
 24 the Peccole Ranch having been abandoned and the  
 25 Queensridge being developed. There has been, in

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1 effect, commercial and office developed in the years  
 2 later, hasn't there?  
 3 A. Yes, there has, sir.  
 4 Q. So whether there's dashes here, we know  
 5 there's physical construction of commercial locations  
 6 there, right?  
 7 A. Correct.  
 8 Q. We also know there's something called the  
 9 Suncoast Resort, resort-casino, that's developed now  
 10 that was a dash then, right?  
 11 A. Yes.  
 12 Q. So we know that this plan was abandoned in  
 13 favor of other development and other plans; is that  
 14 right?  
 15 A. Yes, sir.  
 16 Q. Including the Queensridge master plan we've  
 17 already discussed?  
 18 A. Yes.  
 19 Q. All right.  
 20 Now, taking a look, if you would, at  
 21 Exhibit 1. That was the original Peccole master plan.  
 22 I just want to spend --  
 23 Two. Excuse me. Exhibit 2.  
 24 I just ask the following question: When you  
 25 talk about commercial, office and there's a dash, it

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1 doesn't tell you how many units of commercial can be  
 2 developed, correct?  
 3 A. Yes.  
 4 Q. Under the Peccole conceptual master plan of  
 5 1990?  
 6 A. Yes.  
 7 Q. Okay. But we know many units, many square  
 8 foot was developed in the years that followed; is that  
 9 right?  
 10 A. Yes.  
 11 Q. Okay. And so this plan obviously went away  
 12 and new plans were developed; is that right?  
 13 A. Yes.  
 14 Q. All right.  
 15 Now, I just want to show you some provisions  
 16 in this Peccole Ranch plan that related largely to the  
 17 south of West Charleston, but I just want to show you  
 18 some language.  
 19 Would you look at Page 7 of Exhibit 2.  
 20 (Discussion off the record.)  
 21 Q. (By Mr. Jimmerson) It's 16.  
 22 A. 16?  
 23 Q. Yeah. Sorry.  
 24 MS. POLSELLI: 16 or 18?  
 25 MR. JIMMERSON: 18.

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1 MS. POLSELLI: I'll get it right. I'll get  
 2 it right.  
 3 THE WITNESS: Page what?  
 4 Q. (By Mr. Jimmerson) It's Paragraph 7. I'll  
 5 get to the page in one second. I think it's Page --  
 6 it's Page 7. I believe it to be Page 7.  
 7 Yeah. It's the definition under 1.1 -- 1.16,  
 8 Common Area and Common Areas.  
 9 A. Okay.  
 10 Q. Do you see that?  
 11 A. Yes.  
 12 Q. All right. Does that language state as  
 13 follows: "Common Area and Common Areas' shall mean  
 14 (a) all Association Land and the improvements thereon;  
 15 (b) all land within Peccole Ranch which the Declarant,  
 16 or its successors or assigns, by this Declaration or  
 17 other recorded instrument, makes available for use by  
 18 Members of the Association and evidences its intent to  
 19 convey to the Association at a later date;  
 20 "(c) all land within Peccole Ranch which the  
 21 Declarant, or its successors or assigns, indicates on a  
 22 recorded subdivision plat or Tract Declaration is to be  
 23 used for landscaping, water retainage, drainage and/or  
 24 flood control for the benefit of Peccole Ranch and/or  
 25 the general public;

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1 "(d) areas on a Lot, Parcel or golf course  
 2 within easements granted to the Association or its  
 3 Members for location, construction, maintenance, repair  
 4 and replacement of a well, fence, sidewalk,  
 5 landscaping, utility, utility easement and access, and  
 6 general access or other uses, which easements may be  
 7 granted or created on a recorded subdivision plat or  
 8 Tract Declaration or by a Deed or other conveyance  
 9 accepted by the association;  
 10 "Or (e)" -- "and (e) all land within Peccole  
 11 Ranch which is owned privately or by a governmental  
 12 agency for which the Association has accepted  
 13 responsibility for maintenance, and/or for which the  
 14 Association benefits by limited use, full use, or  
 15 aesthetic consistency for the benefit of the  
 16 numbers" -- "of the members." End of quote.  
 17 Have I read that accurately?  
 18 A. Yes.  
 19 Q. Okay. So it is -- common area is the land  
 20 that the declarant dedicates, through annexation, land  
 21 that will be so used for the commonality of its  
 22 membership; is that right?  
 23 A. Yes.  
 24 Q. And therefore, if there's going to be a  
 25 common area, it has to be land that has been dedicated

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1 for that purpose by the declarant; is that right?  
 2 A. Yes.  
 3 Q. Okay. Now, would you look at the  
 4 provision -- Page -- Page 11, four pages later,  
 5 Paragraph 1.31. And master plan, which is for the  
 6 Peccole Ranch master plan, is defined as, quote, shall  
 7 mean the Peccole Ranch Master Plan approved by the City  
 8 of Las Vegas, and described on Exhibit "A", as the same  
 9 may be from time to time amended in Declarant's sole  
 10 discretion, a copy of which shall be on file at all  
 11 times in the office of the Association. End of quote.  
 12 Have I accurately read that?  
 13 A. Yes.  
 14 Q. And so the declarant, the Peccole family,  
 15 reserved to itself the right to amend from time to time  
 16 its -- in its sole discretion, the design of the plan;  
 17 is that right?  
 18 A. Yes.  
 19 Q. Okay. And indeed, as we know, it was amended  
 20 by essentially abandonment, in favor six years later of  
 21 the Queensridge master plan to the north of West  
 22 Charleston?  
 23 A. Yes.  
 24 Q. And this is land that applied largely to the  
 25 south of West Charleston; is that right? Exhibit 18?

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1 A. Yes.  
 2 Q. All right. Thank you.  
 3 A. Not a hundred percent sure, but I believe  
 4 Triple Five is part of the declarancy [sic].  
 5 Q. Correct. I think that's right. At least --  
 6 that's exactly right.  
 7 A. Yeah.  
 8 Q. All right.  
 9 MR. JIMMERSON: Now, do you have the map of  
 10 how it was actually built?  
 11 (Discussion off the record.)  
 12 MR. JIMMERSON: Let me mark this as  
 13 Exhibit 30 -- mark it as Exhibit 32. Next in order.  
 14 Mark it as 32, two pages.  
 15 (Exhibit 32 marked.)  
 16 Q. (By Mr. Jimmerson) Mr. Goorjian, if you look  
 17 at Exhibit 32 --  
 18 A. Yes.  
 19 Q. -- there is what I -- you and I would call an  
 20 as-built; in other words, as history has combined, now  
 21 sitting here in 2018, we see what's actually built to  
 22 the north of West Charleston. Do you see that under  
 23 Queensridge?  
 24 A. Yes.  
 25 Q. All right. And the sheet behind it gives you

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1 the actual dimensions of what was actually built there.  
 2 A. Okay.  
 3 Q. Now, you're familiar by virtue of your  
 4 lengthy work there of what was actually constructed  
 5 over the years?  
 6 A. Yes.  
 7 Q. And we see that, in terms of acreage, there  
 8 was 430 acres of single family; 47 acres of  
 9 multifamily; there's 138 acres of commercial/office;  
 10 there's 52 acres for resort-casino, which is the  
 11 Suncoast Hotel; you see the golf course property,  
 12 265 acres.  
 13 A. Yes.  
 14 Q. Right-of-way of 61 acres. And I guess no  
 15 elementary school was ever developed there?  
 16 A. Correct.  
 17 Q. So you can see what was actually developed  
 18 under the Queensridge master plan in the years that  
 19 followed; is that right?  
 20 A. Yes.  
 21 Q. Okay. So does that provide additional proof  
 22 to you that the Peccole Ranch master plan of 1990 was  
 23 abandoned in favor of later plans by the family?  
 24 A. Yes.  
 25 Q. All right. Thank you.

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1 A. Can I add something?  
 2 Q. Please.  
 3 A. That they were -- you know, there's clear  
 4 definition based on how things were maintained as well  
 5 and how things were -- you know, what associations were  
 6 building and -- you know. I mean, the way that  
 7 Charleston was treated was it had to be split. The  
 8 medians had to be split between who maintained what  
 9 medians, based on Peccole Ranch had responsibility to  
 10 every other median --  
 11 Q. Well, that's interesting.  
 12 A. -- and Queensridge had responsibility to  
 13 every other median.  
 14 Q. I see.  
 15 A. Okay? I lived in Queensridge. I never paid  
 16 a fee to Peccole Ranch ever.  
 17 Q. Got it.  
 18 A. I never had a document that referred to  
 19 Peccole Ranch.  
 20 Q. And, of course, you never paid a fee to  
 21 maintain a golf course either, did you?  
 22 A. No.  
 23 Q. And indeed, I think, if my memory serves me,  
 24 that there had been a golf course intended on the south  
 25 side --

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1 A. Yes, there was.  
 2 Q. -- of Charleston, later vacated or  
 3 abandoned --  
 4 A. Correct.  
 5 Q. -- in favor of some arroyo system or  
 6 something.  
 7 A. Correct. Yeah, walkways, open space.  
 8 Q. All right. Now I'd like to have you look at  
 9 the Queensridge master plan, which is Exhibits 2 and 3.  
 10 Two is the original declaration. Three is the  
 11 amendment.  
 12 A. Exhibit 3 I'm looking at?  
 13 Q. Two right now.  
 14 A. Okay.  
 15 Q. Two is the original declarations.  
 16 A. Got it.  
 17 Q. Now, opposing counsel asked you some  
 18 questions about the recitals, which I think was at  
 19 Page 1.  
 20 A. Yup.  
 21 Q. Now, Paragraph A defines the term "property."  
 22 Correct?  
 23 A. Yes.  
 24 Q. Okay. And "property" in 1996 was one piece  
 25 of property. Isn't that right?

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1 A. Yes.  
 2 Q. And then it would be added to -- in other  
 3 words, property would be expanded as property was  
 4 annexed? Isn't that right?  
 5 Is that right?  
 6 A. Yes.  
 7 Q. Okay. And as we went through earlier -- and  
 8 I'm not going to repeat this -- annexations occurred  
 9 multiple times over the years as the Queensridge  
 10 property was added to. Correct?  
 11 A. Correct.  
 12 Q. And once it was annexed and recorded, then it  
 13 became part of Queensridge?  
 14 A. Correct.  
 15 MR. PECCOLE: I'm going to pose an objection  
 16 here as asked and answered and leading and just  
 17 actually putting words in the witness's mouth.  
 18 MR. JIMMERSON: Thank you very -- I'm not  
 19 putting any words in his mouth.  
 20 By the way, I just meet that objection  
 21 directly.  
 22 Q. (By Mr. Jimmerson) Have I put any words in  
 23 your mouth?  
 24 A. No.  
 25 Q. Did I meet with you before this deposition

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1 this morning --  
 2 A. No.  
 3 Q. -- to go over your testimony?  
 4 A. No.  
 5 Q. Okay.  
 6 A. You know, there's strategies why you do the  
 7 annexations too.  
 8 Q. And what is that?  
 9 A. Taxes and values. Once you annex them in.  
 10 Q. You have to pay?  
 11 A. There's -- things go up, costs go up.  
 12 Q. So the idea --  
 13 A. The idea is not to annex them until you need  
 14 them.  
 15 Q. Right. Got it.  
 16 And so -- and then you were asked by opposing  
 17 counsel about Paragraph B. Do you recall that?  
 18 A. Yes.  
 19 Q. Okay. And the Paragraph B gave the land  
 20 owner, the declarant, if you will, a great deal of  
 21 discretion, correct?  
 22 A. Correct.  
 23 Q. So that for the "property," which is the  
 24 capital P, which is both the original starting  
 25 property, together with whatever's annexed over the

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1 years, can -- and there's "may," but is not required to  
 2 be any number of different things. Correct?  
 3 A. Yes.  
 4 Q. Okay. So it could or not could. Shopping  
 5 centers or time-share developments or commercial and  
 6 the like, right?  
 7 A. Yes.  
 8 Q. But it's not mandated. It's just discretion  
 9 left to the developer. Is that right?  
 10 A. Flexibility, yes.  
 11 Q. All right. Now, do you know how many -- when  
 12 I talk about as-builts, do you know how many homes were  
 13 actually built in Queensridge?  
 14 A. I don't.  
 15 Q. Okay. If I suggested about a thousand, would  
 16 that be consistent with your recollection?  
 17 MR. PECCOLE: Asked and answered.  
 18 Not putting words in his mouth, are you?  
 19 A. No, but I can do the calculation in my head  
 20 because I know how many homes. Christopher Homes built  
 21 around 80; Pulte built about 120; Capital Pacific built  
 22 about another hundred; Trophy Homes built close to 150.  
 23 Yeah. We're -- we're getting there. About a  
 24 thousand -- a little over a thousand. There would be  
 25 over a thousand homes.

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1 Q. (By Mr. Jimmerson) It's certainly a heck of  
 2 a lot less than the 4,247 that were shown in that plan  
 3 from 1990?  
 4 A. Yes. Correct.  
 5 Q. So there would still be about 3,000 to be  
 6 left to be built?  
 7 A. Correct.  
 8 Q. And would you look at the bottom of Paragraph  
 9 B, where it says, the last line -- opposing counsel  
 10 asked you this question.  
 11 "The Maximum Number of Units (defined in  
 12 Section 1.57 herein) which Declarant reserves the right  
 13 to create within the," capital P, "Property and the,"  
 14 capital A, "Annexable," capital P, "Property is three  
 15 thousand."  
 16 Do you remember opposing counsel asked that  
 17 question?  
 18 A. Yes.  
 19 MR. PECCOLE: Objection. Asked and answered.  
 20 Q. (By Mr. Jimmerson) All right. And so if a  
 21 thousand has been built through 2018, there's at least  
 22 2,000 to be built presently; is that right?  
 23 A. Yes.  
 24 Q. All right. Thank you. And also the next  
 25 sentence indicates that the golf course was not a part

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1 of the Badlands -- was not part of the, capital P,  
 2 property or the, capital A, annexable property,  
 3 correct?  
 4 A. Yes.  
 5 Q. Would you turn to Article II, please, which  
 6 is at Page 17. And this is called "General Intent,"  
 7 2.1.  
 8 Would you just read that quietly to yourself,  
 9 please.  
 10 A. (Witness examined document.) Okay.  
 11 Q. Now, this is the general intent without being  
 12 too specific? Agreed?  
 13 A. Yes.  
 14 Q. Now, the project types are then defined  
 15 immediately below. Correct? 2.2?  
 16 A. Yes.  
 17 Q. And you see custom lots, luxury lots,  
 18 executive lots, upgraded lots, such other residential  
 19 products that may be designated, multiple-dwelling  
 20 projects, residential condominiums, executive  
 21 condominiums, upgrade condominiums, move-up  
 22 condominiums, such other residential products that may  
 23 be designated. Then commercial/office projects,  
 24 shopping center projects, and hotel time-share.  
 25 Do you see that?

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1 A. Yes.  
 2 Q. Okay. And such other projects as may be  
 3 designated.  
 4 Is there any reference in those categories to  
 5 the term "open space"?  
 6 A. No.  
 7 Q. Is there any reference to the term  
 8 "drainage"?  
 9 A. No.  
 10 Q. Is there any reference to the term "golf  
 11 course"?  
 12 A. No.  
 13 Q. All right. And is it clear that in each of  
 14 those categories, about such other, that there has to  
 15 be a declaration of annexation?  
 16 A. Yes.  
 17 Q. And the use of the land is anything that's  
 18 consistent with the zoning, right?  
 19 A. Yes.  
 20 Q. And that's what it says there? All right.  
 21 Page 18. All right. Thank you.  
 22 Now, opposing counsel asked you a line of  
 23 questioning on cross-examination along the lines that  
 24 made reference, for example, to drainage. Do you  
 25 remember that?

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1 A. Yes.  
 2 Q. Okay. And the -- and to the term "open  
 3 space." Do you recall that?  
 4 A. Yes.  
 5 Q. But the drainage or the open space is that  
 6 which is on the, capital P, property or the, capital,  
 7 annexation property, right?  
 8 A. Yes.  
 9 Q. He's not referring to property -- or drainage  
 10 or golf courses on somebody else's property? Correct?  
 11 A. I don't know what he was referring to, to be  
 12 honest with you.  
 13 Q. Okay. But the document --  
 14 A. Right.  
 15 Q. -- only speaks to the property as defined  
 16 within the agreement? Correct?  
 17 A. Yes.  
 18 Q. Okay. It's not controlling or attempting to  
 19 control somebody else's property?  
 20 A. No.  
 21 Q. Okay. And the -- there's no way that the  
 22 Queensridge master plan could control, for example, the  
 23 city's definition of drainage or the city's regulation  
 24 over drainage?  
 25 A. No.

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1 Q. Or the federal government's, FEMA's, control  
 2 over drainage, correct?  
 3 A. Correct.  
 4 Q. And there was no effort by the Peccole family  
 5 in Queensridge to do -- to control those areas; isn't  
 6 that right?  
 7 A. No effort.  
 8 Q. And no effort to control the property not  
 9 governed by this CC&R, correct?  
 10 A. Correct.  
 11 Q. Now, the lawyers who prepared the Peccole  
 12 Ranch master plan to the south of West Charleston and  
 13 the lawyers who prepared the Queensridge master plan to  
 14 the north of Charleston was essentially the same firm,  
 15 correct? Was it Karen Dennison in each case?  
 16 A. No.  
 17 Q. Was it --  
 18 A. Okay. Now I'm a little foggy here, but I  
 19 thought -- wait a second.  
 20 Let's restate it. Everything south of  
 21 Charleston, I thought there was somebody else did the  
 22 documents.  
 23 Q. No. I think you're right.  
 24 A. I think it was McGladrey -- McGladrey --  
 25 Q. No. It was Sean McGowan of McDonald Carano.

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1 A. Carano, correct.  
 2 Q. Exactly right.  
 3 And then you think it was Karen Dennison to  
 4 the north?  
 5 A. Positive, because I worked with her daily.  
 6 Q. Got it. Okay. All right. That's my error.  
 7 Thank you for the correction.  
 8 A. And it was. It was McDonald Carano, Sean  
 9 McGowan.  
 10 Q. Do you recall there was an issue -- when I  
 11 say "issue," I don't want to be too vague -- that there  
 12 became some -- some issues of concern regarding the  
 13 development of Michael McDonald's lot?  
 14 A. Is that what we want to refer to it as, his  
 15 lot?  
 16 Q. I don't know.  
 17 A. He never owned it, but yeah.  
 18 Q. Okay.  
 19 A. Something that he was -- some day would  
 20 potentially want to purchase and develop, yes.  
 21 Q. Okay. And who was looking to develop that  
 22 lot?  
 23 A. Michael McDonald.  
 24 Q. Okay. And where was that lot located?  
 25 A. That was on Orient Express.

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1 Q. Okay. And was it able to be developed?  
 2 A. No.  
 3 Q. Okay. And tell us why.  
 4 A. It has a water line running through it.  
 5 Q. Okay. And what did that -- what did that --  
 6 so that caused a practical limitation on the ability to  
 7 develop that property?  
 8 A. Correct.  
 9 Q. And was that lot part of the golf course?  
 10 A. I don't recall.  
 11 Q. Okay. In other words, as distinguished from  
 12 being --  
 13 A. It was not -- let's put it this way: It  
 14 was --  
 15 Q. It was not part of Queensridge?  
 16 A. -- not part of the Orient Express lots at the  
 17 time.  
 18 Q. Got it.  
 19 A. So I . . .  
 20 Q. Was it -- that's what I'm asking. My  
 21 client's whispering to me.  
 22 Was it a part of the golf course because it  
 23 wasn't part of Orient Express --  
 24 MR. PECCOLE: Asked and answered.  
 25 Q. (By Mr. Jimmerson) -- Street, Orient

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1 Express?  
 2 A. My answer to that is yes, by deduction.  
 3 Q. What do you mean, "by deduction"?  
 4 A. If it wasn't part of Queensridge and we  
 5 didn't make it a lot and it wasn't on Orient Express --  
 6 and I believe now that we were storing things there for  
 7 the golf course, some trees and plants and things  
 8 there.  
 9 I know that it wasn't at the time in  
 10 Queensridge, or we would have been selling it as a lot.  
 11 Q. Got it. And if your conclusion by deduction  
 12 is correct, then that is further evidence of the  
 13 Peccoles' knowledge that the golf course could be  
 14 developed, correct?  
 15 A. Yes.  
 16 Q. All right. Did they get into a fight with  
 17 anybody over that lot? Do you remember that?  
 18 Specifically with Mr. Lowie or the EHB company?  
 19 A. Gosh, I don't recall. I know that a lot of  
 20 people did not want to see it happen.  
 21 Q. See what happen? The development?  
 22 A. See that turn into a lot.  
 23 Q. On the golf course?  
 24 A. On the golf course. And the thing was, too,  
 25 that it was all for naught because it couldn't be,

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1 Q. Got it. Because of the pipe?  
 2 A. Because there's a pipe underground.  
 3 Q. All right.  
 4 Do you recall that Peccole -- before the  
 5 effort ended, there had been a grading of the property  
 6 and building it up?  
 7 A. Yes.  
 8 Q. And then it was discovered?  
 9 A. And then discovered that, hey, guys,  
 10 there's --  
 11 Q. So there was an effort by the Peccole --  
 12 MR. PECCOLE: I'm going to object on the  
 13 grounds irrelevant, immaterial.  
 14 Q. (By Mr. Jimmerson) So was there an effort by  
 15 the Peccole family to develop that lot until the  
 16 impossibility was discovered by virtue of the  
 17 underlying pipe?  
 18 A. Yes.  
 19 Q. Do you remember that I asked you about an  
 20 entity called BGC?  
 21 A. Yes.  
 22 Q. And a lawsuit between BGC and Fore Stars?  
 23 A. Yes.  
 24 Q. And I showed you the complaint?  
 25 A. Yes.

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1 Q. Okay. Opposing counsel, Mr. Peccole, on  
 2 cross-examination, asked you a series of questions  
 3 suggesting that BGC was Bruce Bayne. Do you recall  
 4 that?  
 5 A. Yes.  
 6 Q. He asked you a line of questions about that.  
 7 As far as you know, and as I pointed out to you, BGC  
 8 was an entity that Mr. Lowie was involved with; is that  
 9 right?  
 10 A. Yes.  
 11 Q. Okay. And there was a lawsuit for breach of  
 12 contract that we talked about; and then I showed you  
 13 the settlement agreement, right?  
 14 A. Yes.  
 15 Q. Okay. As far as you know, Bruce Bayne did  
 16 not have any involvement with that, with the company  
 17 BGC, at least as I showed you litigation?  
 18 A. Correct. I still don't know what BGC is.  
 19 Q. I'm going to suggest that BGC might stand for  
 20 Badlands Golf Course.  
 21 A. Okay.  
 22 Q. All right.  
 23 MR. LOWIE: Quite simple.  
 24 THE WITNESS: Thank you. Because I  
 25 thought -- I'm sorry, but I thought Bob said it was

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1 Bruce's company.  
 2 Q. (By Mr. Jimmerson) That's what Mr. Peccole  
 3 suggested in his line of questioning.  
 4 A. Okay. So I thought the B stand for Bayne.  
 5 Okay.  
 6 Q. And do you recall that the breach of contract  
 7 lawsuit that I showed you, the BGC versus Fore Stars  
 8 litigation, arose because the Peccole family was  
 9 attempting to develop the golf course in this 2006-2007  
 10 time period?  
 11 MR. PECCOLE: I can't hear you.  
 12 Q. (By Mr. Jimmerson) After having agreed to  
 13 sell the land to Mr. Lowie?  
 14 A. Can you say that all over again so I get it  
 15 all at once?  
 16 MR. PECCOLE: And speak up, would you,  
 17 please.  
 18 MR. JIMMERSON: Go ahead. Keep your voice  
 19 up.  
 20 (Page 187, Lines 6 through 13, read  
 21 by the reporter.)  
 22 THE WITNESS: What land to Mr. Lowie?  
 23 Q. (By Mr. Jimmerson) The golf course.  
 24 A. I don't recall.  
 25 Q. Okay. All right. But do you recall that the

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1 Peccole family in 2006 and 2007 was attempting to  
 2 develop some portion of the golf course in that time  
 3 period?  
 4 A. Yes.  
 5 Q. Okay. And what is it -- what is there about  
 6 that that you recall?  
 7 A. We were doing the high-rise.  
 8 Q. And that was located on property --  
 9 A. Alta and Rampart.  
 10 Q. Got it.  
 11 A. So now this is coming back. Yes. Okay. So  
 12 there were easements that were needed for that -- for  
 13 that property.  
 14 MR. PECCOLE: I'd like to pose an objection  
 15 as this is all irrelevant and immaterial.  
 16 Q. (By Mr. Jimmerson) Do you remember the  
 17 Peccole family was attempting to introduce a new  
 18 product line called "time-share"?  
 19 A. Yes.  
 20 Q. Maybe 500 rooms?  
 21 A. Yes.  
 22 Q. Is that the project we're talking about?  
 23 A. Yes.  
 24 Q. And was that in this 2006, 2007?  
 25 A. Yes.

