

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. 57**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

kermitt@kermittwaters.com

James J. Leavitt, Esq.

Nevada Bar No. 6032

jim@kermittwaters.com

Michael A. Schneider, Esq.

Nevada Bar No. 8887

michael@kermittwaters.com

Autumn L. Waters, Esq.

Nevada Bar No. 8917

autumn@kermittwaters.com

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

bscott@lasvegasnevada.gov

Philip R. Byrnes, Esq.

pbyrnes@lasvegasnevada.gov

Nevada Bar No. 166

Rebecca Wolfson, Esq.

rwolfson@lasvegasnevada.gov

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

micah@claggettlaw.com

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

*Attorneys for 180 Land Co., LLC and
Fore Stars, Ltd.*

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

gogilvie@mcdonaldcarano.com

Amanda C. Yen, Esq.

ayen@mcdonaldcarano.com

Nevada Bar No. 9726

Christopher Molina, Esq.

cmolina@mcdonaldcarano.com

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702)873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

debbie@leonardlawpc.com

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

schwartz@smwlaw.com

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

ltarpey@smwlaw.com

California Bar No. 321775

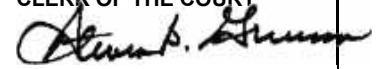
(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas



1 **APEN**

2 Bryan K. Scott (NV Bar No. 4381)
3 Philip R. Byrnes (NV Bar No. 166)
4 Rebecca Wolfson (NV Bar No. 14132)
5 LAS VEGAS CITY ATTORNEY'S OFFICE
6 495 South Main Street, 6th Floor
7 Las Vegas, Nevada 89101
8 Telephone: (702) 229-6629
9 Facsimile: (702) 386-1749
10 bscott@lasvegasnevada.gov
11 pbyrnes@lasvegasnevada.gov
12 rwolfson@lasvegasnevada.gov

13 (Additional Counsel Identified on Signature Page)

14 *Attorneys for City of Las Vegas*

15 **DISTRICT COURT**

16 **CLARK COUNTY, NEVADA**

17 180 LAND CO LLC, a Nevada limited liability
18 company, FORE STARS, LTD., a Nevada
19 limited liability company and SEVENTY
20 ACRES, LLC, a Nevada limited liability
21 company, DOE INDIVIDUALS I-X, DOE
22 CORPORATIONS I-X, and DOE LIMITED
23 LIABILITY COMPANIES I-X,

24 Plaintiffs,

25 v.

26 CITY OF LAS VEGAS, a political subdivision of
27 the State of Nevada; ROE GOVERNMENT
28 ENTITIES I-X; ROE CORPORATIONS I-X;
29 ROE INDIVIDUALS I-X; ROE LIMITED-
30 LIABILITY COMPANIES I-X; ROE QUASI-
31 GOVERNMENTAL ENTITIES I-X,

32 Defendants.

CASE NO.: A-17-758528-J

DEPT. NO.: XVI

**APPENDIX OF EXHIBITS IN
SUPPORT OF CITY'S OPPOSITION
TO PLAINTIFF'S MOTION TO
DETERMINE TAKE AND FOR
SUMMARY JUDGMENT ON THE
FIRST, THIRD, AND FOURTH
CLAIMS FOR RELIEF AND
COUNTERMOTION FOR SUMMARY
JUDGMENT**

VOLUME 1

33 The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's
34 Opposition to Plaintiff's Motion to Determine Take and For Summary Judgment on the First, Third,
35 and Fourth Claims for Relief and its Countermotion for Summary Judgment.

Exhibit	Exhibit Description	Vol.	Bates No.
A	City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas)	1	0001-0011
B	City records regarding Peccole Land Use Plan and Z-34-81 rezoning application	1	0012-0030

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Exhibit	Exhibit Description	Vol.	Bates No.
C	City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application	1	0031-0050
D	Excerpts of the 1985 City of Las Vegas General Plan	1	0051-0061
E	City records regarding Peccole Ranch Master Plan and Z-139-88 phase I rezoning application	1	0062-0106
F	City records regarding Z-40-89 rezoning application	1	0107-0113
G	Ordinance No. 3472 and related records	1	0114-0137
H	City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application	1	0138-0194
I	Excerpts of 1992 City of Las Vegas General Plan	2	0195-0248
J	City records related to Badlands Golf Course expansion	2	0249-0254
K	Excerpt of land use case files for GPA-24-98 and GPA-6199	2	0255-0257
L	Ordinance No. 5250 and Excerpts of Las Vegas 2020 Master Plan	2	0258-0273
M	Miscellaneous Southwest Sector Land Use Maps from 2002-2005	2	0274-0277
N	Ordinance No. 5787 and Excerpts of 2005 Land Use Element	2	0278-0291
O	Ordinance No. 6056 and Excerpts of 2009 Land Use & Rural Neighborhoods Preservation Element	2	0292-0301
P	Ordinance No. 6152 and Excerpts of 2012 Land Use & Rural Neighborhoods Preservation Element	2	0302-0317
Q	Ordinance No. 6622 and Excerpts of 2018 Land Use & Rural Neighborhoods Preservation Element	2	0318-0332
R	Ordinance No. 1582	2	0333-0339
S	Ordinance No. 4073 and Excerpt of the 1997 City of Las Vegas Zoning Code	2	0340-0341
T	Ordinance No. 5353	2	0342-0361
U	Ordinance No. 6135 and Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011	2	0362-0364
V	Deeds transferring ownership of the Badlands Golf Course	2	0365-0377
W	Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan	2	0378-0381
X	Parcel maps recorded by the Developer subdividing the Badlands Golf Course	3	0382-0410
Y	EHB Companies promotional materials	3	0411-0445
Z	General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications	3	0446-0466
AA	Staff Report regarding 17-Acre Applications	3	0467-0482

Exhibit	Exhibit Description	Vol.	Bates No.
BB	Major Modification (MOD-63600), Rezoning (ZON-63601), General Plan Amendment (GPA-63599), and Development Agreement (DIR-63602) applications	3	0483-0582
CC	Letter requesting withdrawal of MOD-63600, GPA-63599, ZON-63601, DIR-63602 applications	4	0583
DD	Transcript of February 15, 2017 City Council meeting	4	0584-0597
EE	Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J	4	0598-0611
FF	Docket for NSC Case No. 75481	4	0612-0623
GG	Complaint filed by Fore Stars Ltd. and Seventy Acres LLC, Case No. A-18-773268-C	4	0624-0643
HH	General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications	4	0644-0671
II	June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480.	4	0672-0679
JJ	Docket for Case No. A-17-758528-J	4	0680-0768
KK	Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J	5	0769-0793
LL	Development Agreement (DIR-70539) application	5	0794-0879
MM	August 2, 2017 City Council minutes regarding DIR-70539	5	0880-0882
NN	Judge Sturman's February 15, 2019 minute order granting City's motion to dismiss, Case No. A-18-775804-J	5	0883
OO	Excerpts of August 2, 2017 City Council meeting transcript	5	0884-0932
PP	Final maps for Amended Peccole West and Peccole West Lot 10	5	0933-0941
QQ	Excerpt of the 1983 Edition of the Las Vegas Municipal Code	5	0942-0951
RR	Ordinance No. 2185	5	0952-0956
SS	1990 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0957
TT	1996 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0958
UU	1998 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0959

Exhibit	Exhibit Description	Vol.	Bates No.
VV	2015 aerial photograph identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0960
WW	2015 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0961
XX	2019 aerial photograph identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0962
YY	2019 aerial photograph identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0963
ZZ	2019 aerial photograph identifying areas subject to proposed development agreement (DIR-70539), produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0964
AAA	Membership Interest Purchase and Sale Agreement	6	0965-0981
BBB	Transcript of May 16, 2018 City Council meeting	6	0982-0998
CCC	City of Las Vegas' Amicus Curiae Brief, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	0999-1009
DDD	Nevada Supreme Court March 5, 2020 Order of Reversal, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	1010-1016
EEE	Nevada Supreme Court August 24, 2020 Remittitur, <i>Seventy Acres, LLC v. Binion</i> , Nevada Supreme Court Case No. 75481	6	1017-1018
FFF	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlements on 17 Acres	6	1019-1020
GGG	September 1, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Final Entitlements for 435-Unit Housing Development Project in Badlands	6	1021-1026
HHH	Complaint Pursuant to 42 U.S.C. § 1983, <i>180 Land Co. LLC et al. v. City of Las Vegas, et al.</i> , 18-cv-00547 (2018)	6	1027-1122
III	9th Circuit Order in <i>180 Land Co. LLC; et al v. City of Las Vegas, et al.</i> , 18-cv-0547 (Oct. 19, 2020)	6	1123-1127
JJJ	Plaintiff Landowners' Second Supplement to Initial Disclosures Pursuant to NRCP 16.1 in 65-Acre case	6	1128-1137
LLL	Bill No. 2019-48: Ordinance No. 6720	7	1138-1142

Exhibit	Exhibit Description	Vol.	Bates No.
MMM	Bill No. 2019-51: Ordinance No. 6722	7	1143-1150
NNN	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 65 Acres	7	1151-1152
OOO	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 133 Acres	7	1153-1155
PPP	April 15, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 35 Acres	7	1156-1157
QQQ	Valbridge Property Advisors, Lubawy & Associates Inc., Appraisal Report (Aug. 26, 2015)	7	1158-1247
RRR	Notice of Entry of Order Adopting the Order of the Nevada Supreme Court and Denying Petition for Judicial Review	7	1248-1281
SSS	Letters from City of Las Vegas Approval Letters for 17-Acre Property (Feb. 16, 2017)	8	1282-1287
TTT	Reply Brief of Appellants 180 Land Co. LLC, Fore Stars, LTD, Seventy Acres LLC, and Yohan Lowie in <i>180 Land Co LLC et al v. City of Las Vegas</i> , Court of Appeals for the Ninth Circuit Case No. 19-16114 (June 23, 2020)	8	1288-1294
UUU	Excerpt of Reporter's Transcript of Hearing on City of Las Vegas' Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents on Order Shortening Time in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 17, 2020)	8	1295-1306
VVV	Plaintiff Landowners' Sixteenth Supplement to Initial Disclosures in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 10, 2020)	8	1307-1321
WWW	Excerpt of Transcript of Las Vegas City Council Meeting (Aug. 2, 2017)	8	1322-1371
XXX	Notice of Entry of Findings of Facts and Conclusions of Law on Petition for Judicial Review in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Nov. 26, 2018)	8	1372-1399
YYY	Notice of Entry of Order <i>Nunc Pro Tunc</i> Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019 in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528 (Feb. 6, 2019)	8	1400-1405
ZZZ	City of Las Vegas Agenda Memo – Planning, for City Council Meeting June 21, 2017, Re: GPA-68385, WVR-68480, SDR-68481, and TMP-68482 [PRJ-67184]	8	1406-1432

Exhibit	Exhibit Description	Vol.	Bates No.
AAAA	Excerpts from the Land Use and Rural Neighborhoods Preservation Element of the City's 2020 Master Plan adopted by the City Council of the City on September 2, 2009	8	1433-1439
BBBB	Summons and Complaint for Declaratory Relief and Injunctive Relief, and Verified Claims in Inverse Condemnation in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C	8	1440-1477
CCCC	Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment in <i>180 Land Co. LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No.A-18-780184-C (Dec. 30, 2020)	8	1478-1515
DDDD	Peter Lowenstein Declaration	9	1516-1522
DDDD-1	Exhibit 1 to Peter Lowenstein Declaration: Diagram of Existing Access Points	9	1523-1526
DDDD-2	Exhibit 2 to Peter Lowenstein Declaration: July 5, 2017 Email from Mark Colloton	9	1527-1531
DDDD-3	Exhibit 3 to Peter Lowenstein Declaration: June 28, 2017 Permit application	9	1532-1533
DDDD-4	Exhibit 4 to Peter Lowenstein Declaration: June 29, 2017 Email from Mark Colloton re Rampart and Hualapai	9	1534-1536
DDDD-5	Exhibit 5 to Peter Lowenstein Declaration: August 24, 2017 Letter from City Department of Planning	9	1537
DDDD-6	Exhibit 6 to Peter Lowenstein Declaration: July 26, 2017 Email from Peter Lowenstein re Wall Fence	9	1538
DDDD-7	Exhibit 7 to Peter Lowenstein Declaration: August 10, 2017 Application for Walls, Fences, or Retaining Walls; related materials	9	1539-1546
DDDD-8	Exhibit 8 to Peter Lowenstein Declaration: August 24, 2017 Email from Steve Gebeke	9	1547-1553
DDDD-9	Exhibit 9 to Peter Lowenstein Declaration: Bill No. 2018-24	9	1554-1569
DDDD-10	Exhibit 10 to Peter Lowenstein Declaration: Las Vegas City Council Ordinance No. 6056 and excerpts from Land Use & Rural Neighborhoods Preservation Element	9	1570-1577
DDDD-11	Exhibit 11 to Peter Lowenstein Declaration: documents submitted to Las Vegas Planning Commission by Jim Jimmerson at February 14, 2017 Planning Commission meeting	9	1578-1587
EEEE	GPA-72220 application form	9	1588-1590
FFFF	Chris Molina Declaration	9	1591-1605
FFFF-1	Fully Executed Copy of Membership Interest Purchase and Sale Agreement for Fore Stars Ltd.	9	1606-1622

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-2	Summary of Communications between Developer and Peccole family regarding acquisition of Badlands Property	9	1623-1629
FFFF-3	Reference map of properties involved in transactions between Developer and Peccole family	9	1630
FFFF-4	Excerpt of appraisal for One Queensridge place dated October 13, 2005	9	1631-1632
FFFF-5	Site Plan Approval for One Queensridge Place (SDR-4206)	9	1633-1636
FFFF-6	Securities Redemption Agreement dated September 14, 2005	9	1637-1654
FFFF-7	Securities Purchase Agreement dated September 14, 2005	9	1655-1692
FFFF-8	Badlands Golf Course Clubhouse Improvement Agreement dated September 6, 2005	9	1693-1730
FFFF-9	Settlement Agreement and Mutual Release dated June 28, 2013	10	1731-1782
FFFF-10	June 12, 2014 emails and Letter of Intent regarding the Badlands Golf Course	10	1783-1786
FFFF-11	July 25, 2014 email and initial draft of Golf Course Purchase Agreement	10	1787-1813
FFFF-12	August 26, 2014 email from Todd Davis and revised purchase agreement	10	1814-1843
FFFF-13	August 27, 2014 email from Billy Bayne regarding purchase agreement	10	1844-1846
FFFF-14	September 15, 2014 email and draft letter to BGC Holdings LLC regarding right of first refusal	10	1847-1848
FFFF-15	November 3, 2014 email regarding BGC Holdings LLC	10	1849-1851
FFFF-16	November 26, 2014 email and initial draft of stock purchase and sale agreement	10	1852-1870
FFFF-17	December 1, 2015 emails regarding stock purchase agreement	10	1871-1872
FFFF-18	December 1, 2015 email and fully executed signature page for stock purchase agreement	10	1873-1874
FFFF-19	December 23, 2014 emails regarding separation of Fore Stars Ltd. and WRL LLC acquisitions into separate agreements	10	1875-1876
FFFF-20	February 19, 2015 emails regarding notes and clarifications to purchase agreement	10	1877-1879
FFFF-21	February 26, 2015 email regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1880
FFFF-22	February 27, 2015 emails regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1881-1882
FFFF-23	Fully executed Membership Interest Purchase Agreement for WRL LLC	10	1883-1890

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-24	June 12, 2015 email regarding clubhouse parcel and recorded parcel map	10	1891-1895
FFFF-25	Quitclaim deed for Clubhouse Parcel from Queensridge Towers LLC to Fore Stars Ltd.	10	1896-1900
FFFF-26	Record of Survey for Hualapai Commons Ltd.	10	1901
FFFF-27	Deed from Hualapai Commons Ltd. to EHC Hualapai LLC	10	1902-1914
FFFF-28	Purchase Agreement between Hualapai Commons Ltd. and EHC Hualapai LLC	10	1915-1931
FFFF-29	City of Las Vegas' First Set of Interrogatories to Plaintiff	10	1932-1945
FFFF-30	Plaintiff 180 Land Company LLC's Responses to City of Las Vegas' First Set of Interrogatories to Plaintiff, 3 rd Supplement	10	1946-1973
FFFF-31	City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1974-1981
FFFF-32	Plaintiff 180 Land Company LLC's Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1982-1989
FFFF-33	September 14, 2020 Letter to Plaintiff regarding Response to Second Set of Requests for Production of Documents	11	1990-1994
FFFF-34	First Supplement to Plaintiff Landowners Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1995-2002
FFFF-35	Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2003-2032
FFFF-36	Transcript of November 17, 2020 hearing regarding City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2033-2109
FFFF-37	February 24, 2021 Order Granting in Part and denying in part City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2110-2118
FFFF-38	April 1, 2021 Letter to Plaintiff regarding February 24, 2021 Order	11	2119-2120
FFFF-39	April 6, 2021 email from Elizabeth Ghanem Ham regarding letter dated April 1, 2021	11	2121-2123
FFFF-40	Hydrologic Criteria and Drainage Design Manual, Section 200	11	2124-2142
FFFF-41	Hydrologic Criteria and Drainage Design Manual, Standard Form 1	11	2143
FFFF-42	Hydrologic Criteria and Drainage Design Manual, Standard Form 2	11	2144-2148
FFFF-43	Email correspondence regarding minutes of August 13, 2018 meeting with GCW regarding Technical Drainage Study	11	2149-2152

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-44	Excerpts from Peccole Ranch Master Plan Phase II regarding drainage and open space	11	2153-2159
FFFF-45	Aerial photos and demonstrative aids showing Badlands open space and drainage system	11	2160-2163
FFFF-46	August 16, 2016 letter from City Streets & Sanitation Manager regarding Badlands Golf Course Drainage Maintenance	11	2164-2166
FFFF-47	Excerpt from EHB Companies promotional materials regarding security concerns and drainage culverts	11	2167
GGGG	Landowners' Reply in Support of Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims Etc. in <i>180 Land Co., LLC v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (March 21, 2019)	11	2168-2178
HHHH	State of Nevada State Board of Equalization Notice of Decision, <i>In the Matter of Fore Star Ltd., et al.</i> (Nov. 30, 2017)	11	2179-2183
IIII	Clark County Real Property Tax Values	11	2184-2199
JJJJ	Clark County Tax Assessor's Property Account Inquiry - Summary Screen	11	2200-2201
KKKK	February 22, 2017 Clark County Assessor Letter to 180 Land Co. LLC, re Assessor's Golf Course Assessment	11	2202
LLLL	Petitioner's Opening Brief, <i>In the matter of 180 Land Co. LLC</i> (Aug. 29, 2017), State Board of Equalization	12	2203-2240
MMMM	September 21, 2017 Clark County Assessor Stipulation for the State Board of Equalization	12	2241
NNNN	Excerpt of Reporter's Transcript of Hearing in <i>180 Land Co. v. City of Las Vegas</i> , Eighth Judicial District Court Case No. A-17-758528-J (Feb. 16, 2021)	12	2242-2293
OOOO	June 28, 2016 Letter from Mark Colloton re: Reasons for Access Points Off Hualapai Way and Rampart Blvd.	12	2294-2299
PPPP	Transcript of City Council Meeting (May 16, 2018)	12	2300-2375
QQQQ	Supplemental Declaration of Seth T. Floyd	13	2376-2379
QQQQ-1	1981 Peccole Property Land Use Plan	13	2380
QQQQ-2	1985 Las Vegas General Plan	13	2381-2462
QQQQ-3	1975 General Plan	13	2463-2558
QQQQ-4	Planning Commission meeting records regarding 1985 General Plan	14	2559-2786
QQQQ-5	1986 Venetian Foothills Master Plan	14	2787
QQQQ-6	1989 Peccole Ranch Master Plan	14	2788
QQQQ-7	1990 Master Development Plan Amendment	14	2789
QQQQ-8	Citizen's Advisory Committee records regarding 1992 General Plan	14	2790-2807

Exhibit	Exhibit Description	Vol.	Bates No.
QQQQ-9	1992 Las Vegas General Plan	15-16	2808-3257
QQQQ-10	1992 Southwest Sector Map	17	3258
QQQQ-11	Ordinance No. 5250 (Adopting 2020 Master Plan)	17	3259-3266
QQQQ-12	Las Vegas 2020 Master Plan	17	3267-3349
QQQQ-13	Ordinance No. 5787 (Adopting 2005 Land Use Element)	17	3350-3416
QQQQ-14	2005 Land Use Element	17	3417-3474
QQQQ-15	Ordinance No. 6056 (Adopting 2009 Land Use and Rural Neighborhoods Preservation Element)	17	3475-3479
QQQQ-16	2009 Land Use and Rural Neighborhoods Preservation Element	18	3480-3579
QQQQ-17	Ordinance No. 6152 (Adopting revisions to 2009 Land Use and Rural Neighborhoods Preservation Element)	18	3580-3589
QQQQ-18	Ordinance No. 6622 (Adopting 2018 Land Use and Rural Neighborhoods Preservation Element)	18	3590-3600
QQQQ-19	2018 Land Use & Rural Neighborhoods Preservation Element	18	3601-3700

DATED this 25th day of August 2021.

McDONALD CARANO LLP

By: /s/ George F. Ogilvie III
 George F. Ogilvie III (NV Bar No. 3552)
 Christopher Molina (NV Bar No. 14092)
 2300 W. Sahara Avenue, Suite 1200
 Las Vegas, Nevada 89102

LAS VEGAS CITY ATTORNEY'S OFFICE
 Bryan K. Scott (NV Bar No. 4381)
 Philip R. Byrnes (NV Bar No. 166)
 Rebecca Wolfson (NV Bar No. 14132)
 495 South Main Street, 6th Floor
 Las Vegas, Nevada 89101

SHUTE, MIHALY & WEINBERGER, LLP
 Andrew W. Schwartz (CA Bar No. 87699)
 (Admitted *pro hac vice*)
 Lauren M. Tarpey (CA Bar No. 321775)
 (Admitted *pro hac vice*)
 396 Hayes Street
 San Francisco, California 94102

Attorneys for City of Las Vegas

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 25th day of August, 2020, I caused a true and correct copy of the foregoing **APPENDIX OF EXHIBITS IN SUPPORT OF CITY’S OPPOSITION TO PLAINTIFF’S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT – VOLUME 1** to be 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

EXHIBIT “A”

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Nov 20 2 25 PM '80

Maureen Parco
CITY CLERK

November 12, 1980

William Briare, Mayor
Las Vegas City Commission

Mayor Briare:

It is our desire to annex our 2200 acres into the City of Las Vegas. And with the cooperation of the City of Las Vegas we would like to go forward with the master plan of the entire parcel of land.

It is our intention to proceed with the development of this land over a period of fifteen to twenty years. We presently have developers interested in building single-family houses, residential planned units, and mobile homes.

We will proceed with apartments and commercial developments when needed.

We hope to make this one of the finest master planned developments ever undertaken in the City of Las Vegas. We are proud to be part of the growth of the City of Las Vegas.

Thankyou for your cooperation.

Sincerely,

William Parco

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PLANNING AND
DEVELOPMENT

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MAYOR PRO-TEM LURIE: Item No. C is Bill No. 80-85, Annexation No. A-18-80(A). The Committee met and is recommending that this ordinance be adopted.

CITY ATTORNEY OGILVIE: Bill No. 80-85, Ordinance number blank, an ordinance extending the corporate limits of the City of Las Vegas, Nevada, to include within, annex to and make a part of said City certain specifically described territory adjoining and contiguous to the corporate limits of said City; declaring said territory and the inhabitants thereof to be annexed to said City and subject to all debts, laws, ordinances and regulations in force in said City; ordering a map or plat of said described territory to be recorded in the office of the County Recorder of the County of Clark, State of Nevada; amending the Major Street Plan Map adopted by Ordinance 1537 on October 6, 1971, insofar as it relates to Sahara Avenue, Oakley Boulevard, Charleston Boulevard, Alta Drive, Haulpai Way, Grand Canyon Drive, Fort Apache Road, El Capitan Way and Durango Drive; and to provide for other matters properly relating thereto, and to repeal all ordinances and parts of ordinances in conflict herewith.

MAYOR PRO-TEM LURIE: Mr. Peccole, good morning.

WILLIAM PECCOLE: I'm William Peccole, 1348 Cashman Drive, Las Vegas, Nevada. We're here to ask Your Honorable Board to annex our land in the West Charleston area to the great City of Las Vegas. We'd like to continue playing a part in the growth and prosperity of Las Vegas by annexing to the City of Las Vegas and developing our properties in conformance with your regulations and ordinances and laws. We are very proud of Las Vegas and we'd like to continue to be a part in that development of Las Vegas.

MAYOR PRO-TEM LURIE: Thank you.

WILLIAM PECCOLE: If you have any questions, I'll be glad to answer them.

MAYOR PRO-TEM LURIE: I think maybe we'll have some comments, but let us take a vote on the --

COMMISSIONER LEVY: Pardon?

MAYOR PRO-TEM LURIE: Take a vote. Do we have a motion, Commissioner Christensen?

COMMISSIONER CHRISTENSEN: I'll move we adopt the ordinance by all means.

MAYOR PRO-TEM LURIE: Okay. You heard the motion. Cast your votes on the motion. Post. The motion's approved. (VOTE: Unanimous with exception that Mayor Briare was excused.)

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MAYOR PRO-TEM LURIE: Now, we can say that we're proud to have you in and part of the plan to develop the western part of the City of Las Vegas, and we'll do everything we can to cooperate and make the necessary services available. It's quite an honor to have that size of property be annexed into the City of Las Vegas. I believe it's the largest annexation ever to take place in the history of the City. We're proud that you have chosen to become part of the City. Do the Commissioners have any other questions? Commissioner Christensen.

COMMISSIONER CHRISTENSEN: Yes, I've got a comment. I really appreciate this, because I appreciate the support that Mr. Peccole has shown for this community for the many years that I've known him. He's always been a strong leader for the City of Las Vegas, a believer in the growth of the City of Las Vegas and a believer in the potential of the City and I think that we've got a joint effort here for development that's going to be great for this community -- absolutely great -- and I appreciate it very much.

WILLIAM PECCOLE: Thank you, Commissioner.

COMMISSIONER LEVY: We're looking forward to working with you, Bill, and we'll be seeing you down here, I'm sure, as you progress in your future development. It's super.

COMMISSIONER WOOFER: All I can say too is knowing Bill's background, I know we'll have a lot of nice baseball and softball parks. (Laughter by the Board)

COMMISSIONER LEVY: I get the feeling that Peccole was here before Cahlen, or it was pretty close.

WILLIAM PECCOLE: Commissioner Woofert, I know you're an old baseball fan and you follow baseball very closely as I do. I've already told your Planning Department that we are going to contribute in the baseball development of your Angel Park area. We're going to contribute financing for the development of the four baseball fields, and I know how badly needed they are in the community, and the sooner we can get with it, the better off the baseball players and the fans will be and will like it. So we'll do everything we can to cooperate, and I want to thank this Board for annexing us and for allowing me to be a continuing part of the growth of our City. We have a beautiful City here and you people do a fine job to keep it that way. So anything I can do to contribute, I'd be very happy to. Thank you again.

MAYOR PRO-TEM LURIE: Thank you. I just want the Commission to know that my area just grew by 2500 acres. I appreciate the support.

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COMMISSIONER CHRISTENSEN: Just so long as you don't count it on population.

MAYOR PRO-TEM LURIE: Population one. We're going to get it developed because we need that recreation out there also.

WILLIAM PECCOLE: Alright. Thank you.

MAYOR PRO-TEM LURIE: Thank you again, Bill.

(END OF DISCUSSION ON THIS ITEM.)

Bill No. 80-85

ORDINANCE NO. 2136

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; AMENDING THE MAJOR STREET PLAN MAP ADOPTED BY ORDINANCE NO. 1537 ON OCTOBER 6, 1971 IN SO FAR AS IT RELATES TO SAHARA AVENUE, OAKLEY BOULEVARD, CHARLESTON BOULEVARD, ALTA DRIVE, HUALPAI WAY, GRAND CANYON DRIVE, FORT APACHE ROAD, EL CAPITAN WAY, AND DURANGO DRIVE; AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Annexation A-18-80(A))

Sponsored by
COMMISSIONER RON LURIE

Summary: Annexes property described generally as bounded by Sahara Avenue on the south, Hualpai Way on the west, Ducharme Avenue on the north and Durango Drive on the east.

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby extended to include, annex to, and make a part of the City of Las Vegas, Nevada, the following described real property, to-wit:

All of Section 5, except the North 2265.00 feet of the East 1320.00 feet and Section 6, T. 21 S., R. 60 E., and the South Half (S 1/2) of the North Half (N 1/2) and the South Half (S 1/2) of Section 31, T. 20 S., R. 60 E.; and the South Half (S 1/2) of the North Half (N 1/2) and the South Half (S 1/2) of Section 32, T. 20 S., R. 60 E., M.D.M., in Clark County, Nevada, further described as follows:

Beginning at the Southeast corner of said Section 32; thence N. 00°12'30" W., along the East line of said Section 32, 2652.51 feet; thence N. 00°18'42" W., along the said East line, 1336.70 feet to the Northeast corner of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 32; thence S. 89°46'07" W., along the North line of the said South Half (S 1/2) of the Northeast Quarter (NE 1/4), 2677.87 feet; thence S. 89°31'58" W., along the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Section 32, a distance of 2673.05 feet; thence N. 89°10'39" W., along the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 31 a distance of 2846.00 feet;

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1 thence N. 89°10'53" W., along the North line of
2 the South Half (S 1/2) of the Northwest Quarter
3 (NW 1/4) of said Section 31, a distance of 2886.78
4 feet to the Northwest corner of the said South
5 Half (S 1/2) of the Northwest Quarter (NW 1/4)
6 of Section 31; thence S. 06°05'57" E., along the
7 West line of said Section 31 a distance of 4133.48
8 feet to the Southwest corner of said Section 31,
9 also being a point on the North line of said
10 Section 6; thence S. 89°41'47" W. along the afore-
11 mentioned North line, 529.69 feet to the Northwest
12 corner of said Section 6; thence S. 01°21'03" E.,
13 along the West line of said Section 6, a distance
14 of 2644.97 feet; thence S. 01°20'45" E., along
15 the said West line, 2653.54 feet to the Southwest
16 corner of said Section 6; thence N. 89°46'34" E.,
17 along the South line of said Section 6 a distance
18 of 2585.18 feet; thence N. 89°47'47" E., along
19 said South line, 2669.22 feet; thence S. 87°54'38" E.,
20 along the South line of said Section 5 a distance of
21 2883.81 feet; thence N. 89°50'13" E., along said
22 South line, 2642.54 feet to the Southeast corner of
23 said Section 5; thence N. 04°13'34" W. along the
24 East line of said Section 5 a distance of 2707.30
25 feet; thence N. 04°14'20" W., along said East line,
26 482.62 feet; thence S. 89°40'03" W., 1323.07 feet;
27 thence N. 04°14'20" W., 2270.27 feet to a point on
28 the North line of the said Section 5; thence
29 N. 89°40'03" E. along the said North line and the
30 South line of the said Section 32 a distance of
31 2012.64 feet to the point of beginning.

32 This parcel contains 2243.383 acres, more or less

SECTION 2: That said Board of Commissioners has
determined and does hereby determine, that said described terri-
tory meets the requirements provided by law for annexation to the
City of Las Vegas for the following reasons:

- A. The area to be annexed was contiguous to the
City's boundaries at the time the annexation
proceedings were instituted;
- B. More than one-eighth (1/8) of the aggregate
external boundaries of the area are contiguous to
the City of Las Vegas;
- C. The territory proposed to be annexed is not
included within the boundaries of another incor-
porated city;
- D. The City of Las Vegas is eligible to annex the
area described in this report since the landowners

1 have signed a petition requesting annexation to the
2 City, said petition constituting one hundred percent
3 (100%) of the owners of record of individual lots
4 or parcels of land within the annexation area, and
5 have submitted a letter of intent to develop the
6 land.

7 SECTION 3: The City of Las Vegas will provide police
8 protection through the Las Vegas Metropolitan Police Department,
9 fire protection, street maintenance, and library services
10 immediately upon annexation. Garbage collection by the company
11 franchised by the City will also be provided immediately. The
12 City sanitary sewer system will serve the proposed annexation
13 area. Any connection to or extension of this sewer line to
14 serve the annexation area shall be at the expense of the land-
15 owners. Other services, such as participation in the City's
16 recreational programs, special educational classes and programs,
17 public works planning, building inspections, and other City Hall
18 services will also be available immediately. Utilities such as
19 gas, electricity, telephone, and water are provided by private
20 utility companies and other services to the area will not be
21 affected by annexation. Street paving, curbs and gutters,
22 sidewalks and street lights which are not in place at the time of
23 annexation will be installed in the presently developed areas
24 upon the request of the property owners and at their expense
25 by means of special assessment districts. Such improvements
26 will be extended into the undeveloped areas as development takes
27 place and the need therefor arises, and will be located according
28 to the needs of the area at that time. Such installations will
29 also be made at the expense of the property owners, either by
30 means of special assessment districts or as prerequisites to the
31 approval of subdivision plats or the issuance of building
32 permits, re-zonings, zone variances or special use permits.

A-18-80(A)

1 SECTION 4: The annexation of said described territory
2 shall become effective on the 26th day of December, 1980, and on
3 such date the City of Las Vegas will have the funds appropriated
4 in sufficient amount to finance the extension into said described
5 territory of police protection, fire protection, street mainte-
6 nance, street sweeping, and street lighting maintenance.

7 SECTION 5: Said described territory, together with the
8 inhabitants and property thereof, shall, from and after the 26th
9 day of December, 1980, be subject to all debts, laws, ordinances
10 and regulations in force in the City of Las Vegas and shall be
11 entitled to the same privileges and benefits as other parts of
12 said City, and shall be subject to municipal taxes levied by the
13 City of Las Vegas, Nevada.

14 SECTION 6: The City Engineer of the City of Las Vegas,
15 Nevada, is hereby instructed to cause to be prepared an accurate
16 map or plat of said described territory and to record the same,
17 together with a certified copy of this ordinance in the office
18 of the County Recorder of Clark County, Nevada, which said
19 recording shall be done prior to the 26th day of December, 1980.

20 SECTION 7: The Major Street Plan of the City of Las
21 Vegas, adopted by Ordinance No. 1537 on October 6, 1971, is
22 hereby amended as follows:

23 Alta Drive, 80' Secondary Street: Commencing at
24 the East Quarter Corner of Section 32, Township
25 20 South, Range 60 East, M.D.B.&M.; thence west
26 along the center section line to the West Quarter
27 Corner of Section 31, Township 20 South, Range 60
28 East, M.D.B.&M.

29 Charleston Boulevard, 100' Primary Street: Com-
30 mencing at the Southeast Corner of Section 32,
31 Township 20 South, Range 60 East, M.D.B.&M.; thence
32 west along the south section line to the Southwest
Corner of Section 31, Township 20 South, Range 60
East, M.D.B.&M., said corner also being a point
in the north section line of Section 6, Township
21 South, Range 60 East, M.D.B.&M.; thence continuing
west along the north section line of said Section 6,
to the Northwest Corner thereof.

A-18-80(A)

1 Oakey Boulevard, 80' Secondary Street: Commencing
2 at the East Quarter Corner of Section 5, Township
3 21 South, Range 60 East, M.D.B.&M.; thence west
4 along the center section line to the West Quarter
5 Corner of Section 6, Township 21 South, Range 60
6 East, M.D.B.&M.

7 Sahara Avenue, 150' Primary Street: Commencing
8 at the Southeast Corner of Section 5, Township 21
9 South, Range 60 East, M.D.B.&M.; thence west along
10 the south section line to the Southwest Corner of
11 Section 6, Township 21 South, Range 60 East, M.D.B.&M.

12 Hualpai Way, 100' Primary Street: Commencing at
13 the Southwest Corner of Section 6, Township 21
14 South, Range 60 East, M.D.B.&M.; thence north along
15 the west section line to the Northwest Corner of
16 said Section 6.

17 Hualpai Way, 100' Primary Street: Commencing at
18 the Southwest Corner of Section 31, Township 20
19 South, Range 60 East, M.D.B.&M.; thence north along
20 the west section line to a point 1,377 feet south
21 of the Northwest Corner of said Section 31.

22 Grand Canyon Drive, 80' Secondary Street: Commencing
23 at the South Quarter Corner of Section 6, Township
24 21 South, Range 60 East, M.D.B.&M.; thence north
25 along the center section line to the North Quarter
26 Corner of said Section 6.

27 Grand Canyon Drive, 80' Secondary Street: Commencing
28 at the South Quarter Corner of Section 31, Township
29 20 South, Range 60 East, M.D.B.&M.; thence north
30 along the center section line to a point 1,355 feet
31 south of the North Quarter Corner of said Section 31.

32 Fort Apache Road, 100' Primary Street: Commencing
at the Southeast Corner of Section 6, Township 21
South, Range 60 East, M.D.B.&M.; thence north along
the east section line to the Northeast Corner of
said Section 6.

Fort Apache Road, 100' Primary Street: Commencing
at the Southeast Corner of Section 31, Township 20
South, Range 60 East, M.D.B.&M.; thence north along
the east section line to a point 1,332 feet south
of the Northeast Corner of said Section 31.

El Capitan Way, 80' Secondary Street: Commencing
at the South Quarter Corner of Section 5, Township
21 South, Range 60 East, M.D.B.&M.; thence north
along the center section line to the North Quarter
Corner of said Section 5.

El Capitan Way, 80' Secondary Street: Commencing
at the South Quarter Corner of Section 32, Township
20 South, Range 60 East, M.D.B.&M.; thence north
along the center section line to a point 1,340 feet
south of the North Quarter Corner of said Section 32.

31

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A-18-80(A)

1 Durango Drive, 100' Primary Street: Commencing
2 at the Southeast Corner of Section 5, Township
3 21 South, Range 60 East, M.D.B.&M.; thence north
4 along the east section line of said Section 5 to
5 a point 2,270 feet south of the Northeast Corner
6 of said Section 5.

7 Durango Drive, 100' Primary Street: Commencing
8 at the Southeast Corner of Section 32, Township
9 20 South, Range 60 East, M.D.B.&M.; thence north
10 along the east section line of said Section 32 to
11 a point 1,336 feet south of the Northeast Corner
12 thereof.

13 SECTION 8: If any section, subsection, subdivision,
14 paragraph, sentence, clause or phrase in this Chapter or any part
15 thereof, is for any reason held to be unconstitutional, or invalid
16 or ineffective by any court of competent jurisdiction, such
17 decision shall not affect the validity or effectiveness of the
18 remaining portions of this Chapter or any part thereof. The
19 Board of Commissioners of the City of Las Vegas hereby declares
20 that it would have passed each section, subsection, subdivision,
21 paragraph, sentence, clause or phrase thereof irrespective of
22 the fact that any one or more sections, subsections, subdivisions,
23 paragraphs, sentences, clauses or phrases be declared unconstitu-
24 tional, invalid or ineffective.

25 SECTION 9: All ordinances or parts of ordinances,
26 sections, subsections, phrases, sentences, clauses or paragraphs
27 contained in the Municipal Code of the City of Las Vegas, Nevada,
28 1960 Edition, in conflict herewith are hereby repealed.

29 PASSED, ADOPTED and APPROVED this 17th day of
30 December, 1980.

31 APPROVED:

32 By Ron Lurie
RON LURIE, MAYOR PRO-TEM

ATTEST:

31 Carol Ann Hawley
32 Carol Ann Hawley, City Clerk

A-18-80 (A)

EXHIBIT “B”

AGENDA*City of Las Vegas*

April 15, 1981

Page 31

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS

- A. VAC-5-81 - Petition of Vacation submitted by NORBERTO M. GUASPARI, ET AL, to vacate a portion of Irene Avenue, a 60' wide right-of-way, commencing at the west right-of-way line of Marco Street and extending westerly approximately 122' to the west line of Sunland Village Subdivision.

Item A.

Lurie -
APPROVED as recommended by Planning Commission.
Unanimous

City Clerk to notify and Plannin to proceed.

No onespoke in opposition.
Applicant did not appear.

- B. GENERAL PLAN AMENDMENT - Consideration of an Amendment to the Land Use Map in the southwest portion of the City.

Item B.

Christensen -
ADOPTED as recommended by Planning Commission.
Unanimous with Levy abstaining.

Staff to proceed

G. C. Wallace,
1100 East Sahara
Avenue and Oran
Gragson appeared
to represent Wm.
Peccole on Items
B and C.No protest.

- C. GENERALIZED LAND USE PLAN - Consideration of adopting a Generalized Land Use Plan for Sections 31 and 32, Township 20 South, Range 60 East, M.D.B. & M. and Sections 5 and 6, Township 21 South, Range 60 East, M.D.B. & M.

Item C.

Lurie -
ADOPTED as recommended by Planning Commission with all parcels to be identified before people move into the area.
Unanimous with Levy abstaining.

Staff to proceed

- D. VAC-4-81 - Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL, to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street.

Item D.

Christensen -
DENIED as recommended by Planning Commission.
Unanimous with Lurie voting "no."

City Clerk to notify.

Lawrence Tourville
135 W. Philadelphia
appeared for the
application.

No one appeared in favor or oppositio

APPROVED AGENDA ITEM

Ashley Hall

CLV65-000014

0014

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City of Las Vegas

AGENDA DOCUMENTATION

Date: April 15, 1981

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: PUBLIC HEARING AGENDA ITEMS
APRIL 15, 1981 CITY COMMISSION AGENDAPURPOSE/BACKGROUND

- Item A - Vacation - VAC-5-81 - Norberto M. Guaspari, Et Al (see backup material)
- Item B - General Plan Amendment (see backup material)
- Item C - Generalized Land Use Plan (see backup material)
- Item D - Vacation - VAC-4-81 - Lawrence Tourville, Et Al (see backup material)
- Item E - Use Permit - U-13-81 - Decatur Properties, Ltd. (see backup material)

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See AttachedH. P. Foster
Harold P. Foster, DirectorDISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

IX.

CLV65-000015
0015

10002

CITY COMMISSION MINUTES - APRIL 15, 1981

0179

To: The Board of City Commissioners
RE: Public Hearing Agenda Items
April 15, 1981 City Commission Agenda

B. GENERAL PLAN AMENDMENT

This amendment is being initiated as a result of the Peccole annexation on the southeast portion of the City. The City's generalized land use plan needs to be extended to the west to include this property, Angel Park and other parcels of land which have been annexed to the City since the General Plan was adopted in 1975. The amendment proposes the expansion of the suburban residential land use in this area with rural use bordering it to the west. This is the required public hearing for the amendment to the General Plan.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the expansion pattern of the City to the west.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

C. GENERALIZED LAND USE PLAN

This item involves adoption of a generalized land use plan for the Peccole property and the south portion of Angel Park that is in the City. It is felt there is a need for this plan since Mr. Peccole intends to start development on this property as soon as possible and wishes to have it rezoned from R-U to various residential densities and for commercial use in the immediate future. A separate generalized land use plan would provide a guide for the zone change that will be requested on the entire parcel as soon as the General Plan is amended. A plan has been developed with Mr. Peccole and his land planners which is for the area to be developed predominately residential at various densities ranging from 4 units per acre to approximately 24 (24 units per acre are the maximum units allowed in the R-3 zone), which is in accordance with the recommendations of the City's General Plan. Three sites are proposed for mobile home parks at densities of approximately 8 units per acre. Mr. Peccole has agreed to donate a 10-acre site to the City for such community services as a branch library, metropolitan police substation, fire station, etc. Most of the proposed commercial is along Charleston and there is a 78 acre site proposed for a district commercial shopping center. The major streets have been designed to handle the drainage in the area. (See attached land use plan)

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

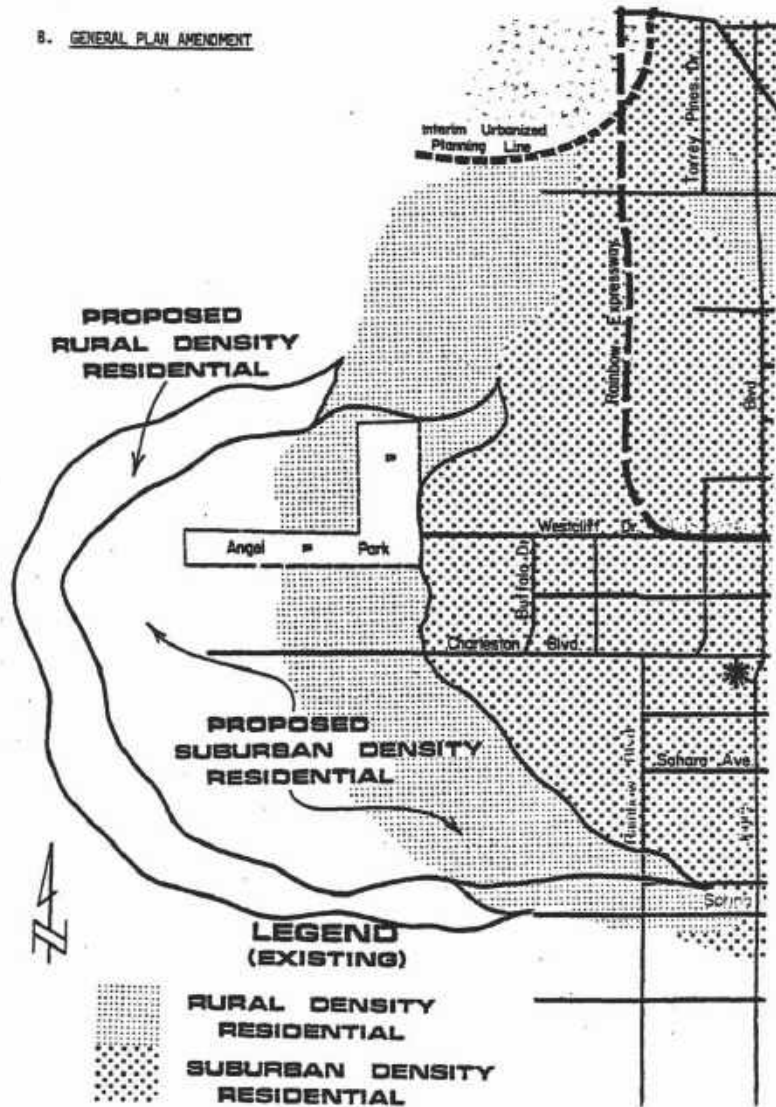
Item IX.