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1 MR. JIMMERSON: Nothing further. Thank you.  
 2 I have no further questions, and I want to  
 3 thank you for your time, sir.  
 4 MR. PECCOLE: Just a couple of cleanups.  
 5 THE WITNESS: Sure.  
 6 FURTHER EXAMINATION  
 7 BY MR. PECCOLE:  
 8 Q. When you, in your head, figured out these  
 9 number of homes that were built according to what  
 10 Mr. Jimmerson asked you, did you consider the homes  
 11 were built on lots?  
 12 A. Was -- I hadn't counted those yet, but I  
 13 would. Yeah, those would be part of them, to get to a  
 14 thousand.  
 15 Q. So another couple thousand, maybe, or a  
 16 thousand?  
 17 A. A thousand.  
 18 Q. The -- Mr. Jimmerson just went through the  
 19 Exhibit 2 --  
 20 A. Yes.  
 21 Q. -- and he asked you a bunch of questions, but  
 22 I would just draw your attention back to Page 1.  
 23 A. Okay. Okay.  
 24 Q. Paragraph B.  
 25 A. Yup.

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1 Q. Down in the bottom where it says Property,  
 2 with capital P, can be the following uses, does it list  
 3 golf course and open space?  
 4 MR. JIMMERSON: You mean the "may"?  
 5 A. Yes, it says it.  
 6 Q. (By Mr. Peccole) It says "may"? And  
 7 actually, did the golf course get built?  
 8 A. Yes, it did.  
 9 Q. And did Bill have some concern about whether  
 10 or not it would be included in the CC&Rs, and therefore  
 11 he specifically excluded the 18 holes by saying "not a  
 12 part of"?  
 13 MR. JIMMERSON: Objection, and also lack of  
 14 foundation.  
 15 Q. (By Mr. Peccole) Do you remember that?  
 16 A. I don't.  
 17 Q. Take a look at Page 3.  
 18 A. Okay.  
 19 Q. Very top.  
 20 A. (Witness examined document.)  
 21 Q. Does it say right at the very, very top of  
 22 the page, Badlands -- 18 holes, known as Badlands, is  
 23 not a part of?  
 24 A. Before Article I, right, on Page -- I'm  
 25 reading Page 3. I'm supposed to be Page 2?

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1 Q. It could be Page 2. Yes.  
 2 A. Okay. And C, or am I on B?  
 3 Q. A and B -- take a look at the very top of the  
 4 page.  
 5 A. Okay. So where it says "Property and the  
 6 Annexable Property is three thousand. The existing  
 7 18-hole golf course commonly known as the 'Badlands' --  
 8 Q. Yes.  
 9 A. -- "is not a part of the Property or the  
 10 Annexable Property"?  
 11 Q. That's the point I was trying to make. Bill  
 12 excluded the 18 holes by saying it's not a part of the  
 13 property or the annexable property. Doesn't it say  
 14 that?  
 15 MR. JIMMERSON: I object. The document  
 16 speaks for itself.  
 17 A. It states, "The existing 18-hole golf course  
 18 commonly known as the 'Badlands Golf Course' is not  
 19 part of the Property or the Annexable Property."  
 20 Q. (By Mr. Peccole) That's --  
 21 A. Not -- but not a part of what property?  
 22 Q. Now, if you look back at 1, and we decided  
 23 that property, with a capital P, could be a use, it  
 24 lists golf course; and Bill removed it from the  
 25 property that was recognized by the CC&Rs by saying

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1 "not a part of."  
 2 MR. JIMMERSON: I'm going to object. There's  
 3 no question pending, and the document speaks for  
 4 itself.  
 5 Q. (By Mr. Peccole) Isn't what that it says?  
 6 MR. JIMMERSON: It has to be annexed in order  
 7 to be part of the property.  
 8 Q. (By Mr. Peccole) Isn't that what it says?  
 9 It doesn't say anything about annexation, does it?  
 10 A. I don't know. You're asking me to interpret  
 11 something. It says what it says.  
 12 Q. Well, you interpreted it for Mr. Jimmerson.  
 13 MR. JIMMERSON: Objection.  
 14 A. I did not. What did I interpret for him?  
 15 Q. (By Mr. Peccole) You were interpreting the  
 16 sections that he's -- he's been reading to you, and you  
 17 agreed with him.  
 18 A. I did?  
 19 Q. Yes.  
 20 MR. JIMMERSON: Objection. I asked a  
 21 question, though, after reading a section, unlike this  
 22 examiner.  
 23 A. I don't know what you're asking me. It says  
 24 what it says.  
 25 Q. (By Mr. Peccole) Look, just admit you're not

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1 an expert, okay?  
 2 A. Right. Okay. How about that?  
 3 Q. Now, with regard to the golf course --  
 4 A. Okay.  
 5 Q. -- all 27 holes --  
 6 A. Yeah.  
 7 Q. -- are you familiar with the city master  
 8 plan?  
 9 A. No.  
 10 Q. City master plan lists it as PROS.  
 11 MR. JIMMERSON: I just object to the question  
 12 to be outside the scope of direct, cross --  
 13 Q. (By Mr. Peccole) Do you know what PROS --  
 14 A. I don't.  
 15 MR. JIMMERSON: -- and redirect.  
 16 Q. (By Mr. Peccole) How about parks,  
 17 recreation --  
 18 A. Okay.  
 19 Q. -- and open space?  
 20 A. Okay.  
 21 Q. And wasn't it designated that by the fact  
 22 that Larry Miller and Billy Bayne went in and had it  
 23 changed so they wouldn't have to pay taxes on the golf  
 24 courses?  
 25 MR. JIMMERSON: I object to the question --

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1 A. I don't know.  
 2 MR. JIMMERSON: -- as being outside the scope  
 3 of direct, cross, redirect, and assumes facts not in  
 4 evidence.  
 5 Q. (By Mr. Peccole) And the flood drainage,  
 6 which is not a common use in the sense that those --  
 7 that Mr. Jimmerson has read those paragraphs back to  
 8 you dealing with that and you were agreeing, I would  
 9 ask you the question, is the drainage -- the flood  
 10 drainage system specifically included in the CC&Rs?  
 11 A. I don't know.  
 12 Q. We read it once before.  
 13 A. Let's read it again.  
 14 Q. You don't remember because it was too long  
 15 ago?  
 16 A. Yes. I remember things that are long ago.  
 17 Q. Dementia.  
 18 A. Yes.  
 19 MR. PECCOLE: No further questions.  
 20 THE WITNESS: I'm getting there, Bob. I'm  
 21 almost 60.  
 22 MR. JIMMERSON: Are you finished,  
 23 Mr. Peccole?  
 24 MR. PECCOLE: Too many basketballs.  
 25 MR. JIMMERSON: I have just one question.

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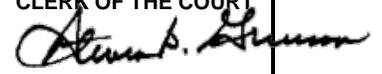
1 FURTHER EXAMINATION  
 2 BY MR. JIMMERSON:  
 3 Q. Would Mr. Peccole, as an owner of property, a  
 4 residence, in Queensridge, have any rights if against  
 5 property that is not, capital P, property and not  
 6 annexed into the Queensridge master plan?  
 7 In other words, does he have any rights  
 8 against property that is not included within the  
 9 Queensridge master plan?  
 10 A. No.  
 11 Q. And why is that?  
 12 A. Because it's not -- it's not part of these  
 13 documents. It's not a part of.  
 14 Q. And what is included, what is property,  
 15 annexed property, is clearly defined within the  
 16 document, correct?  
 17 A. Yes.  
 18 Q. Anybody who reads this contract, the master  
 19 CC&Rs, would know what's included and what's not  
 20 included, correct?  
 21 A. Yes.  
 22 Q. Just by definition, as well as the maps?  
 23 A. Yes.  
 24 MR. JIMMERSON: Nothing further. Thank you.  
 25 MR. PECCOLE: I would like to clear this one

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1 more time.  
 2 THE WITNESS: Okay.  
 3 FURTHER EXAMINATION  
 4 BY MR. PECCOLE:  
 5 Q. There is the real property, which is real  
 6 estate, land, that was defined in Paragraph A.  
 7 A. Okay.  
 8 Q. And that can be annexed. We agree with that?  
 9 A. Okay.  
 10 Q. You go over to Paragraph B, and the use can  
 11 become property -- and it says right there, capital P,  
 12 property -- without being annexed. There's nothing to  
 13 do with annexation.  
 14 MR. JIMMERSON: I object to the question.  
 15 There's no question pending.  
 16 Q. (By Mr. Peccole) So you've got two parts;  
 17 and every time the question is posed to you, it's posed  
 18 to you only as property. You don't hear one is land,  
 19 one is use.  
 20 MR. JIMMERSON: I object to the question.  
 21 There's no question pending. It's just a lecture by  
 22 opposing counsel.  
 23 MR. PECCOLE: I'm not finished yet.  
 24 Q. (By Mr. Peccole) So having that in mind, do  
 25 you distinguish between land and use when you talk







1 CASE NO. A-17-758528-J  
2 DOCKET U  
3 DEPT. XVI

4  
5

6 DISTRICT COURT  
7 CLARK COUNTY, NEVADA

8 \* \* \* \* \*

9 180 LAND COMPANY LLC, )  
10 Plaintiff, )  
11 vs. )  
12 LAS VEGAS CITY OF, )  
13 Defendant. )  
----- )

14

15 REPORTER'S TRANSCRIPT  
16 OF  
17 MOTIONS

18 BEFORE THE HONORABLE JUDGE TIMOTHY C. WILLIAMS  
19 DISTRICT COURT JUDGE

20

21 DATED TUESDAY, JANUARY 22, 2019

22

23

24 REPORTED BY: PEGGY ISOM, RMR, NV CCR #541,

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LAS VEGAS, NEVADA; TUESDAY, JANUARY 22, 2019

9:37 A.M.

P R O C E E D I N G S

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THE COURT: We're going to move on. Next up, page 9, 180 Land Company LLC versus City of Las Vegas.

THE COURT REPORTER: Does either side want this reported?

MR. BICE: Yes, please. I hope I wasn't the cause of any delay, your Honor. I was stuck in Judge Denton's courtroom.

THE COURT: You're on time, sir.

(A discussion was held off record.)

THE COURT: All right. Once again, good morning. Let's go ahead and place our appearances on the record.

MR. HUTCHISON: Good morning, your Honor. Mark Hutchinson on behalf of the 180 Land Company.

MS. HAM: Elizabeth Ham, 180 Land Company in-house counsel.

MR. HARRISON: Good morning, your Honor. Brett Harrison, corporate representative for 180 Land.

MR. OGILVIE: Good morning, your Honor. George Ogilvie on behalf of the City of Las Vegas.

1 MS. LEONARD: Good morning. Debbie Leonard on  
2 behalf of the City of Las Vegas.

3 MR. HOLMES: Good morning, your Honor. Dustun  
4 Holmes on behalf of the intervenors.

5 MR. BICE: Good morning, your Honor. Todd  
6 Bice, also on behalf of the intervenors. Thank you,  
7 again.

8 THE COURT: All right. Once again, good  
9 morning.

10 (Pause in proceedings while unrelated  
11 matters were heard.)

12 THE COURT: All right. We can continue on. I  
13 apologize for that.

14 Anyway, I guess, we have -- let me see here.  
15 Motion for new trial and/or amend or alter the  
16 judgment. I got it.

17 All right, sir. You have the floor.

18 MR. HUTCHISON: Your Honor, thank you very  
19 much for taking the time to consider this matter.

20 This is, as you mentioned, our motion to alter  
21 or amend the order that the Court entered into  
22 November. There are several arenas I've set forth for  
23 the Court in the briefing, and I'm just going to touch  
24 on some of those, your Honor. But really the genesis  
25 and one of the major thrusts to our motion, your Honor,

1 is a -- is a Nevada Supreme Court affirmance of  
2 Judge Smith's orders.

3           Just by way of timing in terms of where we  
4 are. Judge Smith's order No. 1 was entered way back in  
5 November of 2016. And then his second order, which  
6 we've attached as exhibit -- the first order is  
7 Exhibit 2; the second order is Exhibit 3. That second  
8 order was entered in January of 2015.

9           We then filed a petition for judicial review  
10 in this matter on what we call the 35 acres'  
11 proceedings and the four applications related to the  
12 35 acres. That was done in July of 2017, about 6  
13 months after Judge Smith's decision.

14           Then Judge Crockett's order came out in March  
15 of 2018. And Brad Jerbic, during a city council  
16 meeting, opined and stated to the city council that,  
17 Judge Crockett's order was, quote/unquote, legally  
18 improper.

19           We then, your Honor, submitted our points and  
20 authorities in support of our petition for judicial  
21 review in -- after Mr. Jerbic's comments about a couple  
22 weeks later on April -- April of 2018. At that time,  
23 your Honor, it's important to note that the only  
24 defendant or respondent in that case at the time was  
25 the City. And our briefing at that time made no

1 mention of a major modification argument because the  
2 City had never made the argument at that time.

3           Later, the Court received a motion to  
4 intervene by the intervenors. And later in June that  
5 intervenor motion was granted. Then we held the  
6 hearing that was most of the day, as the Court may  
7 recall, in June of 2018. And the Court then entered  
8 its findings of fact after that June hearing in  
9 November.

10           What interceded between that June hearing and  
11 the findings of fact and conclusions of law which the  
12 Court entered in November was in October. October 17  
13 the Nevada Supreme Court then affirmed the Smith order,  
14 and then subsequently affirmed it again on a denial of  
15 a motion for rehearing one day after the Court entered  
16 its findings of fact, conclusions of law.

17           So that kind of puts in perspective in terms  
18 of why we're here, what the timeline is, what was  
19 argued, what was before the Court during the hearing,  
20 what was not before the Court during the hearing, what  
21 arguments were made, what arguments were not made in  
22 the legal briefing and the reasons for those arguments.

23           And so, Judge, one of the very first points  
24 that we make and we would like to make is this major  
25 modification point. It is -- it is the absolute crux

1 of Judge Crockett's decision. Judge Crockett said that  
2 there can be no development of the 17-acre parcel that  
3 he was concerned with, without a major modification.  
4 And because there was no major modification that  
5 accompanied the applications, Judge Crockett denied the  
6 order, determined that there was -- and made  
7 approximate specific findings that there was open  
8 space, designations on the master plan. And as a  
9 result you had to have a major modification application  
10 to change that open space designation.

11 I'll get to Judge Smith's order and the  
12 affirmance of the Supreme Court and why that completely  
13 contradicts Judge Crockett's order here in just a  
14 moment. But just as a general matter, Judge, again, we  
15 didn't make these points in much of our briefing.

16 When I asked the Court if the Court wanted to  
17 have our arguments at the hearing about the major  
18 modification, you declined and said that it wasn't  
19 necessary. So for purposes of educating the Court and  
20 putting it on the record, we both briefed it and I  
21 would like to just be able to make the major points in  
22 terms of why Judge Crockett was wrong, why the Court  
23 should not accept in any way that there's a major  
24 modification requirement.

25 First, just a matter --

1 THE COURT: And you know I'm going to let you  
2 do that, right?

3 MR. HUTCHISON: I'm sorry?

4 THE COURT: You know I'm going to permit you  
5 to do what you have to do to protect --

6 MR. HUTCHISON: Thank you very much.

7 THE COURT: You're welcome, sir.

8 MR. HUTCHISON: I know the Court is patient.  
9 I knows that the Seventh Amendment and due process are  
10 core values that the Court has.

11 THE COURT: Absolutely.

12 MR. HUTCHISON: And you're always going to let  
13 us present our case. I appreciate that.

14 THE COURT: Sometimes I wonder if I let it go  
15 on too long.

16 MR. HUTCHISON: Well, as a litigator, I  
17 appreciate courts allowing us to go on longer rather  
18 than short.

19 THE COURT: And you know why? There's two  
20 components to that. Number one, I think it's the  
21 party's right to make sure they place a thorough  
22 record. But I do listen, and I've been convinced  
23 otherwise from -- it doesn't happen a lot, but all my  
24 law clerks will tell you -- I think I have 12, 13 of  
25 them out there now -- that I go in and I have a way I

1 think I want to go, but my mind is never completely  
2 made up. And I listen and sometimes things are pointed  
3 out to me that I didn't think about.

4           And just as important too, all the moving  
5 papers don't explain the nuances.

6           MR. HUTCHISON: Yeah.

7           THE COURT: The lawyers do a much better job  
8 of that. And you just can't read it, and then you  
9 listen and you say, Wow, I didn't think of that.

10           MR. HUTCHISON: Yeah. And, your Honor, that  
11 was one of the reasons we wanted to bring this motion.  
12 One of the reasons was that this major modification  
13 point had not been fully briefed previously, because as  
14 I mentioned, at the time we filed our petition for  
15 judicial review, even with the points and authorities,  
16 the City was the only respondent at the time. The City  
17 had never made an argument ever that a major  
18 modification was required in court.

19           In fact, before Judge Crockett, the Court --  
20 the City said just the opposite. There's been now a  
21 change in counsel and now they are arguing that they  
22 agree to abuse their own discretion in some way by not  
23 requiring a major modification. So that was never  
24 really, really fleshed out. And as I mentioned when I  
25 asked the Court during oral argument during our hearing

1 in June, the Court said you didn't need that argument.  
2 So let me just make a couple of points about that major  
3 modification argument, your Honor.

4           First, if you look at the City ordinances,  
5 major modifications are required. If you look and see  
6 where the reference start, they speak of, and the  
7 ordinances refer to, it was rezoning. And they are in  
8 connection with rezoning. Well, the 35-acre  
9 applications did not request rezoning. Contrary to  
10 Judge Crockett's application before him, there was  
11 rezoning requested. So these applications were  
12 fundamentally different in that regard with just simply  
13 no rezoning.

14           The property is not part of the Queensridge.  
15 The Queensridge CIC. We make that point in  
16 Judge Smith -- the affirmed Judge Smith's orders. Make  
17 those specific findings. The property was never  
18 annexed into the Peccole Ranch master-planned  
19 community.

20           One of the reasons that we cite the Court to  
21 the affirmed Smith orders is that one of the  
22 foundational points that the Supreme Court affirmed was  
23 Judge Smith finding that, in fact, there was no  
24 evidence in the record. In fact, it was contrary to  
25 the record, that the golf course. We call it the

1 residential zoned property before this Court -- before  
2 Judge Smith it was called the golf course property  
3 was -- was never part of the Queensridge CIC, and was  
4 not so incorporated by any of the public maps or  
5 records.

6           Likewise, Judge, the property before the  
7 Court, whether you call it the golf course property or  
8 the residential zoned property, was never -- there's no  
9 record to show that that property was ever annexed into  
10 the Peccole Ranch master-planned community.

11           As a matter of fact, we attached as Exhibit 2  
12 to our moving papers the Peccole Ranch Phase Two master  
13 planned and the CC&Rs accompanying that, as well as the  
14 maps and documents, and there was no record, your  
15 Honor, of Phase Two of the Peccole Ranch master planned  
16 being annexed north of Charleston.

17           The golf course is north of Charleston, and  
18 there is nothing in the record to demonstrate that that  
19 property, the residential zoned property, the gold  
20 course, was ever annexed into that Phase Two.

21           As a result, your Honor, there could be no  
22 need then for a major modification of the Peccole Ranch  
23 master-planned community because it was never annexed  
24 in -- the golf course was never annexed into that  
25 community. There's no record, your Honor, that anybody

1 was paying dues or fees to Peccole Ranch master  
2 planned-community, as you would if you had been annexed  
3 in or part of that community. There simply is nothing  
4 to suggest that that golf course was ever officially or  
5 legally annexed. And, in fact, the time for doing so  
6 long, long expired.

7           The property also, Judge, is -- does not  
8 require a major modification under the City's -- what's  
9 call the 2020 master plan. We attach as Exhibit 8 the  
10 actual City's designation of special area plans in the  
11 City that actually require a major modification.

12           And the actual director of the planning  
13 department made this point repeatedly during the city  
14 council meeting that one of the reasons why there is no  
15 major modification required for this property is that  
16 it is not a special area plan, which has been  
17 highlighted and designated in our exhibit -- in our  
18 Exhibit 8.

19           There's no doubt that there are -- there are  
20 many, many master-planned communities across the Las  
21 Vegas Valley and Peccole Ranch master plan may be a  
22 major -- a master-planned community, but it is not a  
23 master-planned community that requires major  
24 modification changes because that's been designated  
25 already by the City and the -- the communities where

1 that designation falls require major modification. And  
2 Peccole Ranch master plan is not -- is not one of them.

3           Moreover, Judge, we also underscore the  
4 legal -- the legal point that NRS 278.349(3)(3) makes  
5 it very clear that even if you have a zoning that is  
6 different than a land use designation on a master plan,  
7 the zoning trumps that master plan. That was not the  
8 case. There would be massive takings all over this  
9 county whenever the City or the County changed a  
10 decision on a master plan that was not in conformity  
11 with the zoning.

12           The legislature has been very clear. The  
13 Attorney General has looked at this, and said very  
14 clearly that the legislature has always intended that  
15 zoning would trump any sort of master plan designation  
16 such as open space or golf course or any other such  
17 designation.

18           We provided the Court with materials and  
19 evidence that the County assessor does not tax the  
20 residential property. That's at issue here. Or the  
21 golf course property. That's at issue here, as open  
22 space but, in fact, taxes it as residential use. And  
23 that determination was made by the County assessor and  
24 affirmed by the State Board of Equalization.

25           During the city council meeting at issue here

1 on June 21, 2017, as I mentioned, the City director of  
2 development advised the city council that the  
3 development complied in every way with the City  
4 standards and no major modification was needed, and the  
5 staff and planning committee had -- commission, excuse  
6 me, had recommended approval.

7           We then, your Honor, came before the Court in  
8 June and had an extensive hearing. One of the things  
9 that I appreciated about the Court, statements during  
10 that hearing was that you could not rewrite the  
11 statute. And yet, your Honor, with respect in terms of  
12 what you've done with your findings of fact,  
13 conclusions of law, you have rewritten the law and have  
14 adopted essentially the idea that land use designations  
15 on a master plan will trump zoning. And that  
16 respectfully, your Honor, is a direct contravention of  
17 NRS 278.349, which I referenced previously.

18           As I noted in my timeline, your Honor, the --  
19 the Judge Smith orders were then affirmed.

20           THE COURT: And say that again for me.  
21 Because I just want to make sure I understand  
22 specifically what your position is.

23           You're saying, Look, Judge, your determination  
24 is in error as a matter of law --

25           MR. HUTCHISON: Yes.

1 THE COURT: -- as a result of a determination  
2 that land use trumps the master plan.

3 MR. HUTCHISON: Right. And so, your Honor,  
4 our -- our legal position is based on  
5 NRS 278.349(3)(e). NRS 278.349(3)(e). And it deals  
6 with the situation that we have here.

7 And that is what happens in the land use  
8 planning environment and in a zoning environment when a  
9 piece of property is zoned in one way and the master  
10 plan designates that same property in another way.

11 In this case the property is zoned RPD7, 7  
12 units per acre residential.

13 And the City claims that, Well, on the City  
14 master plan, the 2020 plan, that same property is  
15 designated open space recreation.

16 And there's also a subsidiary argument that  
17 within Peccole Ranch master plan, if it applies, which  
18 the City and intervenors contend it does, and which we  
19 contend does not, but if that applies, then they also  
20 say, Well, in that master plan, it says open space golf  
21 course.

22 And so they say, In order to make a change,  
23 you've got to come in then and have some sort of a  
24 change in the master plan, either through a general  
25 plan amendment or through a major modification.

1           The statute seems to suggest otherwise, your  
2 Honor. And we would respectfully point the Court to  
3 our prior briefing on this where we make very clear  
4 that if there's a conflict, zoning trumps.

5           And -- and that just makes sense, your Honor.  
6 If the City and the County were able to just simply  
7 change the color code on a map with their master plan,  
8 and that eviscerates zoning -- again, there would be  
9 massive, massive takings by government and it would  
10 throw the development community in complete disarray.