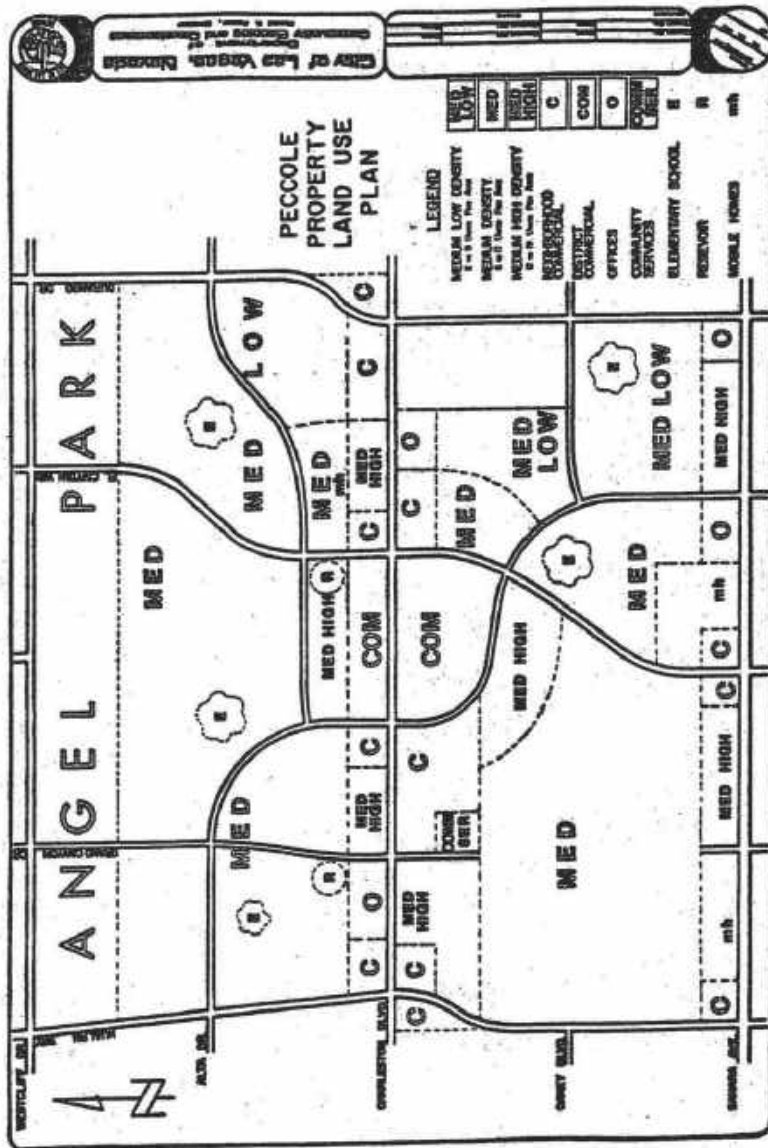
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8. GENERAL PLAN AMENDMENT





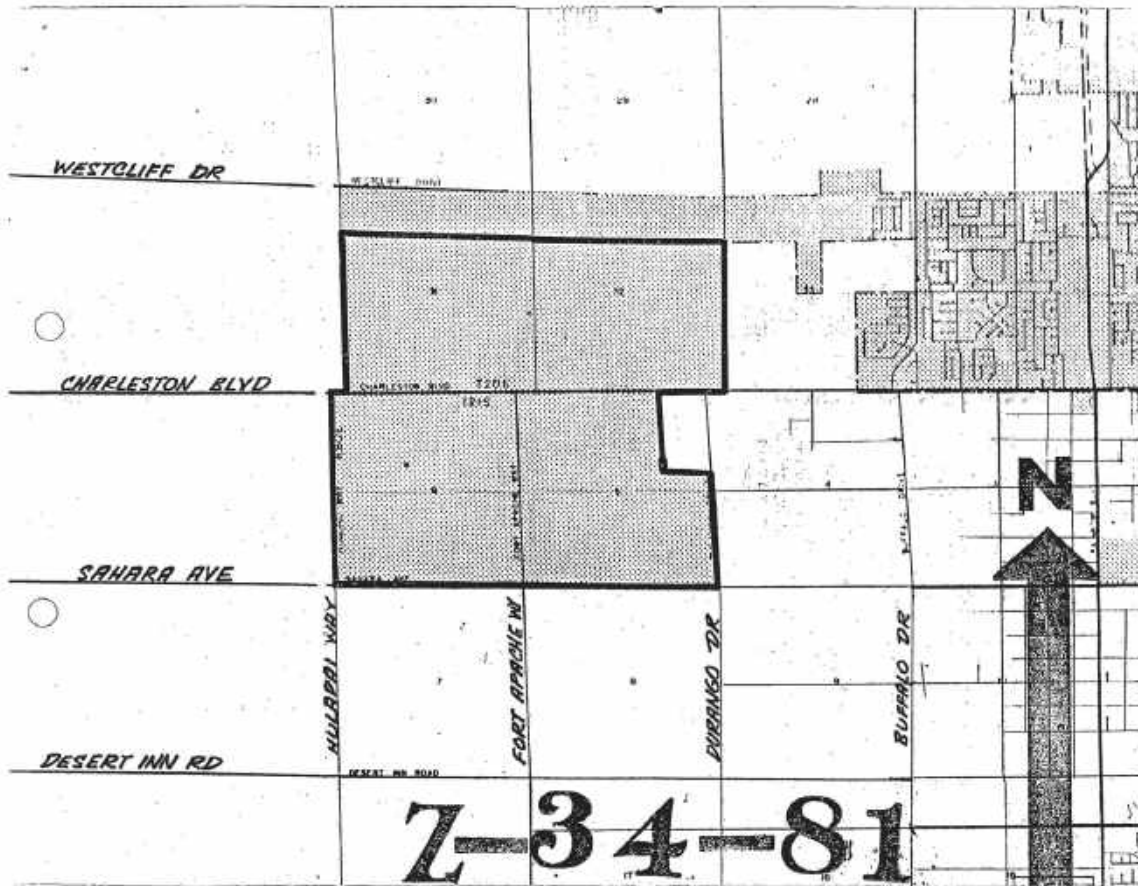
0181

CITY COMMISSION MINUTES - APRIL 15, 1981

C. GENERALIZED LAND USE PLAN

CLV65-000018
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CLV65-000019
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10006

12. Z-33-81

(CONTINUED)

3. Install sidewalks and driveways on Charleston Boulevard and full half-street improvements on Sacramento Drive.
4. Install fire hydrants and provide water flow as required by the Department of Fire Services.
5. Construct a 6 foot block wall on the north and west property lines.
6. Shift buildings to the west to provide parking on the east side of the building as required by the Department of Community Planning and Development.
7. Provide three entrances on Charleston Boulevard.
8. Conformance to the plot plan amended to reflect the above conditions.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Jones,
Mr. Guthrie, Mr. Kennedy, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on June 3, 1981 at 2:00 P.M.

13. Z-34-81

APPROVED

Application of WILLIAM PECCOLE, ET AL, for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from R-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MIP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic). The above property is legally described as a portion of Section 5 and all of Section 6, Township 21 South, Range 60 East, N.D.B. & M. and portions of Sections 31 and 32, Township 20 South, Range 60 East, N.D.B. & M.

MR. FOSTER said this parcel was annexed into the City the latter part of 1980 and Staff has adopted a Generalized Land Use Plan for the site, which is about 2200 acres. This is one zoning application to obtain zoning on the entire parcel, so anyone buying property in the area would know how the entire parcel will be zoned and the applicants

13. Z-34-81

(CONTINUED)

will not have to come in and apply for the various types of zonings on a parcel-by-parcel basis. He explained the proposed layout to the Commission. The development plans will be subject to Planning Commission approval as each parcel comes up for consideration, but it will take between ten and twenty years for the entire site to be developed. There should be signs indicating where the various types of zoning will be and also in the sales offices. Street names have to be worked out with staff and subject to an amendment to the Major Street Plan. Staff would also require conformance to the Flood Hazard Reduction Ordinance. Staff does not have any protests on record and recommends approval.

CHAIRMAN COLEMAN declared the public hearing open and asked to hear from the applicant.

G. C. WALLACE and GEORGE CHARCHALLIS, Wallace Engineering, appeared to represent William Peccole. They have met with the City staff, the utility companies, and builders interested in developing on this property.

GEORGE CHARCHALLIS, Wallace Engineering, urban planner, appeared saying they feel this will accommodate a wide range of lifestyles. He explained various aspects of the plan. This will be a fine quality project and with the proper use of CCM's and other development standards provide adequate architectural and site planning criteria. Finally, it will give an opportunity to develop a degree of homogeneity not possible in piecemeal planning. The developer will develop a theme for the entire parcel. They feel this project is in concert with the master plan, is good zoning, and in the best interests of the public.

BARBARA STEM, 2010 Stem Drive, appeared in protest. They have an expensive ranch-estate home near this project and purposely built their home there because of the spaciousness of the area.

CONNIE DOWNEY, 2001 South Cimarron Road, appeared in protest. She feels one section should be zoned at a time.

JAMES FARES, 509 North San Vicente Boulevard, West Hollywood, California, appeared in favor. He and his family think this plan is a great idea.

JOHN BIRCHER, 8100 Eginton Avenue, appeared in protest. He objects to the mobile home parks; however, he is in favor of the residential housing.

LARRY MILLER, 1717 Rambla Court, appeared in favor on behalf of the property owners. The zoning is at its maximum density, but there is a possibility it will be lowered as the project is being built. This will be called "Venetian Foothills."

G. C. WALLACE appeared in rebuttal. As Las Vegas grows, housing has to be provided for the additional population. They feel this is proper to master plan the zoning so people will know what to expect before they move into the area.

CHAIRMAN COLEMAN asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MR. SKESSEL made a Motion for APPROVAL of Z-34-81, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.

13. Z-34-B1

(CONTINUED)

3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning and Development.
6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
11. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Guthrie,
Mr. Kennedy, Mr. Canul
"NOES" Mr. Jones

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 20, 1981 at 2:00 P.M.

14. Z-35-B1

APPROVED

Application of CHISM HOMES, INC. for reclassification of property generally located at the southwest corner of Lorenzi Boulevard and Alexander Road, from N-U (Non-Urban) to R-P06 (Residential Planned Development), and C-1 (Limited Commercial). The above property is legally described as a portion of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 10, Township 20 South, Range 60 East, M.D.M.

Proposed Use: Medium Low Density Residential and Commercial

MR. FOSTER said this property was annexed into the City recently. This is laid out like a single-family development with commercial at one corner of the parcel. There isn't any commercial in the immediate area. Staff recommends approval with conformance to the elevations; dedication of 10 feet of right-of-way for Alexander Road and dedicate variable width Alexander Road and Lorenzi Boulevard and dedicate variable width portion of right-of-way along Alexander Road to provide a smooth transition from the Rainbow Expressway as it goes east; conformance to the Master Drainage Plan; installing half-street

AGENDA*City of Las Vegas*

0252

May 20, 1981

Page 48

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-8911

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL Reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles. From: N-U (Non-Urban) To: R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence) R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) Proposed Use: Residential & Commercial Planning Commission recommended APPROVAL (6-1 vote), subject to the following conditions: 1. Resolution of Intent with no time limit. 2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission. 3. Approval of the development plan for all other zones by the Planning Commission. 4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning on the respective sites 5. Street names in accordance with requirements of the Department of Community Planning and Development. 6. Amendment to the Major Street Plan. 7. Conformance to Flood Hazard Reduction Ordinance and Master Drainage Plan. Staff Recommendation: APPROVAL PROTESTS: 8	Christensen - APPROVED as recommended by Planning Commission. Unanimous (Levy and Lurie excused)	Clerk to notify and Planning to proceed. G. C. Wallace and George Charchallis, G. C. Wallace Engineering, 1100 E. Sahara Ave. appeared for the application. William Peccole appeared for the application. No one spoke in opposition.

APPROVED AGENDA ITEM

CLV65-000023

0023

10010

CITY COMMISSION MINUTES - MAY 20, 1981

0253

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
May 20, 1981 City Commission Agenda

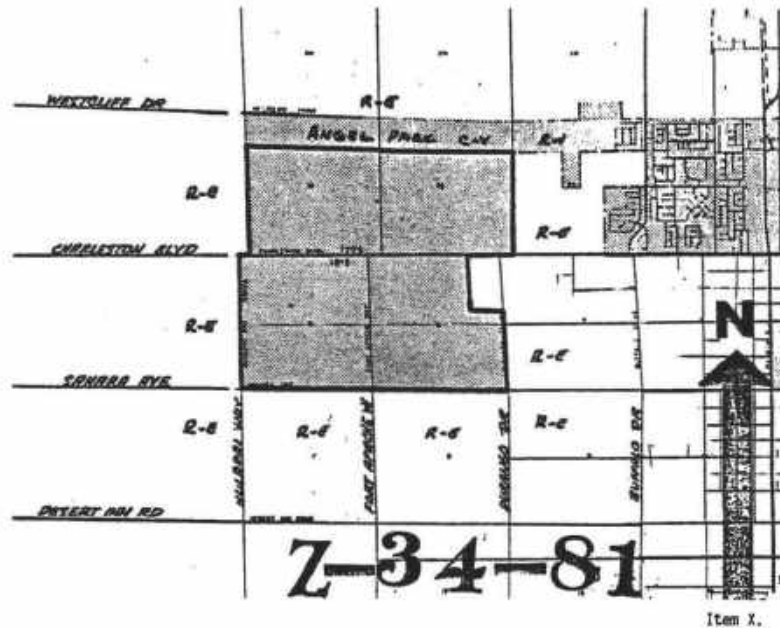
T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL

The applicant is proposing to rezone his entire property which had a generalized land use plan adopted on it several meetings ago. This zoning application conforms to the adopted land use plan. Angel Park exists to the north and the Husite property exists to the west and south. There is vacant R-E zoning existing in the County to the east and the Soroul development is to the northeast in the City. The proposed realignment of several major streets by the developer will necessitate an amendment to the Major Street Plan. It was recognized that the site plans and elevations on all of the portions of the property to be zoned for planned development will be subject to Planning Commission and City Commission approval. Approval of all other development plans such as in the commercial, professional offices, and mobile home park zones would require Planning Commission approval. The developer was in agreement to posting the zoning of the entire development in the sales offices and installing signs on the property showing the approved zoning for the commercial, professional offices, etc. Several sites for C-2 zoning are being requested along Charleston Boulevard for a possible new car agency, car washes and service station sites.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - In accordance with the land use plan for this area.

STAFF RECOMMENDATION: APPROVAL - In accordance with the land use plan adopted for this site.

PROTESTS: 8



CLV65-000024
0024

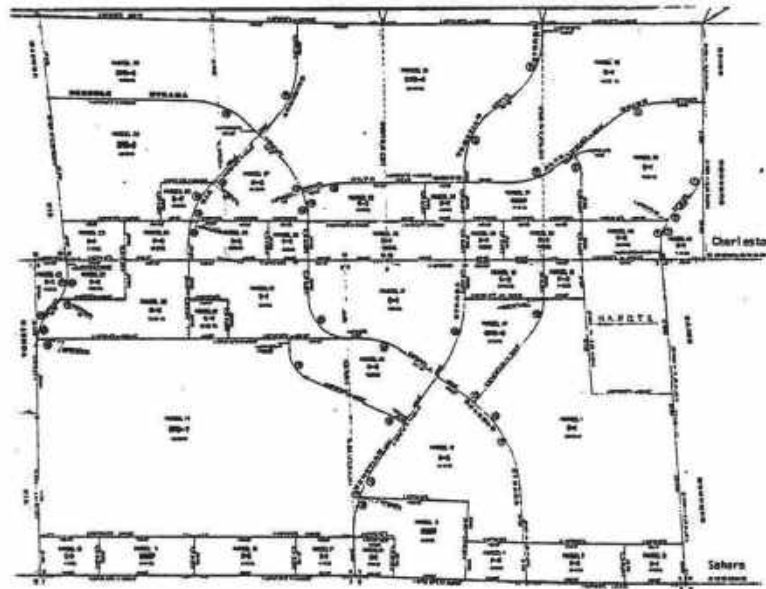
10011

T. ZONE CHANGE - Z-34-81 - WILLIAM PECCOLE, ET AL

0254

**ZONING MAP
OF
VENETIAN FOOTHILLS**

SECTIONS 9 AND 6, T. 21 N., R. 50 E., AND THE S 1/2 OF THE S 1/2 AND THE S 1/2 OF SECTION 26,
T. 20 S., R. 50 E., AND THE S 1/2 OF THE S 1/2 AND THE S 1/2 OF SECTION 32, T. 20 S., R. 50 E.,
CLARK COUNTY, NEVADA.



Item X.

CLV65-000025
0025

10012

CITY COMMISSION MINUTES - MAY 20, 1981

EXCERPT - CITY COMMISSION MEETING MINUTES - MAY 20, 1981
X-T - ZONE CHANGES - Z-34-81 - WILLIAM PECCOLE, ET AL

Page 1

MAYOR BRIARE: The next item is Zone Change Z-34-81 for William Peccole.

G. C. WALLACE: G. C. Wallace, Consulting Engineer, 1100 East Sahara Avenue. With me is Mr. George Charchallis. We're here representing the applicant. As you well know the history of this project, it's a large project. A considerable amount of time has gone into the planning, a lot of work and coordination with your planning staff, etc. It would be very time consuming, I'm sure, to go in and discuss all of the elements that have gone into this plan. In the interest of time, we're certainly here and can answer any questions that maybe you might have. It has met the approval -- I know you have revised your generalized land use plan to accommodate a project of this type. It's had the recommendation of your staff, the Planning Commission. We can go on or rest.

MAYOR BRIARE: Did you wish to make any comment, George?

GEORGE CHARCHALLIS: I'd just simply like to indicate that I'm a member of the firm of G. C. Wallace, Consulting Engineers.

MAYOR BRIARE: I thought I saw Mayor Gragson here. Did he --

GEORGE CHARCHALLIS: He had to leave.

MAYOR BRIARE: That's too bad because I was hoping he'd be around to see how things are done now. As both Commissioner Christensen and Commissioner Levy indicated, that whatever you citizens work out amongst yourselves, we're happy to accommodate you. So let's find out if we're happy to accommodate you here. What's the pleasure of the Commission?

COMMISSIONER CHRISTENSEN: I move we approve the zoning request with the conditions that are listed here.

MAYOR BRIARE: Is there anyone in the audience that's here today to speak on this matter in opposition or in favor, other than the applicants in favor? (No response.) I wanted to make that comment because there were some protests, but they chose not to be present.

COMMISSIONER CHRISTENSEN: I think it's a rare opportunity, Mayor, that we have to approve a complete package of zoning that's all put together so that we don't have to piecemeal it and it gives us great planning and gives also the developers great planning so that they can determine what it's going to be and I think it's good for the citizens that will be moving out there because they can look at this and see what it is and it's right on the labels.

CLV65-000026
0026

10013

MAYOR BRIARE:

Bill, you weren't here at the meeting when we talked about what an advantage it is to own a parcel of land this size where you can come in and master plan it in a manner that some areas, and it doesn't seem to be Las Vegas area, in some areas where you can design a beautiful project and you go ahead and you approve it once, except maybe for a minor variation as time progresses -- I'm sure you might have some. And I often refer to the projects like the Irvine Ranch down in Newport, California where people -- they know going in. They know exactly the way it's zoned and if they like it the way it's zoned, they do business. If they don't like the way it's zoned, the Irvine Ranch people just say, "Well, would you just please step aside and we'll let the next applicant come in." Well, I'm trusting that you're going to do the same thing. You've gone to a lot of effort to design a large parcel of land and I would hope that in the years to come that we'll be able to see it built in the manner in which it's designed right here. I don't see any Wanda Streets though.

WILLIAM PECCOLE:

Well --

MAYOR BRIARE:

That comes later.

WILLIAM PECCOLE:

They come yet. There are a lot of other streets to be named and we will probably get around to her.

MAYOR BRIARE:

Laurie and Lesa and LeAnn.

WILLIAM PECCOLE:

I'd like to say that having been a part of the Las Vegas growth, I'm very fortunate that the Good Lord has seen it possible that I was able to acquire this parcel of land and having been a City Commissioner at one time, it gives me greater pleasure than most people would have to become a part of the City of Las Vegas rather than go into the County or elsewhere. We still love our County. We love our State, but having served on this Board, my preference would be to be part of the City of Las Vegas. We hope that we can go forward and develop a project here that will become well known, well appreciated and be developed in a manner that would make you people proud and the people of Las Vegas proud of it. We are endeavoring to work it out so that we can meet all of the high quality requirements. We want to see the streets developed properly. We want to participate in the proper zoning and drainage of the area -- streets that will go into your drainage plan -- and we'd like to see the City developed in time -- a fire department out there, maybe a Metro Station, Library, and we're going to donate ten acres of land for that purpose to you people. We certainly want to do a good job, and we're open to suggestions at any time, and once again, I'd like to thank you for your cooperation.

MAYOR BRIARE: Did you make a motion, Commissioner?

COMMISSIONER CHRISTENSEN: I sure did. My motion was to approve.

MAYOR BRIARE: Any comments on the motion? (No response.) Cast your votes. Post. The motion's approved.

WILLIAM PECCOLE: Thank you.

(VOTE ON MOTION TO APPROVE, SUBJECT TO CONDITIONS AS
APPROVED BY PLANNING COMMISSION:

YES: Commissioners Christensen, Woofter and Mayor Briare

NO: None

EXCUSED: Commissioners Lurie and Levy)

MAYOR BILL BRIARE

COMMISSIONERS
RON LUNKE
PAUL A. CHRISTENSEN
ROY WOOTEN
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

Base
RUI#1028

May 26, 1981

Mr. William Peccole
1238 Cashman Drive
Las Vegas, Nevada 89102



Re: Z-34-81
RECLASSIFICATION OF PROPERTY

Dear Mr. Peccole:

The Board of City Commissioners at a regular meeting held May 20, 1981, APPROVED your request for reclassification of property generally located north of Sahara Avenue, south of Westcliff Drive and extending west of Durango Drive two miles, from N-U to R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2, C-V, subject to the following conditions:

1. Resolution of Intent with no time limit.
2. Approval of the plans, elevations and the covenants, conditions and restrictions of all R-PD developments by the Planning Commission and City Commission.
3. Approval of the development plan for all other zones by the Planning Commission.
4. Posting the zoning of the entire development in sales offices and installing signs showing the zoning of the respective sites.
5. Street names in accordance with requirements of the Department of Community Planning & Development



CLV-8218

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

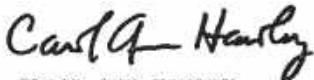
CLV65-000029
0029

10016

Mr. Willia, Peccole
2-34-81
page 2

6. Amendment to the Major Street Plan.
7. Conformance to the Flood Hazard Reduction Ordinance and Master Drainage Plan.
8. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development)
11. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,



CAROL ANN HAWLEY
CITY CLERK

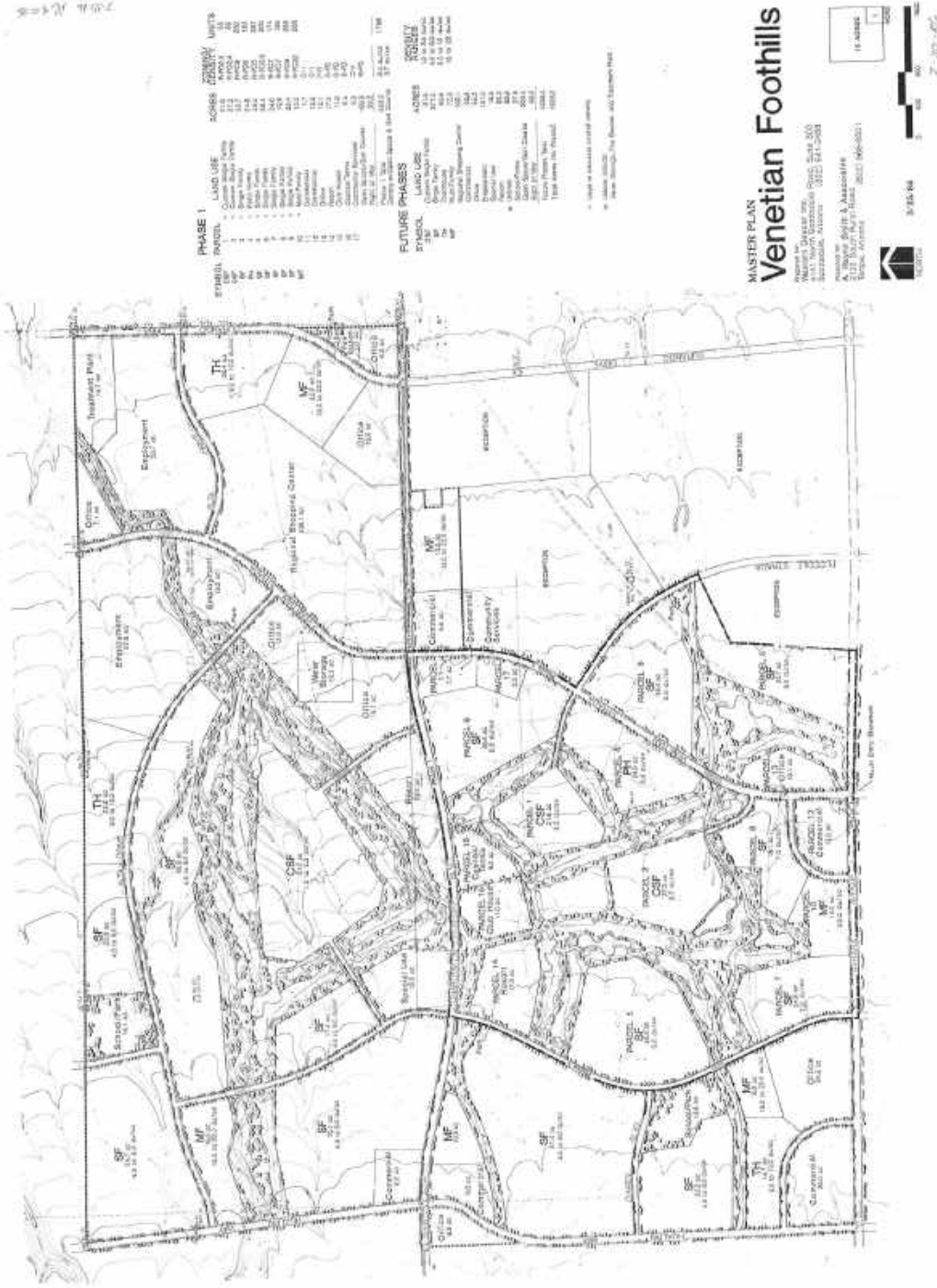
CAH:mpk

cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Building & Safety
Dept. of Fire Services

CLV65-000030
0030

10017

EXHIBIT “C”



CLV65-000031
0031

10019

Dear Commissioners:

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

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

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

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

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

Sincerely,

Jackie L. Guthrie

Jackie L. Guthrie, AICP
Planner

March 26, 1986

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

JLG/cl

Enclosures

A. Wayne Smith & Associates Planners - Landscape Architects
2120 South Rural Road Tempe, Arizona 85282 (602) 966-9521

PRINCIPALS • A WAYNE SMITH • JAMES DALTON • JOSEPH FERNANDEZ ASSOCIATES • DON COX • WILLIAM FRANCIS • JACKIE L. GUTHRIE

CLV65-000032
0032

10020

VENETIAN FOOTHILLS
PRELIMINARY DEVELOPMENT PLAN

MASTER PLAN

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

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

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

PHASE ONE

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

Residential

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

CLV65-000033
0033

10021

Employment/Office

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

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

Commercial

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

Golf Course/Open Space

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

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

School Sites

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

Other Land Uses

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

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

Quality of Development

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

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

LAND USE SUMMARY

PHASE ONE

VENETIAN FOOTHILLS

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

CLV65-000035
0035

10023

LAND USE SUMMARY

FUTURE PHASES

VENETIAN FOOTHILLS

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

CLV65-000036

0036

10024

LAND USE SUMMARY
MASTER PLAN

VENTIAN FOOTHILLS

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

CLV65-000037
0037

10025

STUDENT POPULATION PROJECTIONS

VENETIAN FOOTHILLS

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

CLV65-000038
0038

10026

AGENDA

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

April 22, 1986

Page 15

ITEM

COMMISSION ACTION

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

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

Staff Recommendation: APPROVAL, subject to:

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

PROTESTS: 0

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

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

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

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

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

(A:30-B:57)

CLV65-000039
0039

10027

AGENDA

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 396-6301

April 22, 1985

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ITEM

COMMISSION ACTION

13. Z-30-R6 - WILLIAM PECCOLE, ET AL

Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualapai Way from N-U (under Resolution of Intent to R-MHP, R-2, R-3, R-RD7) to R-PD4, P-R, C-1 and C-V.

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

Staff Recommendation: APPROVAL, subject to:

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

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

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

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

No one appeared in opposition.

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

(8:57-9:01)

CLV65-000040

0040

10028

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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

April 22, 1985

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ITEM

COMMISSION ACTION

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

8. Landscaping shall be installed within the common area floodway channels which are not a part of the golf course and shall be at the expense of the developer and shall be maintained in perpetuity by the homeowners association.

9. Approval of a Variance for the resort related commercial uses in the R-PD Zone.

10. Conformance to the conditions of approval of the Master Development Plan for Venetian Foothills.

PROTESTS: 0

CLV65-000041
0041

10029

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986


00371

City of Las Vegas

May 7, 1986

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

Page 64

ITEM	Council Action	Department Action
<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p>		
<p>J. ZONE CHANGE</p>		
<p>3. MASTER DEVELOPMENT PLAN - VENETIAN FOOTHILLS - WILLIAM PECCOLE ET AL</p>	<p>Nolen - APPROVED as recom- mended. Motion carried with Levy excused.</p>	<p>Clerk to notify and Planning to proceed.</p>
<p>Request for a Master Development Plan on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.</p>		
<p>Planning Commission unanimously recommended APPROVAL, subject to:</p>		<p>Oran K. Gragson and Bob Mayfield appeared and represented the application.</p>
<ol style="list-style-type: none"> 1. Realign Alta Drive as one continuous street and to intersect with El Capitan Way with a standard four-way inter- section. 2. The design and construction of the treatment plant shall be subject to the requirements of the Department of Public Works. 3. The design and construction of all drainage and flood control channels shall be subject to the requirements of the Department of Public Works. 4. The 40 foot half-street for Venetian Strada, as shown on the Master Plan of Streets and Highways, shall be dedicated and improved unless the proposed extension of the east-west expressway (Husite Parkway) is constructed prior to development of the property adjacent to Venetian Strada. 5. The school sites shall not abut major streets. 		
<p>(continued) APPROVED AGENDA ITEM</p>		
		

CLV65-000042
0042

10030

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

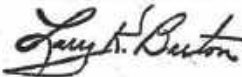
City of Las Vegas

00372

May 7, 1986

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

Page 65

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

CLV65-000043
0043

10031

LAG VEGAS CITY
COUNCIL MINUTES MAY 7 1986

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

00373

J. ZONE CHANGE

3. MASTER DEVELOPMENT PLAN - VENETIAN HILLS

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

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

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

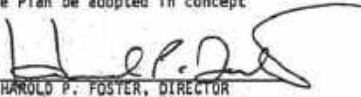
Staff has met with the developer on this project a number of times to work out the details. Staff recommended that Alta Drive be one continuous street and intersect El Capitan Way with a standard four-way intersection and that all school sites be relocated so they are not adjacent to any major streets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

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

Staff Recommendation: APPROVAL - the Plan be adopted in concept

PROTESTS: 0

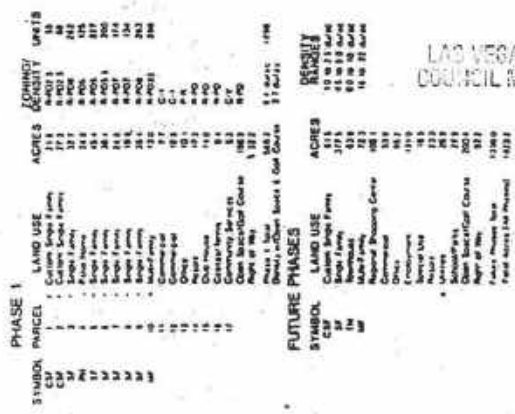
SEE ATTACHED LOCATION MAP


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

CLV65-000044

0044

10032



LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

MASTER PLAN Venetian Foothills

Approved by:  Robert E. Smith, Inc.
 11111 South Canadian Street, Suite 202
 Northridge, California 91324
 Telephone: (818) 708-1448

Prepared by:  Robert E. Smith, Inc.
 11111 South Canadian Street, Suite 202
 Northridge, California 91324
 Telephone: (818) 708-1448

Date: 01/11/11

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00374

CLV65-000045
0045

10033

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986


00375

City of Las Vegas

May 7, 1986

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

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ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
4:32 J. <u>ZONE CHANGE</u>		
4. <u>Z-30-86 - WILLIAM PECCOLE ET AL</u>		
Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualpai Way.	Nolen - APPROVED as recommended. Motion carried with Levy excused.	Clerk to notify and Planning to proceed.
From: N-U (Non-Urban) (Under Resolution of Intent to R-MHP, R-2, R-3, R-PD7)		
To: R-PD4 (Residential Planned Development) P-R (Professional Offices & Parking) C-1 (Limited Commercial) C-V (Civic)		No one appeared in opposition.
Proposed Use: PATIO HOMES, SINGLE FAMILY, MULTIFAMILY, OFFICES, COMMERCIAL, GOLF COURSE AND PUBLIC USES		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Resolution of Intent. 2. Expunge all existing Resolutions of Intent on this property. 3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 foot half-street for Peccole Strada, 80 feet of right-of-way for Grand Canyon Drive and 75 feet of right-of-way for Sahara Avenue together with the necessary radius corners at the intersections of the aforementioned streets at time of development as required by the Department of Public Works.		
APPROVED AGENDA (continued)		
		

CLV035041

CLV65-000046

0046

10034

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

00376

City of Las Vegas

May 7, 1986

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

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

CLV65-000047
0047

10035

AGENDA

LAS VEGAS CITY
COUNCIL MINUTES MAY 7 1986

City of Las Vegas

00377
May 7, 1986

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

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

CLV65-000048
0048

10036

LAS VEGAS CITY
COUNCIL MINUTES

MAY 7 1986

00378

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

J. ZONE CHANGE

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

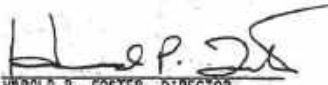
The application is for the first phase of development on the Master Plan that is described on the previous item on this agenda. The site contains 585 acres and includes one 18 hole golf course, a tennis complex, a resort site along with several other commercial and office sites with the remainder for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

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

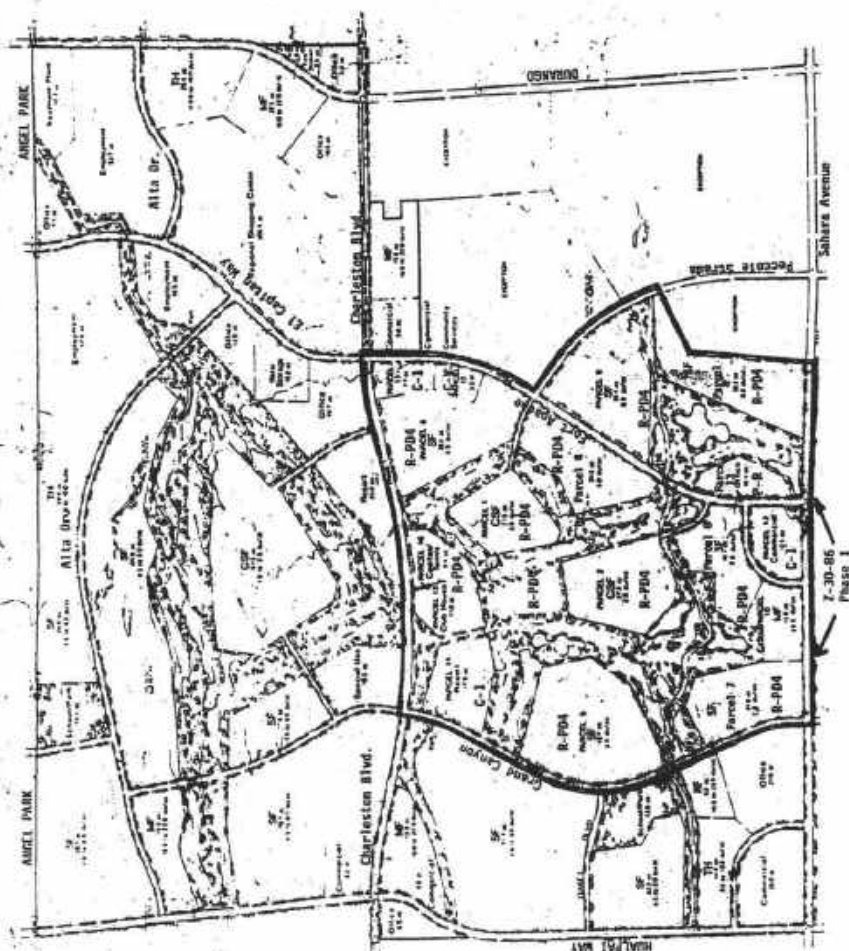
SEE ATTACHED LOCATION MAP


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

CLV65-000049

0049

10037



PHASE 1		FUTURE PHASES	
SYMBOL	LAND USE	SYMBOL	LAND USE
SP	Single Family	SP	Single Family
DP	Double Family	DP	Double Family
MF	Medium Density	MF	Medium Density
HF	High Density	HF	High Density
CP	Community Center	CP	Community Center
EP	Employment	EP	Employment
UP	University	UP	University
GP	Government	GP	Government
AP	Arts and Recreation	AP	Arts and Recreation
IP	Industrial	IP	Industrial
OP	Office	OP	Office
RP	Residential	RP	Residential
CP	Community Center	CP	Community Center
EP	Employment	EP	Employment
UP	University	UP	University
GP	Government	GP	Government
AP	Arts and Recreation	AP	Arts and Recreation
IP	Industrial	IP	Industrial
OP	Office	OP	Office
RP	Residential	RP	Residential

LAS VEGAS CITY
COUNCIL MINUTES
MAY 7 1986

MASTER PLAN Venetian Foothills

Prepared by:
City of Las Vegas
Department of Planning
1000 Las Vegas Blvd. S., Suite 222
Las Vegas, NV 89101
1-800-735-4663
1-702-255-4663
1-702-255-4664
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1-702-255-4700

00379

CLV65-000050
0050

10038

EXHIBIT “D”

City of Las Vegas General Plan

Property of Planning & Development

City of Las Vegas General Plan
General Plans

731 South 4th St, Las Vegas NV, 89101



CLV65-000051
0051

10040

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAS VEGAS, NEVADA, ADOPTING THE GENERAL
PLAN FOR THE CITY OF LAS VEGAS

WHEREAS, the City of Las Vegas has a General Plan; and
WHEREAS, this Plan was adopted in 1975 and has been reviewed and
amended periodically since its adoption; and

WHEREAS, the Plan includes the mandatory and optional subjects of
the Nevada Revised Statutes (N.R.S.); and

WHEREAS, the City desires to maintain its proper role in shaping future
development within its existing and potential boundaries; and

WHEREAS, the City of Las Vegas is determined that a comprehensive
review and assessment of the Plan was desirable in light of changing fiscal and
development conditions; and

WHEREAS, the services of a consulting firm were engaged and a
Citizens Advisory Committee and Technical Advisory Committee were
established for this purpose; and

WHEREAS, as a result of this process, a comprehensive statement of
policies and guidelines has been developed reflecting the recommendations of
the consulting firm, the input from the citizens' and technical advisory
committees, the input from the Planning Commission, and staff; and

WHEREAS, a public hearing was held before the Planning Commission
on December 20, 1984, and at the conclusion of said public hearing the Planning
Commission approved the Resolution adopting the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City
Council of the City of Las Vegas hereby adopt the updated comprehensive
statement of policies and guidelines in the form of a document entitled, "Las
Vegas General Plan (1985)" for the City of Las Vegas, Nevada, and that said
General Plan, supplemented by the Master Plan of Streets and Highways,
constitutes the City's Master Plan as referred to in Nevada Revised Statutes,
Chapter 278.

PASSED, ADOPTED AND APPROVED this 16th day of
JANUARY, 1985.


WILLIAM H. BRIARE, MAYOR

ATTEST:


Carol Ann Hawley, City Clerk

- iii -

CLV65-000052
0052

10041

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CLV65-000054
0054

10043

A. INTRODUCTION

The Short-Range Plan contains the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the Long and Mid-Range plans. The Short-Range Plan presents a procedure by which the city's objectives can be measured and the day-to-day task of analyzing urban development can be charted.

In essence, this portion of the General Plan becomes an implementing tool to achieve the standards established for tomorrow's growth. Because of the active nature of the Short-Range Plan, it is more precise and is formatted differently than the prior plans. Its purpose is to assist in the provision of appropriate and compatible land uses.

In this context, the focus of the General Plan, as presented in the Short-Range Plan, switches away from goals, policies and programs and proposes land use concepts as a systematic method to integrate the objectives of the previous plans. The Short-Range Plan becomes less abstract. It encourages development which will accommodate and improve the diverse lifestyles desired by Las Vegas residents.

B. CONCEPT OF THE SHORT-RANGE PLAN

This section of the General Plan develops a format which is useful, consistent, and will, in fact, promote the vast arrangement of different living environments needed in the City of Las Vegas. The City's approach to addressing this need was to develop planning districts based upon the intensity of urban development expressed in terms of population per square mile. Each square mile and the population density contained within it become a basic planning and measuring unit from which almost all additional calculations are made. This planning unit is referred to as a Residential Planning District. The combination of two or more Residential Planning Districts of a predominant or homogeneous characteristic are classified as a Community Profile. The merger of the Community Profiles produces the geographical area called Las Vegas.

C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

The policies contained in the Short-Range Plan focus on residential development. To accommodate different living environments and lifestyles, the Short-Range Plan provides three basic types of Residential Planning Districts: Urban, Suburban and Rural. Flexibility and variation in the types and development densities in each RPD are provided by a range of density categories. An RPD is a geographic area that is generally one-mile square and bounded by primary thoroughfares.

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan. The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:

Urban Residential Planning District

The Urban Residential Planning District (RDP) contains relatively intensive urban development and high population densities. Urban RPD's are primarily located in the central portion of the City.

As in all RPD's, the fully developed Urban Planning District will contain a variety of housing styles and residential densities. This variation in density will be guided to create design variations, to ensure maximum compatibility with adjacent development, and to ensure a smooth transition with adjacent residential planning districts. Although the intensity of development in the Urban Planning District is not desired by all, the types of development found in this district provide a lifestyle desired by many residents. The Urban RPD is designed to provide many basic daily needs, all easily within walking distance, and to minimize the need for automobile movement between points within the area. The automobile will, instead, be utilized primarily for movement to points outside of the area. The planning and design of the Urban RPD will ensure that housing, recreation areas, pedestrian and bicycle paths, commercial areas, and other facilities will all work together to reinforce each other.

Suburban Residential Planning District

The Suburban Residential Planning District (RPD) includes the greatest mixture of housing types and densities, but derives its character primarily from the predominant form of City residential development, the single family detached residence. Most of the RPD's in the City are Suburban Residential Planning Districts.

Although a diversity of housing types is encouraged, compatibility of new development, with existing single family residential development is a primary consideration in Suburban Residential Planning Districts. The success of the City's suburban community environment is dependent upon a design that creates a sense of unity so that residential uses strongly interact with local supporting uses such as parks and other recreation facilities, local commercial, pedestrian and bicycle paths, and elementary schools.

Rural Residential Planning District

The Rural Residential Planning District (RPD) encompasses areas of the City where the predominant lifestyle is single family homes on large lots. Many Las Vegas residents prefer a semi-rural or rural environment which permits greater privacy, and in some cases animals, and is removed from intensive urban activity. Rural RPD's are found primarily in outlying areas of the City.

Some variation of housing style and density is possible in Rural RPD's provided appropriate design measures are utilized to maintain compatibility. Local commercial uses and parks are not essential services in the Rural Residential Planning District. The large individual lots and overall open space afforded by the low density development precludes the need for most

recreation facilities. Instead, the feeling of "neighborhood" comes from the predominantly large lot environment, and an overall circulation plan in terms of streets, bicycle and equestrian paths, as well as landscape continuity and other design measures.

D. RESIDENTIAL PLANNING DISTRICT STANDARDS

The standards for each of the three types of residential planning districts are summarized in Table 3.1. It should be noted that optimum figures are not fixed. A Rural Residential Planning District could consist of less than four square miles along with a concomitant reduction in dwelling units and population. The general location of each of the three types of RPD's is shown on the Generalized Land Use map following this Section.

TABLE 3-1
RPD Standards

RESIDENTIAL STANDARDS

	Urban	Suburban	Rural
Optimum Design Population	17,000	11,500	11,500
Optimum Area	640 Acres	640 Acres	2,560 Acres
Total DU's	9,800	4,400	4,400
Maximum DU/Gross Acre	49 DU/Gross Acre	21 DU/Gross Acre	7 DU/Gross Acre
Optimum Average DU/Gross Acre ¹	24 DU/Gross Acre	7 DU/Gross Acre	1.8 DU/Gross Acre
Minimum DU/Gross Acre	7 DU/Gross Acre	2 DU/Gross Acre	1 DU/Gross Acre
Optimum Percent of Residential Use	55%	65%	70%

NON RESIDENTIAL STANDARDS

• Percent in streets	30%	25%	25%
• Commercial	1/Ac/1000 People	2/Ac/1000 People	2/Ac/1000 People
• Elementary School	4-5 Ac.	8-10 Ac.	8-10 Ac.
• Parks/Recreation Facilities/ Community Service Center	2/Ac/1000 People	2/Ac/1000 People	1/Ac/1000 People

¹The desirable average gross density for the entire residential planning district.

NOTE: Numbers have been rounded for ease of use and will not correlate precisely.

Not all Residential Planning Districts will be optimum size. Portions of Residential Planning Districts may also contain non-residential development or uses that do not relate directly to the needs of the area. When this occurs, Table 3.2 is to be utilized to determine the reduction factor as well as the designed dwelling units and population for each type of residential planning district.

TABLE 3-2
RPD Population & Dwelling Units — Reduction Factors

Percent of Area ¹	Reduction Factor	Urban RPD		Suburban RPD		Rural RPD	
		Population	Units	Population	Units	Population	Units
10- 19%	.15	16,100	8,300	10,200	3,700	2,500	900
20- 29%	.25	14,200	7,300	9,000	3,300	2,200	800
30- 39%	.35	12,400	6,400	7,800	2,900	1,900	700
40- 49%	.45	10,500	5,400	6,600	2,400	1,600	600
50- 74%	.63	7,000	3,600	4,400	1,600	1,100	400
75-100%	.88	2,300	1,200	1,400	500	400	200

¹Percent of land area in other uses not listed in the RPD residential or non-residential standards as specified in Table 3.1.

NOTE: Population and dwelling units may not correlate due to rounding.

E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

While each of the aforementioned types of residential planning districts define an overall character of development, a variation in residential densities can be expected to occur within each RPD. Each of the three types of living environments and accompanying lifestyles include a range of residential categories. For example, an Urban Residential Planning District can include both high-density apartments and small lot single family homes. The Rural Residential Planning district is designed to permit a range of housing from conventional single family tract homes, to estate size single family homes on several acres.

The population and density capacities for each of the residential planning districts are summarized in Table 3.3.

TABLE 3-3
Residential Planning Districts Planning Capacities

RPD Type	Population Per Square Mile	Dwelling Units Per Square Mile	People Per Gross Acre
Urban	17,000-19,000	9,800	26.6-29.7
Suburban	11,000-12,000	4,400	17.2-18.8
Rural	2,500- 3,000	1,100	3.9- 4.7

Table 3.4 sets forth guidelines for the mix of residential densities that can be expected in each type of residential planning district. If one of the density categories is exceeded in any particular residential planning district, the difference must be made up from other density categories in order to maintain the same overall character and density pattern within the residential planning district.

TABLE 3-4
RPD Density Ratios
Percent of Residential Land Area by Type of Dwelling Unit Density

Density Category DU's/ Gross Acre	High Over 20	Medium 12-20	Medium Low 6-12	Low 3-6	Rural 0-3
RPD					
Urban	50%	25%	25%	0	0
Suburban	0	10%	60%	30%	0
Rural	0	0	0	15%	85%

F. COMMUNITY PROFILE SYSTEM

Community Profiles are designated areas of the City comprising two or more residential planning districts and having a predominant or homogeneous characteristic, such as the City's "downtown" area or the medical facility area in the vicinity of the Southern Nevada Memorial Hospital. The community profile maps reflect the preferred location and density ranges for the various types of land uses throughout the City. Consequently, there may be more area designated for certain types of land uses and greater densities than would ultimately be allowed for the purpose of providing development options. The amount of land allocated to the land uses and the densities on each profile map are continually balanced by City staff in conjunction with the Residential Planning District System to result in the designed number of residential dwelling units and support uses.

Sixteen Community Profiles, each with a separate land use map and supporting text, comprise the General Plan study area. This system of profile areas can be expanded as circumstances require. These profile maps and texts enable the City to review individual development projects in terms of land use and the policies contained in the General Plan. Thus, land use totals will change over time as development occurs and the desired balance of uses is achieved.