11           You go get your zoning. You're going to plan  
12 for a zoning for that designation. And then the City  
13 at some point subsequently or at any time after you  
14 coin that property makes a change.

15           So, your Honor, that's what we think. Just  
16 fundamentally there's a legal error in the Court's  
17 analysis. And I think that you can refer not only to  
18 our briefing here, your Honor, but we briefed this  
19 extensively for the Court in our petition for judicial  
20 review points and authorities.

21           As I mentioned, the attorney general of the  
22 State of Nevada already looked at this issue and came  
23 to the same conclusion that 180 Land has come to, and  
24 that is it's very clear: When there's a master plan,  
25 and that designation on the master plan conflicts with

1 zoning, you've got to go with zoning. If that's the  
2 case here, then the open space designation, golf course  
3 designation, drainage designation or anything else  
4 simply does not stop development. The zoning is what  
5 would dictate its uses.

6           And that's something specific, your Honor,  
7 that the affirmed Judge Smith decisions state. And I'm  
8 just referring now to Exhibit 3, which is the first  
9 Judge Smith decision. And this was affirmed, this  
10 finding.

11           The zoning of the GC land dictates its use and  
12 the defendant's right to develop their land. So that's  
13 a fundamental question I think that the Court ought to  
14 reconsider and evaluate in terms of signing an order  
15 and siding with the city council, which has decided  
16 that this land is not developable, primarily based on  
17 the idea that this is open space or it's a golf course,  
18 it's got to remain that way because the master plan so  
19 designates it.

20           Your Honor, the -- the affirmed Judge Smith  
21 orders are completely at odds with the Court's findings  
22 of fact, conclusions of law. They are completely at  
23 odds with Judge Smith's findings of fact conclusions of  
24 law -- excuse me, Judge Crockett findings of fact,  
25 conclusions of law. Because what the affirmed

1 Judge Smith order says is that the landowners have a  
2 vested right to develop the entire golf course. That's  
3 what had -- that's what the question is. The very same  
4 kind of arguments that are being made before this Court  
5 were made before Judge Smith, and that is that the  
6 landowners have no vested rights to develop the  
7 property and CC&Rs or other maps or plans prevent the  
8 development of the golf course.

9           The affirmed Judge Smith orders say the  
10 opposite and answer those questions. The property is,  
11 in fact, developable. The property owners have a  
12 vested right to develop the property. The Queensridge  
13 residents have no rights to the golf course or  
14 residential zoned property. And they can do, and they  
15 cannot point to maps or public documents that would  
16 stop the development. That's essentially the  
17 Judge Smith orders that have been affirmed by the  
18 Nevada Supreme Court.

19           Your Honor, in your findings of fact and  
20 conclusions of law, as I mentioned, you repeatedly  
21 reference and heavily rely on the Crockett decision.  
22 With respect -- the affirmed Smith orders predate the  
23 Crockett decision. Now that that decision has been  
24 affirmed by the Nevada Supreme Court, with all due  
25 respect, we suggest and ask the Court apply that

1 decision as opposed to the Crockett decision in the  
2 case because they're just simply -- those affirmed  
3 Smith orders are simply irreconcilable with this  
4 Court's decision and with the Crockett decision.

5           As most fundamental this Court and  
6 Judge Crockett had concluded that the landowners do not  
7 have a right to develop the property, that the  
8 Queensridge residents can stop the development of the  
9 property, either through maps that they can point to  
10 suggesting this is open space or other reasons. And  
11 the Supreme Court has affirmed a decision by  
12 Judge Smith that says that is not the case. In fact,  
13 it is just the opposite case.

14           Your Honor, the -- the Judge Crockett  
15 decision, as I mentioned, changes Nevada law by finding  
16 that land use governs and trumps zoning.

17           The Judge Crockett decision also improperly  
18 held that a nonrecorded conceptual plan is an  
19 encumbrance of the property. To this day I've looked  
20 for and have asked openly where in the world is the  
21 recorded plan that encumbers my client's property.  
22 This is Real Estate Law 101. There is no recorded plan  
23 that can be an encumbrance on my client's property  
24 because it has not been produced, and I'm sure if there  
25 was one we would have already heard about it, your

1 Honor.

2           And let me now just move to the public  
3 opposition prong of our briefing and the Court's  
4 findings of fact, conclusions of law. With respect to  
5 your Honor, the public opposition reliance by this  
6 Court is erroneous. We noted in our briefing that the  
7 public opposition is an insufficient basis for striking  
8 or denying applications when, in fact, those  
9 applications are consistent with current zoning, as the  
10 applications are here.

11           They're in compliance with the land use laws  
12 and ordinances, which is consistent with what the staff  
13 determined in its report, that they were -- that  
14 these -- that these applications were in compliance  
15 with the land use laws and ordinances and that, in  
16 fact, they are compatible with surrounding properties.

17           When that's the case, now there is no doubt  
18 that the city council has discretion to determine what  
19 land use ought to occur and not occur, and either  
20 approve or not approve applications. They certainly do  
21 have discretion to do that. But when you have all  
22 three of these factors that are present that, in fact,  
23 the applications are consistent with the current  
24 zonings, in compliance with the land use, laws and  
25 ordinances and compatible surrounding property, that

1 discretion is very, very narrow. Otherwise, you would  
2 never be able to develop property in this county.

3           If it's just any whimsical decision, after you  
4 have those three factors met, zoning would be a cold  
5 comfort to be sure.

6           And if you look at the record, your Honor, in  
7 fact, your findings of fact, conclusions of law No. 55  
8 makes very clear that the opposition is really based on  
9 this open space concept.

10           This idea that this is a golf course. It  
11 should stay a golf course. It should remain a golf  
12 course. And it's going to have an impact on our  
13 community because it's going to change the nature of  
14 our community. And we bought the property, relying on  
15 the idea that this was open space.

16           All of that, your Honor, has been rejected by  
17 the affirmed Judge Smith orders which said  
18 notwithstanding any open space designation. Zoning is  
19 going to trump that designation. So that opposition  
20 and that reason for the opposition falls by the way,  
21 your Honor. We cite the City of Henderson versus  
22 Henderson Auto Wrecking case for the proposition that  
23 the discretion is considerably narrowed by the city  
24 council when those three factors are met.

25           Your Honor, then we spent some time on this at

1 the hearing, but the public opposition really rings  
2 hallow when, in fact, the Queensridge residents all  
3 have CC&Rs which bind them and sign purchase documents  
4 which make very clear that the golf course could, in  
5 fact, be zoned. It could be zoned commercial. It  
6 could be developed commercial. It could be developed  
7 residential. Everything that they signed with their  
8 purchase agreements and the reported CC&Rs underscores  
9 that, in fact, those homeowners knew that the golf  
10 course was subject to development.

11           And finally, your Honor, at the Court's  
12 decision regarding piecemeal development, likewise we  
13 would respectfully suggest is erroneous. Piecemeal  
14 development is a standard and criteria found nowhere in  
15 Title 19, nowhere in the NRS 278. The 35 acres at  
16 issue here is zoned for residential use. And Brad  
17 Jerbic made very clear on the record, which we cited in  
18 our briefing, your Honor, that the four applications  
19 regarding the 35 acres was independent of any master  
20 development agreement requirement or discussion with  
21 the city council.

22           Not only that, it's highly, highly unusual for  
23 a city council or a County commission or another  
24 government body to require a developer to come in and  
25 develop all the property at once. They are routinely

1 developed in a phased and market-driven manner.

2           Your Honor, so those are the points that we  
3 would ask the Court to consider. We'd ask the Court to  
4 reconsider its findings of fact and conclusions of law  
5 in light of the arguments presented in not only in the  
6 opposition on the piecemeal, but also, your Honor, with  
7 the findings of fact and conclusions of law of  
8 Judge Smith who spent a substantial amount of time  
9 evaluating and determining whether or not the golf  
10 course community -- excuse me, the golf course property  
11 was developable, determined that it was; determined  
12 that, in fact, it was zoned RPD7; determined that, in  
13 fact, the Queensridge residents could not stop it by  
14 pointing to some public map or record; and determining  
15 that NRS 278.349(3)(e) trumps -- the zoning trumps the  
16 land use subdivision.

17           For those reasons, your Honor, we'd ask that  
18 the Court reconsider. Thank you.

19           THE COURT: Thank you, sir.

20           All right, Mr. Ogilvie.

21           MR. OGILVIE: Thank you, your Honor.

22           Your Honor, the only thing that I heard this  
23 morning that wasn't briefed and argued at length prior  
24 to, during and subsequent to the June 29th hearing  
25 before -- June 29th, 2018, hearing before this Court is

1 that Judge Smith's orders is -- is the fact that  
2 Judge Smith's orders have been affirmed by the Nevada  
3 Supreme Court. Every other argument that was made by  
4 counsel today was entertained by this Court and  
5 rejected. And specifically and expressly rejected in a  
6 detailed findings of fact and conclusions of law that  
7 was entered on November 21st, 2018.

8           Again, as was the cause before the Court on  
9 June 29th, 2018, the matter before the Court is whether  
10 or not substantial evidence supported the city  
11 council's decision. That's it. The Court expressly  
12 found in 30 pages -- 24 pages through the expressed  
13 findings of fact and conclusions of law that, in fact,  
14 there was substantial evidence before the Court or  
15 before the city council at the time that it denied  
16 these applications. And the Court also expressly found  
17 that the developer in this case had no vested right to  
18 redevelop the golf course.

19           Essentially, your Honor, in 2015 the developer  
20 bought a golf course. Yes, it wished to develop the  
21 golf course into residential properties, but simply  
22 because it wanted to do so gave it no vested right. It  
23 bought a golf course; it has a golf course.

24           The city council reviewed the applications,  
25 made a determination that there were various bases

1 brought before the city council that were argued at  
2 length on June 29th that allow -- that provided for the  
3 denial of these applications.

4           The city council denied the applications, and  
5 this Court made the proper determination that  
6 substantial evidence was before the city council to  
7 make that determination of the denial of the  
8 applications.

9           The developer doesn't claim today that there  
10 was any erroneous findings of fact that need to be  
11 amended. Indeed, the only two findings from the  
12 findings of fact and conclusions of law entered by this  
13 Court that the developer even mentions are  
14 paragraphs 12 and 13.

15           Well, if we look at paragraphs 12 and 13 of  
16 this Court's determination of the findings of fact,  
17 conclusions of law, the Court finds at paragraph 12:

18           "Approximately 212 acres of land in  
19           Phase Two was set aside for a golf course with  
20           the overall Peccole Ranch master plan, having  
21           253.07 net acres for golf course open space and  
22           drainage."

23           Well, that was amply supported by the record  
24 that was cited by the Court at the end of paragraph 12.

25           And in paragraph 13, the Court found:

1           "Like its predecessor, the master  
2           development plan identified the golf course  
3           area as being for flood drainage and golf  
4           course purposes, which satisfied the City's  
5           open space requirement."

6           And again, the Court cites to the record  
7 before the city council that supported that finding.

8           So clearly, the Court had the basis, proper  
9 basis to make those two findings. Nothing else in the  
10 Court's finding of fact or challenged by the developer  
11 in the matter before the Court today. Therefore, we  
12 submit that the findings were proper, should not be  
13 amended, and the motion for new trial or motion for  
14 amendment of the findings of fact should be denied.

15           What I heard that was new today was the -- the  
16 Nevada Supreme Court's affirmance of Judge Smith's  
17 orders, which are attached as Exhibits 2 and 3 to the  
18 motion for any trial. Because of that affirmance, this  
19 Court is precluded from finding that the applications  
20 were properly denied.

21           Well, and I -- I hear over and over again, and  
22 not just before your Honor. It's in other briefs filed  
23 in other -- in other courtrooms and arguments before  
24 other judges, that, in fact, Judge Smith and the Nevada  
25 Supreme Court found that the developer has a vested

1 right to develop this property.

2 Well, I challenge the developer to show this  
3 Court, show me, in either one of the Judge Smith's  
4 orders or in the Nevada Supreme Court affirmance that  
5 either Judge Smith or the Nevada Supreme Court  
6 determined that there was a vested -- that the  
7 developer had a vested right.

8 Now, Judge Smith's orders are a bit lengthy to  
9 go through and point out every paragraph and  
10 demonstrate -- essentially prove a negative that, in  
11 fact, Judge Smith didn't find that the developer had a  
12 vested right. The only vested right before Judge Smith  
13 was the homeowner, the Queensridge homeowner's claim,  
14 that they had a vested right to prevent the development  
15 of the golf course in a residential property.

16 That is the only vested right that was  
17 discussed before -- or in Judge Crockett -- or  
18 Judge Smith's orders. And Judge Smith found that, in  
19 fact, because the golf course was not a part of the  
20 CC&Rs of the Queensridge CIC that, in fact, the  
21 homeowners do not have a vested right to prevent the  
22 redevelopment of the golf course.

23 And as you said, accident going through, and  
24 if the Court cares -- actually knowing the Court, I  
25 suspect the Court has already reviewed it exhaustively.

1 THE COURT: I have it right in front of me.

2 MR. OGILVIE: Judge Smith's orders?

3 THE COURT: Yes, I do.

4 MR. OGILVIE: So again, there's nowhere,  
5 nowhere in those orders that there is a discussion of  
6 the developer's vested right. There is one sentence in  
7 there where Judge Smith addresses the developer's right  
8 to develop the property, but there's no discussion  
9 whatsoever of a vested right.

10 And so without having to go through there line  
11 by line to prove the negative, I'm going to refer the  
12 Court to a much easier determination, and that is the  
13 Nevada Supreme Court's affirmance of Judge Smith's  
14 orders at page 2 of the October 17, 2018, order of  
15 affirmance issued in the Robert M. Peccole and Nancy M.  
16 Peccole versus Fore Stars matter.

17 The Court states:

18 "This case arises out of a dispute  
19 appellants have with the respondents who are  
20 planning to develop property on which a golf  
21 course is presently located, and which  
22 appellants argue is subject to development  
23 restrictions under the master declaration of  
24 convenance, conditions, restrictions and  
25 easements for the Queensridge community in

1 Las Vegas where appellants reside."

2 That is the narrow issue that was before the  
3 Court, in addition to the affirmance of the order  
4 granting the developer fees against the Peccoles.

5 This was the only, the only issue before the  
6 Court is whether or not Judge Smith abused his  
7 discretion in determining that the golf course was not  
8 subject to the CC&Rs for the Queensridge community.

9 And I would cite to the Court the specific  
10 language. And there's only one sentence in here that  
11 addresses the merits, the underlying merits of the  
12 issue.

13 It's the introductory sentence:

14 "First appellants argue that the district  
15 court abused its discretion in denying  
16 NRCP 60(b) relief for relying on an invalid  
17 amendment to the CC&Rs, and concluding that the  
18 golf course community -- or the golf course  
19 property was not subject to the CC&Rs."

20 Again, the Court identifies the issue. It's a  
21 very limited issue: Whether or not the golf course was  
22 subject to the CC&Rs.

23 And the one sentence that addresses the merits  
24 in this order of affirmance, the Supreme Court states:

25 "Because the record supports the District

1 Court's determination that the golf course land  
2 was not part of the Queensridge community under  
3 the original CC&Rs and public maps and records,  
4 regardless of amendment, we conclude the  
5 District Court did not abuse its discretion in  
6 denying the appellants' motion for NRCP 60(b)  
7 relief."

8 That's it. That is the sum and substance of  
9 the Supreme Court's decision. There is no precedential  
10 value as it relates to what is before the Court today,  
11 or was before the Court on June 29, and is, again,  
12 before the Court today.

13 Again, nothing from Judge Smith nor the order  
14 of affirmance from the Nevada Supreme Court addressed  
15 any vested right belonging to the developer. Simply  
16 whether or not the CC&Rs were included -- or whether or  
17 not the CC&Rs included the golf course, which there was  
18 determination that it doesn't -- it didn't.

19 That has no bearing on any land use  
20 application before the city council.

21 Neither Judge Smith's orders nor the  
22 affirmance by the Supreme Court address the City's  
23 review of these particular applications. They have no  
24 bearing on these, the varied applications, because a  
25 determination relating to the CC&Rs have no bearing on

1 a land use application determined or considered by a  
2 municipality.

3           Neither Judge Smith's orders nor the order of  
4 affirmance addressed the Court's finding of substantial  
5 evidence. The fact that substantial evidence was  
6 before the city council to deny the land use  
7 applications.

8           And neither Judge Smith's orders, nor the  
9 order of affirmance, address this Court's specific  
10 finding of no vested rights belonging -- that the  
11 developer had no vested rights to have the applications  
12 granted.

13           And I refer the Court to paragraphs 34 through  
14 40 of its findings of fact, conclusions of law  
15 beginning at page 17 through page 18, which went  
16 through this very analysis to determine whether or not  
17 there was substantial evidence before the city council  
18 deny the land use applications.

19           THE COURT: Mr. Ogilvie, and I do understand  
20 your position. I really and truly do.

21           Here's my question: Are there any issues as a  
22 matter of law I should be concerned about as a trial  
23 court in this matter as it relates to the application  
24 of NRS 78.349 and the provision, and I think that would  
25 be (3)(e).

1 MR. OGILVIE: Absolutely. And the Court --

2 THE COURT: And I'm teeing it up for you so  
3 you can tell me why I shouldn't worry about that or  
4 whether I should worry about that. I mean, I'm going  
5 to be really specific there.

6 But go ahead. Tell me what your impression  
7 is.

8 MR. OGILVIE: Well, first of all, we argued  
9 this for probably two hours on June 29. It was briefed  
10 extensively prehearing and post hearing. I mean, this  
11 was -- I mean, the developer attempted to beat the  
12 Court over the head with this issue. The Court  
13 specifically considered it and specifically declined to  
14 agree at paragraphs 49 through 54 of its findings of  
15 fact and conclusions of law.

16 The Court's specifically found at paragraph 51  
17 that NRS 278.349(3)(e) relate to only tentative map  
18 applications. That's not all -- that's what is before  
19 this Court.

20 So it doesn't even have any application to --  
21 it only has application to one of the applications that  
22 was denied by the city council. And the Court further  
23 made a determination that NRS 278.349 does not confer  
24 any vested rights.

25 And we cited to Judge Mahan's determination

1 that came down -- it was issued on December 21st, 2018,  
2 asked the Court to take judicial notice. Judge Mahan  
3 made the exact same determination as this Court did in  
4 its findings of fact and conclusions of law; that, in  
5 fact, the developer does not have any vested right to  
6 redevelop this property. What Judge Mahan described it  
7 as whether or not the developer had a constitutionally  
8 protected property interest. Same thing as a vested  
9 right.

10           And, in fact, as the Court will read, the --  
11 Judge Mahan found expressly that after reviewing the  
12 Las Vegas Unified Development Code and NRS 278, that,  
13 in fact, the pertinent provisions, and I quote: "Do  
14 not contain language that specifically -- or  
15 significantly limits the city council's discretion,"  
16 and specifically cites to NRS 278.349.

17           And in so doing, Judge Mahan, similar to this  
18 Court, found that the discretion that is left to the  
19 city council in considering these land use applications  
20 provide it with the ability to grant or deny the  
21 applications. If it has the -- it the city council has  
22 the ability to grant or deny the application, there is  
23 no vested right.

24           Counsel argued today that Judge Smith and  
25 Judge Crockett's orders are irreconcilable. Clearly

1 that's not the case. Judge Crockett's order dealt with  
2 land use applications and a determination that a major  
3 modification must be submitted and approved by the city  
4 council before it can approve any applications for the  
5 redevelopment of this property.

6 Judge Smith's orders have nothing to do with  
7 the land use applications. The developer argued in its  
8 briefs and today that the City's denial of these  
9 applications means that the City's position is the land  
10 is not developable. Well, that's not at all the case.

11 City simply said -- pursuant to the -- well,  
12 the City didn't say this. But pursuant for  
13 Judge Crockett's order, all that the developer has to  
14 do is submit a major modification. There's nothing  
15 that has prevented the developer from submitting a  
16 major modification application. There's nothing  
17 preventing it from doing so today.

18 If the major modification application is  
19 submitted and approved, then we don't have piecemeal  
20 development, which is one of the bases on which --  
21 expressed bases on which the City denied these land use  
22 applications. And it is one of the bits of substantial  
23 evidence that this Court found supported the city  
24 council's determination that, in fact, the City wants  
25 to avoid piecemeal development; and, therefore, is

1 entitled to require a major modification application.

2           And, in fact, is required under the Las Vegas  
3 Unified Development Code to require a major  
4 modification application and approve it before it  
5 allows redevelopment of the property.

6           Now, the developer argues that there's no law,  
7 in fact, it is contrary to development law that a  
8 developer must develop a large parcel, a large piece of  
9 paper at the same time. That's not what a major  
10 modification application would require.

11           The developer can redevelop the golf course  
12 property pursuant to the major modification over the  
13 next 10 to 15 years if that's what it wants.

14           It's -- the only requirement is that that  
15 development, that redevelopment of the golf course, be  
16 consistent with that major modification that the City  
17 is now requiring. So to say that the developer is  
18 being required to develop all the property at a single  
19 time is absolute nonsense.

20           The other arguments made in the briefs and  
21 today, public-filed opposition is not a sufficient  
22 basis for denial. That's expressly contrary to the  
23 Stratosphere Gaming case that the Court relied on in  
24 its findings of fact and conclusions of law.

25           Again, the only -- the only determination for

1 this Court was whether or not there was substantial  
2 basis for the city council to deny these land use  
3 applications.

4           Clearly there was. There was public  
5 opposition. There was the need -- the need by the city  
6 council for an exhaustive, well-planned, development  
7 plan for the entire 250 acres. And without that, there  
8 should be no granting of the applications.

9           That is substantial evidence. The Court  
10 properly determined that it was substantial evidence.  
11 There wasn't any abuse of discretion by the city  
12 council in denying these.

13           There is nothing in -- new in this motion for  
14 new trial or motion to amend, other than the  
15 Judge Smith orders that the Nevada Supreme Court  
16 affirmance, and I've just -- I believe disabused the  
17 Court of any notion that, in fact, there is some  
18 preclusive effect by any of those orders.

19           So we -- the City submits that the motion  
20 should be denied, and -- save and except for the  
21 paragraph 61 through 64 that were the subject of the  
22 hearing last Thursday. The findings of fact and  
23 conclusions of law that was filed entered on  
24 November 21, 2018, should not be amended.

25           THE COURT: Thank you, sir.

1 MR. BICE: Good morning, your Honor. Thank  
2 you, again.

3 I'm not going to repeat, obviously, what  
4 Mr. Ogilvie said on behalf of the City. There's just  
5 some additional points I would like to make on behalf  
6 of the intervenors, your Honor.

7 Let's -- let me echo what Mr. Ogilvie pointed  
8 out, though. The supposed grounds for being here is  
9 the Nevada Supreme Court's -- they use this word very  
10 loosely, I would submit, "affirmance" of the decision  
11 of Judge Smith.

12 If you look actually at what the Nevada  
13 Supreme Court said, the only issues that were on appeal  
14 to the Nevada Supreme Court was a Rule 60 motion and  
15 attorney's fees award. That was it.

16 And they have an order of affirmance, these  
17 consolidated appeals are from the District Court's  
18 order awarding attorney's fees and costs and denying  
19 Rule 60 relief from a dismissal order in a real  
20 property dispute. A dismissal order, your Honor.

21 So Judge Smith's order that they have now  
22 trumpeted as the end-all, be-all of which, by the way,  
23 the City wasn't a party to that case, nor were any of  
24 my clients.

25 And let me almost also disabuse the Court from

1 this word "homeowners." The litigants in the case  
2 involving Judge Smith were a husband and wife who are  
3 residents at Queensridge but they are not part of the  
4 homeowner's group that is involved in this litigation.

5 In fact, your Honor, just so that you know  
6 this and it's actually verifiable from the record, they  
7 previously were joined with my clients in litigation,  
8 but were not because they wanted to go and pursue a  
9 legal theory about the CC&Rs that was incompatible,  
10 incompatible with what my client's position is. So  
11 they are off on their own asserting a legal theory  
12 about the CC&Rs only. My clients have never asserted  
13 that, nor have the CC&Rs ever been the subject of any  
14 litigation in which my clients are involved in.

15 So then look at what the Nevada Supreme Court  
16 goes on to say, what they are supposedly affirming.  
17 They say we're affirming the District Court's findings  
18 of fact and conclusions of law? And we're adopting  
19 those? No.

20 All they said is, is that the CC&Rs, they are  
21 affirming the District Court's assessments that the  
22 CC&Rs do not apply to the property. That is it -- and  
23 attorney's fees. That is it.