EXHIBIT “E”

**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase One Rezoning Application

PREPARED FOR:

The Peccole Ranch Partnership:

Triple Five Corporation
Suite 900, Capital Place
9707 - 110 Street
Edmonton, Alberta
Canada T5K 2L9
(403) 482-7800

Peccole Trust
1348 Cashman Drive
Las Vegas, Nevada 89102
(916) 583-5870

PREPARED BY:

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

December 13, 1988

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**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase One Rezoning Application

December 13, 1988

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PECCOLE RANCH

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

INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

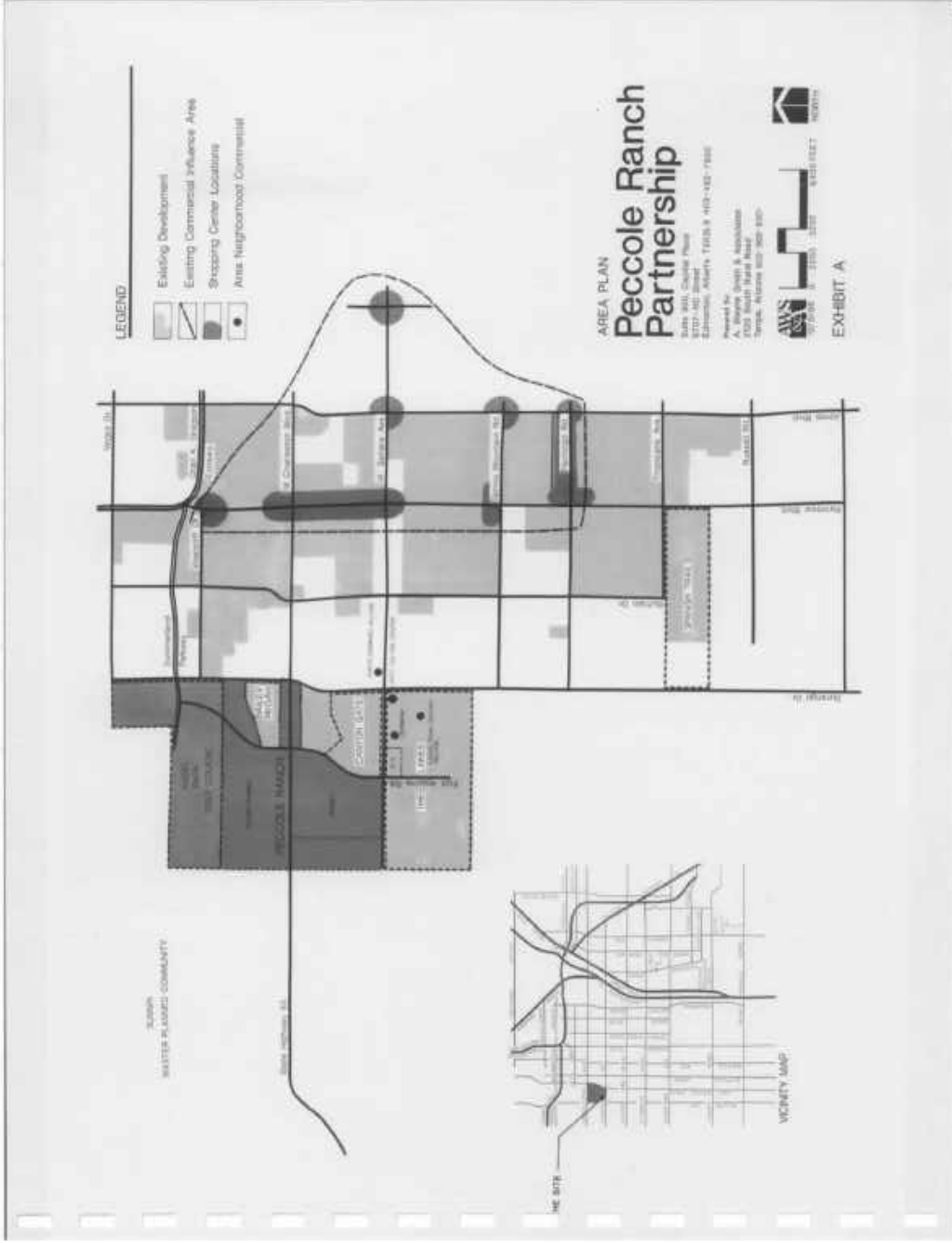
Peccole Ranch is a Master Planned community comprising 1,716.3 acres located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit A, page 2), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation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

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

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

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

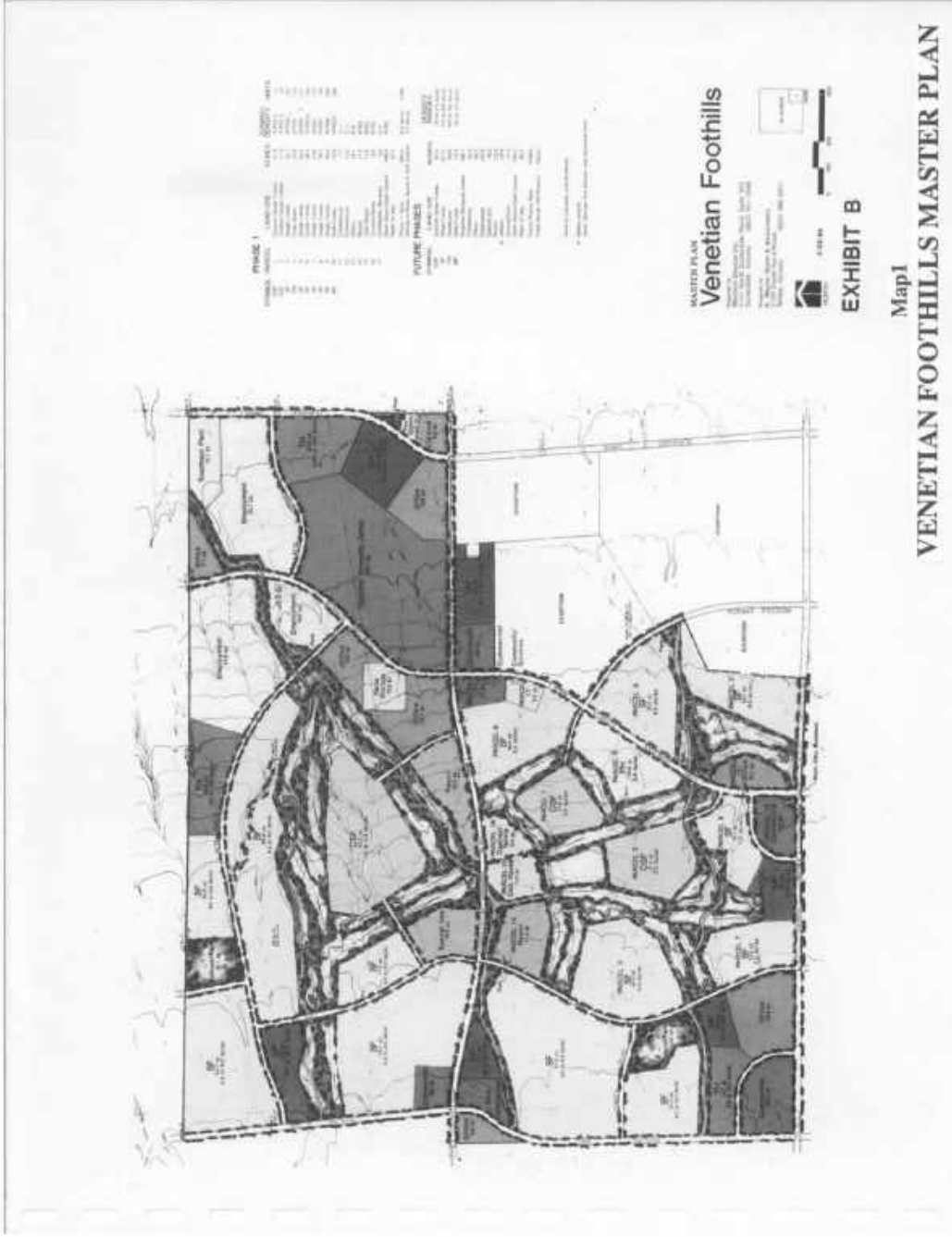
The development plan for Peccole Ranch is designed to meet the current and long range needs of the Las Vegas Metropolitan Area as the population expansion is realized. Overall project character and identity will reflect the high standards of quality envisioned by the developer and a consistency with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

MASTER PLAN COMPARISON: PECCOLE RANCH VS. VENETIAN FOOTHILLS

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

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

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



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

PHASE ONE - PECCOLE RANCH

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

Single Family Residential

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

ZONE	LAND USE	SQ. FT. ACRES	SQ. FT. ACRES
C-1	SINGLE-FAMILY	1,100,000	25.0
R-1	SINGLE-FAMILY	1,100,000	25.0
R-2	SINGLE-FAMILY	1,100,000	25.0
C-2	COMMERCIAL	1,100,000	25.0
R-3	SINGLE-FAMILY	1,100,000	25.0
R-4	SINGLE-FAMILY	1,100,000	25.0
R-5	SINGLE-FAMILY	1,100,000	25.0
R-6	SINGLE-FAMILY	1,100,000	25.0
R-7	SINGLE-FAMILY	1,100,000	25.0
R-8	SINGLE-FAMILY	1,100,000	25.0
R-9	SINGLE-FAMILY	1,100,000	25.0
R-10	SINGLE-FAMILY	1,100,000	25.0
R-11	SINGLE-FAMILY	1,100,000	25.0
R-12	SINGLE-FAMILY	1,100,000	25.0
R-13	SINGLE-FAMILY	1,100,000	25.0
R-14	SINGLE-FAMILY	1,100,000	25.0
R-15	SINGLE-FAMILY	1,100,000	25.0
R-16	SINGLE-FAMILY	1,100,000	25.0
R-17	SINGLE-FAMILY	1,100,000	25.0
R-18	SINGLE-FAMILY	1,100,000	25.0
R-19	SINGLE-FAMILY	1,100,000	25.0
R-20	SINGLE-FAMILY	1,100,000	25.0
R-21	SINGLE-FAMILY	1,100,000	25.0
R-22	SINGLE-FAMILY	1,100,000	25.0
R-23	SINGLE-FAMILY	1,100,000	25.0
R-24	SINGLE-FAMILY	1,100,000	25.0
R-25	SINGLE-FAMILY	1,100,000	25.0
R-26	SINGLE-FAMILY	1,100,000	25.0
R-27	SINGLE-FAMILY	1,100,000	25.0
R-28	SINGLE-FAMILY	1,100,000	25.0
R-29	SINGLE-FAMILY	1,100,000	25.0
R-30	SINGLE-FAMILY	1,100,000	25.0
R-31	SINGLE-FAMILY	1,100,000	25.0
R-32	SINGLE-FAMILY	1,100,000	25.0
R-33	SINGLE-FAMILY	1,100,000	25.0
R-34	SINGLE-FAMILY	1,100,000	25.0
R-35	SINGLE-FAMILY	1,100,000	25.0
R-36	SINGLE-FAMILY	1,100,000	25.0
R-37	SINGLE-FAMILY	1,100,000	25.0
R-38	SINGLE-FAMILY	1,100,000	25.0
R-39	SINGLE-FAMILY	1,100,000	25.0
R-40	SINGLE-FAMILY	1,100,000	25.0
R-41	SINGLE-FAMILY	1,100,000	25.0
R-42	SINGLE-FAMILY	1,100,000	25.0
R-43	SINGLE-FAMILY	1,100,000	25.0
R-44	SINGLE-FAMILY	1,100,000	25.0
R-45	SINGLE-FAMILY	1,100,000	25.0
R-46	SINGLE-FAMILY	1,100,000	25.0
R-47	SINGLE-FAMILY	1,100,000	25.0
R-48	SINGLE-FAMILY	1,100,000	25.0
R-49	SINGLE-FAMILY	1,100,000	25.0
R-50	SINGLE-FAMILY	1,100,000	25.0
R-51	SINGLE-FAMILY	1,100,000	25.0
R-52	SINGLE-FAMILY	1,100,000	25.0
R-53	SINGLE-FAMILY	1,100,000	25.0
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R-56	SINGLE-FAMILY	1,100,000	25.0
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R-58	SINGLE-FAMILY	1,100,000	25.0
R-59	SINGLE-FAMILY	1,100,000	25.0
R-60	SINGLE-FAMILY	1,100,000	25.0
R-61	SINGLE-FAMILY	1,100,000	25.0
R-62	SINGLE-FAMILY	1,100,000	25.0
R-63	SINGLE-FAMILY	1,100,000	25.0
R-64	SINGLE-FAMILY	1,100,000	25.0
R-65	SINGLE-FAMILY	1,100,000	25.0
R-66	SINGLE-FAMILY	1,100,000	25.0
R-67	SINGLE-FAMILY	1,100,000	25.0
R-68	SINGLE-FAMILY	1,100,000	25.0
R-69	SINGLE-FAMILY	1,100,000	25.0
R-70	SINGLE-FAMILY	1,100,000	25.0
R-71	SINGLE-FAMILY	1,100,000	25.0
R-72	SINGLE-FAMILY	1,100,000	25.0
R-73	SINGLE-FAMILY	1,100,000	25.0
R-74	SINGLE-FAMILY	1,100,000	25.0
R-75	SINGLE-FAMILY	1,100,000	25.0
R-76	SINGLE-FAMILY	1,100,000	25.0
R-77	SINGLE-FAMILY	1,100,000	25.0
R-78	SINGLE-FAMILY	1,100,000	25.0
R-79	SINGLE-FAMILY	1,100,000	25.0
R-80	SINGLE-FAMILY	1,100,000	25.0
R-81	SINGLE-FAMILY	1,100,000	25.0
R-82	SINGLE-FAMILY	1,100,000	25.0
R-83	SINGLE-FAMILY	1,100,000	25.0
R-84	SINGLE-FAMILY	1,100,000	25.0
R-85	SINGLE-FAMILY	1,100,000	25.0
R-86	SINGLE-FAMILY	1,100,000	25.0
R-87	SINGLE-FAMILY	1,100,000	25.0
R-88	SINGLE-FAMILY	1,100,000	25.0
R-89	SINGLE-FAMILY	1,100,000	25.0
R-90	SINGLE-FAMILY	1,100,000	25.0
R-91	SINGLE-FAMILY	1,100,000	25.0
R-92	SINGLE-FAMILY	1,100,000	25.0
R-93	SINGLE-FAMILY	1,100,000	25.0
R-94	SINGLE-FAMILY	1,100,000	25.0
R-95	SINGLE-FAMILY	1,100,000	25.0
R-96	SINGLE-FAMILY	1,100,000	25.0
R-97	SINGLE-FAMILY	1,100,000	25.0
R-98	SINGLE-FAMILY	1,100,000	25.0
R-99	SINGLE-FAMILY	1,100,000	25.0
R-100	SINGLE-FAMILY	1,100,000	25.0

PHASE I- LAND USE PLAN **Peccole Ranch Partnership**

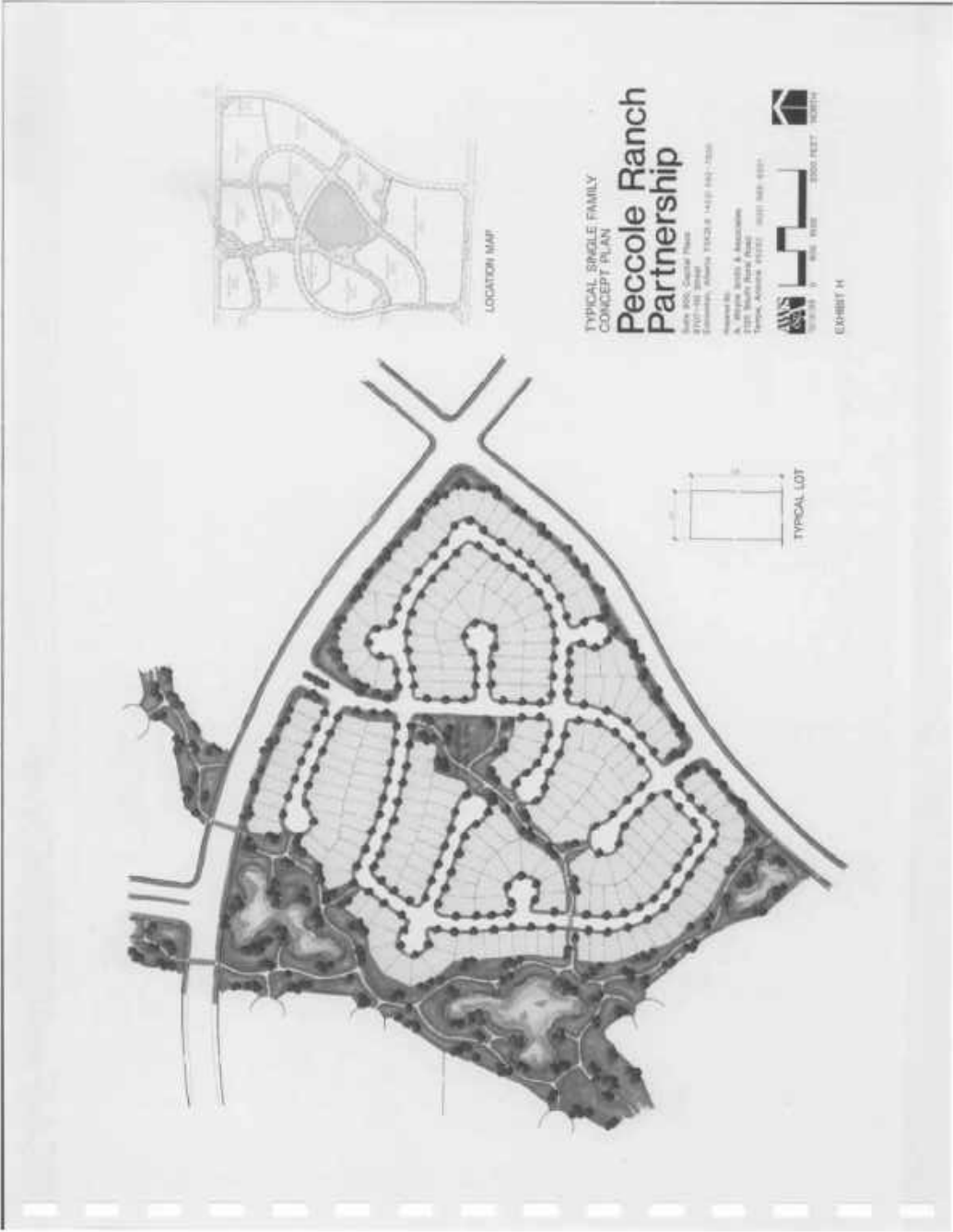
Scale 1/8" = 1' 00"
 2007-10-10
 2007-10-10

Prepared by:
 J. L. Smith & Associates
 2001 South Main Street
 Tampa, Florida 33601-1000



EXHIBIT D

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

Multiple-Family Residential:

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

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

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

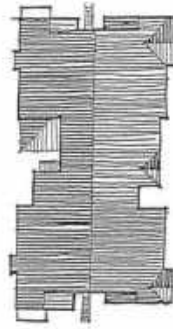
Two multi-family parcels are also located along Charleston Boulevard to maximize exposure and to provide buffering to the internal single family neighborhoods from external arterial traffic. Multi-family opportunities in addition to single family parcels are provided in the future phases of Pecole Ranch,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



Building #1
1ST FLOOR PLAN



Building #1
2ND FLOOR PLAN



Building #1
ROOF PLAN

EXHIBIT F
Peccole Ranch
Village Center
Multiple Family Floor Plans

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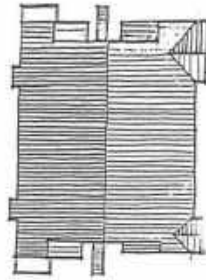


EXHIBIT G
**Peccole Ranch
 Village Center**
 Multiple Family Floor Plans

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Commercial

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

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

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

Open Space and Drainage

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



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

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

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

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

Schools

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

Other Land Uses

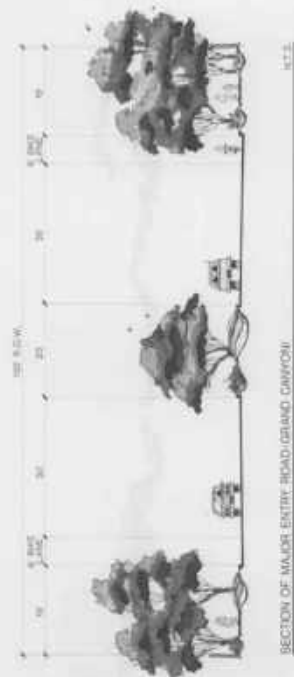
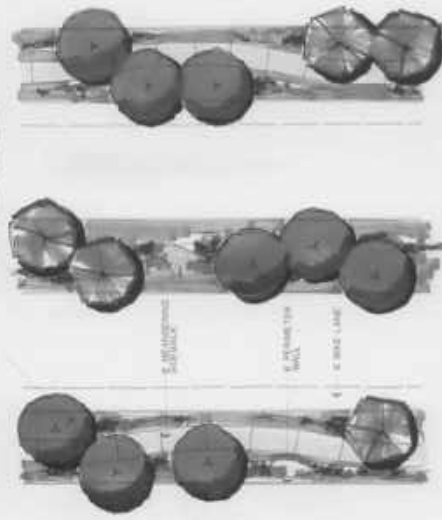
A 10.9 acre water storage facility is located in the northeast portion of Peccole Ranch to appropriately accommodate the topography and historic flow direction. This facility will be designed and constructed to meet the requirements of the Public Works Department and Director.

DEVELOPMENT PLAN - PHASE ONE

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

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

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



PLAN VIEW OF MAJOR ENTRY ROAD (GRAND CANYON)

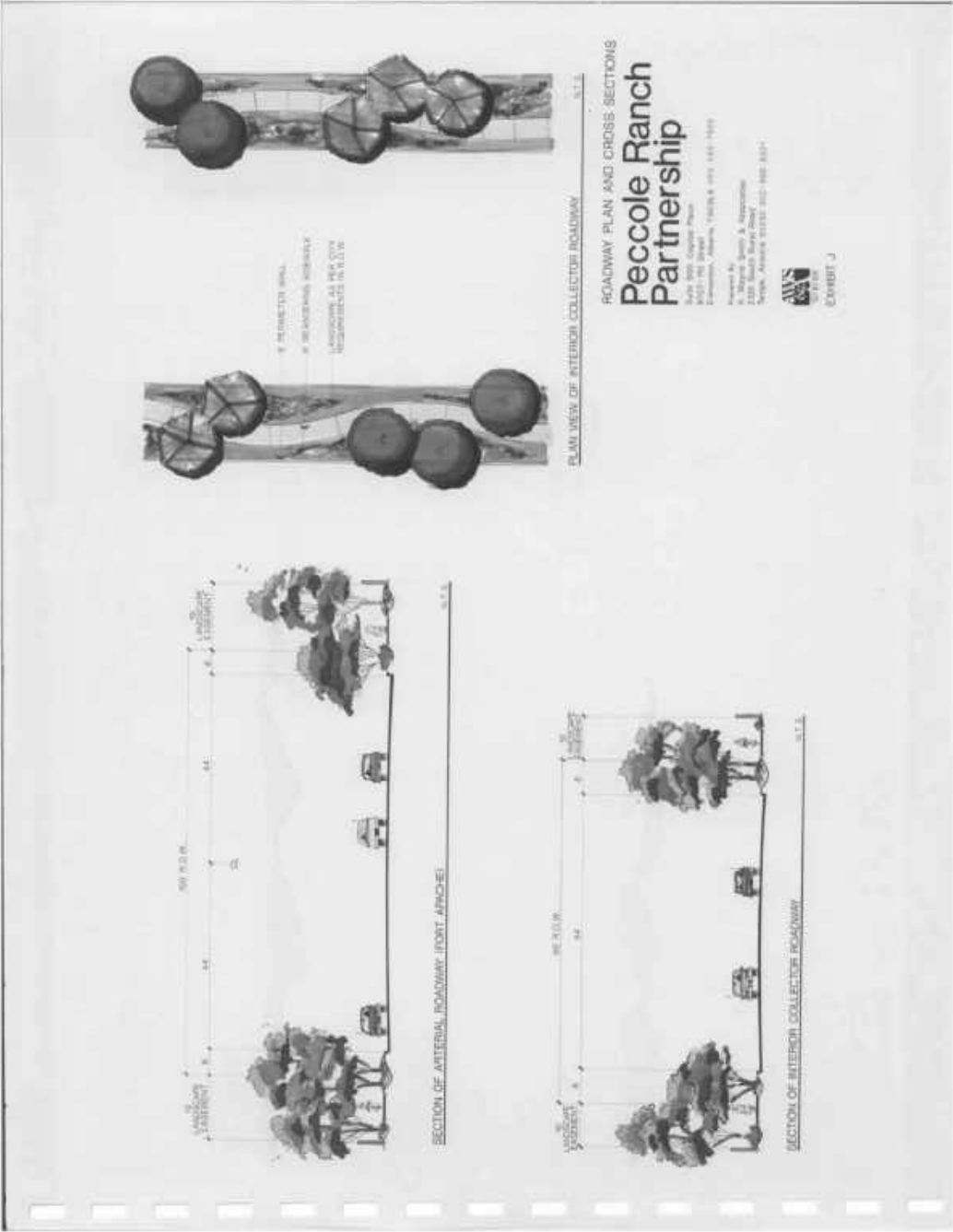
Peccole Ranch
Partnership

Dept. 2000 Capital Project
 97451-1000
 Corvallis, Oregon 97331-1000
 Fax: 503/839-4000



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QUALITY OF DEVELOPMENT

Design, Architecture, and Landscape standards will be established for the development. A Design Review Committee will review and approve all plans for parcel development in Peccole Ranch. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Master Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within individual development parcels to maintain the common area within these areas.

PHASING

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

GENERAL PLAN CONFORMANCE

As the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the proposed Peccole Ranch Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the proposed Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- * Provide for an efficient, orderly and complementary variety of land uses.
- * Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- * Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- * Provide for the continuing development of a diverse system of open space.