24 Now, because I have a little bit of an  
25 advantage by being involved in so many other cases with

1 this property developer, I know also an inconsistency  
2 by the property developer, and they're coming to you  
3 and telling you that Judge Smith's order is somehow the  
4 end-all, be-all analysis. Because they are currently  
5 appealing Judge Crockett's adverse ruling to them, one  
6 would think, your Honor, they'd be telling the Nevada  
7 Supreme Court, Hey, Judge Crockett's decision is  
8 completely incompatible with Judge Smith, just like  
9 they're telling you.

10 Are they telling the Nevada Supreme Court  
11 that? No.

12 They, in fact, submitted an opening brief in  
13 the Judge Crockett's decision challenging it, and at no  
14 point in time have they contended, Oh, this affirmance  
15 of Judge Smith's ruling is the end of Judge Crockett's  
16 decision. They haven't done that, and they won't do  
17 that.

18 And you know why they won't do that? Because  
19 the Nevada Supreme Court knows full well that those  
20 issues that are in Judge Smith's case were  
21 fundamentally different than the decision that was in  
22 front of Judge Crockett. The issue in front of  
23 Judge Smith was CC&Rs, which are private property  
24 agreements, which the City will always tell you they do  
25 not consider as part of a zoning application, whether

1 for approval or denial. Because it's a private  
2 agreement amongst private parties.

3           The issue in front of Judge Crockett, on the  
4 other hand, was what other processes, but for the City  
5 code in terms of assessing whether or not a party can  
6 move forward with the land use application. When you  
7 have land that is being sought to be redeveloped right  
8 smack-dab in the middle of a master planned-community.

9           What does the City provide for under those  
10 circumstances? Two fundamentally different  
11 questions --

12           And in that case --

13           THE COURT: And, Mr. Bice.

14           MR. BICE: Yes.

15           THE COURT: -- I don't mind telling you this,  
16 I'm not really that much concerned about Judge Mahan's  
17 order, to be candid with everyone.

18           MR. BICE: Very good.

19           THE COURT: Because I look at it from this  
20 perspective, he had -- he was charged with a very  
21 limited decision.

22           MR. BICE: Yes.

23           THE COURT: As it relates to the application  
24 of CC&Rs to the issue, which was presented in front of  
25 him.

1 MR. BICE: And that's it.

2 THE COURT: I get that. But here's my big  
3 issue. And it's not really a big issue. You  
4 understand this -- look at it from my lens.

5 MR. BICE: Um-hum.

6 THE COURT: I just want to make sure I get  
7 that right.

8 MR. BICE: Absolutely.

9 THE COURT: So anyway, is there anything I  
10 should be concerned about based upon my decision in  
11 this case as it relates to the application of  
12 NRS 278.349(3)(e)?

13 MR. BICE: Yeah.

14 THE COURT: And the reason why I am bringing  
15 that up is this: I understand what my charge was. I  
16 want to make sure everybody gets that. I had to make a  
17 determination as to whether or not there was  
18 substantial evidence in the records for decision of the  
19 city council. That's it, right?

20 But I want to make sure that when I come to  
21 that conclusion, I didn't commit any errors along the  
22 way.

23 MR. BICE: Right.

24 THE COURT: And I don't mind saying that  
25 because I like talking. I listen. I just want to get

1 it right. That's -- at the end of the day, that's all  
2 I want to do is get it right.

3 MR. BICE: And I want you to get it right.

4 THE COURT: Right.

5 MR. BICE: Obviously.

6 THE COURT: And it saves everyone time, money  
7 and those types of things.

8 MR. BICE: Absolutely, your Honor.

9 THE COURT: It really does. Because I like --  
10 when I look back, I don't remember any -- it's funny.  
11 You don't know what the Nevada Supreme Court does, will  
12 do with a specific issue. Sometimes they'll go right  
13 or left.

14 I had a decision came back and where they took  
15 the position. I guess, you could say they took a  
16 position that wasn't being advanced by any party to the  
17 case. And they came out of nowhere with this kind of,  
18 like, remedy.

19 And so, you know, what is a trial judge to do  
20 when the remedy they tee up wasn't even --

21 MR. BICE: Right.

22 THE COURT: -- requested by the parties? But  
23 at the end of the day that's kind of how I'm looking at  
24 this. I just want to make sure I get it right.

25 MR. BICE: Absolutely. So let me address that

1 twofold, your Honor.

2 THE COURT: Yes.

3 MR. BICE: 728.349.

4 THE COURT: Right.

5 MR. BICE: All right. That is a tentative map  
6 provision under state law that creates a default rule  
7 when you have a conflict in zoning and a conflict in  
8 the general plan. All right. A conflict.

9 But let me set that --

10 THE COURT: And, I guess -- and for the  
11 record -- if you look at the title action on tentative  
12 map by governing body, consideration and determining an  
13 action on tentative map final disposition.

14 MR. BICE: Correct.

15 THE COURT: Right.

16 MR. BICE: It's a consideration for the City.  
17 And this is where I'm going to go. I got two points to  
18 make on this.

19 THE COURT: Okay. Yes.

20 MR. BICE: One, on the face of the statute it  
21 just doesn't even apply here, okay. Because they're  
22 seeking to modify this land -- they're trying to claim  
23 some sort of this grants them vested rights, because  
24 the way you get vested rights is the City has no  
25 choice. The City is basically bound to give you

1 approval. That's what they're arguing.

2 That's the same argument they made in front of  
3 Judge Mahan which Judge Mahan just recently rejected.  
4 They made the exact same argument under the exact same  
5 statute, mind you. You made this exact same pitch,  
6 that the City is bound because we have zoning on the  
7 land.

8 And let me tell you why that is not the law,  
9 your Honor.

10 Number one, just look at the statute. Talks  
11 about tentative map and it talks about it being a  
12 consideration. Well, what the City's point here is  
13 very simple. Number one, there is no conflict between  
14 the zoning and the land use of general plan. You know  
15 how we know that, your Honor? We know that because who  
16 was it that designated this as open space? Was it the  
17 City? No. It was the developer's predecessor from  
18 whom they bought the land subject to those  
19 restrictions.

20 The developer went into the City and said,  
21 Here's what we would like you to approve. Look at this  
22 nice golf course. We don't need any public parks  
23 because we're going to have all this open space and  
24 golf course area. We want you to approve that, City.

25 And that's what happened.

1           So, your Honor, the City has designated  
2 that -- and, by the way, the City saw all this evidence  
3 in the city council meeting as well. Every one of the  
4 master planned-community in this community. Take  
5 Canyon Date as an example, or the other one was The  
6 Lakes were examples that were in front of city council.  
7 As just examples, all of that property is also zoned  
8 for residential. But they're zoned for residential  
9 because the entire area is zoned. And then you, as the  
10 developer, are representing, This is what I want you to  
11 approve.

12           So the open space decision that's on this  
13 land, the parks, recreation, PROS as it's otherwise  
14 known as, was specifically because the developer of the  
15 land sought it and used it as a justification for we  
16 didn't need to develop -- we don't need to set aside  
17 land for public parks, because we're going to have  
18 plenty of this property as parks, recreational open  
19 space. That's what's in the record. And that's what  
20 the City approved.

21           What has happened now is that a land purchaser  
22 bought land subject to those restrictions and wants to  
23 remove them. And there's a process of the City code  
24 for doing that. And that's what Judge Crockett's  
25 ruling was. There's a process you have to follow if

1 you want to do that.

2           You didn't follow that process for whatever  
3 reason, but you chose not to follow it. So you can't  
4 come in and say, Well, we want to now eliminate the  
5 parks, recreation, open space over this property when  
6 you bought it, it was subject to it. And you knew it.

7           And that was Judge Crockett's point. You knew  
8 exactly what you were buying. You bought land and you  
9 thought that you could politically, as the developer,  
10 you thought you had the political muscle to get it  
11 changed. And you didn't want to comply with the code.  
12 Because there's various requirements that you have to  
13 comply with under the code, and the developer doesn't  
14 want to comply with them.

15           So where this comes down to, your Honor, is  
16 278.349 isn't even implicated here because there is no  
17 conflict. This property is zoned, your Honor, RPD7.  
18 "RPD" means "residential planned development."

19           That doesn't mean you have a right to develop  
20 property. That means that you have the right to apply  
21 to the City. There is no conflict under this statute  
22 in what the zoning is on the property and what the  
23 general plan is on the property. In fact, the general  
24 plan decision is exactly what the develop at the time  
25 sought.

1           And it is exactly as set forth in the master  
2 plan that they lodged with the City. When they  
3 submitted this application, your Honor, the developer,  
4 they showed the City a bunch of plans, including how  
5 all this land was going to be designated as recreation  
6 open space golf course and drainage.

7           This was the developer that sought those  
8 designations. We just now have a different developer  
9 who bought the property and now wishes to change it.  
10 So the only question in this case in front of His Honor  
11 is does the City have the discretion under the law to  
12 tell a developer, No, you have to comply with certain  
13 requirements when you're going to try and come into an  
14 existing community and tear up all the land and say,  
15 Well, I now want to develop it for some -- a different  
16 use than what the City previously approved.

17           And the -- and the fact is under the law,  
18 absolutely the City has that discretion. The City has  
19 the discretion, and under the law to make them do  
20 certain things. And that Mr. Ogilvie has addressed  
21 that in detail, and I don't need to go over it. He can  
22 speak better on behalf of the City than I ever could.

23           But this is in conformity with the zoning.  
24 There's no conflict between the zoning in this case and  
25 the general plan.

1           If -- by the way, your Honor, if you were to  
2 buy this argument, then every golf course in this  
3 community, every one of them, Queensridge -- or not  
4 only Queensridge, Canyon Gate, The Lakes, where The  
5 Lakes are at there at Sahara and Fort Apache area. All  
6 of that property underneath the water is also zoned.  
7 That property, I believe, it was zoned RPD3, I think is  
8 what the record is. I can't remember exactly.

9           But if you were to accept this argument, then  
10 all of those communities are just subject -- the  
11 property just could be completely wiped out under their  
12 theory because they now have vested rights.

13           Interestingly, Judge Mahan rejected that  
14 argument. This Court previously rejected this  
15 argument. And it's completely inconsistent with  
16 Judge Crockett's decision. And Judge Smith's decision  
17 doesn't even address it.

18           So our point here, your Honor, is very simple.  
19 The record amply supports what the City did. And on  
20 the claim of issue preclusion, your Honor, they are  
21 absolutely bound. They litigated this exact question  
22 in front of Judge Crocket, involving the exact same  
23 parties. Unlike in Judge Smith's case where my client  
24 wasn't there, and the issue wasn't even litigated,  
25 here, the issue of do you have to do a major

1 modification in order to change that PROS decision on  
2 the land was actually litigated by the exact same  
3 plaintiff that is in this courtroom.

4           And that being the case, they are bound by  
5 issue preclusion. They have to take that decision up  
6 to the Nevada Supreme Court, which they have done, and  
7 they can litigate it up there. They cannot come in and  
8 say, Well, let's just see if we can go find any  
9 District Court judge who will just give us a contrary  
10 ruling.

11           We've litigated --

12           THE COURT: And I think specifically you're  
13 relying upon Alcantara.

14           MR. BICE: I'm sorry?

15           THE COURT: Alcantara case.

16           MR. BICE: Your Honor?

17           THE COURT: That deals with the issue of issue  
18 preclusion.

19           MR. BICE: Yes.

20           THE COURT: Yes.

21           MR. BICE: But I don't remember exactly, your  
22 Honor, because we briefed this issue to you  
23 extensively.

24           THE COURT: I understand. But I went back and  
25 read it just to refresh your recollection as far as the

1 application of the case in this matter.

2 MR. BICE: But they have litigated this  
3 better -- this is the exact question that was in front  
4 of Judge Crockett. And the attempted distinction that  
5 you heard today from counsel that, Well,  
6 Judge Crockett's case involved the zone change and this  
7 one doesn't change that one iota. They were seeking a  
8 major modification because it's a plan, your Honor.  
9 It's a plan that the developer at the time sought  
10 approval from the City on and the City approved it.  
11 What the code provides is you can't change that plan  
12 without seeking a modification of it by the City,  
13 whether it's a rezoning or a change in zoning or not.

14 I thank the Court for its time.

15 THE COURT: Thank you, sir.

16 MR. OGILVIE: Your Honor, if I could.

17 THE COURT: Yes.

18 MR. OGILVIE: In answer to your specific  
19 question, I referenced the Court vaguely to the Court's  
20 findings of fact and conclusions of law. I want to  
21 address -- advise the Court of the specific two  
22 paragraphs that I was referring to.

23 Paragraph 53 in which the Court cited the  
24 American West Development case that:

25 "Municipal entities must adopt zoning

1 regulations that are in substantial agreement  
2 with the master plan."

3 And that's also quoting the NOVA Horizon case.

4 And then the Court also, in paragraph 54,  
5 cited two provisions of the City's Unified Development  
6 Code, Section 19.16.010a, which states:

7 "Except as otherwise authorized by this  
8 title, approval of all maps, vacations,  
9 rezonings, cite development reviews, special  
10 use permits, variances, waivers, exceptions,  
11 deviations and development agreements shall be  
12 consistent with the spirit and intent of the  
13 general plan."

14 And then UDC 19.00.040 states:

15 "It is the intent of the city council that  
16 all regulatory decisions made pursuant to this  
17 title be consistent with the general plan."

18 THE COURT: Thank you, sir.

19 All right.

20 MR. HUTCHISON: Thank you, your Honor.

21 Your Honor, just to note a couple things.

22 One in this case itself, for the Court to  
23 revisit a finding of fact or conclusion of law that was  
24 prepared for the Court's consideration by parties in  
25 this case, would it not be unusual? The Court already

1 had to do that in regard to the inverse condemnation  
2 matter.

3           What we're asking the Court to do now is take  
4 a second look at and reconsider the NRS 278.349(3)(e)  
5 determination, as well as the other points that I made  
6 previously, your Honor.

7           But my point is there would be nothing that  
8 would suggest that the Court could not go back and take  
9 a look at and see, like you said, are you getting it  
10 right or not. Are you really getting it right.

11           Let me just start off, then, Judge, and go  
12 right to NRS 278 --

13           THE COURT: And so -- all right. And I get  
14 that because I -- you want to get it right as a trial  
15 judge.

16           MR. HUTCHISON: You do, yeah.

17           THE COURT: Here's my next question.

18           Why doesn't the city council, based upon the  
19 totality of the petitions and the entire project,  
20 specifically have discretion based upon a determination  
21 of the evidence to reject the application? I mean  
22 that's, really and truly, what it comes down to.

23           Because I -- at the end of the day, I made a  
24 determination that there was substantial evidence in  
25 the record to support the findings of the -- or the

1 decision-making of the Las Vegas city council. And  
2 that's kind -- that's where the rubber meets the road.

3           And I was thinking about it because when you  
4 talk about a vested right, if that was the case, then  
5 we wouldn't have zoning. I mean, we would have zoning,  
6 but we wouldn't have applications for permits and the  
7 like as we go step by step and we develop properties,  
8 right?

9           I mean, you know, because I was thinking just  
10 because you have -- like, for example, RPD7 and then I  
11 think we had a long discussion in the prior hearings  
12 about what specifically that meant. And it's a zoning  
13 classification and I understand that.

14           But I'm looking at it from, you know, did the  
15 city council, under the facts of this case -- and I do  
16 understand what Judge Crockett and his decision, and we  
17 have Smith and we have Mahan. There's a lot of moving  
18 parts here.

19           But as a trial judge, and I think it's  
20 important for everybody to understand this, when I look  
21 at designations, for example, I'm not really concerned  
22 about what other trial judges do. My only concern  
23 regarding whether other trial judges do, could that  
24 have a potential legal impact on my decision-making,  
25 you know, for example, from an issue preclusion or

1 claim preclusion perspective.

2           But I've had a lot of cases where judges were  
3 going all different ways. Like, in the William's case  
4 it dealt with medical causation. That case went up on  
5 appeal, and we had two trial judges -- I was one of  
6 them -- that my decision was diametrically different  
7 than on the other trial judge, and both cases went up.  
8 And to me it was an easy call dealing with medical  
9 causation. And the Supreme Court agreed with me on  
10 that specific issue.

11           So I'm never worried about what other  
12 people -- I mean, other judges are doing. My biggest  
13 concern is making sure that when it's done, that I got  
14 it right. That's all I'm really concerned about.  
15 Right.

16           I really -- I don't mind being out there as an  
17 outlier. Doesn't bother me if I think I'm right.  
18 That's all I can say, you know.

19           MR. HUTCHISON: Yes.

20           THE COURT: And I put forth the efforts to  
21 come to that conclusion.

22           So here I'm looking at it, and I understand  
23 both sides. I know we have Smith. And we have all  
24 these cases out here. But ultimately why is this any  
25 different than any petition for judicial review?

1 MR. HUTCHISON: Yeah.

2 THE COURT: Right?

3 MR. HUTCHISON: It's -- it is a petition for  
4 judicial review. You have to look at substantial  
5 evidence in the record.

6 THE COURT: Right.

7 MR. HUTCHISON: Let me tell you, Judge. Let  
8 me address the record why it is.

9 First off, I think everybody in this courtroom  
10 agrees that the city council doesn't have unfettered  
11 discretion to either deny or grant an application. If  
12 that's the case, why even have an application process?

13 THE COURT: I agree 100 percent --

14 MR. HUTCHISON: Right --

15 THE COURT: -- on that proposition. I think  
16 every lawyer here agrees with that.

17 MR. HUTCHISON: Right. So there's -- there  
18 isn't this unfettered discretion. Otherwise, what's  
19 the purpose of a petition for judicial review?

20 So, Judge, here is what makes this case  
21 different and what makes this case right for your  
22 determination that the city council abused its  
23 discretion. And this is this: One -- and this is in  
24 the record. It's before the Court. We had -- I know,  
25 I don't want to repeat. We had a long hearing on this,

1 but it's in the record with all the petition for  
2 judicial review briefing on this.

3           But, Judge, what we have in this case is we  
4 have four applications that were: One, consistent with  
5 current zoning. No question about that. They weren't  
6 coming in looking for a zone change. They weren't  
7 coming in looking for some different use permit that's  
8 going to be different than what the actual zoning  
9 requires and permits. They were coming in saying, I  
10 want to develop 35 acres for residential use, with --  
11 squarely within the zoning.

12           Next, they were in compliance with the laws  
13 and the ordinance governing land use applications and  
14 the land use on that previously zoned property. How do  
15 we know that? Because in the record the City staff  
16 made an extensive determination about that. That's  
17 their job, is to go out and say, We're the staff.  
18 We're the professionals. We know this stuff.

19           Does all -- do all these applications line up  
20 and comply? And if they don't, then frankly the  
21 developer gets with the staff and they do it -- they do  
22 whatever they're required until it complies. But the  
23 staff is very clear in their reports before the Court  
24 that all of the laws in terms of NRS 278 and Title 19,  
25 as far as the ordinances, were implied with and

1 consistent with what this application set forth.

2           And then the final point is, as the staff  
3 further found, that these applications were compatible  
4 with surrounding property. So it's not like they're  
5 coming in looking for a zone change. They're not  
6 coming in with something that's completely incompatible  
7 with the joint properties. They're not coming in with  
8 something that's a violation 278 -- NRS 278 or  
9 Title 19. The staff went through all of that and  
10 answered every single one of those questions, said,  
11 They're in compliance. They're compatible. Consistent  
12 with zoning.

13           Now, that's a different situation than a lot  
14 of these other cases that have been cited to show that,  
15 Hey, the city council has got a lot of discretion.  
16 Well, sure you've got discretion if it's not compatible  
17 with the adjoining property, if it's in violation of  
18 278 or a Title 19. If, in fact, it's not consistent  
19 with zoning.

20           But, Judge, if you go out or I go out or  
21 anyone in this courtroom goes out and buys a piece of  
22 paper and says, I'm going to buy a piece of property  
23 that's consistent with what I want to build in terms of  
24 zoning. I'm going to comply with all the laws. I'm  
25 going to be compatible with the joint property owners.

1 If that doesn't give me some -- some, you know, some  
2 rights to develop, what does?

3 THE COURT: Well, here's my next question.  
4 And it's coming back to me now because this is one of  
5 the issues I was considering.

6 Understand, that -- and I forget the exact  
7 acreage. I just don't remember specifics. I think  
8 this involves 33 parcels. But what happened here  
9 factually is somewhat of a different scenario. And  
10 what I mean by that is the developer came in and  
11 purchased -- how many acres was it?

12 MR. HUTCHISON: 250.

13 THE COURT: 250 acres.

14 MR. HUTCHISON: Total, with the golf course.

15 THE COURT: Yeah. Total. And then it's my --  
16 and tell me if I'm wrong or not.

17 MR. HUTCHISON: Yeah.

18 THE COURT: But it's my recollection that it  
19 was at that -- and once they purchased the 250-plus  
20 acres, they were all subject to the master plan. They  
21 all had zoning and the like, right?

22 MR. HUTCHISON: Well --

23 THE COURT: Am I missing something?

24 MR. HUTCHISON: So what happened was the  
25 purchase of the 250 acres, yes. Before purchasing the

1 250 acres, they are going to the City and say, Do --  
2 what -- what is this 250 acres zoned for?

3           They get a letter, a zoning letter from the  
4 City saying, It's zoned for residential.

5           Thank you very much. Now I'm going to come  
6 and tell you what my plans are. On this 17 acres, I  
7 want to develop multi-family and I want to have some  
8 commercial. On these different pieces of property, I'm  
9 going to develop residential. Start it off with very  
10 large estate properties and then change because the  
11 City and the -- and the property owners had  
12 negotiations, discussions.

13           And the City said, How about we -- how  
14 about -- how about we have this entire 250 acres  
15 subject to be a master development agreement?

16           And my client said, If that's what the City  
17 wants, then we're willing to go along.

18           And so -- and so there was a master  
19 development agreement developed or discussed, never was  
20 finalized because there was always the neighbors who  
21 came in and said, We're going to oppose any  
22 development.

23           That's on the record. That's public  
24 statements that the neighbors have said repeatedly.  
25 Not one house will ever be built here.

1           So as a result of that, my client said, Well,  
2 we can't go with the entire 250-acre master development  
3 agreement here, let's just go with the individual  
4 parcels and let's just go with the existing zoning.

5           THE COURT: So here's my question. In making  
6 its decisions, doesn't the city council have a right to  
7 look at the history of the development? And the reason  
8 why I feel that's important, as we all know, this  
9 was -- this wasn't a scenario where you had 250 acres  
10 of raw land without any development around it.

11           MR. HUTCHISON: Sure. Sure.

12           THE COURT: This was a scenario that was  
13 fairly well developed. I mean, it had been there for  
14 years, and you had the Queensridge and you had all  
15 these --

16           MR. HUTCHISON: The towers.

17           THE COURT: The towers.

18           MR. HUTCHISON: Tivoli across the street.

19           THE COURT: Right.

20           MR. HUTCHISON: Right. And that is exactly  
21 what the director of planning addressed with the city  
22 council. When the city council said -- and Brad Jerbic  
23 said to them in the June 17th hearing, your Honor, Is  
24 there a requirement for a major modification on this  
25 property?

1           And the planning director went through the  
2 history of this property. Said, There have been six  
3 different changes, applications, developments on this  
4 property, and not one -- including Tivoli across the  
5 street, which is all commercial, including the towers,  
6 which is heavy density residential living and complete  
7 changes to the residential nature.

8           And the director of the planning department  
9 said, Let me go through the history of the property  
10 with you. We've never required a major modification  
11 ever. Ever.

12           And Brad Jerbic said to him, who's been city  
13 council for decades, Well, I want that put on the  
14 record.

15           So he put that on the record and said, Given  
16 the history of this property, I'm telling you we did --  
17 we never required a major modification.

18           Now Judge Crockett says, You got to have a  
19 major modification.

20           And it's inconsistent, Judge. I know you  
21 don't care necessarily what Judge Crockett says --

22           THE COURT: Yeah.

23           MR. HUTCHISON: -- specifically, but all I'm  
24 saying is, is that a consideration? The answer is yes.  
25 And it cuts it completely in favor of my clients.

1           You should not have to use a major  
2 modification vehicle, which is completely inapplicable  
3 to what he's doing on 35 acres of residential property  
4 in order to develop the property. That is an error  
5 that the city council made. That's abuse of their  
6 discretion as demonstrated by their own lawyer, their  
7 own planning director. You know, talking about  
8 political muscle, this is really what it got down to.  
9 You got people that's became political.

10           People didn't like the fact that my client  
11 wanted to develop the property. I understand that. We  
12 deal with politics all the time.