PECCOLE RANCH
LAND USE DATA
PHASE ONE

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

PECCOLE RANCH
LAND USE DATA
OVERALL MASTER PLAN

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

PECCOLE RANCH
STUDENT POPULATION PROJECTIONS

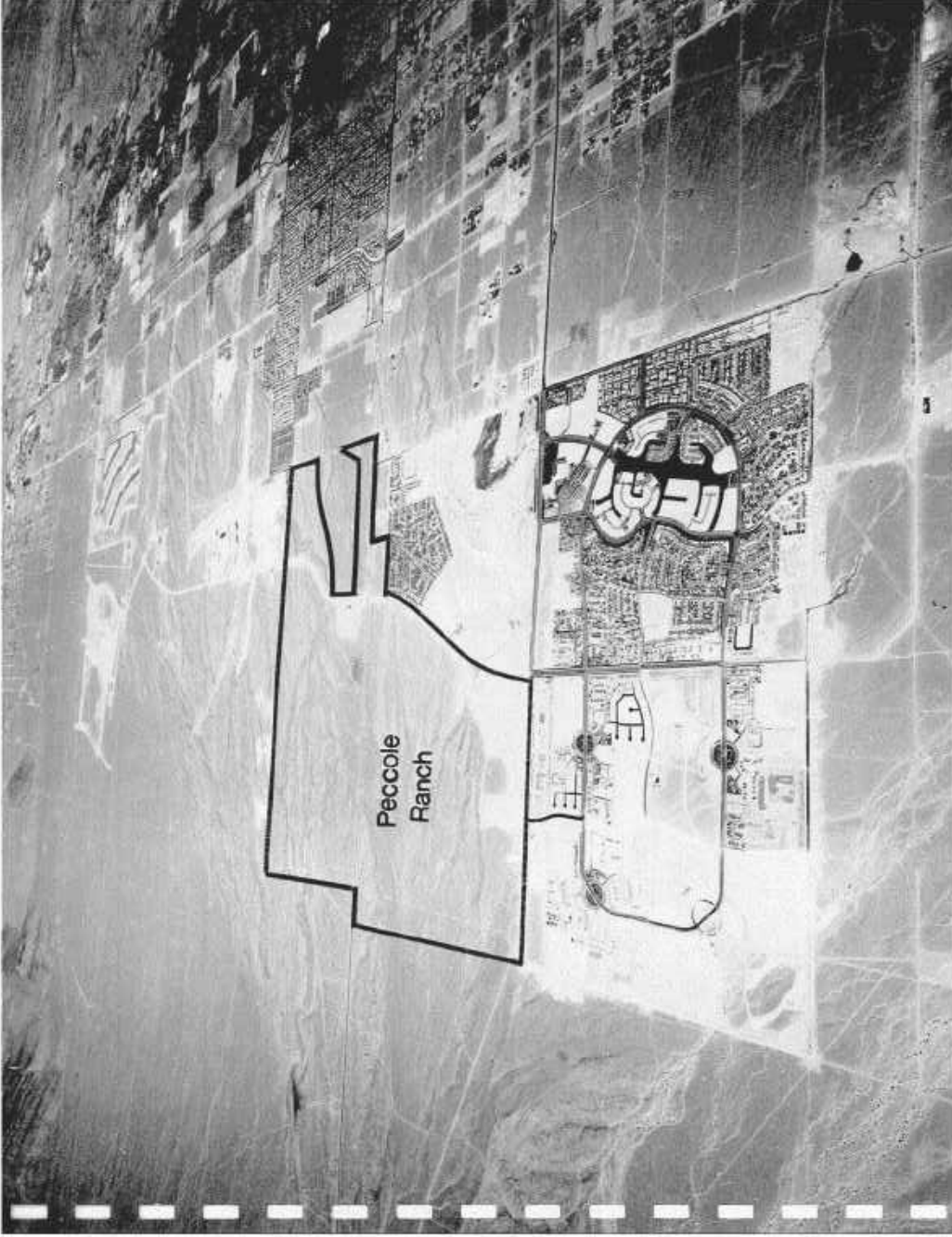
<u>GRADE</u>	<u>PHASE ONE</u>	<u>FUTURE PHASES*</u>	<u>MASTER PLAN</u>
K thru 6	902	2,021	2,923
7 thru 9	347	777	1,124
10 thru 12	343	768	1,111
TOTAL	1,592	3,566	5,158

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

APPENDIX

CLV65-000087
0087

10077



CLV65-000088
0088

10078

THE PECCOLE RANCH PARTNERSHIP EXECUTIVE PROFILES

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

Peccole Trust

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

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

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

Triple Five Corporation

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

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

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

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

See the attached legal descriptions.

Assessor's Parcel Number: 450-150-006, 450-150-007, 450-150-008, 450-160-001, 450-160-004,

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), William Peccole 1982 Trust

(please print or type)

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

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

(702) 364-5002
PHONE NUMBER

Las Vegas, Nevada 89102
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER CITY STATE ZIP

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

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

My Commission Expires

(seal)

FOR DEPARTMENT USE ONLY

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

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

Meeting Date: _____

CLV65-000090
0090

10080

AGENDA

January 12, 1989

City of Las Vegas
PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

35. MASTER DEVELOPMENT PLAN-PECCOLE RANCH

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

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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

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

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

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

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

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

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

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

CLV65-000091

0091

10081

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

January 12, 1989

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. MASTER DEVELOPMENT PLAN -
PECCOLE RANCH (CONTINUED)

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

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

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

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

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

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

{10:02-10:42}

CLV65-000092
0092

10082

January 12, 1989

AGENDA

City of Las Vegas
PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

36. Z-139-88

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

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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

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

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

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

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

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

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

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

CLV65-000093
0093

10083

AGENDA

January 12, 1989

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

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ITEM	COMMISSION ACTION
36. Z-139-88 (CONTINUED)	
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.	ANTHONY RUSSO, 3148 Crystal Bay, appeared in protest. The fire and police protection is not adequate.
8. Contribute \$25,000 for a traffic signal system at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon Road and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard at the time of development of the adjoining parcels as required by the Department of Public Works.	COMMISSIONER BABERO said the fire and police protection will follow this project.
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.	MR. FOSTER said construction of a fire station will commence this year.
10. The existing Resolution of Intent is expunged upon approval of this application.	FRANK DENNY, 9104 Dolphin Cove Court, appeared in protest. He was concerned about flooding. There are too many apartments in Las Vegas.
<u>PROTESTS:</u> 4 speakers at meeting 32 persons in audience (same persons as Item No. 35) 97 letters (same petition used on Item No. 35)	To be heard by the City Council on 2/1/89. (10:42-11:15)

CLV65-000094
0094

10084

X.

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

I. Peccole Ranch

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

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

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

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

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

- continued -

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000593

X.

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

1. Peccole Ranch

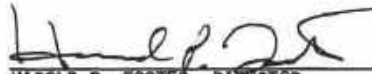
The southerly portion has more acreage for multi-family and an overall higher density than recommended in the General Plan. Staff worked out certain adjustments with the applicant to restrict Phase I to a maximum of 3,150 dwelling units and reduce the 30 acre multi-family parcel next to the commercial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

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

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 137 (103 letters, 34 at meeting)


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

CLV65-000097
0097

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000594

The map is a detailed master development plan for the area around the University of North Carolina at Chapel Hill. It shows various land parcels with labels such as 'SINGLE FAMILY', 'MULTI-FAMILY', 'HOTEL/RESORT', 'SCHOOL', 'HIGHER EDUCATION', and 'RECREATION'. It also includes major roads like 'SOUTH DRIVE' and 'NORTH DRIVE', and landmarks like 'UNC CAMPUS' and 'UNC HOSPITAL'. The map is oriented with North at the top.

WILLIAM PECCOLE, TRUSTEE

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

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

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

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

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

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

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

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

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

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

WAYNE SMITH: That's correct.

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

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

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

MAYOR LURIE: You must approved it with your Motion.

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

000596

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

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

COUNCILMAN MILLER: I approved a casino with my Motion.

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

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

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

COUNCILMAN MILLER: Thank you for clarifying that.

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

CLV65-000100
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10090

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000597

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6001

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

CLV65-000101
0101

10091

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS - 400 EAST STEWART AVENUE
PHONE 396-6081

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ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
H. <u>ZONE CHANGE - RELATED TO MASTER DEVELOPMENT PLAN - PUBLIC HEARING</u>	APPROVED SEE PAGE 50	See Page 50
2. <u>ABEYANCE ITEM - Z-139-88 - William Peccole, Trustee (continued)</u>		
5. Construct street improvements on all streets as required by the Department of Public Works.		
6. A Master Drainage Plan and Technical Drainage Study and a schedule for completion of all required drainage improvements be submitted for review and approval prior to approval of any Final Maps or building plans as required by the Department of Public Works.		
7. Extend an oversized public sanitary sewer from the Canyon Gate Country Club Unit No. 4 subdivision to a point on Charleston Boulevard approximately 1,300 lineal feet west of Fort Apache Road as required by the Department of Public Works.		
8. Contribute \$25,000 for traffic signal systems at Sahara Avenue and Fort Apache Road, \$25,000 for Grand Canyon and Sahara Avenue, \$25,000 for Fort Apache Road and Charleston Boulevard and \$50,000 for the north/south street west of Fort Apache Road and Charleston Boulevard development of the adjoining parcels as required by the Department of Public Works.		
9. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.		
10. The existing Resolution of Intent on the property is expunged upon approval of this application.		
Staff Recommendation: APPROVAL - in accordance with the General Plan		
PROTESTS: 133 (36 at meeting, 97 letters)		

CLV65-000102
0102

10092

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

000599

X.

H. ZONE CHANGE - PUBLIC HEARING

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

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

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

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

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

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

Staff Recommendation: APPROVAL - in accordance with the General Plan

PROTESTS: 133 (36 at meeting, 97 letters)

SEE ATTACHED LOCATION MAP


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

CLV65-000103
0103

10093

000600

[illegible]

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



CITY of LAS VEGAS

February 24, 1989

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

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

Dear Mr. Peccole:

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

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



CLV7009

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

CLV65-000105
0105

10095

Mr. William Pecco

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

February 24, 1989

Page 2.

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

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

CLV65-000106
0106

10096

EXHIBIT “F”

**A. WAYNE SMITH
& ASSOCIATES**

A Subsidiary of Cushman-Hedrick

March 24, 1989

Mr. Harold P. Foster
Planning Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Foster:

On behalf of the Peccole Ranch Partnership, we herein submit this application for a zoning reclassification for 124.39 acres to be included in Phase One.

Enclosed, as per your requirements are:

- Application for zoning reclassification of property executed by the property owner
- Application fee of \$200.00
- Eight (8) blueines of the Master Plan for the overall 1,716.3 acres, the 573.19 acre Phase One area along with the zoning reclassification and amendment narrative.

The Legal Descriptions of the additional Phase One R-PD7 area will be submitted under separate cover from VTN Engineers.

If you have any questions or require additional information, please contact us at (602) 234-3474. Your review and approval is respectfully requested.

Very truly yours,



A. Wayne Smith, ASLA
Principal

AWS/mb

LAND PLANNING
LANDSCAPE
ARCHITECTURE
REAL ESTATE
ADVISORY SERVICES

1515 East Missouri
Suite 100
Phoenix, Arizona
85014

602 234-3474
602 230-9143 FAX

117.776N AP

Principal
Jeffrey M. Cushman
Robert A. Hedrick
A. Wayne Smith
R. Steven Bassett
Thomas W. Cushman
Chris F. Wootman
Douglas W. Fredrickson
Jeri Haag
Jackie L. Guthrie
Reginald W. Owens

Senior Associates
Don Cox
Louis A. Ercolano
John D. Glasgow
Bernie Linder
David A. Lockton
Donald S. Zittel

Associates
Michael E. Berke
Brent R. Kerck
Michael L. Key
Karen B. Marcotte
Noel Norman
Sally Pickard
Michael J. Rine
George C. Rice
James K. Strasser
Vincent M. Terraz
Joseph H. Wernli III
Lynnda J. Young

CLV65-000107
0107

10098



LOT	USE	NET ACRES	NET DENSITY	UNITS
1	SINGLE FAMILY R-PD7	383.75	2.4	288
2	MULTI-FAMILY R-3	48.36	24.0	1088
3	NURSING HOME C-1	5.71	8.25	
4	COMMERCIAL OFFICE C-1	4.68	8.75	
5	VILLAGE CENTER C-1	28.41	34.0	1355
6	SC-22	19.88	17.34	
7	CHANNEL CHANNEL R-PD7	13.75	12.88	
8	STREET ROW R-PD7	53.97	27.81	
9	OPEN SPACE	27.81		
10	TOTAL	873.18	8.8	4598

NOTE:
GROSS ACREAGE (1) REPRESENTS PARCELS ADJACENT ROW,
AND ADJACENT OPEN SPACE
NET ACREAGE (10) REPRESENTS PARCEL ONLY

15 Landscape Setback along Fort Pinalia Road
to comply with a Drainage Easement to the Charleston Blvd.

PECCOLE RANCH Partnership

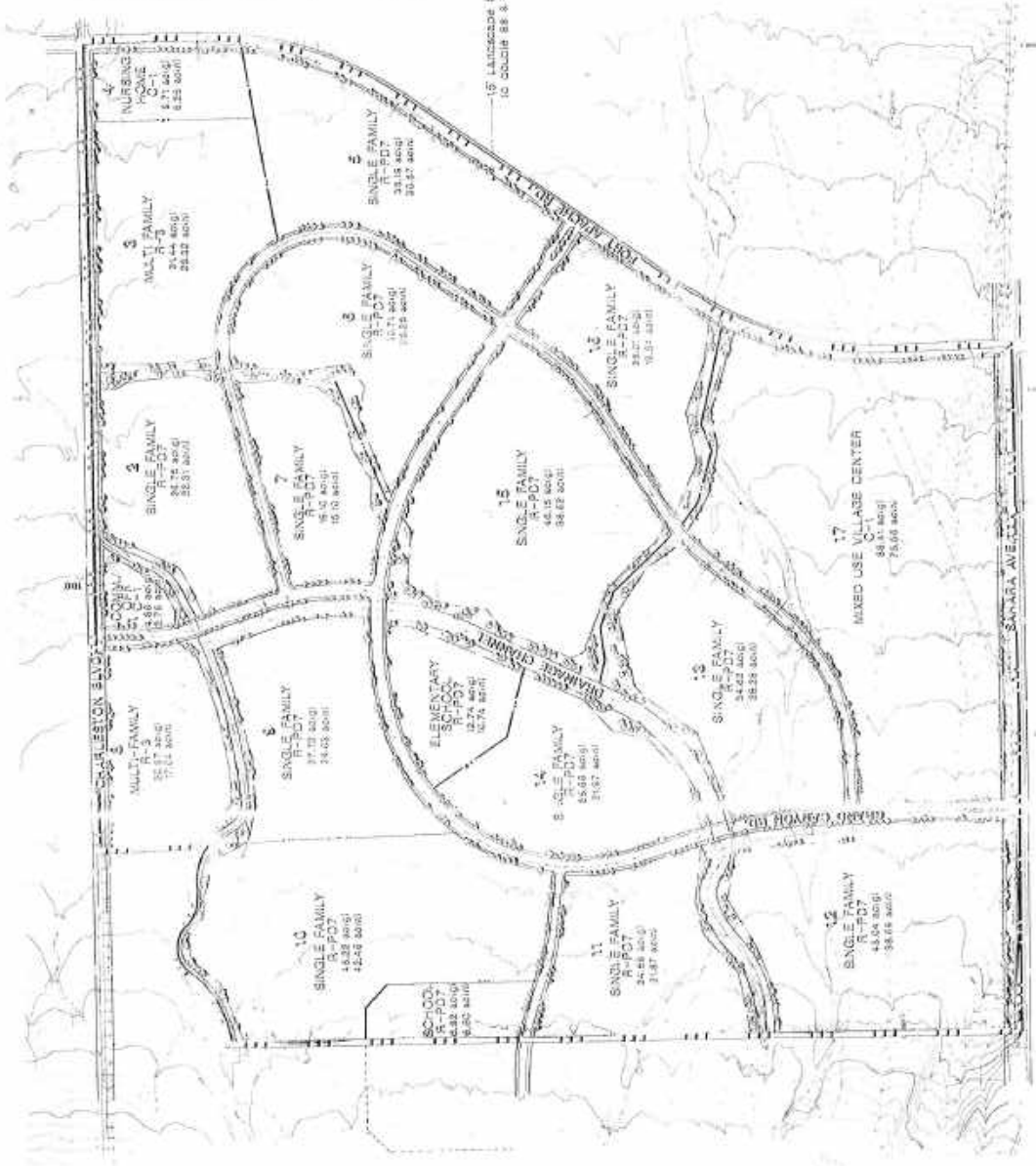
2400 S. 48th Avenue
Phoenix, Arizona 85044-4827-7500

A. Wayne Smith & Associates
2400 South Rural Road
Tempe, Arizona 85284-884-850



SAHARA AVENUE

Z-40-89



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY	UNITS
R-PD7	SINGLE FAMILY	388.78	238.49	7.6	2388
R-3	MULTI-FAMILY	82.01	43.88	24.0	1088
C-1	NURSING HOME	6.71	6.28		
C-1	COMMERCIAL/OFFICE	4.86	2.78		
C-1	ALL USE CENTER	58.41			
	SCHOOL		42.00	54.4	1008
R-PD7	SCHOOL	16.88	17.34		
R-PD7	DRAINAGE CHANNEL	13.78	13.66		
R-PD7	STREET R.O.W.	53.87	53.87		
R-PD7	OPEN SPACE	27.81			
	TOTAL	573.18	573.18	3.8	4588

NOTE:
GROSS ACRES (1) REPRESENTS PARCELS ADJACENT ROW.
AND ADJACENT OPEN SPACE
NET ACRES (1) REPRESENTS PARCELS ONLY

15' LANDSCAPE STRIP/ADJACENT ROW FOR ADJACENT ROAD
10' CROWN 88' 4' DRAINAGE CHANNEL ADJACENT TO DANIELSON BLVD.

PECCOLE RANCH Partnership

Suite 400, Capital Place
3707 110 Street
Edmonton, Alberta T6A 2L8 403-462-7600

A. Wayne Smith & Associates
2120 South Rural Road
Tampa, Arizona 852-888-6501



2-10-89 PL 4/6/89

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

April 25, 1989

PLANNING COMMISSION

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

34. 2-40-89

Applicant: WILLIAM PECCOLE
Application: Zoning Reclassification
From: N-U (under
Resolution of
Intent to R-PD7,
R-MHP and R-3)
To: R-PD7
Location: Northwest of Sahara
Avenue and Grand Canyon
Drive
Proposed Use: Single-Family Dwellings
Size: 124.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Approval by the Planning Commission of the plot plans and building elevations prior to development.
2. Dedicate 75 feet of right-of-way for Sahara Avenue, 40 feet for Grand Canyon Drive and a 25 foot radius on the northwest corner of Grand Canyon Drive and Sahara Avenue as required by the Department of Public Works.
3. Construct half-street improvements on Grand Canyon Drive and on Sahara Avenue as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of building permits on Lot No. 12 to partially fund a traffic signal system at the Sahara Avenue/Grand Canyon Drive intersection as required by the Department of Public Works.
5. Standard Conditions 1, 6 - 8, 10 and 11.

PROTESTS: 0

Johnston -
APPROVED, subject to staff's conditions with an addition that the existing Resolution of Intent to R-PD7, R-MHP and R-3 be expunged upon completion of development.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is a request to allow a single-family development. This is in accordance with the Master Plan. Staff recommended approval, subject to the conditions.

WAYNE SMITH, Planner, 1550 East Mason, Phoenix, Arizona, appeared and represented the applicant. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 5/17/89.

(10:39-10:42)

CLV65-000110

0110

10101

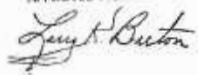
AGENDA

CITY COUNCIL MINUTES
MEETING OF:
MAY 17, 1989

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6000

Page 62

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. <u>ZONE CHANGE - PUBLIC HEARING</u>		
2. <u>Z-40-89 - William Peccole</u>		
Request for reclassification of property located northwest of Sahara Avenue and Grand Canyon Drive.		
From: N-U (Non-Urban)(Under Resolution of Intent to R-PD7, R-IHP, and R-3)	NOLEN - APPROVED, subject to conditions Unanimous	Clerk to notify & Planning to proceed Wayne Smith appeared No one appeared in opposition
To: R-PD7 (Residential Planned Development)		
Proposed Use: SINGLE FAMILY DWELLINGS		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Approval by the Planning Commission of the plot plans and building elevations prior to development.		
2. Dedicate 75 feet of right-of-way for Sahara Avenue, 40 feet for Grand Canyon Drive and a 25 foot radius on the northwest corner of Grand Canyon Drive and Sahara Avenue as required by the Department of Public Works.		
3. Construct half-street improvements on Grand Canyon Drive and on Sahara Avenue as required by the Department of Public Works.		
4. Contribute \$25,000 prior to the issuance of building permits on Lot No. 12 to partially fund a traffic signal system at the Sahara Avenue/Grand Canyon Drive intersection as required by the Department of Public Works.		
5. The underlying Resolutions of Intent to R-PD7, R-IHP and R-3 for this property shall be expunged upon completion of this development.		
6. Standard conditions 1, 6-8, 10 and 11.		
Staff Recommendation: APPROVAL		
PROTESTS: 0		
APPROVED AGENDA ITEM 		

CLV65-000111
0111

10102

CITY COUNCIL MINUTES
MEETING OF
MAY 17, 1989

X.

J. ZONE CHANGE - PUBLIC HEARING

2. Z-40-89 - William Peccole

This request is to change the zoning for a portion of the Peccole Ranch planned community for single family use. A maximum of 931 dwelling units would be allowed on the 124.4 gross acres. There is approved R-PD7 to the north, east and west. Also to the east and west is approved C-1. There is R-PD20 to the south.

Staff recommended approval of this application because it is in conformance to the General Plan, subject to approval of the plot plans and building elevations by the Planning Commission.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

CLV65-000112
0112

10103

EXHIBIT “G”

SECOND AMENDMENT

BILL NO. 89-52

ORDINANCE NO. 3472

AN ORDINANCE RELATING TO GAMING; AMENDING TITLE 6, CHAPTER 40, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 160, TO ESTABLISH A GAMING ENTERPRISE DISTRICT AND TO PROVIDE THE MEANS BY WHICH THE CITY COUNCIL MAY AMEND SAID DISTRICT OR ADD PROPERTY THERETO; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO PROVIDE THAT, EFFECTIVE JANUARY 1, 1990, NO NONRESTRICTED GAMING MAY BE CONDUCTED, MAINTAINED OR OPERATED ON ANY PARCEL OF LAND WITHIN THE CITY UNLESS, ON THAT DATE, SUCH GAMING IS BEING CONDUCTED ON THAT PARCEL OR THE ZONING TO CONDUCT SUCH GAMING ON THAT PARCEL HAS BEEN APPROVED, OR, IN THE ALTERNATIVE, THE PARCEL IS LOCATED WITHIN AN AREA THAT HAS BEEN DESIGNATED AS A GAMING ENTERPRISE DISTRICT; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

Sponsored By:
Mayor Ron Lurie

Summary: Establishes a gaming enterprise district, limits nonrestricted gaming to said district as of January 1, 1990, and provides the means of amending said district and adding property thereto.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION 1: Title 6, Chapter 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 160, reading as follows:

6.40.160: (A) There is hereby established a gaming enterprise district which consists of those certain areas that are delineated on the map thereof that is entitled "Gaming Enterprise District Map," copies of which are maintained in the Office of the City Clerk and in the Department of Community Planning and Development, as said map may be from time to time amended by the City Council to change the boundaries of, or other means of delineating, the district by an ordinance that is duly passed, adopted and approved.

(B) Individual parcels of land may be added to the

1 gaming enterprise district through the approval by the City Coun-
2 cil, following a public hearing thereon that has been duly adver-
3 tised by the publication of a notice thereof in a newspaper of
4 general circulation within the City not less than five days nor
5 more than ten days in advance of such hearing, of a petition to
6 include such property within the district. The petition must
7 not be granted unless the petitioner establishes that:

8 (1) The roads, water, sanitation, utilities and
9 related services to the location are adequate;

10 (2) The establishment that is proposed to be
11 operated on the parcel will not unduly impact the public ser-
12 vices, increase the consumption of natural resources or adversely
13 affect the quality of life that is enjoyed by the residents of
14 the surrounding neighborhoods;

15 (3) The establishment that is proposed to be
16 operated on the parcel will enhance, expand and stabilize
17 employment and the local economy;

18 (4) The establishment that is proposed to be
19 operated on the parcel will be located in an area that has been
20 zoned for that purpose or for which such zoning has been approved
21 by the adoption by the City Council of a resolution of intent
22 pursuant to LVMC 19.92.120; and

23 (5) The establishment that is proposed to be
24 operated on the parcel will not be detrimental to the health,
25 safety or general welfare of the community or be incompatible
26 with the surrounding area.

27 (C) Any interested person is entitled to be heard at
28 the public hearing that is held pursuant to subsection (B) of
29 this Section.

30 (D) If a petition that is submitted pursuant to subsec-
31 tion (B) of this Section is denied, the City Council may not con-
32 sider another petition concerning the same parcel, or any portion

1 thereof, until at least one year has elapsed since the date of
2 such denial.

3 (E) In the case of a petition and hearing that is held
4 pursuant to subsection (B) of this Section, the special use per-
5 mit provisions that are contained in Title 19 of this Code shall
6 not apply.