13           So the city council completely changed their  
14 position, which was we don't require major  
15 modification. Now somebody else gets elected and says,  
16 We're not going to develop that property, and now  
17 suddenly a major modification is required.

18           And they argued that in front of  
19 Judge Crockett when they had not -- when they had not  
20 argued -- they argued the opposite in front of  
21 Judge Crockett, and now argued that in front of you as  
22 well as their Courts.

23           So, yes, Judge, the history can be an  
24 important factor and, in fact, it cuts in favor of the  
25 developer.

1           But again, Judge, I keep getting back to this  
2 point. It's consistent with zoning. It's consistent  
3 with zoning. It's in compliance with state law and  
4 local ordinances. It's compatible with the adjoining  
5 property.

6           Your -- your discretion is narrow now. It's  
7 very, very narrow. And what they really rely on --

8           THE COURT: So does -- so does -- so is this  
9 true? And this is where the rubber meets the road, I  
10 don't mind telling you.

11           Here we have a scenario where now you're  
12 saying that the discretion of the city council is  
13 limited based upon an assertion of a vested property  
14 right. I assume that -- at the end of the day that's  
15 what the issue is.

16           But I'm looking at it from this perspective,  
17 and because understand this, my decision-making is very  
18 limited, right?

19           MR. HUTCHISON: True.

20           THE COURT: As far as the trial judge under  
21 the facts and circumstances of this case. I just have  
22 one marching order based upon the existing case law.  
23 And that's make a determination as to whether or not  
24 there's substantial evidence in the record to support  
25 their -- the findings of the city council.

1 I could disagree with their ultimate  
2 determination. Everybody can agree with that, right?  
3 But that's not my role to disagree. I'm just looking  
4 at it through one lens. Was there enough?

5 And I remember reviewing some of the  
6 transcripts before the city council meetings regarding  
7 this issues, and it appeared to me that my impression  
8 was there was an overwhelming concern by certain  
9 members, specifically the mayor of Las Vegas, regarding  
10 this property. Because at one point it was 250-plus  
11 acres of golf course and park-like areas, open areas.  
12 And just as important, part of it had been designated  
13 as a -- designed or whatever.

14 And understand, I wasn't a "real property land  
15 use lawyer," you know, so I might not get all the terms  
16 of art, but it was a big concern of theirs.

17 And so it appeared to me, and this was my  
18 impression when reviewing all the transcripts, that  
19 they said, Look, we want to do this together. Because  
20 when this property was bought, it was all together.

21 And consequently, we just want to make sure  
22 that when we develop it, we want to make sure that we  
23 have some sort of cohesive plan as it relates to the  
24 development.

25 For example, hypothetically in this case, this

1 is what 33 acres? Is it 33 acres?

2 MR. HUTCHISON: 35.

3 THE COURT: 35 acres. They want to make sure,  
4 Okay, we do 35 now. What about the next 17? What  
5 about down the road? Does that -- and they didn't want  
6 to have a "moving target." I guess, maybe that is a  
7 good way to look at it. They just wanted to make sure  
8 that, you know what, let's attack this in one respect  
9 and let's do it right.

10 But just as important too, it was my  
11 recollection, and it's been a while since I've read  
12 this, that the parties were in the stage of  
13 negotiations at the time when this happened; right?

14 And the city council just wanted to -- I  
15 guess, they were trying to get it right, you know. And  
16 I understand there might be disagreements on that. But  
17 that's not my -- I'm not here to decide that.

18 MR. HUTCHISON: Yeah.

19 THE COURT: I'm not.

20 But go ahead, sir.

21 MR. HUTCHISON: Your Honor, a couple of points  
22 to follow.

23 THE COURT: And that was just my impression.

24 MR. HUTCHISON: Yeah.

25 THE COURT: If I'm wrong in my impression,

1 someone can point that out for me. It's been a while  
2 since I read that.

3 MR. HUTCHISON: Well, I want to address  
4 directly why it is that -- why can't the city council  
5 just simply exercise its discretion and move out of  
6 here, because they can do whatever they want. And of  
7 course they can't do whatever they want.

8 THE COURT: No, they can't.

9 MR. HUTCHISON: Right. They can't do whatever  
10 they want.

11 And so the other thing is what the limitations  
12 are on them? Well, the limitations on them are the  
13 law. There are development standards and requirements  
14 under both Nevada statutory law as well as the City  
15 ordinance law.

16 So this -- for example, Judge, this idea that  
17 having a master development agreement. Where is that  
18 as a requirement, or where is that that you have to  
19 develop all 250 acres and you can't just develop 35 of  
20 your acres, that you have to come in a master  
21 development agreement? It's not under State law. It's  
22 not under Title 19. In fact, it's not the way that  
23 most properties develop in this county, as I had  
24 mentioned earlier.

25 So, your Honor, what limits their discretion

1 is State law. What limits their discretion is City  
2 ordinance. And I've just described to you, as I said,  
3 all these applications were consistent with current  
4 zoning, compliance with land use, laws and ordinances  
5 and compatible surrounding property.

6 So then you say, Okay. What else did they  
7 rely on? Well, they also relied largely on opposition.  
8 And you've got a lot of homeowners coming in there and  
9 they're opposing it. And the Court, in fact, said in  
10 its Findings of Fact No. 55 that a large part of that  
11 opposition was based on this open-space concept.

12 How else can -- how else can the city council  
13 abuse their discretion? By making decisions not based  
14 on law.

15 That's where we get back to NRS 278.349, your  
16 Honor. The city council, this Court, can't misapply  
17 that law and say, Well, the fact that this is open  
18 space, the fact that this is a golf course designation  
19 on some master plan, whether it's the City's master  
20 plan or whether it's the Peccole Ranch master plan,  
21 which we don't think even applies.

22 But regardless you then say, All right. Is  
23 there law on this? Yes, there's law on this.

24 And the idea that these are not incompatible  
25 is simply not accurate, your Honor. You've got zoning

1 that says it's residential. You've got a Las Vegas  
2 master plan that says it's PROS. It's park, recreation  
3 and open space. If that's not inconsistent, I don't  
4 know what it. PROS, park, recreation and open space,  
5 versus residential.

6 Now, counsel says, Well, wait a minute. It's  
7 not incompatible because, you know, it was really the  
8 developer's idea to put that designation on the master  
9 plan. Zero evidence in the record on that. I mean  
10 zero.

11 And as a matter of fact we all know, in fact,  
12 to do that they would have to pass an ordinance in  
13 order to designate a part -- a portion of a master plan  
14 as a PROS. Just show us the ordinance. Just show us  
15 the ordinance. Where is that ever passed?

16 Brad Jerbic said in an open city council  
17 meeting, We can't show it to you. We're not even sure  
18 it was placed on here legally.

19 But then he said this, Judge. It doesn't  
20 matter. Zoning trumps master plan designations.  
21 Zoning trumps master plan designations.

22 Before this case, I thought that that was well  
23 settled. We briefed this extensively, your Honor. To  
24 the extent you want to make sure you get it right, I  
25 would just invite the Court and your clerk to go back

1 and look at how we briefed this. Your Honor,  
2 previously in the petition for judicial review points  
3 and authorities we pointed out the legislative history  
4 of this.

5 We pointed out the Attorney General's opinion  
6 on this. We pointed out judicial decisions on this,  
7 your Honor. And we would ask the Court to go back and  
8 look at that.

9 You can't as a city council --

10 THE COURT: Okay. But assuming I even accept  
11 that that argument --

12 MR. HUTCHISON: Yes.

13 THE COURT: -- right, notwithstanding that,  
14 that doesn't take away the discretion of the city  
15 council to ultimately make a determination as to a land  
16 use application; right?

17 MR. HUTCHISON: It takes away their discretion  
18 to make a land use application determination on the  
19 basis that they can't -- they can't change the  
20 character of the golf course because it's designated  
21 open space. And that is the thrust of the entire  
22 opposition. And it's the thrust of the entire  
23 political environment surrounding this. And it's the  
24 thrust of the city council's decision. They don't want  
25 this thing developed because there are powerful people

1 in Queensridge that say, I want a gold course.

2           And it says open space. A golf course on a  
3 map somewhere and you can't change without a major  
4 modification.

5           And let me just address this point here, your  
6 Honor. Why don't we go back for a major modification?  
7 Because the Queensridge residents have already said on  
8 the record, Make them go back in for a major  
9 modification. Make them go back in for an application  
10 on a major modification, because then we'll take away  
11 their zoning. And they won't even have zoning rights,  
12 because they're going to come up with some, you know,  
13 argument about the land use and the counts.

14           And then -- and then -- and then the city  
15 council is going to say, you know, We know we gave the  
16 residential. Now we're changing it.

17           This is a complete trap for the developer to  
18 get them back in to do a major modification to open up  
19 zoning. They know darn well we got residential zoning.  
20 They don't like that. They want to then have the city  
21 council go in and say, Oh, you got a major  
22 modification. Now we're going to zone it differently.

23           That's why we're not going to go back in,  
24 Judge. That's why we're fighting so hard on the major  
25 modification. And that's exactly why the other side is

1 fighting so hard to get the major modification, even  
2 though, as their own planning director said, the City  
3 has never required this within the area including  
4 Tivoli, which is a major commercial development,  
5 including the towers at Queensridge, another major high  
6 density residential development. Never has there been  
7 a major modification required.

8           Why? Because historically this has not been  
9 something that has fallen within the major modification  
10 criteria. One, it's never -- it's not designated by  
11 the City as a master-planned community. It has to be a  
12 major modification.

13           Two, it's not a planned development district.  
14 It's a residentially planned development. Completely  
15 different. Completely different sections of the code.

16           Peccole Ranch master planned-community has  
17 never adopted or annexed in the golf course. No one is  
18 paying fees. No one -- no one is paying dues. There's  
19 no record that shows the annexation.

20           So for all these reasons, Judge, there has  
21 never been a major modification required. That's what  
22 Judge Crockett required. That's what the city council  
23 is requiring now. They're also basing -- and they're  
24 basing all this on that PROS designation, which the law  
25 says doesn't matter.

1           Why? Because you have -- you have -- you have  
2 property rights under your existing zoning. We go in  
3 for an existing zone and a compatible compliant  
4 application, Judge, that -- those applications should  
5 have been granted because the opposition is based on  
6 the PROS, the decision is based on the PROS, and all of  
7 those factors that the -- that the city council said  
8 cuts against the applications, flow from PROS,  
9 including the master plan, the master development  
10 agreement, which is nowhere to be found in the law.

11           And, in fact, which Brad Jerbic, their own  
12 city council, long time city council, said it was  
13 completely independent consideration than the four  
14 applications before the Court.

15           Your Honor, I don't want to go -- the only  
16 other thing that I would just do, Judge, just -- just  
17 for purposes of the record and just for your benefit, I  
18 want to just reference the Judge Smith's findings and  
19 conclusions on pages 14 through 16 of our -- of our --  
20 of our brief, your Honor.

21           And unless the Court has other questions --  
22 I -- I just got to get to this too, Judge.

23           Counsel argued that, you know, every golf  
24 course in the community, every golf course in the -- in  
25 the valley is going to be affected by this. That --

1 it's just not the case. This is a unique property.  
2 It's not governed by the CC&Rs for the adjoining  
3 property around it.

4 All the other -- virtually every other golf  
5 course community with those adjoining properties, the  
6 golf course and the property have been annexed in part  
7 of the CC&Rs. This is different than that. Completely  
8 different than that. And the -- and/or the HOA  
9 actually owned the golf course.

10 So the idea that this would somehow -- your --  
11 your -- your decision to reconsider would somehow  
12 affect all these golf courses across the county is  
13 simply not supported factually by the record.

14 And I'll just make the final point here,  
15 Judge. Even if counsel is right that there was somehow  
16 some sort of designation of open space by the City, in  
17 2001 the City -- we briefed this. As a matter of fact,  
18 we gave this as a handout to your Honor at the hearing.  
19 The City passed Ordinance 5353 which undid everything  
20 and said anything inconsistent with RPD7 zoning is  
21 hereby repealed. RPD7 is on this property. That was  
22 an actual ordinance.

23 As opposed to counsel's arguments saying that,  
24 in fact, this was something that was designated by --  
25 by the developer and the City did it at their request.

1 There was no subsequent ordinance. They can point to  
2 no ordinance showing PROS on the master plan, your  
3 Honor.

4 Thank you very much. Unless your Court has  
5 further questions for me.

6 THE COURT: I don't. I don't have anything.

7 MR. HUTCHISON: Thank you, your Honor.

8 THE COURT: Anything further you want to add?

9 MR. OGILVIE: No, your Honor.

10 THE COURT: All right. I just want to make  
11 sure. What I'm going to do is I am going to take one  
12 just quick look at the application of the statute I've  
13 talked about. I'm not -- I'm going to take one last  
14 look at it, and I'll get you -- it's not going to be a  
15 very long minute order, as far as what my decision is.

16 Does everybody understand that?

17 MR. OGILVIE: Your Honor, in doing so, the  
18 only thing that I would also direct the Court to is  
19 NRS 278.250(2).

20 THE COURT: Let me write down, Mr. Ogilvie.

21 278?

22 MR. OGILVIE: 250(2).

23 THE COURT: I understand.

24 All right. Everyone, enjoy your day.

25 IN UNISON: Thank you, your Honor.

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(Proceedings were concluded.)

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<p><b>IN UNISON: [1]</b> 76/25 <b>MR. BICE: [26]</b> 5/10 6/5 39/1 42/14 42/18 42/22 43/1 43/5 43/8 43/13 43/23 44/3 44/5 44/8 44/21 44/25 45/3 45/5 45/14 45/16 45/20 51/14 51/16 51/19 51/21 52/2 <b>MR. HARRISON:</b> <b>[1]</b> 5/22 <b>MR. HOLMES: [1]</b> 6/3 <b>MR. HUTCHISON:</b> <b>[39]</b> 5/18 6/18 10/3 10/6 10/8 10/12 10/16 11/6 11/10 16/25 17/3 53/20 54/16 56/19 57/1 57/3 57/7 57/14 57/17 60/12 60/14 60/17 60/22 60/24 62/11 62/16 62/18 62/20 63/23 65/19 67/2 67/18 67/21 67/24 68/3 68/9 71/12 71/17 76/7 <b>MR. OGILVIE:</b> <b>[11]</b> 5/24 25/21 30/2 30/4 34/1 34/8 52/16 52/18 76/9 76/17 76/22 <b>MS. HAM: [1]</b> 5/20 <b>MS. LEONARD: [1]</b> 6/1 <b>THE COURT</b> <b>REPORTER: [1]</b> 5/8 <b>THE COURT: [77]</b> 5/6 5/13 5/15 6/8 6/12 10/1 10/4 10/7 10/11 10/14 10/19 11/7 16/20 17/1 25/19 30/1 30/3 33/19 34/2 38/25 42/13 42/15 42/19 42/23 43/2 43/6 43/9 43/14 43/24 44/4 44/6 44/9 44/22 45/2 45/4 45/10 45/15 45/19 51/12 51/15 51/17 51/20 51/24 52/15</p>	<p>52/17 53/18 54/13 54/17 56/20 57/2 57/6 57/13 57/15 60/3 60/13 60/15 60/18 60/23 62/5 62/12 62/17 62/19 63/22 65/8 65/20 67/3 67/19 67/23 67/25 68/8 71/10 71/13 76/6 76/8 76/10 76/20 76/23 <b>/</b> <b>/s [1]</b> 78/19 <b>0</b> <b>0051 [1]</b> 2/20 <b>1</b> <b>10 [1]</b> 37/13 <b>100 percent [1]</b> 57/13 <b>1000 [1]</b> 3/8 <b>10080 [1]</b> 2/7 <b>101 [1]</b> 21/22 <b>12 [5]</b> 10/24 27/14 27/15 27/17 27/24 <b>120 [1]</b> 4/7 <b>1215 [1]</b> 4/6 <b>13 [4]</b> 10/24 27/14 27/15 27/25 <b>14 [2]</b> 2/18 74/19 <b>15 [1]</b> 37/13 <b>16 [1]</b> 74/19 <b>17 [4]</b> 8/12 30/14 33/15 67/4 <b>17 acres [1]</b> 61/6 <b>17-acre [1]</b> 9/2 <b>17th [1]</b> 62/23 <b>18 [1]</b> 33/15 <b>180 [7]</b> 1/9 2/3 5/7 5/19 5/20 5/23 18/23 <b>19 [5]</b> 24/15 58/24 59/9 59/18 68/22 <b>19.00.040 [1]</b> 53/14 <b>19.16.010a [1]</b> 53/6 <b>2</b> <b>200 [1]</b> 2/8 <b>2001 [1]</b> 75/17 <b>2015 [2]</b> 7/8 26/19 <b>2016 [1]</b> 7/5 <b>2017 [2]</b> 7/12 16/1 <b>2018 [9]</b> 7/15 7/22 8/7 25/25 26/7 26/9 30/14 35/1 38/24</p>	<p><b>2019 [2]</b> 1/21 5/1 <b>2020 [2]</b> 14/9 17/14 <b>208-14 [1]</b> 2/18 <b>2086 [1]</b> 2/11 <b>21 [2]</b> 16/1 38/24 <b>2100 [1]</b> 3/22 <b>2101 [1]</b> 3/23 <b>212 [1]</b> 27/18 <b>214-2100 [1]</b> 3/22 <b>214-2101 [1]</b> 3/23 <b>21st [2]</b> 26/7 35/1 <b>22 [2]</b> 1/21 5/1 <b>2300 [1]</b> 3/7 <b>24 [1]</b> 26/12 <b>250 [6]</b> 38/7 60/12 60/13 60/25 68/19 76/22 <b>250 acres [4]</b> 61/1 61/2 61/14 62/9 <b>250-acre [1]</b> 62/2 <b>250-plus [2]</b> 60/19 66/10 <b>2500 [1]</b> 2/10 <b>253.07 [1]</b> 27/21 <b>278 [8]</b> 24/15 35/12 54/12 58/24 59/8 59/8 59/18 76/21 <b>278.250 [1]</b> 76/19 <b>278.349 [12]</b> 15/4 16/17 17/5 17/5 25/15 34/17 34/23 35/16 43/12 48/16 54/4 69/15 <b>29 [2]</b> 32/11 34/9 <b>29th [4]</b> 25/24 25/25 26/9 27/2 <b>3</b> <b>30 [1]</b> 26/12 <b>300 [1]</b> 3/20 <b>33 [1]</b> 60/8 <b>33 acres [2]</b> 67/1 67/1 <b>34 [1]</b> 33/13 <b>35 [5]</b> 24/19 58/10 67/2 67/4 68/19 <b>35 acres [4]</b> 7/12 24/15 64/3 67/3 <b>35 acres' [1]</b> 7/10 <b>35-acre [1]</b> 12/8 <b>385-2086 [1]</b> 2/11 <b>385-2500 [1]</b> 2/10 <b>4</b> <b>40 [1]</b> 33/14 <b>400 [1]</b> 3/19 <b>4100 [1]</b> 3/10</p>	<p><b>49 [1]</b> 34/14 <b>5</b> <b>51 [1]</b> 34/16 <b>53 [1]</b> 52/23 <b>5353 [1]</b> 75/19 <b>54 [2]</b> 34/14 53/4 <b>541 [2]</b> 1/24 78/19 <b>55 [2]</b> 23/7 69/10 <b>6</b> <b>60 [4]</b> 31/16 32/6 39/14 39/19 <b>61 [1]</b> 38/21 <b>64 [1]</b> 38/21 <b>6930 [1]</b> 4/9 <b>6938 [1]</b> 4/10 <b>7</b> <b>702 [9]</b> 2/10 2/11 2/20 3/10 3/11 3/22 3/23 4/9 4/10 <b>728.349 [1]</b> 45/3 <b>78.349 [1]</b> 33/24 <b>8</b> <b>800 [1]</b> 2/17 <b>801-376-0051 [1]</b> 2/20 <b>873-4100 [1]</b> 3/10 <b>873-9966 [1]</b> 3/11 <b>89101 [1]</b> 3/21 <b>89102 [1]</b> 3/9 <b>89107 [1]</b> 2/19 <b>89117 [1]</b> 4/8 <b>89145 [1]</b> 2/9 <b>9</b> <b>940-6930 [1]</b> 4/9 <b>940-6938 [1]</b> 4/10 <b>9966 [1]</b> 3/11 <b>9:37 [1]</b> 5/2 <b>:</b> <b>:SS [1]</b> 78/2 <b>A</b> <b>A.M [1]</b> 5/2 <b>ability [3]</b> 35/20 35/22 78/11 <b>able [3]</b> 9/21 18/6 23/2 <b>about [32]</b> 7/12 7/21 9/17 11/3 12/2 16/9 21/25 33/22 34/3 34/4 40/9 40/12 42/16 43/10 46/11 46/11 55/3 55/4 55/12 55/22</p>	<p>56/11 56/14 58/5 58/16 61/13 61/14 61/14 64/7 67/4 67/5 72/13 76/13 <b>absolute [2]</b> 8/25 37/19 <b>absolutely [7]</b> 10/11 34/1 43/8 44/8 44/25 49/18 50/21 <b>abuse [5]</b> 11/22 32/5 38/11 64/5 69/13 <b>abused [3]</b> 31/6 31/15 57/22 <b>accept [3]</b> 9/23 50/9 71/10 <b>accident [1]</b> 29/23 <b>accompanied [1]</b> 9/5 <b>accompanying [1]</b> 13/13 <b>accurate [2]</b> 69/25 78/11 <b>acre [4]</b> 9/2 12/8 17/12 62/2 <b>acreage [1]</b> 60/7 <b>acres [23]</b> 7/12 24/15 24/19 27/18 27/21 38/7 58/10 60/11 60/13 60/20 60/25 61/1 61/2 61/6 61/14 62/9 64/3 66/11 67/1 67/1 67/3 68/19 68/20 <b>acres' [1]</b> 7/10 <b>across [4]</b> 14/20 62/18 63/4 75/12 <b>action [2]</b> 45/11 45/13 <b>actual [4]</b> 14/10 14/12 58/8 75/22 <b>actually [6]</b> 14/11 29/24 39/12 40/6 51/2 75/9 <b>add [1]</b> 76/8 <b>addition [1]</b> 31/3 <b>additional [1]</b> 39/5 <b>address [8]</b> 32/22 33/9 44/25 50/17 52/21 57/8 68/3 72/5 <b>addressed [4]</b> 32/14 33/4 49/20 62/21 <b>addresses [3]</b> 30/7 31/11 31/23</p>
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(1) IN UNISON: - addresses