7 SECTION 2: Title 6, Chapter 40, Section 150, of the
8 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
9 hereby amended to read as follows:

10 6.40.150: (A) No nonrestricted gaming shall be conducted,
11 maintained or operated in the City except:

12 [(A)](1) At a location which:

13 [(1)](a) On November 1, 1988, was licensed
14 for nonrestricted gaming,

15 [(2)](b) Consists, or when the same is
16 constructed will consist, of a restaurant which has full
17 kitchen facilities and is located within a freestanding
18 building that contains in excess of three thousand square
19 feet of usable floor space under one roof and is separated
20 along its entire exterior perimeter from any other commercial
21 establishment either by a property line or by an unobstructed
22 open area at least ten feet in width and with respect to
23 which, on April 1, 1989, a tavern license had been issued
24 pursuant to LVMC 6.59.050 or preliminary approval for a
25 tavern license had been granted pursuant to LVMC 6.06.050, as
26 the case may be, and an application for nonrestricted gaming
27 had been filed with the State; or

28 [(3)](c) Consists of a licensed business
29 premises that contains in excess of nine thousand square feet
30 of usable floor space under one roof within which the gaming
31 is, at all times, under the supervision of an attendant whose
32 duties shall be limited solely to the making of change and

1 supervising such gaming and With respect to which, on
2 April 1, 1989, an application for nonrestricted gaming had
3 been filed with the State;

4 provided, however, that such gaming shall be limited to the
5 operation of not more than thirty-five slot machines at any such
6 location that, on April 1, 1989 was licensed for slot machines
7 only;

8 [(B)][2] At a location which:

9 [(1)][a] Is situate within the area that is
10 bounded by the east side of Main Street, the south side of
11 Stewart Avenue, the west side of Third Street and the north
12 side of Carson Avenue; or

13 [(2)][b] Fronts on either side of Jackson
14 Avenue between "D" Street and "G" Street or on either side of
15 Owens Avenue between "H" Street and Martin Luther King Boule-
16 vard

17 and with respect to which, on April 1, 1989, an application for
18 nonrestricted gaming had been filed with the State;

19 [(C)][3] In a hotel which:

20 [(1)][a] Has at least two hundred guestrooms
21 that are available to the public; or

22 [(2)][b] On February 1, 1989, had at least
23 eighty guestrooms that continue to be available to the
24 public, and the requirement for the other one hundred twenty
25 guestrooms had been waived;

26 [(D)][4] At a location with respect to which a
27 tavern license is issued pursuant to LVMC 6.50.050; provided,
28 however, that such gaming shall be limited to the operation of
29 not more than twenty slot machines; or

30 [(E)][5] In a retail outlet that contains at
31 least five thousand square feet of usable floor space and with
32 respect to which a special use permit for a general business

1 related gaming establishment, as that term is defined in LVMC
2 19.04.417, is obtained in accordance with LVMC Title 19; pro-
3 vided, however, that such gaming shall be limited to the opera-
4 tion of not more than twenty slot machines.

5 (B) Notwithstanding anything to the contrary that is
6 provided in, or may be implied from, subsection (A) of this Sec-
7 tion or Title 19 of this Code, effective January 1, 1990, no
8 nonrestricted gaming shall be conducted, maintained or operated
9 on any parcel of land within the City unless:

10 (1) As of that date a gaming establishment is
11 operating on that parcel pursuant to a nonrestricted license;

12 (2) The parcel is zoned for resort and gaming pur-
13 poses or the zoning of the parcel for such purposes has been
14 approved by the adoption by the City Council of a resolution of
15 intent pursuant to LVMC 19.92.120;

16 (3) The parcel is zoned for resort and gaming pur-
17 poses and an application for aesthetic review with respect to the
18 establishment that is proposed to be operated thereon had been
19 filed prior to October 5, 1988; provided, however, that the
20 exception that is provided for in this paragraph (3) applies to
21 the parcel only if it is developed by the person on whose behalf
22 such application was filed; or

23 (4) The parcel is located within an area that has
24 been designated as a gaming enterprise district pursuant to LVMC
25 6.40.160.

26 (C) Except as otherwise provided in LVMC 6.40.160(E),
27 the inclusion of a parcel within a gaming enterprise district
28 established pursuant to LVMC 6.40.160 does not diminish the
29 applicability of the provisions of Title 19 of this Code to that
30 parcel.

31 SECTION 3: Title 6, Chapter 40, Section 165, of the
32 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is

1 hereby amended to read as follows:

2 6.40.165: If gaming operations at any location at which
3 restricted gaming may be conducted by virtue of LVMC 6.40.140(A)
4 or at any location at which nonrestricted gaming may be conducted
5 by virtue of LVMC [6.40.150(A) or 6.40.150(B)] 6.40.150(A)(1),
6 6.40.150(A)(2), 6.40.150(B)(1) or 6.40.150(B)(2) are discontinued
7 for twenty-four consecutive months, the right to conduct gaming
8 at such establishment by virtue of LVMC 6.40.140(A), [6.40.150(A)
9 or 6.40.150(B),] 6.40.150(A)(1), 6.40.150(A)(2), 6.40.150(B)(1)
10 or 6.40.150(B)(2), as the case may be, shall, upon the expiration
11 of such twenty-four-month period, automatically terminate, and no
12 gaming may be conducted at such location unless or until such
13 location is licensed for restricted gaming pursuant to some other
14 provision of LVMC 6.40.140 or for nonrestricted gaming pursuant
15 to some other provision of LVMC 6.40.150.

16 SECTION 4: Whenever in this ordinance any act is
17 prohibited or is made or declared to be unlawful or an offense or
18 a misdemeanor, or whenever in this ordinance the doing of any act
19 is required or the failure to do any act is made or declared to
20 be unlawful or an offense or a misdemeanor, the doing of any such
21 prohibited act or the failure to do any such required act shall
22 constitute a misdemeanor and upon conviction thereof, shall be
23 punished by a fine of not more than \$1,000.00 or by imprisonment
24 for a term of not more than six (6) months, or by any combination
25 of such fine and imprisonment. Any day of any violation of this
26 ordinance shall constitute a separate offense.

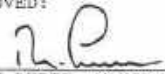
27 SECTION 5: If any section, subsection, subdivision,
28 paragraph, sentence, clause or phrase in this ordinance or any
29 part thereof, is for any reason held to be unconstitutional or
30 invalid or ineffective by any court of competent jurisdiction,
31 such decision shall not affect the validity or effectiveness of
32 the remaining portions of this ordinance or any part thereof.

1 The City Council of the City of Las Vegas, Nevada, hereby
2 declares that it would have passed each section, subsection, sub-
3 division, paragraph, sentence, clause or phrase thereof irrespec-
4 tive of the fact that any one or more sections, subsections, sub-
5 divisions, paragraphs, sentences, clauses or phrases be declared
6 unconstitutional, invalid or ineffective.


7 SECTION 6: All ordinances or parts of ordinances,
8 sections, subsections, phrases, sentences, clauses or paragraphs
9 contained in the Municipal Code of the City of Las Vegas, Nevada,
10 1983 Edition, in conflict herewith are hereby repealed.

11 PASSED, ADOPTED AND APPROVED this 20th day of December ,
12 1989.

13 APPROVED:

14 By 
15 RON LURIE, MAYOR DE 1890 RAN

16 ATTEST:

17 
18 KATHLEEN M. TIGHE, CITY CLERK
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1 The above and foregoing ordinance was first proposed and
2 read by title to the City Council on the 16th day of August,
3 1989, and referred to a committee composed of the entire City
4 Council for recommendation; thereafter the said committee
5 reported favorably on said ordinance on the 20th day of
6 December, 1989, which was a regular meeting of said
7 Council; that at said regular meeting, the proposed
8 ordinance was read by title to the City Council as amended and
9 adopted by the following vote:

10 VOTING "AYE": Councilmen Adamsen, Higginson, Miller, Nolen and Mayor Lurie

11 VOTING "NAY": NONE

12 ABSENT: NONE

13 APPROVED:

14 By 

15 RON LURIE, MAYOR *OK 1-8-90/ML*

16 ATTEST:

17 
18 KATHLEEN M. TIGHE, CITY CLERK
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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 10, 1990

TO: KATHLEEN M. TIGHE CITY CLERK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: GAMING ENTERPRISE DISTRICT MAP BILL NO. 89-52	COPIES TO:

Attached is a copy of the Gaming Enterprise District map and Attachment A which should be part of the Ordinance and included with any copy made of this ordinance. A larger map (24"x36") is available from this office to the general public upon request and at a cost of \$1.00 per copy.

HPF:lm

Attachment

CLV 7007

CLV65-000122
0122

10114

ATTACHMENT A

GAMING ENTERPRISE DISTRICT

A "Destination Resort" is defined as a hotel with a minimum of 200 guest rooms within the boundaries of a master planned community of at least 500 acres in size and includes amenities such as:

1. An 18-hole golf course.
2. Four regulation size tennis courts.
3. A swimming pool of not less than 20 feet in width, 35 feet in length and at least 6 feet in depth at its deepest point.
4. A restaurant which is open for the service of complete meals at least 18 hours per day, which seats at least 100 people.
5. A gourmet or specialty restaurant which seats at least 50 people.
6. Room service to all guest rooms.
7. Conference or meeting rooms of at least 5,000 square feet.

CLV65-000123
0123

10115



CLV65-000124
0124

10116

CITY COUNCIL MINUTES

SPECIAL MEETING OF
DECEMBER 8, 1989

000004

AGENDA *City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 388-6011

Page 1

ITEM	ACTION
IX. 9:00 A.M. - PUBLIC HEARINGS	FULL COUNCIL PRESENT.
A. BILL NO. 89-52 - ESTABLISHES A GAMING ENTERPRISE DISTRICT, LIMITS NONRESTRICTED GAMING TO SAID DISTRICT AS OF JANUARY 1, 1990, AND PROVIDES THE MEANS OF AMENDING SAID DISTRICT AND ADDING PROPERTY THERETO Committee: Full Council	ANNOUNCEMENT MADE - RE: COMPLIANCE WITH OPEN MEETING LAW. MAYOR LURIE declared public hearing open and asked for comments.
First Reading - 8/16/89 Recommending Committee - 8/28/89 10/2/89 Citizens Committee - 10/13/89 10/25/89 11/6/89 11/14/89 First Publication: NONE	BILL BRIARE, Chairman of the Citizens Committee on Bill 89-52, appeared. He stated the Committee held several meetings and two public hearings on the Bill. He read the recommendation of the Committee into the record which is attached and made part of the final Minutes.
Committee Recommendation: A Citizens Committee comprised of: Chairman Bill Briare, Christopher L. Kaempfer, Scott Nielson, Erven T. Nelson, Tommy Deaver, Assemblyman Matthew Callister, Steve Greathouse, Abe Mayhan, Albert D. Massi, Ann Meyers, Toby Lamuraglia, Clyde Turner and Wayne Bunker was appointed. Bill to be brought back for adoption in December.	ATTORNEY BOB FAISS and PHIL CONWAY appeared representing Howard Hughes and the Summerlin project. They objected to the criteria submitted by Scott Nielson and recommended by the Committee for Destination Resorts. He pointed out one of the criteria was an 18-hole golf course, and while they did plan for such a golf course, emphasized there should be flexibility. Conditions at the time of construction such as availability of resources for a golf course, may dictate some other type of recreational facility be developed. He asked that they not be singled out to meet higher standards.
NOTE: Public Hearing to be held 12/8/89 Special City Council meeting at 9:00 A.M.	ATTORNEY DENNIS LEAVITT, representing Drs. Sculley and Carmena, appeared. He requested inclusion of 16 acres of property on Sahara across the street from the Palace Station. He believed this was consistent with other zoning in the surrounding area and pointed out the property was fully buffered on all four sides. He stated the gas station would be removed and they would dedicate land so the road could be widened to alleviate the traffic problem.
	COUNCILMAN MILLER stated this was an intrusion into his neighborhood, was not consistent with other zoning, and would make a bad traffic situation worse.
	MAYOR LURIE pointed out at the conclusion of the public hearing, they would vote separately on each location.
	ERNEST HAWKINS appeared indicating for 30 years he has owned 7 acres at Jones and Rancho, fronting on Rancho, with 12 acres of R-3 to the rear. He asked that the frontage property be included. He proposed a one-story supper club with a small casino.

CLV65-000125

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CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989
AGENDA *City of Las Vegas*
CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 388-8011

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ITEM	ACTION
IX. 9:00 A.M. - PUBLIC HEARING A. BILL NO. 89-52 (continued).	<p>JOANNA WESTLEY LEE, 1320 "D" Street appeared expressing concern about the proposed Rhet Butler Hotel. She asked that this matter be tabled for three to six months to allow those concerned to meet with representatives of the Rhet Butler. (EXCERPT MADE PART OF FINAL MINUTES.)</p> <p>TOM WIESNER, Draft House Bar and Grill, appeared. He requested that this property, 4543 N. Rancho, and the adjacent property be included and read his request letter into the record which is attached and made part of the final Minutes.</p> <p>ASSEMBLYMAN MATT CALLISTER, Committee member, appeared. He stated the committee took into consideration existing facilities which did not mean that they could go sideways or obtain adjacent property. The districts should lay out a blueprint of where gaming will go in the next 20 years. Grandfathering is covered by the statute and properties already approved or pending required no additional language.</p> <p>GENE COLLINS appeared and expressed concerns about the Rhet Butler. He requested the Council delay action because one of his concerns was that racism had crept into this project. (EXCERPT MADE PART OF FINAL MINUTES.)</p> <p>(ATTORNEY SCOTT WIELSON, Committee member, appeared at the Recommending Committee following the public hearing discussion.)</p> <p>(ABE MAYHAN, Committee member, appeared at the Recommending Committee following the public hearing discussion.)</p> <p>There being no one else wishing to be heard, Mayor Lurie declared the public hearing closed at 9:45 A.M. noting that discussion would be held by the Recommending Committee consisting of the full Council on each enterprise district location and a recommendation made so the Bill could be adopted at the 12-20-89 Council meeting.</p>

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City of Las Vegas

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989

Date: August 2, 1989

AGENDA DOCUMENTATION

000006

TO: The City Council

FROM: Val Steed *Val Steed*
Chief Civil Deputy Attorney

SUBJECT: Bill No. 89-52 : Establishes a gaming enterprise district, limits nonrestricted gaming to said district and provides the means of amending said district and adding property thereto

PURPOSE/BACKGROUND

During its recently-concluded session, the Nevada Legislature enacted Chapter 515, Statutes of Nevada 1989 (Assembly Bill 845) to authorize local governments in counties whose population is 400,000 or more to create gaming establishment districts. The legislation provides that, beginning January 1, 1990, no State license for nonrestricted gaming may be issued in such a county unless the property to be licensed is located in an area that has been designated as a gaming enterprise district. The legislation provides exceptions for parcels upon which nonrestricted gaming is already being conducted on January 1, 1990, and parcels concerning which the zoning for such use has already been approved by that date.

Bill No. 89-52, if it is adopted, will establish a gaming enterprise district, to consist of areas that will be delineated on a "Gaming Enterprise District Map" to be adopted by the City Council. Under this bill, the Map may be amended from time to time by ordinance. Additionally, the City Council may add individual parcels of land to the gaming enterprise district by the approval of a petition therefor, following a public hearing. Such a petition can be approved only if the statutory requirements are met, which, summarized, are that:

- 1) Roads, utilities and other related services are adequate;
- 2) The proposed gaming establishment will not adversely affect public services, the quality of life in the area, etc.;
- 3) The proposed establishment will enhance employment and the local economy;
- 4) The location is properly zoned; and
- 5) The proposed establishment will not be detrimental to or incompatible with the surrounding area.

Bill No. 89-52 also includes the statutory restriction that precludes the consideration of a petition to add a parcel of land

-Continued-

FISCAL IMPACT

NONE

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

Agenda Item

VI-D

CLV65-000127
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City of Las Vegas

CITY COUNCIL MINUTES
SPECIAL MEETING OF
DECEMBER 8, 1989

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August 2, 1989

Date: _____

AGENDA DOCUMENTATION

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to the gaming enterprise district for one year after a petition concerning the same parcel has been denied.

Finally, consistent with the statute, this bill provides that, effective January 1, 1990, nonrestricted gaming will be permitted only in establishments that are operating on that date pursuant to a nonrestricted license or at locations that, as of that date, either have been approved by the City Council for nonrestricted gaming or are located in the gaming enterprise district.

CLV65-000128

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CITY COUNCIL MINUTES
LAS VEGAS GAMING ENTERPRISE DISTRICT COMMITTEE

000017

DEC 08 1989

AREAS RECOMMENDED FOR INCLUSION IN THE
GAMING ENTERPRISE DISTRICT

(Meetings of November 14 and 20, 1989)

1. The area outlined on a map of downtown Las Vegas presented to the Committee, as specifically modified to include:

A) The Blue Angel Motel property in its entirety, on the south side of Fremont Street near Eastern Avenue.

B) Property (in the City) along the southwest side of Fremont Street (Boulder Highway), from Charleston Boulevard to Oakey Boulevard, including all of the Showboat Hotel property.

C) Property north of Charleston Boulevard between Interstate 15 and Third Street.

2. Property fronting on both sides of Bonanza Road, from the easterly boundary of Rancho Drive to Main Street *

* with the acknowledgement that only some properties would be suitable for gaming and that some of that area has historic significance that should be considered.

3. Property fronting on the west side of Martin Luther King Boulevard between Owens Avenue (Vegas Drive) and Lake Mead Boulevard.

4. Peccole Ranch and Summerlin Village 3, as outlined on their respective maps **

** with the qualification that each of those two developments be limited to one "destination resort" as defined in the attachment.

(Minutes of these meetings are attached. Discussions on motions are highlighted and votes taken are indicated with a "V".)

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MEMORANDUM

TO: *City of Las Vegas Gaming Enterprise District Committee*
FROM: *Scott M. Nielson, Esq. SMN*
DATE: *November 15, 1989*
RE: *Nonrestricted Gaming at a "Destination Resort"*

Certain parties that are developing large master-planned communities in the City of Las Vegas have requested that the City of Las Vegas Gaming Enterprise District Committee (the "Committee") recommend that a portion of their master-planned community be designated a gaming enterprise district. Rather than simply designating a portion of such master-planned communities as a gaming enterprise district, it has been suggested that nonrestricted gaming be permitted only in conjunction with a "Destination Resort." A Destination Resort would be defined as a hotel within the boundaries of a master-planned community of at least 500 acres that includes at least the following amenities:

1. 200 guest rooms for sleeping accommodations.
2. An 18-hole golf course.
3. Four regulation size tennis courts.
4. A swimming pool of not less than 20 feet in width, 35 feet in length and at least 6 feet in depth at its deepest point.
5. A restaurant which is open for the service of complete meals at least 18 hours per day, which seats at least 100 people.
6. A gourmet or specialty restaurant which seats at least 50 people.

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CITY COUNCIL MINUTES
SPECIAL MEETING OF

DEC 08 1989

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7. Room service to all guest rooms.
8. Conference or meeting rooms of at least 5,000 square feet.

CITY COUNCIL MINUTES
MINUTES SPECIAL MEETING OF

000024

RECESSED MEETING DEC 08 1989

LAS VEGAS GAMING ENTERPRISE
DISTRICT COMMITTEE

November 20, 1989

The meeting was called to order by Chairman Bill Briare at 7:30 a.m. in the City Manager's Conference Room, 10th Floor, Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

COMMITTEE MEMBERS PRESENT: Bill Briare, Chairman
Abe Mayhan
Christopher L. Kaempfer
Scott M. Nielson
Erven T. Nelson
Toby Lamuraglia
Tom Deaver
Assemblyman Matthew Callister

COMMITTEE MEMBERS ABSENT: W. Wayne Bunker
Anne Meyers
Steve Greathouse
Clyde Turner
Albert D. Massi

Chairman Briare said the meeting of November 14, 1989 is being continued to primarily discuss further the Rancho Road properties, the ones that are there, and look at whether or not there are properties located further northwest. He also thanked Chris Kaempfer for taking over the meeting on November 14th and setting the time for this recessed meeting. He asked Chris Kaempfer to give a sketch of where the meeting left off.

Chris Kaempfer said that when the meeting recessed there was the vote on Rancho Road and the concern he had along with others was the fact that we don't think sufficient time had been given some of the properties or the consideration of possibly further out there may be some additional property that might be appropriate. The committee had not addressed some of the issues, like Bonanza and what is characterized as the Westside, it was suggested that perhaps Councilman Miller attend the meeting today, or other people from the Westside who are more familiar with the area, and based on that the committee could come up with a solid recommendation and designate some areas. Make sure the whole city was given consideration by the committee. We have on the table several areas -- we need to take Rancho Road all the way out northwest and finish that discussion. Need to discuss Bonanza Road between Rancho down toward Main. Need to discuss the various pieces of property that people have asked the committee to consider, not in connection with their particular parcel but whether or not their parcel would fall within a Gaming Enterprise District.

Chairman Briare suggested discussing the Westside first and welcomed Councilman Miller and stated that a blanket motion was made to include Jackson Avenue in the Gaming Enterprise District so at the moment this is resting.

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CITY COUNCIL MINUTES
SPECIAL MEETING OF

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Las Vegas Gaming Enterprise District Committee
Recessed Meeting - November 20, 1989
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Councilman Miller said he was visiting on Friday with the management team that handles Bill Cosby, Quincy Jones, Lou Rawls, Eddie Murphy and Sidney Portier -- namely, Marty Frooshman and Bernie Molinsky, CPA firm in Beverly Hills, to see how serious they are and they are serious. They have a large deposit on the corner of Bonanza and Rancho. The total project is in the neighborhood of 100 million dollars. They are looking at 12 to 14 acres. Basically, Councilman Miller's basic concern in trying to effectuate change in West Las Vegas will center on that particular site. The Jackson Avenue idea was something that was formed back in the 40's and it was based on segregation when integration took place. Jackson Avenue has fallen into its current state of demise. The proper method for that section of Ward 1 would be to cornerstone Ward 1 with the highest and best use types of utilization of properties. The Big Horn is going up on the extension of Carey and Rancho along with the development of the North Las Vegas Airport as a commuter terminal if runway 725 were lengthened another 2,000 feet which is on the drawing boards. This would relieve some of the problems at McCarran. This site could be the cornerstone of the West Las Vegas 89106 zip code area. The corner of Martin Luther King and Cheyenne in North Las Vegas is being considered for possible hotel/casino development.

The Rancho and Bonanza cornerstone is in the works at this time. The "F" Street and Bonanza intersection (the northernmost ingress/egress to the redevelopment of the Union Pacific site) would be another ideal cornerstone location. Also, Main and Bonanza -- there are also plans for a major hotel/casino type project. Councilman Miller stated that his theory as Councilman for Ward 1 that we welcome as much casino development or redevelopment into that Ward. Along with Councilman Nolen, they are probably the only two Councilman welcoming casinos into their areas. His major concern is not Jackson Avenue, but it is Bonanza from Rancho to Main Street with exceptions because there are some fine residences in there. Look mainly at the intersections of Bonanza and Rancho; Bonanza and Main Street; Bonanza and "F" Street and Martin Luther King and Bonanza.

Assemblyman Callister explained that the bill asked every municipality to establish its core area -- the area which everyone can agree is to be where to expect to find new casino development. He said he felt anything on Rancho Road can be dealt with adequately under the state legislation as it establishes the procedure for seeking a Variance, but he stated he is concerned about the Bonanza area and setting a precedent that one property is in the zone and another property is not. If that stretch of road is addressed we must say it is a gaming enterprise zone but that doesn't mean every parcel of property in that stretch of road is going to be a casino. It means from a master plan point of view it's an area we anticipated looking forward down the road to find a casino there. The notion of the legislation was to not spot zone, but establish the core area doctrine. Councilman Miller restated that he recommends Bonanza from Main Street to Rancho on both sides, but then there still is the dilemma about Rancho going north. Abe Mayhan stated he agreed with Assemblyman Callister because as discussed several times being within a zone does not automatically convey the privilege of building casinos; still must have use permits and zoning, etc. Chris Kaempfer stated he has always been in support of making the zones a little broader as opposed to more narrow. He made a motion that the area
→ from Main to Rancho be included as a Gaming Enterprise District with the

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SPECIAL MEETING OF

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Las Vegas Gaming Enterprise District Committee
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understanding that it is not a guarantee of anything but our acknowledgement that there are areas along there that are suitable for gaming. Scott Nielson suggested that the line be drawn from the eastern boundary of Rancho. The motion was so amended. The district will be laid out now and every time someone wants to build a casino outside of the district, they must apply and satisfy the Variance procedure on an individualized basis. Each project will stand or fall on its own merits. The language in the recommendation should include that we recognize some of that area being historic. The Chairman called for the vote. Motion carried unanimously. ✓

Discussion followed on Jackson Street and the Chairman suggested leaving that as it is. Councilman Miller said that historically Jackson Street has been a gaming enterprise zone and there is no reason to remove it even though it has not inspired any development since the late 50's or early 60's. It was suggested that Jackson Street from "H" Street almost to the Freeway be included in the map. The big, vacant parcels are what are being looked at this time in West Las Vegas as being the future.

Chris Kaempfer asked if the Councilman knew of any other properties in the area which would be appropriate for gaming enterprise district. Councilman Miller said he heard that a parcel on the corner of Martin Luther King and Owens, the northwest portion thereof, which is a part of the Downtown Redevelopment Area, could be included within this. The frontage on Martin Luther King from Owens to Lake Mead Boulevard. If the southern portion of Martin Luther King is included some nice residential neighborhoods will be impacted. Councilman Miller said that development should be encouraged within the redline districts and he just specified one area that he thinks could use casino/hotel development. Chris Kaempfer made a motion that the area designated by Councilman Steve Miller be designated as a Gaming Enterprise District -- the area between Lake Mead and Owens on Martin Luther King on the west side which is vacant land be designated as Gaming Enterprise District. Vote was called on the motion. 6 voted yes; 2 voted no. Motion passed. ✓

Chairman Briare stated that the ones that people have asked on an individual basis whether the property is located in the County or not would be Jack Sommer - non-city; Nevada Properties - non-city; Draft House Bar and Grill - city; and Sahara Rancho Medical Center - city. Starting the Nevada Properties and Jack Sommer, the Chairman asked Scott Nielson if he had any additional comments. Mr. Nielson said they were pretty well discussed the last time. The concept is that they are quite a ways out on Rancho Road and as Harold Foster demonstrated they are quite a distance past the approved properties and not really impacting anything at the present time. The question, though, is that the two properties are not in the City, but they would have to be annexed if they are to be developed.