<p><b>A</b>  <b>adjoining [4]</b>                      59/17 65/4 75/2                      75/5  <b>adopt [1]</b> 52/25  <b>adopted [2]</b> 16/14                      73/17  <b>adopting [1]</b> 40/18  <b>advanced [1]</b>                      44/16  <b>advantage [1]</b>                      40/25  <b>adverse [1]</b> 41/5  <b>advise [1]</b> 52/21  <b>advised [1]</b> 16/2  <b>affect [1]</b> 75/12  <b>affected [1]</b> 74/25  <b>affirmance [17]</b>                      7/1 9/12 28/16                      28/18 29/4 30/13                      30/15 31/3 31/24                      32/14 32/22 33/4                      33/9 38/16 39/10                      39/16 41/14  <b>affirmed [19]</b> 8/13                      8/14 12/16 12/21                      12/22 15/24 16/19                      19/7 19/9 19/20                      19/25 20/9 20/17                      20/22 20/24 21/2                      21/11 23/17 26/2  <b>affirming [3]</b>                      40/16 40/17 40/21  <b>after [7]</b> 7/13 7/21                      8/8 8/15 18/13 23/3                      35/11  <b>again [17]</b> 5/15                      6/7 6/8 8/14 9/14                      16/20 18/8 26/8                      28/6 28/21 30/4                      31/20 32/11 32/13                      37/25 39/2 65/1  <b>against [2]</b> 31/4                      74/8  <b>agree [4]</b> 11/22                      34/14 57/13 66/2  <b>agreed [1]</b> 56/9  <b>agreement [9]</b>                      24/20 42/2 53/1                      61/15 61/19 62/3                      68/17 68/21 74/10  <b>agreements [3]</b>                      24/8 41/24 53/11  <b>agrees [2]</b> 57/10                      57/16  <b>ahead [3]</b> 5/16                      34/6 67/20  <b>Alcantara [2]</b></p>	<p>51/13 51/15  <b>all [69]</b> 5/15 6/8                      6/12 6/17 10/23                      11/4 15/8 20/24                      22/21 23/16 24/2                      24/25 25/20 34/8                      34/18 36/10 36/13                      37/18 39/22 39/22                      40/20 41/4 41/4                      44/1 45/5 45/8                      46/23 47/2 47/7                      49/5 49/14 50/5                      50/10 53/8 53/16                      53/19 54/13 56/3                      56/14 56/18 56/23                      58/1 58/19 58/19                      58/24 59/9 59/24                      60/20 60/21 62/8                      62/14 63/5 63/23                      64/12 66/15 66/18                      66/20 68/19 69/3                      69/22 70/11 73/20                      73/24 74/6 75/4                      75/12 76/10 76/24                      78/5  <b>allow [1]</b> 27/2  <b>allowing [1]</b> 10/17  <b>allows [1]</b> 37/5  <b>almost [1]</b> 39/25  <b>along [2]</b> 43/21                      61/17  <b>already [6]</b> 14/25                      18/22 21/25 29/25                      53/25 72/7  <b>also [17]</b> 6/6 14/7                      15/3 17/16 17/19                      21/17 25/6 26/16                      39/25 41/1 47/7                      50/6 53/3 53/4 69/7                      73/23 76/18  <b>ALTA [1]</b> 2/7  <b>alter [2]</b> 6/15 6/20  <b>always [4]</b> 10/12                      15/14 41/24 61/20  <b>am [3]</b> 43/14 60/23                      76/11  <b>amend [3]</b> 6/15                      6/21 38/14  <b>amended [3]</b>                      27/11 28/13 38/24  <b>amendment [5]</b>                      10/9 17/25 28/14                      31/17 32/4  <b>American [1]</b>                      52/24  <b>amongst [1]</b> 42/2  <b>amount [1]</b> 25/8  <b>amply [2]</b> 27/23</p>	<p>50/19  <b>analysis [3]</b> 18/17                      33/16 41/4  <b>annexation [1]</b>                      73/19  <b>annexed [10]</b>                      12/18 13/9 13/16                      13/20 13/23 13/24                      14/2 14/5 73/17                      75/6  <b>another [3]</b> 17/10                      24/23 73/5  <b>answer [3]</b> 20/10                      52/18 63/24  <b>answered [1]</b>                      59/10  <b>any [32]</b> 5/11 9/23                      13/4 15/15 15/16                      18/13 23/3 23/18                      24/19 27/10 28/18                      32/15 32/19 33/21                      34/20 34/24 35/5                      36/4 38/11 38/17                      38/18 39/23 40/13                      43/21 44/10 44/16                      46/22 51/8 56/24                      56/25 61/21 62/10  <b>anybody [1]</b> 13/25  <b>anyone [1]</b> 59/21  <b>anything [5]</b> 19/3                      43/9 75/20 76/6                      76/8  <b>anyway [2]</b> 6/14                      43/9  <b>APACHE [2]</b> 4/6                      50/5  <b>apologize [1]</b> 6/13  <b>appeal [2]</b> 39/13                      56/5  <b>appealing [1]</b> 41/5  <b>appeals [1]</b> 39/17  <b>appearances [4]</b>                      1/25 2/23 3/25 5/16  <b>appeared [2]</b> 66/7                      66/17  <b>appellants [4]</b>           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33/21                      35/25 39/17 40/2                      40/3 40/11 40/14                      40/16 40/20 41/4                      41/10 41/20 41/23                      47/10 50/5 50/10                      50/20 51/4 53/1                      54/9 54/10 56/12                      61/1 61/6 68/12                      68/12 68/13 69/24</p>	<p>71/25  <b>area [7]</b> 14/10                      14/16 28/3 46/24                      47/9 50/5 73/3  <b>areas [2]</b> 66/11                      66/11  <b>arenas [1]</b> 6/22  <b>argue [2]</b> 30/22                      31/14  <b>argued [11]</b> 8/19                      25/23 27/1 34/8                      35/24 36/7 64/18                      64/20 64/20 64/21                      74/23  <b>argues [1]</b> 37/6  <b>arguing [2]</b> 11/21                      46/1  <b>argument [16]</b> 8/1                      8/2 11/17 11/25                      12/1 12/3 17/16                      26/3 46/2 46/4 50/2                      50/9 50/14 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                   19/21 19/22 23/6</p>
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(2) adjoining - at

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(5) Court's... - do

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(6) do... - follow

<p><b>F</b>  <b>follow... 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(7) follow... - I'm

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(8) I'm... - land

<p><b>L</b></p> <p><b>land... [34]</b> 32/1 32/19 33/1 33/6 33/18 35/19 36/2 36/7 36/9 36/21 38/2 42/6 42/7 45/22 46/7 46/14 46/18 47/13 47/15 47/17 47/21 47/22 48/8 49/5 49/14 51/2 58/13 58/14 62/10 66/14 69/4 71/15 71/18 72/13</p> <p><b>landowners [3]</b> 20/1 20/6 21/6</p> <p><b>language [2]</b> 31/10 35/14</p> <p><b>large [4]</b> 37/8 37/8 61/10 69/10</p> <p><b>largely [1]</b> 69/7</p> <p><b>LAS [18]</b> 1/12 2/9 2/19 3/2 3/9 3/21 4/8 4/16 5/7 5/25 6/2 14/20 31/1 35/12 37/2 55/1 66/9 70/1</p> <p><b>Las Vegas [9]</b> 5/7 5/25 6/2 31/1 35/12 37/2 55/1 66/9 70/1</p> <p><b>last [2]</b> 38/22 76/13</p> <p><b>later [3]</b> 7/22 8/3 8/4</p> <p><b>law [49]</b> 8/11 8/16 10/24 16/13 16/13 16/24 19/22 19/24 19/25 20/20 21/15 21/22 22/4 23/7 25/4 25/7 26/6 26/13 27/12 27/17 33/14 33/22 34/15 35/4 37/6 37/7 37/24 38/23 40/18 45/6 46/8 49/11 49/17 49/19 52/20 53/23 65/3 65/22 68/13 68/14 68/15 68/21 69/1 69/14 69/17 69/23 69/23 73/24 74/10</p> <p><b>laws [7]</b> 22/11 22/15 22/24 58/12 58/24 59/24 69/4</p> <p><b>lawyer 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(9) land... - might

<p><b>M</b>  <b>might...</b> [1] 67/16  <b>mind</b> [6] 11/1  42/15 43/24 46/5  56/16 65/10  <b>minute</b> [2] 70/6  76/15  <b>misapply</b> [1] 69/16  <b>missing</b> [1] 60/23  <b>modification</b> [50]  8/1 8/25 9/3 9/4 9/9  9/18 9/24 11/12  11/18 11/23 12/3  13/22 14/8 14/11  14/15 14/24 15/1  16/4 17/25 36/3  36/14 36/16 36/18  37/1 37/4 37/10  37/12 37/16 51/1  52/8 52/12 62/24  63/10 63/17 63/19  64/2 64/15 64/17  72/4 72/6 72/9  72/10 72/18 72/22  72/25 73/1 73/7  73/9 73/12 73/21  <b>modifications</b> [1]  12/5  <b>modify</b> [1] 45/22  <b>moment</b> [1] 9/14  <b>money</b> [1] 44/6  <b>months</b> [1] 7/13  <b>Moreover</b> [1] 15/3  <b>morning</b> [10] 5/16  5/18 5/22 5/24 6/1  6/3 6/5 6/9 25/23  39/1  <b>most</b> [3] 8/6 21/5  68/23  <b>motion</b> [15] 6/15  6/20 6/25 8/3 8/5  8/15 11/11 28/13  28/13 28/18 32/6  38/13 38/14 38/19  39/14  <b>MOTIONS</b> [1] 1/16  <b>move</b> [4] 5/6 22/2  42/6 68/5  <b>moving</b> [4] 11/4  13/12 55/17 67/6  <b>Mr.</b> [8] 7/21 25/20  33/19 39/4 39/7  42/13 49/20 76/20  <b>Mr. Bice</b> [1] 42/13  <b>Mr. Jerbic's</b> [1]  7/21  <b>Mr. Ogilvie</b> [6]  25/20 33/19 39/4</p>	<p>39/7 49/20 76/20  <b>much</b> [8] 6/19 9/15  10/6 11/7 30/12  42/16 61/5 76/4  <b>multi</b> [1] 61/7  <b>multi-family</b> [1]  61/7  <b>Municipal</b> [1]  52/25  <b>municipality</b> [1]  33/2  <b>muscle</b> [2] 48/10  64/8  <b>must</b> [3] 36/3 37/8  52/25  <b>my</b> [44] 10/23 11/1  16/18 21/21 21/23  33/21 39/24 40/7  40/10 40/12 40/14  43/2 43/4 43/10  43/15 50/23 54/7  54/17 55/22 55/24  56/6 56/12 60/3  60/15 60/18 61/6  61/16 62/1 62/5  63/25 64/10 65/17  66/3 66/7 66/17  67/10 67/17 67/23  67/25 76/15 78/9  78/11 78/14 78/14</p> <p><b>N</b>  <b>NAME</b> [1] 78/14  <b>Nancy</b> [1] 30/15  <b>Nancy M</b> [1] 30/15  <b>narrow</b> [4] 23/1  31/2 65/6 65/7  <b>narrowed</b> [1]  23/23  <b>nature</b> [2] 23/13  63/7  <b>necessarily</b> [1]  63/21  <b>necessary</b> [1] 9/19  <b>need</b> [9] 12/1  13/22 27/10 38/5  38/5 46/22 47/16  47/16 49/21  <b>needed</b> [1] 16/4  <b>negative</b> [2] 29/10  30/11  <b>negotiations</b> [2]  61/12 67/13  <b>neighbors</b> [2]  61/20 61/24  <b>neither</b> [3] 32/21  33/3 33/8  <b>net</b> [1] 27/21  <b>NEVADA</b> [28] 1/7</p>	<p>5/1 7/1 8/13 18/22  20/18 20/24 21/15  26/2 28/16 28/24  29/4 29/5 30/13  32/14 38/15 39/9  39/12 39/14 40/15  41/6 41/10 41/19  44/11 51/6 68/14  78/2 78/15  <b>never</b> [20] 8/2  11/1 11/17 11/23  12/17 13/3 13/8  13/23 13/24 23/2  40/12 56/11 61/19  63/10 63/17 73/3  73/6 73/10 73/17  73/21  <b>new</b> [5] 6/15 28/13  28/15 38/13 38/14  <b>next</b> [6] 5/6 37/13  54/17 58/12 60/3  67/4  <b>nice</b> [1] 46/22  <b>no</b> [50] 1/1 7/4  7/25 9/2 9/4 12/13  12/23 13/8 13/14  13/21 13/25 14/14  14/19 16/4 20/6  20/13 21/22 22/17  26/17 26/22 30/8  32/9 32/19 32/23  32/25 33/10 33/11  35/23 37/6 38/8  40/19 41/11 41/13  45/24 46/13 46/17  48/16 48/21 49/12  49/24 58/5 68/8  69/10 73/17 73/18  73/18 73/19 76/1  76/2 76/9  <b>No.</b> [1] 23/7  <b>No. 55</b> [1] 23/7  <b>nonrecorded</b> [1]  21/18  <b>nonsense</b> [1]  37/19  <b>nor</b> [6] 32/13 32/21  33/3 33/8 39/23  40/13  <b>north</b> [2] 13/16  13/17  <b>not</b> [109]  <b>note</b> [2] 7/23  53/21  <b>noted</b> [2] 16/18  22/6  <b>NOTES</b> [1] 78/8  <b>nothing</b> [9] 13/18</p>	<p>14/3 28/9 32/13  36/6 36/14 36/16  38/13 54/7  <b>notice</b> [1] 35/2  <b>notion</b> [1] 38/17  <b>notwithstanding</b>  [2] 23/18 71/13  <b>NOVA</b> [1] 53/3  <b>November</b> [6] 6/22  7/5 8/9 8/12 26/7  38/24  <b>November 21</b> [1]  38/24  <b>now</b> [33] 10/25  11/20 11/21 19/8  20/23 22/2 22/17  29/8 37/6 37/17  39/21 40/24 47/21  48/4 49/8 49/9  49/15 50/12 54/3  59/13 60/4 61/5  63/18 64/15 64/16  64/21 65/6 65/11  67/4 70/6 72/16  72/22 73/23  <b>nowhere</b> [6] 24/14  24/15 30/4 30/5  44/17 74/10  <b>NRCP</b> [2] 31/16  32/6  <b>NRCP 60</b> [1] 31/16  <b>NRS</b> [18] 15/4  16/17 17/5 17/5  24/15 25/15 33/24  34/17 34/23 35/12  35/16 43/12 54/4  54/12 58/24 59/8  69/15 76/19  <b>NRS 278</b> [5] 24/15  35/12 54/12 58/24  59/8  <b>NRS 278.250</b> [1]  76/19  <b>NRS 278.349</b> [11]  15/4 16/17 17/5  17/5 25/15 34/17  34/23 35/16 43/12  54/4 69/15  <b>NRS 78.349</b> [1]  33/24  <b>nuances</b> [1] 11/5  <b>Number</b> [3] 10/20  46/10 46/13  <b>NV</b> [6] 1/24 2/9  2/19 3/9 3/21 4/8</p> <p><b>O</b>  <b>obviously</b> [2] 39/3  44/5</p>	<p><b>occur</b> [2] 22/19  22/19  <b>October</b> [3] 8/12  8/12 30/14  <b>October 17</b> [2]  8/12 30/14  <b>odds</b> [2] 19/21  19/23  <b>off</b> [5] 5/14 40/11  54/11 57/9 61/9  <b>OFFICE</b> [1] 78/14  <b>officially</b> [1] 14/4  <b>OGILVIE</b> [8] 3/5  5/25 25/20 33/19  39/4 39/7 49/20  76/20  <b>Oh</b> [2] 41/14 72/21  <b>okay</b> [5] 45/19  45/21 67/4 69/6  71/10  <b>on</b> [111]  <b>once</b> [4] 5/15 6/8  24/25 60/19  <b>one</b> [47] 6/25 8/15  8/23 10/20 11/11  11/12 12/20 12/21  14/14 15/2 16/8  17/9 21/25 29/3  30/6 31/10 31/23  34/21 36/20 36/22  41/5 45/20 46/10  46/13 47/3 47/5  50/3 52/7 52/7  53/22 56/5 57/23  58/4 59/10 60/4  61/25 63/4 65/22  66/4 66/10 67/8  73/10 73/17 73/18  73/18 76/11 76/13  <b>only</b> [24] 7/23  11/16 18/17 24/22  25/5 25/22 27/11  29/12 29/16 31/5  31/5 31/10 34/17  34/21 37/14 37/25  37/25 39/13 40/12  49/10 50/4 55/22  74/15 76/18  <b>open</b> [30] 9/7 9/10  15/16 15/21 17/15  17/20 19/2 19/17  21/10 23/9 23/15  23/18 27/21 28/5  46/16 46/23 47/12  47/18 48/5 49/6  66/11 69/11 69/17  70/3 70/4 70/16  71/21 72/2 72/18</p>
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(10) might... - open

<p><b>O</b></p> <p><b>open...</b> [1] 75/16</p> <p><b>open-space</b> [1] 69/11</p> <p><b>opening</b> [1] 41/12</p> <p><b>openly</b> [1] 21/20</p> <p><b>opined</b> [1] 7/16</p> <p><b>opinion</b> [1] 71/5</p> <p><b>oppose</b> [1] 61/21</p> <p><b>opposed</b> [2] 21/1 75/23</p> <p><b>opposing</b> [1] 69/9</p> <p><b>opposite</b> [4] 11/20 20/10 21/13 64/20</p> <p><b>opposition</b> [14] 22/3 22/5 22/7 23/8 23/19 23/20 24/1 25/6 37/21 38/5 69/7 69/11 71/22 74/5</p> <p><b>or</b> [78] 6/15 6/15 6/21 7/24 13/4 13/7 14/1 14/3 14/4 15/9 15/16 15/16 15/20 17/25 18/13 19/3 19/17 20/7 20/7 20/13 20/15 21/10 22/8 22/20 24/20 24/23 24/23 25/9 25/14 26/10 26/14 28/10 28/13 29/4 29/5 29/17 29/17 31/6 31/18 31/21 32/11 32/16 32/16 32/16 33/1 33/16 34/3 35/7 35/14 35/20 35/22 38/1 38/14 42/1 42/5 43/17 44/13 47/5 50/3 52/13 52/13 53/23 54/10 54/25 55/25 57/11 59/8 59/18 59/20 59/20 60/16 61/19 65/23 66/13 68/18 69/20 73/17 75/8</p> <p><b>oral</b> [1] 11/25</p> <p><b>order</b> [35] 6/21 7/4 7/5 7/6 7/7 7/8 7/14 7/17 8/13 9/6 9/11 9/13 17/22 19/14 20/1 30/14 31/3 31/24 32/13 33/3 33/9 36/1 36/13 39/16 39/18 39/19 39/20 39/21 41/3 42/17 51/1 64/4 65/22 70/13 76/15</p>	<p><b>orders</b> [26] 7/2 12/16 12/21 16/19 19/21 20/9 20/17 20/22 21/3 23/17 26/1 26/2 28/17 29/4 29/8 29/18 30/2 30/5 30/14 32/21 33/3 33/8 35/25 36/6 38/15 38/18</p> <p><b>ordinance</b> [10] 58/13 68/15 69/2 70/12 70/14 70/15 75/19 75/22 76/1 76/2</p> <p><b>ordinances</b> [8] 12/4 12/7 22/12 22/15 22/25 58/25 65/4 69/4</p> <p><b>original</b> [1] 32/3</p> <p><b>other</b> [27] 15/16 20/7 21/10 26/3 28/22 28/23 28/23 28/24 37/20 38/14 40/25 42/4 42/4 47/5 54/5 55/22 55/23 56/7 56/11 56/12 59/14 68/11 72/25 74/16 74/21 75/4 75/4</p> <p><b>otherwise</b> [6] 10/23 18/1 23/1 47/13 53/7 57/18</p> <p><b>ought</b> [2] 19/13 22/19</p> <p><b>our</b> [28] 5/16 6/20 6/25 7/19 7/20 7/25 9/15 9/17 10/13 11/14 11/25 13/12 14/17 14/17 17/4 17/4 18/3 18/18 18/19 22/3 22/6 23/12 23/14 24/18 50/18 74/19 74/19 74/20</p> <p><b>out</b> [20] 7/14 10/25 11/3 11/24 29/9 30/18 39/8 44/17 50/11 56/16 56/24 58/17 59/20 59/20 59/21 68/1 68/5 71/3 71/5 71/6</p> <p><b>outlier</b> [1] 56/17</p> <p><b>over</b> [7] 15/8 28/21 28/21 34/12 37/12 48/5 49/21</p> <p><b>overall</b> [1] 27/20</p> <p><b>overwhelming</b> [1]</p>	<p>66/8</p> <p><b>own</b> [6] 11/22 40/11 64/6 64/7 73/2 74/11</p> <p><b>owned</b> [1] 75/9</p> <p><b>owners</b> [3] 20/11 59/25 61/11</p> <p><b>P</b></p> <p><b>page</b> [4] 5/7 30/14 33/15 33/15</p> <p><b>page 17</b> [1] 33/15</p> <p><b>page 18</b> [1] 33/15</p> <p><b>page 2</b> [1] 30/14</p> <p><b>page 9</b> [1] 5/7</p> <p><b>pages</b> [3] 26/12 26/12 74/19</p> <p><b>paper</b> [2] 37/9 59/22</p> <p><b>papers</b> [2] 11/5 13/12</p> <p><b>paragraph</b> [8] 27/17 27/24 27/25 29/9 34/16 38/21 52/23 53/4</p> <p><b>paragraph 13</b> [1] 27/25</p> <p><b>paragraph 51</b> [1] 34/16</p> <p><b>Paragraph 53</b> [1] 52/23</p> <p><b>paragraph 54</b> [1] 53/4</p> <p><b>paragraph 61</b> [1] 38/21</p> <p><b>paragraphs</b> [5] 27/14 27/15 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53/13 53/17 60/20 66/23 69/19 69/20 69/20 70/2 70/9 70/13 70/20 70/21 74/9 76/2</p> <p><b>planned</b> [17] 12/18 13/10 13/13 13/15 13/23 14/2 14/20 14/22 14/23 38/6 42/8 47/4 48/18 73/11 73/13 73/14 73/16</p> <p><b>planned-communit</b> <b>y</b> [4] 14/2 42/8 47/4 73/16</p> <p><b>planning</b> [9] 14/12 16/5 17/8 30/20 62/21 63/1 63/8 64/7 73/2</p> <p><b>plans</b> [4] 14/10 20/7 49/4 61/6</p> <p><b>please</b> [1] 5/10</p> <p><b>plenty</b> [1] 47/18</p> <p><b>PLLC</b> [1] 3/16</p> <p><b>plus</b> [2] 60/19 66/10</p> <p><b>point</b> [22] 8/25 11/13 12/15 14/13 15/4 18/2 18/13 20/15 21/9 29/9 41/14 46/12 48/7 50/18 54/7 59/2 65/2 66/10 68/1 72/5 75/14 76/1</p> <p><b>pointed</b> [5] 11/2 39/7 71/3 71/5 71/6</p> <p><b>pointing</b> [1] 25/14</p> <p><b>points</b> [14] 7/19 8/23 9/15 9/21 11/15 12/2 12/22 18/20 25/2 39/5 45/17 54/5 67/21 71/2</p>
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(11) open... - points

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75/15 76/1</p> <p><b>there's [26]</b> 9/23 10/19 11/20 13/8 13/25 14/19 17/16 18/4 18/16 18/24 30/4 30/8 31/10 36/14 36/16 37/6 39/4 47/23 47/25 48/12 49/24 55/17 57/17 65/24 69/23 73/18</p> <p><b>THEREAFTER [1]</b> 78/7</p> <p><b>therefore [2]</b> 28/11 36/25</p> <p><b>these [25]</b> 9/15 12/11 22/14 22/14 22/22 26/16 27/3 32/23 32/24 35/19 36/8 36/21 38/2 38/12 39/16 56/24 58/19 59/3 59/14 61/8 62/15 69/3 69/24 73/20 75/12</p> <p><b>they [97]</b></p> <p><b>they'd [1]</b> 41/6</p> <p><b>they'll [1]</b> 44/12</p> <p><b>they're [18]</b> 21/2 22/11 41/2 41/9 45/21 45/22 46/1 47/8 58/22 59/4 59/5 59/7 59/11 59/11 69/9 72/12 73/23 73/23</p> <p><b>thing [6]</b> 25/22 35/8 68/11 71/25 74/16 76/18</p> <p><b>things [5]</b> 11/2 16/8 44/7 49/20</p>
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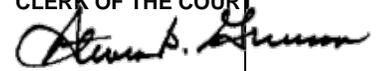
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<p><b>T</b></p> <p><b>things... [1]</b> 53/21</p> <p><b>think [19]</b> 10/20 10/24 11/1 11/3 11/9 18/15 18/17 19/13 33/24 41/6 50/7 51/12 55/11 55/19 56/17 57/9 57/15 60/7 69/21</p> <p><b>thinking [2]</b> 55/3 55/9</p> <p><b>this [190]</b></p> <p><b>thorough [1]</b> 10/21</p> <p><b>those [26]</b> 6/24 8/22 12/17 20/10 21/2 22/8 23/4 23/24 24/9 25/2 25/17 28/9 30/5 38/18 40/19 41/19 42/9 44/7 46/18 47/22 49/7 50/10 59/10 74/4 74/7 75/5</p> <p><b>though [2]</b> 39/8 73/2</p> <p><b>thought [3]</b> 48/9 48/10 70/22</p> <p><b>three [3]</b> 22/22 23/4 23/24</p> <p><b>through [17]</b> 17/24 17/25 21/9 26/12 29/9 29/23 30/10 33/13 33/15 33/16 34/14 38/21 59/9 63/1 63/9 66/4 74/19</p> <p><b>throw [1]</b> 18/10</p> <p><b>thrust [3]</b> 71/21 71/22 71/24</p> <p><b>thrusts [1]</b> 6/25</p> <p><b>Thursday [1]</b> 38/22</p> <p><b>time [24]</b> 5/13 6/19 7/22 7/24 7/25 8/2 11/14 11/16 14/5 18/13 23/25 25/8 26/15 37/9 37/19 41/14 44/6 48/24 52/9 52/14 64/12 67/13 74/12 78/7</p> <p><b>timeline [2]</b> 8/18 16/18</p> <p><b>timing 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[2]</b> 57/10 57/18</p> <p><b>Unified [3]</b> 35/12 37/3 53/5</p> <p><b>unique [1]</b> 75/1</p> <p><b>units [1]</b> 17/12</p> <p><b>unless [2]</b> 74/21 76/4</p> <p><b>Unlike [1]</b> 50/23</p> <p><b>unquote [1]</b> 7/17</p> <p><b>unrelated [1]</b> 6/10</p> <p><b>until [1]</b> 58/22</p> <p><b>unusual [2]</b> 24/22 53/25</p> <p><b>up [13]</b> 5/6 11/2 34/2 43/15 44/20 49/14 51/5 51/7 56/4 56/7 58/19 72/12 72/18</p> <p><b>upon [6]</b> 43/10 51/13 54/18 54/20 65/13 65/22</p>	<p><b>us [5]</b> 10/13 10/17 51/9 70/14 70/14</p> <p><b>use [37]</b> 15/6 15/22 16/14 17/2 17/7 19/11 21/16 22/11 22/15 22/19 22/24 24/16 25/16 32/19 33/1 33/6 33/18 35/19 36/2 36/7 36/21 38/2 39/9 42/6 46/14 49/16 53/10 58/7 58/10 58/13 58/14 64/1 66/15 69/4 71/16 71/18 72/13</p> <p><b>used [1]</b> 47/15</p> <p><b>uses [1]</b> 19/5</p> <hr/> <p><b>V</b></p> <p><b>vacations [1]</b> 53/8</p> <p><b>vaguely [1]</b> 52/19</p> <p><b>valley [2]</b> 14/21 74/25</p> <p><b>value [1]</b> 32/10</p> <p><b>values [1]</b> 10/10</p> 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63/13 66/19 66/21 66/22 67/3 67/5 68/3 68/6 68/7 68/10 70/24 71/24 72/1 72/20 74/15 74/18 76/8 76/10</p> <p><b>wanted [7]</b> 9/16 11/11 26/22 40/8 64/11 67/7 67/14</p> <p><b>wants [4]</b> 36/24 37/13 47/22 61/17</p> <p><b>was [154]</b></p> <p><b>wasn't [11]</b> 5/10 9/18 25/23 38/11 39/23 44/16 44/20 50/24 50/24 62/9 66/14</p> <p><b>water [1]</b> 50/6</p> <p><b>way [18]</b> 7/3 7/4 9/23 10/25 11/22 16/3 17/9 17/10 19/18 23/20 39/22 43/22 45/24 47/2 50/1 67/7 68/22 72/10</p> <p><b>ways [1]</b> 56/3</p> <p><b>we [104]</b></p> <p><b>we'd [2]</b> 25/3 25/17</p> <p><b>we'll [1]</b> 72/10</p> <p><b>we're [17]</b> 5/6 8/18 40/17 40/18 46/23 47/17 54/3 58/17 58/18 61/17 61/21 64/16 70/17 72/16 72/22 72/23 72/24</p> <p><b>we've [3]</b> 7/6 51/11 63/10</p> <p><b>weeks [1]</b> 7/22</p> <p><b>welcome [1]</b> 10/7</p> <p><b>well [36]</b> 10/16 12/8 13/13 17/13</p>
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(15) things... - well

<p><b>W</b>  <b>well... [32]</b> 17/20                  27/15 27/23 28/21                  29/2 34/8 36/10                  36/11 38/6 41/19                  46/12 47/3 48/4                  49/15 51/8 52/5                  54/5 59/16 60/3                  60/22 62/1 62/13                  63/13 64/22 68/3                  68/12 68/14 69/7                  69/17 70/6 70/22                  72/19  <b>well-planned [1]</b>                  38/6  <b>went [7]</b> 33/15                  46/20 51/24 56/4                  56/7 59/9 63/1  <b>were [39]</b> 6/11                  8/21 8/21 12/11                  16/19 18/6 20/5                  22/13 22/14 26/25                  27/1 28/12 28/20                  32/16 38/21 39/13                  39/23 40/2 40/7                  40/8 41/20 47/6                  47/6 48/8 50/1 50/9                  52/7 56/2 58/4 58/9                  58/12 58/25 59/3                  60/20 67/12 67/15                  69/3 77/2 78/8  <b>weren't [2]</b> 58/5                  58/6  <b>WEST [2]</b> 3/7                  52/24  <b>what [92]</b>  <b>what's [3]</b> 14/8                  47/19 57/18  <b>whatever [6]</b> 48/2                  58/22 66/13 68/6                  68/7 68/9  <b>whatsoever [1]</b>                  30/9  <b>when [27]</b> 9/16                  11/24 17/8 18/24                  22/8 22/17 22/21                  23/24 24/2 42/6                  43/20 44/10 44/20                  45/7 48/5 49/2                  49/13 55/3 55/20                  56/13 62/22 64/19                  64/19 66/18 66/20                  66/22 67/13  <b>whenever [1]</b> 15/9  <b>where [21]</b> 7/3                  12/6 14/25 18/3                  21/20 30/7 31/1                  44/14 45/17 48/15</p>	<p>50/4 50/23 55/2                  56/2 62/9 65/9                  65/11 68/17 68/18                  69/15 70/15  <b>WHEREOF [1]</b>                  78/13  <b>whether [19]</b> 13/7                  25/9 26/9 31/6                  31/21 32/16 32/16                  33/16 34/4 35/7                  38/1 41/25 42/5                  43/17 52/13 55/23                  65/23 69/19 69/20  <b>which [41]</b> 7/5                  8/11 14/16 16/17                  17/17 17/18 19/8                  19/15 22/12 23/17                  24/3 24/4 24/17                  28/4 28/17 30/20                  30/21 32/17 33/15                  36/20 36/20 36/21                  39/22 40/14 41/23                  41/24 42/24 46/3                  51/6 52/23 53/6                  63/5 63/6 64/2                  64/14 69/21 73/4                  73/24 74/10 74/11                  75/19  <b>while [3]</b> 6/10                  67/11 68/1  <b>whimsical [1]</b> 23/3  <b>who [7]</b> 25/8 30/19                  40/2 46/15 49/9                  51/9 61/20  <b>who's [1]</b> 63/12  <b>whom [1]</b> 46/18  <b>why [23]</b> 8/18 9/12                  9/22 9/22 10/19                  14/14 34/3 41/18                  43/14 46/8 54/18                  56/24 57/8 57/12                  62/8 68/4 68/4 72/6                  72/23 72/24 72/25                  73/8 74/1  <b>wife [1]</b> 40/2  <b>will [7]</b> 10/24                  16/15 35/10 41/24                  44/11 51/9 61/25  <b>William's [1]</b> 56/3  <b>WILLIAMS [1]</b>                  1/18  <b>willing [1]</b> 61/17  <b>WILSON [1]</b> 3/4  <b>wiped [1]</b> 50/11  <b>wished [1]</b> 26/20  <b>wishes [1]</b> 49/9  <b>within [4]</b> 17/17                  58/11 73/3 73/9</p>	<p><b>without [6]</b> 9/3                  30/10 38/7 52/12                  62/10 72/3  <b>WITNESS [1]</b>                  78/13  <b>won't [3]</b> 41/16                  41/18 72/11  <b>wonder [1]</b> 10/14  <b>word [2]</b> 39/9 40/1  <b>world [1]</b> 21/20  <b>worried [1]</b> 56/11  <b>worry [2]</b> 34/3                  34/4  <b>would [33]</b> 8/24                  9/21 14/2 15/8                  15/15 18/2 18/8                  18/9 19/5 20/15                  21/25 23/1 23/4                  24/13 25/3 31/9                  33/24 37/10 39/5              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(16) well... - zonings



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16 **DISTRICT COURT**  
17 **CLARK COUNTY, NEVADA**

18 180 LAND COMPANY, LLC, a Nevada limited  
19 liability company, DOE INDIVIDUALS I  
20 through X, DOE CORPORATIONS I through X,  
21 and DOE LIMITED LIABILITY COMPANIES I  
22 through X,

21 Plaintiffs,

22 vs.

23 CITY OF LAS VEGAS, political subdivision of  
24 the State of Nevada, ROE government entities I  
25 through X, ROE CORPORATIONS I through X,  
26 ROE INDIVIDUALS I through X, ROE  
27 LIMITED LIABILITY COMPANIES I through  
28 X, ROE quasi-governmental entities I through X,

27 Defendant.

Case No.: A-17-758528-J  
Dept. No.: XVI

**NOTICE OF ENTRY OF ORDER**  
***NUNC PRO TUNC* Regarding Findings of**  
**Fact and Conclusion of Law Entered**  
**November 21, 2019**

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**PLEASE TAKE NOTICE** that on the 6<sup>th</sup> day of February, 2019, an Order *Nunc Pro Tunc* Regarding Findings of Fact and Conclusion of Law Entered November 21, 2018, was entered in the above-captioned case, a copy of which is attached hereto.

Dated this 6<sup>th</sup> day of February, 2019.

**LAW OFFICES OF KERMITT L. WATERS**

By: /s/ Kermitt L. Waters  
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**CERTIFICATE OF SERVICE**

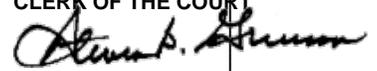
I HEREBY CERTIFY that I am an employee of the Law Offices of Kermitt L. Waters, and that on the 6<sup>th</sup> day of February, 2019, a true and correct copy of the foregoing **NOTICE OF ENTRY OF ORDER NUNC PRO TUNC Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019**, was made by electronic means pursuant to EDCR 8.05(a) and 8.05(f), to be electronically served through the Eighth Judicial District Court’s electronic filing system, with the date and time of the electronic service substituted for the date and place of deposit in the mail and addressed to each of the following:

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/s/ Evelyn Washington  
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17 **DISTRICT COURT**  
18 **CLARK COUNTY, NEVADA**

19 180 LAND COMPANY, LLC, a Nevada limited  
20 liability company, DOE INDIVIDUALS I  
21 through X, DOE CORPORATIONS I through X,  
22 and DOE LIMITED LIABILITY COMPANIES I  
23 through X,

24 Plaintiffs,

25 vs.

26 CITY OF LAS VEGAS, political subdivision of  
27 the State of Nevada, ROE government entities I  
28 through X, ROE CORPORATIONS I through X,  
ROE INDIVIDUALS I through X, ROE  
LIMITED LIABILITY COMPANIES I through  
X, ROE quasi-governmental entities I through X,

Defendant.

Case No.: A-17-758528-J  
Dept. No.: XVI

**ORDER NUNC PRO TUNC**  
**Regarding Findings of Fact and**  
**Conclusion of Law Entered**  
**November 21, 2018**

Hearing Date: January 17, 2019  
Hearing Time: 9:00 a.m.

01-29-19A10:51 RQVD



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Respectfully Submitted By:

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Reviewed and Approved By:

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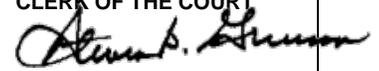
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14 **DISTRICT COURT**

15 **CLARK COUNTY, NEVADA**

16 180 LAND CO LLC, a Nevada limited-liability  
17 company; DOE INDIVIDUALS I through X;  
DOE CORPORATIONS I through X; and DOE  
18 LIMITED-LIABILITY COMPANIES I through  
X,

19  
20 Plaintiffs,

21 v.

22 CITY OF LAS VEGAS, a political  
subdivision of the State of Nevada; ROE  
23 GOVERNMENT ENTITIES I through X;  
ROE CORPORATIONS I through X; ROE  
24 INDIVIDUALS I through X; ROE LIMITED-  
LIABILITY COMPANIES I through X; ROE  
25 QUASI-GOVERNMENTAL ENTITIES I  
through X,

26 Defendants.  
27  
28

CASE NO.: A-17-758528-J

DEPT. NO.: XVI

**CITY OF LAS VEGAS' MOTION FOR  
JUDGMENT ON THE PLEADINGS  
ON DEVELOPER'S INVERSE  
CONDEMNATION CLAIMS**

Hearing Date:  
Hearing Time:

1 Pursuant to Rule 12(c) of the Nevada Rules of Civil Procedure, Defendant City of Las  
2 Vegas (the “City”), through its counsel, McDonald Carano LLP, moves for judgment on the  
3 pleadings on the First Amended Complaint Pursuant To Court Order Entered On February 1,  
4 2018 For Severed Alternative Verified Claims In Inverse Condemnation (“First Amended  
5 Complaint”) filed on behalf of Plaintiff 180 Land Company, LLC (the “Developer”).

6 As a matter of law, the Court must dismiss the Developer’s inverse condemnation  
7 claims on three independent legal grounds. First, the Court already properly determined that the  
8 Developer has no vested rights to have its development applications approved. Accordingly,  
9 there can be no taking as a matter of law. Therefore, the Developer’s constitutional claims be  
10 dismissed with prejudice.

11 Second, the Developer’s inverse condemnation claims are time barred because its  
12 predecessor-in-interest sought and obtained the PR-OS designation in 1990 in order to have the  
13 Peccole Ranch Phase II development approved. As a result, the statute of limitations has run on  
14 the Developer’s inverse condemnation claims.

15 Third, because Judge Crockett’s Decision held that the Developer must apply for a  
16 major modification of the Peccole Ranch Master Development Plan in order to redevelop the  
17 golf course property, and this Court determined that Judge Crockett’s Decision has preclusive  
18 effect here, the inverse condemnation claims are not ripe for review. Ripeness is a jurisdictional  
19 prerequisite. Until the Developer gives the Las Vegas City Council the opportunity to hear and  
20 decide a major modification application, the Developer has no justiciable inverse condemnation  
21 claims.

22 As demonstrated in detail below, the aforementioned grounds mandate dismissal of the  
23 Developer’s inverse condemnation claims as a matter of law. Respectfully, therefore, the City  
24 requests this Court enter an Order granting the instant motion and dismissing with prejudice all  
25 claims in the Developer’s First Amended Complaint.

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This motion is made and based upon on the pleadings on file, the following points and authorities and any oral argument the Court may entertain on this matter.

DATED this 13th day of February, 2019.

McDONALD CARANO LLP

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*Attorneys for City of Las Vegas*

1 **NOTICE OF MOTION**

2 TO: ALL PARTIES AND ITS ATTORNEYS OF RECORD:

3 PLEASE TAKE NOTICE that the City of Las Vegas will bring its **CITY OF LAS**  
4 **VEGAS’ MOTION FOR JUDGMENT ON THE PLEADINGS ON DEVELOPER’S**  
5 **INVERSE CONDEMNATION CLAIMS** for hearing before Department XVI of the above-  
6 entitled Court on the \_\_\_ day of March 19, 2019, at the hour of 9:00 am .m. or as soon  
7 thereafter as counsel may be heard.

8 DATED this 13th day of February, 2019.

9 McDONALD CARANO LLP

10  
11 By: /s/ George F. Ogilvie III  
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17 *Attorneys for City of Las Vegas*

18  
19 **MEMORANDUM OF POINTS AND AUTHORITIES**

20 **I. LEGAL ARGUMENT**

21 **A. Standard for Motion for Judgment on the Pleadings**

22 A motion for judgment on the pleadings is appropriate to obtain dismissal of claims  
23 after the pleadings have closed. NRCP 12(c). Just as a motion to dismiss brought under NRCP  
24 12(b) does, a Rule 12(c) motion challenges the sufficiency of the pleadings. The two motions  
25 are “functionally identical.” *Dworkin v. Hustler Magazine Inc.*, 867 F.2d 1188, 1192 (9th Cir.  
26 1989). As such, in deciding a motion for judgment on the pleadings, the court “is to determine  
27 whether or not the challenged pleading sets forth allegations sufficient to make out the elements  
28

1 of a right to relief.” *Pemberton v. Farmers Ins. Exch.*, 109 Nev. 789, 792, 858 P.2d 380, 381  
2 (1993).

3 While the court must accept all factual allegations in the complaint as true, only “fair”  
4 inferences must be accepted. *Simpson v. Mars, Inc.*, 113 Nev. 188, 190, 929 P.2d 966, 967  
5 (1997). Bald contentions, unsupported characterizations, and legal conclusions are not well-  
6 pleaded allegations, and will not defeat a motion to dismiss or, by analogy, a motion for  
7 judgment on the pleadings. See *G.K. Las Vegas, Ltd. P’ship v. Simon Prop. Grp., Inc.*, 460 F.  
8 Supp. 2d 1246, 1261 (D. Nev. 2006). In addition to the allegations in the complaint, “the court  
9 may take into account matters of public record, orders, items present in the record of the case,  
10 and any exhibits attached to the complaint...” *Breliant v. Preferred Equities Corp.*, 109 Nev.  
11 842, 847, 858 P.2d 1258, 1261 (1993).

12 As with a Rule 12(b) motion, a motion for judgment on the pleadings can be used to  
13 challenge subject matter jurisdiction. Ripeness pertains to the Court’s subject matter  
14 jurisdiction and, therefore, is properly raised in a Rule 12 motion. *Chandler v. State Farm Mut.*  
15 *Auto. Ins. Co.*, 598 F.3d 1115, 1122 (9th Cir. 2010). “Nevada has a long history of requiring an  
16 actual justiciable controversy as a predicate to judicial relief.” *Resnick v. Nev. Gaming Comm’n*,  
17 104 Nev. 60, 65-66, 752 P.2d 229, 233 (1988), quoting *Doe v. Bryan*, 102 Nev. 523, 525, 728  
18 P.2d 443, 444 (1986).

19 **B. This Court Correctly Concluded That the Developer Lacks Vested Rights to**  
20 **Redevelop the Property**

21 **1. Absent Vested Rights, There Can Be No Taking As a Matter of Law**

22 This Court has already determined that the Developer has no vested rights to have its  
23 redevelopment applications approved. See Findings of Fact and Conclusions of Law entered on  
24 November 21, 2018 (the “FFCL”) at Conclusions of Law ¶¶35-38, 52. That conclusion  
25 requires that the Developer’s inverse condemnation claims be dismissed. “The Fifth  
26 Amendment’s Takings Clause prevents the Legislature (and other government actors) from  
27 depriving private persons *of vested property rights....*” *Landgraf v. USI Film Prod.*, 511 U.S.  
28 244, 266 (1994) (emphasis added).

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[Property interests are] of course ... not created by the Constitution. Rather, they are created and their dimensions are defined by existing rules or understandings that stem from an independent source such as state law rules or understanding that secure certain benefits and that support claims of entitlement to those benefits. [To have such a property interest], a person clearly must have more than an abstract need or desire for it. He must have more than a unilateral expectation of it. He must, instead, have a legitimate claim of entitlement to it.

*Board of Regents v. Roth*, 408 U.S. 564, 577 (1972). In other words, constitutional guarantees are only triggered by a vested right. See *Landgraf*, 511 U.S. at 266; *Nicholas v. State*, 116 Nev. 40, 44, 992 P.2d 262, 265 (2000); *Application of Filippini*, 66 Nev. 17, 22, 202 P.2d 535, 537 (1949). Because the Court already correctly concluded that the Developer has no vested right to redevelop the golf course, the Developer cannot state a legally cognizable constitutional claim.

**2. Denial of the Redevelopment Applications Leaves the Developer With All the Same Rights it Held Previously**

The Developer’s purchase of the golf course on speculation that the City Council *might* exercise its discretion to allow for redevelopment of the open space/drainage easement into some other use does not alter the conclusion that it has no vested rights that confer a constitutional claim. When evaluating a takings claim, “the question is, [w]hat has the owner lost?” *Boston Chamber of Commerce v. Boston*, 217 U.S. 189, 195 (1910). If the landowner retains the same interests it had previously, there is no taking. See *Murr v. Wisconsin*, 137 S. Ct. 1933, 1937 (2017). Under Nevada law, a vested property right is something that is “fixed and established.” *Application of Filippini*, 66 Nev. 17, 22, 202 P.2d 535, 537 (1949); see also *Stop the Beach Renourishment, Inc. v. Fla. Dep’t of Env’tl. Prot.*, 560 U.S. 702, 715 (2010) (noting a property right must be “established” for a taking to occur). Redevelopment applications do not meet this standard because “[i]n order for rights in a proposed development project to vest, zoning or use approvals **must not be subject to further governmental discretionary action affecting project commencement**, and the developer must prove considerable reliance on the approvals granted.”<sup>1</sup> *Am. W. Dev., Inc. v. City of Henderson*, 111 Nev. 804, 807, 898 P.2d 110,

<sup>1</sup> This is not just the law in Nevada, but nationwide. See, e.g., *Daytona Grand, Inc. v. City of Daytona Beach, Fla.*, 490 F.3d 860, 872 (11th Cir. 2007) (interpreting Florida law);

1 112 (1995) (emphasis added); *see also Stratosphere Gaming*, 120 Nev. at 527–28, 96 P.3d at  
2 759–60 (holding that, because City’s site development review process under Title 19.18.050  
3 involved discretionary action by City Council, the project proponent had no vested right to  
4 construct).

5 Here, the Developer’s predecessor sought and obtained the open space designation for  
6 the golf course as an amenity to its planned development and to add value to the properties  
7 surrounding the gold course. *See* FFCL at Findings of Fact ¶¶13-16, *citing* ROR 10, 32-33;  
8 2658-60; 24073-75; 25968. At the urging of the Developer’s predecessor, the City incorporated  
9 the open space designation into its master plan. *Id.* Nearly 20 years later, the Developer bought  
10 the golf course on speculation that the City might allow another use. The City’s denial of the  
11 35-Acre Applications leaves the Developer in the exact position it held when it purchased the  
12 property with the ability to continue to use the land in the same manner for which its  
13 predecessor-in-interest sought and obtained entitlements.

14 In other words, the Developer does not identify anything in its First Amended  
15 Complaint that has been *taken*. The Developer’s unilateral decision to abandon the golf course  
16 use does not create a taking. Rather, where the developer still has the same “bundle of sticks” it  
17 had previously, there is no taking, as a matter of law, and dismissal of the inverse condemnation  
18 claims is proper. *See Murr*, 137 S. Ct. at 1937; *Application of Filippini*, 66 Nev. at 22, 202 P.2d  
19 at 537.

20 **C. The Developer’s Claims Are Time Barred Because the Parks, Recreation and**  
21 **Open Space Designation Has Existed Since at Least 1990, When it Was Sought**  
22 **and Obtained by the Developer’s Predecessor**

23 The statute of limitations has run on the Developer’s challenge to the Parks, Recreation  
24 and Open Space designation for the Property because that designation has existed since as least  
25 1990 in the Peccole Ranch Master Development Plan, Phase II, and was sought and obtained by  
26 the Developer’s predecessor. Takings claims are subject to a 15-year statute of limitations.  
27 *White Pine Lumber v. City of Reno*, 106 Nev. 778, 779, 801 P.2d 1370, 1371 (1990). A

28 *Ellentuck v. Klein*, 570 F.2d 414, 429 (2d Cir. 1978) (interpreting New York law); *Aquino v.*  
*Tobriner*, 298 F.2d 674, 677 (D.C. Cir. 1961) (interpreting D.C. law); *City of Ann Arbor, Mich.*  
*v. Nw. Park Const. Corp.*, 280 F.2d 212, 221 (6th Cir. 1960) (interpreting Michigan law).

1 development restriction created by a predecessor landowner binds successors. *See* NRS  
2 278.0205; *Tompkins v. Buttrum Const. Co. of Nev.*, 99 Nev. 142, 146, 659 P.2d 865, 868 (1983)  
3 (noting that successor landowner steps into shoes of predecessor, and “one who creates a  
4 restriction is not permitted to violate it”); *Gladstone v. Gregory*, 95 Nev. 474, 480, 596 P.2d  
5 491, 495 (1979) (holding that successor owner could not violate height restriction recorded by  
6 predecessor).

7 For the purpose of a statute of limitations, a landowner claiming inverse condemnation  
8 is bound by its predecessor’s acceptance of regulatory conditions imposed on the land and from  
9 which the predecessor benefitted. *Wilson v. Bd. of Cty. Comm’rs of Cty. of Teton*, 153 P.3d 917,  
10 925 (Wyo. 2007); *Serra Canyon Co. v. California Coastal Comm.*, 16 Cal. Rptr. 3d 110, 113  
11 (Cal. Ct. App. 2004). The limitation period commenced when the regulatory action occurred,  
12 even if the predecessor chose not to challenge it. *Serra Canyon*, 16 Cal. Rptr. 3d at 113.

13 There must be a limit on when a landowner can bring a takings action, especially  
14 when, as here, the landowners did not object to the conditions at the time of  
15 approval and actually took advantage of the benefit of increased density offered  
16 by the regulations. Without a restriction on the time for contesting property  
development conditions, the government would be perpetually exposed to  
unlimited takings challenges.

17 *Wilson*, 153 P.3d at 925; *see also Trimmen Dev. Co. v. King Cty.*, P.2d 226, 231 (Wash. 1992)  
18 (dismissing as time barred developer’s challenge to regulation that conditioned development  
19 approval on open space dedication or payment of fee in lieu of such dedication).

20 Here, the Developer’s Amended Complaint challenges the General Plan’s Parks,  
21 Recreation and Open Space designation on the Property and contends it need not seek to change  
22 that designation for its proposed residential developments of the golf course property. *See* Am.  
23 Compl. ¶¶14-16. However, the open space designation was sought and obtained by the  
24 Developer’s predecessor in the 1989 Peccole Ranch Master Development Plan, as amended in  
25 1990. *See* FFCL at Findings of Fact ¶¶11-16, *citing* 10, ROR 32, 2658-2660, 2666, 24073-75,  
26 25821, 25968. The Developer’s predecessor indicated that the Master Plan “provide[d] for the  
27 continuing development of a diverse system of open space.” *See* ROR 2665. And the  
28 Developer’s predecessor assumed responsibility for “open space development and

1 landscaping.” *See* ROR 2664. As a result of this action sought by the Developer’s predecessor,  
2 the City then incorporated that open space designation into its General Plan. *See* FFCL at  
3 Finding of Fact ¶7, *citing* ROR 25546; *see also* ROR 2823-2831, 2854-2863.

4 The master plan area is subject to the terms, requirements and commitments made by  
5 the Developer’s predecessor in the Master Development Plan so that the predecessor could  
6 develop the master planned area in the manner it sought. *See* Unified Development Code  
7 19.10.040(F)-(G). In 1990, the Developer’s predecessor received approval to develop 4,247  
8 residential units within the master planned area of Peccole Ranch Master Development Plan  
9 conditioned upon setting aside 253 acres for golf course, open space and drainage. *See* FFCL at  
10 Findings of Fact ¶¶11-16, *citing* 10, ROR 32, 2658-2660, 2666, 24073-75, 25821, 25968.  
11 Through the open space designation, the Developer’s predecessor was able to satisfy the City’s  
12 parks set-aside requirement and develop non-open space areas at greater densities and for  
13 greater economic benefit. *See* ROR 2660-2667. The Developer’s predecessor chose the location  
14 of the open space and developed the golf course in furtherance of the development plan it  
15 submitted, deriving economic benefit from being able to sell houses that abutted or were in  
16 close proximity to an open space amenity. *See* ROR 2658-2667.

17 Because the Developer’s claims are premised on the General Plan’s Parks, Recreation  
18 and Open Space designation and the 1990 Peccole Ranch Master Development Plan’s set aside  
19 of the property for open space and drainage (which were invited and accepted by the  
20 Developer’s predecessor in 1990), they are time barred. *See White Pine Lumber*, 106 Nev. at  
21 779, 801 P.2d at 1371; *Wilson*, 153 P.3d at 925.

22 **D. The Court Lacks Subject Matter Jurisdiction Because the Developer’s Claims**  
23 **Are Not Ripe**

24 This Court has determined as a matter of law that Judge Crockett’s Decision has  
25 preclusive effect. *See* FFCL at Conclusions of Law ¶¶57-62. Pursuant to Judge Crockett’s  
26 Decision, because the Developer has not provided the City Council with an opportunity to  
27 consider and decide an application for a major modification to the Peccole Ranch Master  
28 Development Plan, the ripeness doctrine bars the Court from exercising jurisdiction over the

1 inverse condemnation claims. If a party’s claims are not ripe for review, they are not  
2 justiciable, and the Court lacks subject matter jurisdiction to review them. *Chandler v. State*  
3 *Farm Mut. Auto. Ins. Co.*, 598 F.3d 1115, 1122 (9th Cir. 2010); *Resnick v. Nev. Gaming*  
4 *Comm’n*, 104 Nev. 60, 65-66, 752 P.2d 229, 233 (1988). And where the Court lacks subject  
5 matter jurisdiction, dismissal is required. Nev. Const. art. 6, § 6; *Swan v. Swan*, 106 Nev. 464,  
6 469, 796 P.2d 221, 224 (1990).

7 The Nevada Supreme Court has adopted a two-part test for ripeness established by the  
8 U.S. Supreme Court, which requires courts to evaluate: “(1) the hardship to the parties of  
9 withholding judicial review, and (2) the suitability of the issues for review.” *In re T.R.*, 119  
10 Nev. 646, 651, 80 P.3d 1276, 1279 (2003), citing *Abbott Laboratories v. Gardner*, 387 U.S.  
11 136, 149 (1967).

12 **1. The Issues Are Not Fit for Review**

13 Because the Developer has yet to submit a major modification application as required by  
14 Judge Crockett’s Decision, the issues presented in this case lack the fitness of review needed to  
15 satisfy the ripeness doctrine. “In gauging the fitness of the issues in a case for judicial  
16 resolution, courts are centrally concerned with whether the case involves uncertain or  
17 contingent future events that may not occur as anticipated, or indeed may not occur at all.”  
18 *Resnick*, 104 Nev. at 66, 752 P.2d at 233, quoting L. Tribe, *American Constitutional Law* 78  
19 (2nd ed. 1988). “Alleged harm that is speculative or hypothetical is insufficient: an existing  
20 controversy must be present.” *Herbst Gaming, Inc. v. Heller*, 122 Nev. 877, 887, 141 P.3d  
21 1224, 1231 (2006). Here, the Court has concluded that approval of a major modification is a  
22 prerequisite to the City granting the 35-Acre Applications. See FFCL at Conclusions of Law  
23 ¶¶56-62. Therefore, even if the Developer possessed vested rights to redevelop the golf course  
24 (it does not), the Court nevertheless cannot consider whether the Council’s denial of those  
25 applications constituted a taking.

26 **2. Dismissal Will Not Impose Any Hardship on the Developer**

27 Because the Developer may apply for a major modification to the Master Development  
28 Plan at any time (or could have at any time since the City Council’s denial of the applications at

1 issue), dismissal of the First Amended Complaint for lack of ripeness will impose no hardship.  
2 The ripeness doctrine “focuses on the timing of the action rather than on the party bringing the  
3 action.” *In re T.R.*, 119 Nev. 646, 651, 80 P.3d 1276, 1279 (2003). Dismissal for lack of  
4 ripeness until all contingencies and conditions precedent are satisfied does not constitute a  
5 hardship. Indeed, the Developer controls whether and when to file a major modification  
6 application but has simply chosen not to. No hardship exists here.

7 **3. The Developer Cannot Satisfy the Additional Ripeness Requirements for**  
8 **Inverse Condemnation Claims**

9 Because the Developer has not sought a major modification of the Master Development  
10 Plan, it also has not satisfied additional ripeness requirements to assert takings claims. A taking  
11 claim is not ripe unless “the government entity charged with implementing the regulations has  
12 reached a final decision regarding the application of the regulations to the property at issue.”  
13 *Williamson Cnty. Reg’l Planning Comm’n v. Hamilton Bank of Johnson City*, 473 U.S. 172,  
14 186 (1985). “A final decision by the responsible state agency informs the constitutional  
15 determination whether a regulation has deprived a landowner of all economically beneficial use  
16 of the property ... or defeated the reasonable investment-backed expectations of the landowner  
17 to the extent that a taking has occurred.” *Palazzolo v. Rhode Island*, 533 U.S. 606, 618 (2001)  
18 (internal citations and quotations omitted).

19 To resolve a takings claim, a court must know “the extent of permitted development on  
20 the land in question.” *Id.*, quoting *MacDonald, Sommer & Frates v. Yolo County*, 477 U.S. 340,  
21 351 (1986)). The decisions of the U.S. Supreme Court regarding ripeness of inverse  
22 condemnation claims “uniformly reflect an insistence on knowing the nature and extent of  
23 permitted development before adjudicating the constitutionality of the regulations that purport  
24 to limit it.” *MacDonald, Sommer*, 477 U.S. at 351. If a developer withdraws an application,  
25 “the application was not meaningful.” *Zilber v. Town of Moraga*, 692 F. Supp. 1195, 1199  
26 (N.D. Cal. 1988); *see also Kinzli v. City of Santa Cruz*, 818 F.2d 1449, 1455 (9th Cir. 1987),  
27 amended, 830 F.2d 968 (9th Cir. 1987) (holding that trial court erred by reaching merits of  
28

1 unripe takings claims because “[t]he application made by the developer was not meaningful  
2 since it was abandoned at an early stage in the application process.”

3 Here, a major modification application is precisely the type of procedure the Supreme  
4 Court recognizes as a threshold requirement before a landowner can assert a takings claim:

5 [A] landowner may not establish a taking before a land-use authority has the  
6 opportunity, *using its own reasonable procedures*, to decide and explain the  
7 reach of a challenged regulation. Under our ripeness rules a takings claim based  
8 on a law or regulation which is alleged to go too far in burdening property  
9 depends upon *the landowner's first having followed reasonable and necessary*  
10 *steps to allow regulatory agencies to exercise their full discretion in*  
11 *considering development plans for the property*, including the opportunity to  
12 grant any variances or waivers allowed by law. As a general rule, until these  
13 ordinary processes have been followed the extent of the restriction on property is  
14 not known and a regulatory taking has not yet been established.

15 *Palazzolo*, 533 U.S. at 620-21.

16 Judge Crockett has already deemed the City’s procedures for a major modification to be  
17 reasonable and necessary, and this Court already deemed the major modification requirement to  
18 have preclusive effect here. *See* FFCL at Conclusions of Law ¶¶56-62. As the Court already  
19 found, the Developer submitted *and then withdrew* a major modification application,  
20 preventing the City Council from considering it. *Id.* at Finding of Fact 33, *citing* ROR 1; 5;  
21 6262. This is precisely the type of action that precludes the Developer from demonstrating that  
22 its inverse condemnation claims are ripe. *See Zilber*, 692 F. Supp. at 1199; *Kinzli*, 818 F.2d at  
23 1455. Absent compliance with the major modification requirement, there has been no final  
24 determination of the Developer’s rights to develop the Property, and the inverse condemnation  
25 claims must be dismissed on jurisdictional grounds. *See Palazzolo*, 533 U.S. at 618; *Kinzli*, 818  
26 F.2d at 1455; *Zilber*, 692 F. Supp. at 1199.

27 **II. CONCLUSION**

28 Because the Court correctly concluded that the Developer lacks vested rights to have  
redevelopment applications approved, there can be no taking as a matter of law, and the inverse  
condemnation claims must be dismissed. Moreover, the statute of limitations has run on the  
Developer’s inverse condemnation claims. Finally, as the Court has determined that Judge  
Crockett’s Decision has preclusive effect on this case, the Court lacks subject matter

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jurisdiction to hear the inverse condemnation claims because they are not ripe. For these reasons, the Developer’s First Amended Complaint must be dismissed with prejudice.

Respectfully submitted this 13th day of February, 2019.

McDONALD CARANO LLP

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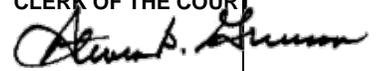
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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 13th day of February, 2019, a true and correct copy of the foregoing **CITY OF LAS VEGAS’ MOTION FOR JUDGMENT ON THE PLEADINGS ON DEVELOPER’S INVERSE CONDEMNATION CLAIMS** was electronically served with the Clerk of the Court via the Clark County District Court Electronic Filing Program which will provide copies to all counsel of record registered to receive such electronic notification.

/s/Jelena Jovanovic  
An employee of McDonald Carano LLP



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16 **DISTRICT COURT**  
17 **CLARK COUNTY, NEVADA**

18 180 LAND COMPANY, LLC, a Nevada limited )  
19 liability company, FORE STARS, Ltd., SEVENTY )  
20 ACRES, LLC, DOE INDIVIDUALS I through X, )  
21 DOE CORPORATIONS I through X, DOE LIMITED )  
22 LIABILITY COMPANIES I through X, )  
23 Plaintiffs, )  
24 vs. )  
25 CITY OF LAS VEGAS, political subdivision of the )  
26 State of Nevada, ROE government entities I through X, )  
27 ROE CORPORATIONS I through X, ROE )  
28 INDIVIDUALS I through X, ROE LIMITED )  
29 LIABILITY COMPANIES I through X, ROE quasi- )  
30 governmental entities I through X, )  
31 Defendants. )

Case No.: A-17-758528-J  
Dept. No.: XVI

**EX PARTE APPLICATION TO  
FILE MOTION FOR JUDICIAL  
DETERMINATION OF  
LIABILITY THAT EXCEEDS  
THE EDCR 2.20(a) PAGE LIMIT**

**(PROPOSED ORDER  
ATTACHED HERETO AS  
EXHIBIT 1)**

1 Plaintiffs, 180 LAND COMPANY, LLC, FORE STARS, LTD and SEVENTY ACRES,  
2 LLC (collectively the "Landowners") respectfully submit this Ex Parte Application to File Motion  
3 for Judicial Determination of Liability that Exceeds the EDCR 2.20(a) Page Limit. This Ex Parte  
4 Application is made for the following reasons:

5 1. On July 18, 2017, Landowners filed its Petition for Judicial Review ("Complaint")  
6 against the City of Las Vegas (the "City").

7 2. On September 7, 2017, Landowners filed its First Amended Petition for Review and  
8 Alternative Verified Claims in Inverse Condemnation ("Complaint").

9 3. On October 30, 2018, the City filed the City of Las Vegas' Motion to Dismiss  
10 ("Motion") seeking to dismiss the entirety of the Landowners' Complaint with prejudice.

11 4. On January 11, 2017, this Court held a hearing regarding the City's Motion to  
12 Dismiss and held that: 1) the Landowners' properly pled their inverse condemnation claims; 2) the  
13 claims were ripe for review; and, 3) the claims were severed and stayed until **after** this Court enters  
14 a decision on the petition for judicial review. (See February 2, 2018 Order)

15 5. On June 29, 2018, this Court held a full day hearing to address only the petition for  
16 judicial review issues.

17 6. This Court denied the petition for judicial review. However, this Court held:

18 "[w]here Petitioner [Landowners] has no vested right to have its development  
19 applications approved, and the Council properly exercised its discretion to deny the  
20 applications, there can be no taking as a matter of law such that Petitioner's  
21 [Landowner's] alternative claims for inverse condemnation must be dismissed."

22 "Further, Petitioner's alternative claims for inverse condemnation must be dismissed  
23 for lack of ripeness."

24 "Here, Petitioner failed to apply for a major modification, a prerequisite to any  
25 development of the Badlands Property. ... Having failed to comply with this  
26 necessary prerequisite, Petitioner's alternative claims for inverse condemnation are  
27 not ripe and must be dismissed."

28 This Court concluded" IT IS HEREBY ORDERED, ADJUDGED and DECREED  
that Petitioner's alternative claims in inverse condemnation are hereby DISMISSED.  
*Findings of Fact and Conclusions of Law on Petition for Judicial Review, November  
26, 2018, pp. 23-24 ("FFCL").*

1           7.       On December 12, 2018, after this Court entered the FFCL on the petition for judicial  
2 review, the Landowners' filed Plaintiff Landowners' Motion for Summary Judgment on Liability  
3 for the Landowners' Inverse Condemnation Claims.  
4

5           8.       Recognizing that the Court in no way intended to address or dismiss the Landowner's  
6 inverse condemnation claims in the FFCL and that the provisions referencing the Landowners  
7 inverse condemnation claims were improperly inserted into the FFCL, on February 6, 2019, this  
8 Court entered a *nunc pro tunc order* granting Plaintiff Landowners' Request For Rehearing /  
9 Reconsideration of Order / Judgment Dismissing Inverse Condemnation Claims and removing these  
10 provisions from the FFCL acknowledging, "this Court had no intention of making any findings of  
11 fact, conclusions of law or orders regarding the Landowners' severed inverse condemnation claims."  
12

13           9.       On January 9, 2019, the Court ordered that "[i]n the event that this Court grants  
14 Plaintiff Landowners' Request For Rehearing / Reconsideration of Order / Judgment Dismissing  
15 Inverse Condemnation Claims and denies the City's Motion to Strike, the Court shall continue the  
16 February 6, 2019 hearing on Plaintiff Landowners' Motion for Summary Judgment on Liability for  
17 the Landowners' Inverse Condemnation ("Motion for Summary Judgment") and set a briefing  
18 schedule and a new hearing date for the Motion for Summary Judgment." Meaning the Court clearly  
19 intended to proceed with the Summary Judgment upon denial of the City's Motion to Strike.  
20  
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22           10.      On February 6, 2019, this Court held a hearing regarding the status of the Motion for  
23 Summary Judgment and offered to set a hearing date. At the hearing, Landowners' counsel  
24 requested a full day hearing, which the Court agreed to accommodate, if possible, and counsel for  
25 the parties agreed to confer to set a briefing schedule and hearing date for the Motion for Summary  
26 Judgment.  
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1           11.     On February 11, 2019, after contacting this Court's chambers for potential hearing  
2 dates for the Motion for Summary Judgment, Landowners' counsel sent an email to the City's  
3 counsel proposing a briefing schedule with a proposed hearing date of April 25, 2019.

4  
5           12.     The City's counsel did not immediately respond to the proposed briefing schedule  
6 and instead filed the pending City of Las Vegas' Motion for Judgment on the Pleadings on  
7 Developer's Inverse Condemnation Claims" set to be heard March 19, 2018. This is the City's third  
8 attempt to dismiss the Landowners' constitutional inverse condemnation claims in this case.

9  
10          13.     In an effort to have this matter heard on the merits and avoid the procedural  
11 gamesmanship underway by the City, along with its Opposition to the City's motion for judgment  
12 on the pleadings, the Landowners have filed a Countermotion For Judicial Determination of Liability  
13 On the Landowners' Inverse Condemnation Claims. Given the detailed factual nature of the City's  
14 actions in this case, despite reasonable efforts, this Opposition and Countermotion exceed the  
15 allowable page limit for motions.

16  
17          14.     The issues of whether there has been a taking involve a complex factual assessment.  
18 The United States Supreme Court has held that there is no "magic formula" in every case for  
19 determining whether particular government interference constitutes a taking under the U.S.  
20 Constitution; there are "nearly infinite variety of ways in which government actions or regulations  
21 can effect property interests."<sup>1</sup> In this connection, the United States Supreme Court has held that  
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27                   <sup>1</sup>State v. Eighth Jud. Dist. Ct., 351 P.3d 736, 741 (Nev. 2015) (citing Arkansas Game &  
28 Fish Comm's v. United States, 568 U.S. --- (2012)).

1 these inverse condemnation cases are "ad hoc" proceedings that require "complex factual  
2 assessments."<sup>2</sup>

3  
4 15. It is impossible to fully address these complex factual issues in this particular case  
5 in just 30 pages. First, liability in this inverse condemnation action is based on the "aggregate" of  
6 City actions impacting the Landowners' property, therefore, these City actions must be set forth in  
7 detail.<sup>3</sup> Second, this is an immensely important case for the Landowners which are active developers,  
8 as the City has entirely prevented them from using their 35 Acre Property. Finally, this case involves  
9 the Landowners' important constitutional right to payment of just compensation under the United  
10 States and Nevada Constitutions and, therefore, should be fully and fairly presented to the Court.<sup>4</sup>

11  
12 16. These detailed facts show that the City has rendered the Landowners' property useless  
13 and valueless, which meets the standard for an inverse condemnation claim and that it is entirely  
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17 <sup>2</sup>City of Monterey v. Del Monte Dunes at Monterey, Ltd., 526 U.S. 687, 720 (1999).

18 <sup>3</sup>State v. Eighth Jud. Dist. Ct., 351 P.3d 736 (Nev. 2015) (*citing* Arkansas Game & Fish  
19 Comm's v. United States, 568 U.S. --- (2012)) (there is no "magic formula" in every case for  
20 determining whether particular government interference constitutes a taking under the U.S.  
21 Constitution; there are "nearly infinite variety of ways in which government actions or  
22 regulations can effect property interests." Id., at 741); City of Monterey v. Del Monte Dunes at  
23 Monterey, Ltd., 526 U.S. 687 (1999) (inverse condemnation action is an "ad hoc" proceeding  
24 that requires "complex factual assessments." Id., at 720.); Lehigh-Northampton Airport Auth. v.  
WBF Assoc., L.P., 728 A.2d 981 (Comm. Ct. Penn. 1999) ("There is no bright line test to  
determine when government action shall be deemed a de facto taking; instead, each case must be  
examined and decided on its own facts." Id., at 985-86).

25 <sup>4</sup>McCarran Int'l Airport v. Sisolak, 137 P.3d 1110 (Nev. 2006) ("The first right  
26 established in the Nevada Constitution's declaration of rights is the protection of a landowner's  
inalienable rights to acquire, possess and protect private property. . . . The drafters of our  
27 Constitution imposed a requirement that just compensation be secured prior to a taking, and our  
28 State enjoys a rich history of protecting private property owners against Government takings. Id.,  
at 1126-27. (emphasis supplied)).

1 futile to submit any further applications with the City, meaning the Landowners' claims are ripe for  
2 adjudication.

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4 17. The facts in this matter go back to the 1980's and there have been numerous  
5 applications, hearings and interactions by the parties since that time which require a detailed  
6 presentation as they relate to the legal requirements to establish a taking.

7  
8 18. Without this detailed analysis, it will be impossible for the Court to fully understand  
9 and address the taking issues.

10 19. This "complex factual assessment" and the highly complex and technical legal  
11 arguments require detailed factual and legal analysis and briefing to address.

12  
13 20. Accordingly, the Landowners respectfully request leave to file its Motion in excess  
14 of thirty (30) pages.

15 21. The undersigned counsel has worked diligently to limit the number of pages, but  
16 given the detailed and complex factual nature of this matter and complexity of the legal issues it is  
17 anticipated that the memorandum of points and authorities in the Motion will total approximately  
18 75 pages.

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20 22. The Landowners' Motion will include a table of contents and table of authorities per  
21 EDCR 2.20(a) and an exhibit list.

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23. The Landowners' Opposition and Counter-motion are being filed concurrently herewith.

DATED 4<sup>th</sup> this day of March, 2019.

LAW OFFICES OF KERMIT L. WATERS

BY: /s/ James J. Leavitt  
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Nevada Bar No. 8917

*Attorneys for the Landowners*

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of the Law Offices of Kermit L. Waters, and that on the 4<sup>th</sup> day of March, 2019, a true and correct copy of the foregoing **EX PARTE APPLICATION TO FILE MOTION FOR JUDICIAL DETERMINATION OF LIABILITY THAT EXCEEDS THE EDCR 2.20(a) PAGE LIMIT** was made by electronic means pursuant to EDCR 8.05(a) and 8.05(f), to be electronically served through the Eighth Judicial District Court’s electronic filing system, with the date and time of the electronic service substituted for the date and place of deposit in the mail and addressed to each of the following:

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*/s/ Evelyn Washington*  
~~An employee of the Law Offices of~~  
Kermit L. Waters

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# EXHIBIT 1

1 **EPAP**  
2 **LAW OFFICES OF KERMITT L. WATERS**

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15 *Attorneys for Plaintiff Landowners*

16 **DISTRICT COURT**

17 **CLARK COUNTY, NEVADA**

18 180 LAND COMPANY, LLC, a Nevada limited  
liability company, FORE STARS, Ltd., SEVENTY  
19 ACRES, LLC, DOE INDIVIDUALS I through X,  
DOE CORPORATIONS I through X, DOE LIMITED  
20 LIABILITY COMPANIES I through X,

21 Plaintiffs,

22 vs.

23 CITY OF LAS VEGAS, political subdivision of the  
State of Nevada, ROE government entities I through X,  
24 ROE CORPORATIONS I through X, ROE  
INDIVIDUALS I through X, ROE LIMITED  
25 LIABILITY COMPANIES I through X, ROE quasi-  
governmental entities I through X,

26 Defendants.  
27

Case No.: A-17-758528-J  
Dept. No.: XVI

**(PROPOSED) ORDER  
GRANTING EX PARTE  
APPLICATION TO FILE  
MOTION FOR JUDICIAL  
DETERMINATION OF  
LIABILITY IN EXCESS OF  
30 PAGES**

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**ORDER**

It is hereby ordered that Plaintiffs, 180 LAND COMPANY, LLC, FORE STARS, LTD., and SEVENTY ACRES, LLC, may file their Opposition To City’s Motion for Judgment on the Pleadings on Developer’s Inverse Condemnation Claims and Countermotion for Judicial Determination of Liability on the Landowner’s Inverse Condemnation Claims and Countermotion to Supplement/Amend the Pleadings that is in excess of thirty (30) pages.

DATED this \_\_\_\_ day of February, 2019.

\_\_\_\_\_  
DISTRICT COURT JUDGE

Respectfully submitted by:

**LAW OFFICES OF KERMITT L. WATERS**

By: /s/ James J. Leavitt  
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