Abe Mayhan requested permission for Pastor Bob Linder to address the committee. Pastor Bob Linder stated he represented the vast majority of homeowners and residents of the northwest corner of the Valley. Since the fall of 1987 the Northwest community has gone on record opposing casinos in the northwest community. Pastor Linder stated he heard from the media the committee was strongly considering Rancho Road to become a Gaming Enterprise Zone and in speaking for the vast majority living in that community strongly oppose that effort and remind the committee that those living in the northwest area ask the committee to not recommend a Gaming Enterprise Zone along Rancho Road or anywhere further in the northwest area of the Valley.

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→ Regarding the Nevada Properties and Jack Sommers requests, a motion was made by Erv Nelson not to consider anything outside of the city. Seconded by Tom Deaver. Yes - 4 votes; No - 4 votes. The motion dies and the Chairman stated the matter still will have to be discussed. ✓

→ Since the committee was appointed to look at areas of the city and try to determine where gaming districts ought to be. However, the committee has looked at all requests presented to it. It was suggested to start working with the map. A motion was made Scott Nielson to establish a Gaming Enterprise District starting at the south of Ann Road going north to Kyle Canyon Road on both sides of the Freeway a depth of 660 feet -- move that that be included in the Gaming Enterprise District. Chris Kaempfer seconded the motion subject that it is not an automatic. Toby Lamuraglia asked to amend the motion to include down to Cheyenne and then withdrew his amendment. The Chairman called for a vote. 3 voted "yes" and 5 voted "no." The motion failed. ✓

→ Scott Nielson suggested the committee look at the area of the city where the Weisner property is located to determine if it is an appropriate area to have a Gaming Enterprise District. Chairman Briare made a motion that the property generally known as the Weisner property be designated on the map as a Gaming Enterprise District. Result of vote was: Yes - 2; No - 6. The motion failed. ✓ Toby Lamuraglia asked to allow Ernie Hawkins, his partner, address the committee. Mr. Hawkins stated that he was having a bit of a problem because this committee is discussing city business and there are people on the committee voting on these issues who do not live in the city. To stop gaming up and down Rancho it will be shoved right over to North Las Vegas and they will have everything going on Craig Road.

→ A motion was made by Tom Deaver to exclude all of Rancho Road south of Ann Road down to Bonanza. Chris Kaempfer said he will not support a motion that excludes an area unless there are special circumstances like the Mormon Fort. Discussion was held on the motion and it was decided that only properties to be included in the Gaming District would be voted on. Chairman Briare said that Tom Deaver's motion was out of order. The Chairman asked if there was anyone to make a motion on Toby Lamuraglia's property. Since there was none, the next order of business was the Sahara Rancho Medical Center. Chris Kaempfer stated he was contacted by someone representing the Medical Center and he told them to write the letter. There was no motion placed on the floor. The property will not be included in the map.

→ The Summerlin and Peccole properties were next discussed. Scott Nielson pointed out that people were upset at the public hearings with casinos being superimposed on an area that is already developed. The two properties being discussed are open space that has been master planned and there were previous designations of what would be a resort/hotel. Abe Mayhan then made a motion to recommend approval of the aforementioned properties in Peccole Ranch and in Summerlin Village 3 as indicated on the two maps available to the committee for review

CITY COUNCIL MINUTES
SPECIAL MEETING OF

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Las Vegas Gaming Enterprise District Committee
Recessed Meeting - November 20, 1989
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for inclusion in the District with the recommendations to build a destination resort. Mr. Mayhan amended the motion to include property requested by Mr. Peccole and Village 3 in Summerlin with the recommendations that there be one destination resort in each of those properties as described by the developers. Seconded by Chris Kaempfer. The motion carried with 7 voting "yes" and one voting "no." V

Assemblyman Callister made a motion that the language prepared by Scott Nielson be defining "destination resort" incorporated into the recommendations submitted to the City Council. Erv Nelson seconded the motion. The motion carried unanimously. V

Chairman Briare asked for the consensus of opinion of the committee with respect to Jackson Street since they already have gaming? Assemblyman Callister suggested not doing anything. Val Steed said that while there may be approvals there now it is not a redline district and they will have to get a use permit and go through the normal process.

Chairman Briare said he was making a change in the committee who will receive the proposed document prepared by Val Steed which will be presented to the City Council. The committee will be composed of Chris Kaempfer, Scott Nielson and Abe Mayhan (replacing Albert Massi who was not able to attend today's meeting).

Chairman Briare thanked Claudette of the City Clerk's Office, Val Steed of the City Attorney's Office and Harold Foster, Director of Community Planning and Development for their work with this committee.

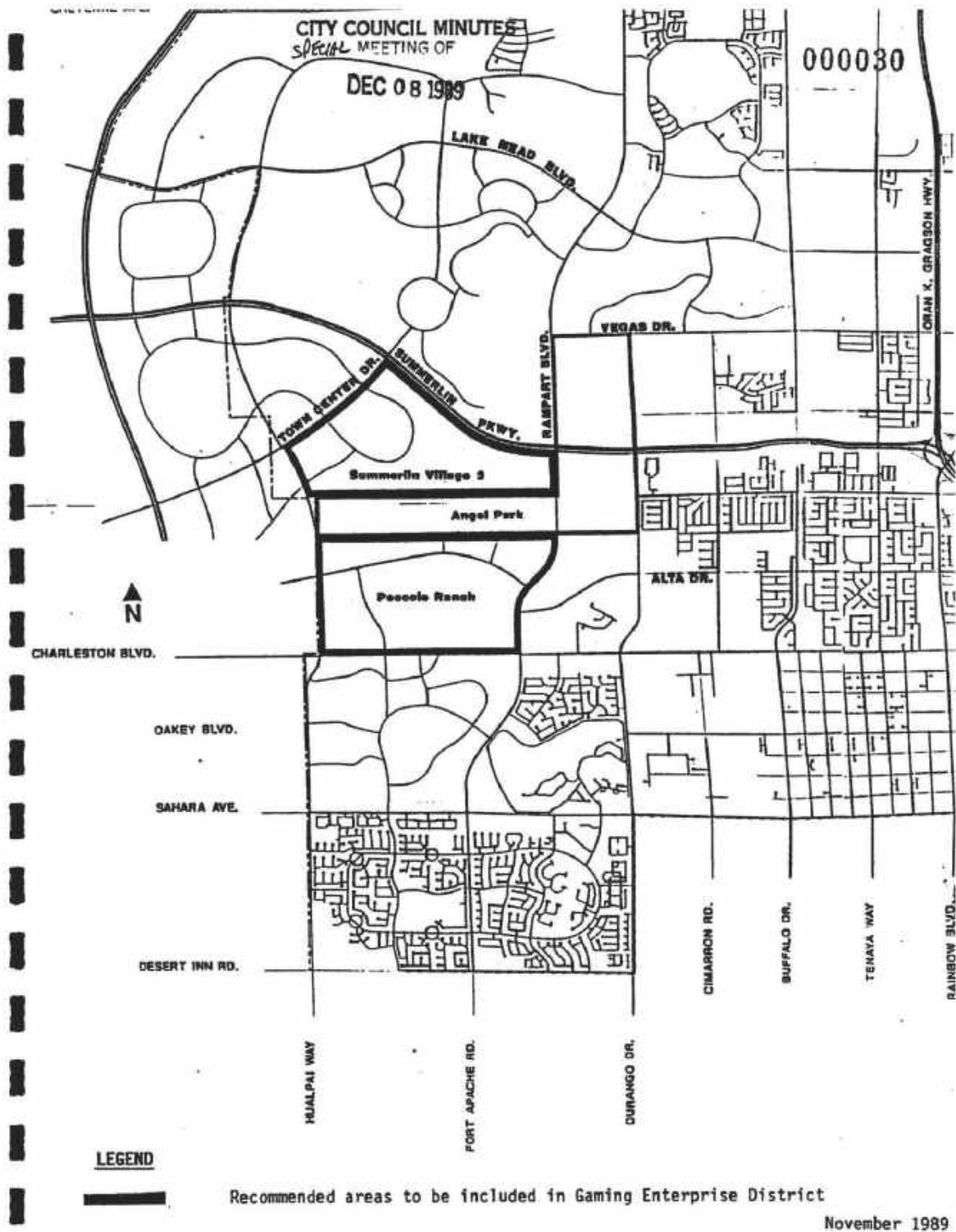
Also Chairman Briare thanked the committee members and stated the committee recommendations will be formally presented to the City Council at a Public Hearing on December 8 which will be immediately followed by a Special Recommending Committee Meeting. The Bill will then be adopted at the December 20, 1989 City Council Meeting.

A special commendation was made to Assemblyman Callister for the fine job he has done on this bill.

/cmp

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CLV65-000137
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EXHIBIT “H”

**A. WAYNE SMITH
& ASSOCIATES**

A Subsidiary of Conroy-Hedrick

February 6, 1990

Mr. Harold P. Foster
Planning Director
CITY OF LAS VEGAS
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Foster:

On behalf of the Peccole Ranch Partnership, we herein submit this application for overall Master Plan Amendment for 1,569.6 acres, and a zoning reclassification for a 996.4 acre Phase Two project

Enclosed, as per your requirements are:

• Application for zoning reclassification of property executed by the property owner


• Application fee of \$200.00

• Eight (8) blueprints of the Master Plan for the overall 1,569.6 acres, the 996.4 acre Phase Two area, and the zoning reclassification narrative.

The Legal Descriptions of the Phase Two R-PD7, R-3, and C-1 areas will be prepared and submitted under separate cover from VTN engineers.

If you have any questions or require additional information, please contact us at (602) 234-3474. Your review and approval is respectfully requested.

Very truly yours,

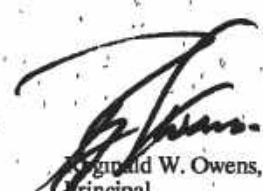

A. Wayne Smith, ASLA
Principal

AWS/RWO/mb

LAND PLANNING
LANDSCAPE
ARCHITECTURE
REAL ESTATE
ADVISORY SERVICES

1515 East Missouri
Suite 100
Phoenix, Arizona
85014

602 234-3474
602 230-9143 FAX


Ronald W. Owens, AICP
Principal

Principals
Jeffrey M. Conroy
Robert C. Hedrick
A. Wayne Smith
B. Steven Bassett
Thomas W. Gumbert
Chris C. Wasmann
Douglas W. Fredrickson
Jeri Hogg
Ronald W. Owens
Jackie L. Gullun

Senior Associates
Dan Cox
Thomas A. Erickson
John D. Chisago
Barrie Larkin
David A. Lockman
Donald S. Zimball

Associates
Betsy Blakely
Michael J. Burke
Kristina Flynn
John G. Gendle
Kathleen Harris
Carol A. Hendrickson
Oswald H. Hender
James J. Hoffman
Brian R. Hendrix
Michael L. Larkin
Karen R. Larkins
Don Miller
Neal Nordin
Dana Otis
Sally Packard
Michael J. Porter
George C. Rice
Tina K. Stover
Valerie M. Tamm
Joseph H. Wansell III
Linda J. Young

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**A WAYNE SMITH
& ASSOCIATES**
A Subsidiary of Cornoyer-Hedrick

T R A N S M I T T A L

To City of Las Vegas Date February 8, 1990
400 East Stewart Project Peccole Ranch - Phase II
Las Vegas, Nevada 89101 Job No L89314-11

Attn Mr. Harold Foster, Director of Community Planning & Development
Mr Richard Williams, Chief of Current Planning

We transmit Via Regular Mail Under separate cover via
For your Approval Review + comment Distribution Record ☒ Information

The following

Drawings prints reproducibles ☒ Documents Samples
Shop drawings prints reproducibles Specifications Other
Submittal No Change order

copies	date	rev no	description
2			Original Peccole Ranch Master Plan Amendment and Phase II Rezoning Application Booklets

Remarks

Enclosed are two original Peccole Ranch Master Plan Amendment and
Phase Two Rezoning Application booklets for your review and use.

Copies to

encl

encl

1515 East Missouri
Suite 100
Phoenix, Arizona
85014
602 234-3474
602 230-9143 FAX

Reginald W. Owens, AICP
Signed

CLV65-000139
0139

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**PECCOLE RANCH
MASTER PLAN**

A Master Plan Amendment and Phase Two Rezoning Application

PREPARED FOR:

The Peccole Ranch Partnership:

Peccole Trust
2300 West Sahara Avenue
Box 17, Suite 870
Las Vegas, Nevada 89102
(702) 871-2700

Triple Five Development Group Central, Ltd.
Suite 900, Capital Place
9707 - 110 Street
Edmonton, Alberta
Canada T5K 2L9
(403) 482-7800

PREPARED BY:

A. Wayne Smith & Associates
1515 East Missouri Avenue
Suite 100
Phoenix, Arizona 85014
(602) 234-3474

February 6, 1990

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PECCOLE RANCH

The proposed 1,569.6 acre Peccole Ranch Master Plan is being submitted to the City of Las Vegas for the approval of an Amendment to the overall Conceptual Master Plan, along with the rezoning of the 996.4 acres in Phase Two to R-PD7, R-3, and C-1 designations. The following narrative describes the intent of the proposed overall Master Plan, compares the Plan with the previously approved overall Peccole Ranch Master Plan, and discusses in detail those land uses proposed in the Phase Two development of Peccole Ranch.

INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

The Peccole Ranch overall Conceptual Master Plan which was approved on February 15, 1989 consisted of 1,716.3 acres. The present overall Plan illustrates a reduction in the 1,716.3 acreage due to the elimination of a previously zoned multi-family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. The existing 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed. The proposed overall Master Plan now consists of 1,569.6 acres

Peccole Ranch is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (Exhibit C, page 2), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by those developments occurring in the Peccole Ranch vicinity such as Canyon Gate, Summerlin, and The Lakes. Planning efforts for these planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The proposed Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met. The physical character of Peccole Ranch is enhanced by its higher elevation than the rest of the City. Views of the surrounding mountains provide a visually pleasant backdrop and the evening lights of downtown Las Vegas are in the distant view.



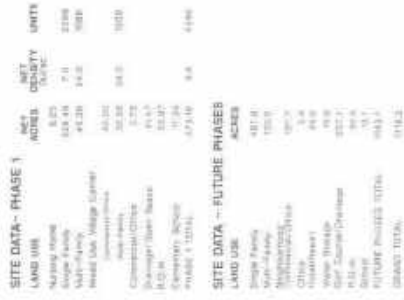
The proposed Peccole Ranch overall Master Plan (Exhibit A, page 4) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/office and commercial center have been proposed in the most northern portion of the project area. Special attention has been given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. An extensive 253 acre golf course and linear open space system winding throughout the community provides a positive focal point while creating a mechanism to handle drainage flows.

Also of importance to Peccole Ranch is the alignment of the Summerlin Parkway under construction north of the Project. The Summerlin Parkway is an east/west expressway which will be approximately three to three and one-half miles long originating at the curve of the Oran A. Gragson Expressway (Westcliff Drive and Rainbow Boulevard) with a terminus at the corner of the two initial Summerlin Villages. Adjacent to the northern boundary of the Peccole Ranch property is the 640 acre Angel Park. When complete, this regional park will include two world class golf courses designed by Arnold Palmer.

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

**OVERALL MASTER PLAN COMPARISON:
PROPOSED PECCOLE RANCH MASTER PLAN VS.
APPROVED PECCOLE RANCH MASTER PLAN**

The proposed Peccole Ranch Master Plan is an amendment to the Peccole Ranch Master Plan which was approved by the City of Las Vegas on February 15, 1989 (Exhibit B, page 5). The main difference between the Plans is the redesignation of 100.1 acres located at the northeast corner of the property to a commercial land use more properly reflecting its location near the Summerlin Parkway and the destination

Peccole Ranch
Partnership
MASTER PLAN

800-368-5848
 Fax: 800-368-5848
 800-368-5848

Submitted By:
Dr. Jaypee Sarm & Associates
1109 Call Center Drive SE
Burgess, Georgia 30122-2341-3474



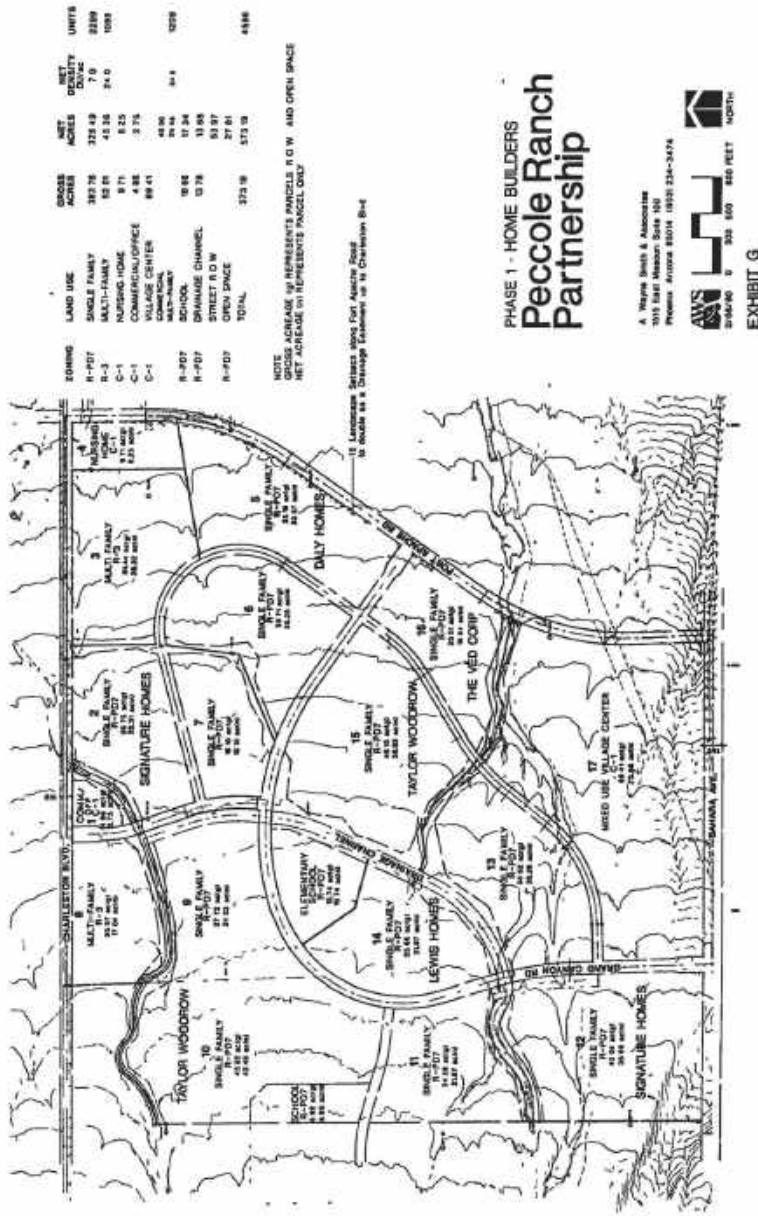
EXHIBIT A

resort-casino. The golf course and drainageways have been refined and roadways were realigned to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials.

The proposed Peccole Ranch Master Plan realigns the major internal collector roadways through the residential and golf course area in Phase Two. The locations for both major entries to the Project were changed. The Charleston Boulevard entry now aligns with Apple Road in Phase One, and the Rampart Boulevard entry was moved to the northern boundary of the Project to avoid the need for an arroyo crossing and to provide a better relationship between the destination resort-casino and the golf course. An additional collector intersecting with Rampart Boulevard provides a second point of ingress/egress and also forms a buffer between a single family neighborhood, and the higher intensity uses along Charleston Boulevard. Alta Road, an east/west arterial, forms the boundary between the proposed Phase Two commercial center and the Bailey-McGah parcel. All arterial roadway names have remained consistent with the exception of Fort Apache Road which becomes Rampart Boulevard north of Charleston Boulevard.

Phase One is currently under development and is anticipated for completion during the early 1990's. Four single family subdivision plats have been recorded the City and several others are in process. Infrastructure for Phase One is anticipated for completion by Spring 1990. Phase One is progressing as planned and is anticipated to continue development to meet the demand for housing alternatives with supporting commercial areas. Exhibit G on page 7 identifies those home builders currently active in Phase One.

Overall, the addition of the commercial center, the refinement of the golf course and drainageways, and the shifting of parcels and parcel boundaries to better use open space areas, creates the difference between the approved Peccole Ranch Master Plan and the proposed Peccole Ranch Master Plan. The proposed Phase Two has become more clearly defined in response to current market trends and remains consistent with the goals and the integrity of the approved Peccole Ranch Master Plan.



PHASE 1 - HOME BUILDERS Peccole Ranch Partnership

A. Wayne Smith & Associates
3015 East Mission Street, Suite 100
Phoenix, Arizona 85014 (602) 234-3474



EXHIBIT G

CLV65-000148
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PHASE TWO - PECCOLE RANCH

Phase Two of Peccole Ranch comprises approximately 996.4 acres bounded by Angel Park Golf Course on the north, Durango Drive on the east, small sections of Sahara Avenue, Charleston Boulevard, and Alta Road on the south, and the alignment of Hualapai Way on the west. Phase Two encompasses all of the remaining acreage within Peccole Ranch. The zoning designations proposed in Phase Two are R-PD7, R-3, and C-1, as described in the following land use descriptions. Overall density of Phase Two is 4.5 DU/AC.

Single Family Residential

The demand for housing remains strong in the Peccole Ranch vicinity, reflecting the continued growth of immigration to the area. The delineation of residential uses (single family and multi-family totalling 461.0 acres) proposed for Peccole Ranch Phase Two is based upon market study documentation of historical and projected single family housing subdivision and multi-family absorption patterns. Approximately 401.0 acres or 40.2 percent of Phase Two is devoted to quality golf course oriented single-family and custom lot developments, reflecting the fact that there is a demand for higher priced single family housing in the strong northwest/southwest markets. This fact is evident particularly at the Project location which is positioned as a natural northerly growth extension to the successful Lakes community, and which will benefit greatly from the surrounding golf environment and the Summerlin Parkway. Recent market data obtained evidences that there is now a growing preference for detached single family homes over apartment and condominiums, reflecting a stabilization of the Las Vegas Metropolitan economy. The significance of this growth is the expanding opportunity to provide single family housing alternatives to an increasingly diverse income base - particularly in association with a golf course community.

There is potential for gated entries to several of the single family parcels. Gated entries into Phase Two residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products, and form an enclave within Pecole Ranch. A 50 acre single-family parcel central to Phase Two offers extensive golf course frontage to future residents in an exclusive environment bounded on all sides by the golf course. Depending upon market demand, additional gated neighborhoods can be provided in proximity to the clubhouse and adjacent to the golf course.

Multiple-Family Residential

The historical strong consumer demand for apartments has not yet reached a saturation point, however, existing inventory will most likely adequately meet current requirements. Therefore, Phase Two reflects a larger single family environment while still maintaining a small inventory of multi-family land areas which will be geared toward those future residents who prefer a more urban oriented lifestyle.

Two multi-family parcels are planned along Charleston Boulevard, and one 20 acre parcel is planned adjacent to Hualpai Way north of the commercial center on Sahara. Multi-family parcels are located adjacent to principal arterials to maximize exposure and to provide buffering to the internal single family neighborhoods from arterial traffic. Approximately 60 acres, or 60 percent of Phase Two is devoted to multi-family use.

Commercial

High intensity uses such as commercial, office, and employment opportunities are incorporated in the commercial/office, neighborhood commercial, and commercial center areas in Phase Two of Pecole Ranch. The largest commercial parcel (100.1 acres), the commercial center, is located adjacent to Angel Park Golf Course on the north, Durango Drive on the east, Alia Road on the south and Rampart Boulevard on the west to provide prime exposure and access. This commercial center is physically well sited in relationship to surrounding high volume major arterials and the future Summerlin Parkway interchange only one-half mile to the north. The site offers an excellent opportunity for internal circulation with arterials on two sides. This may be

evidenced from a review of the Area Plan (Exhibit C, page 2) which depicts the current lack of commercial centers, and the potential urbanization of the vacant residential lands from Jones Boulevard west to Hualpai Way.

Additional neighborhood commercial/office areas are located at intersection nodes to provide easy access and buffer less intense land uses. These parcels will accommodate basic support facilities and services required by the residential community. Commercial and office areas comprise a total of 83.5 acres in Phase Two.

A 56.0 acre destination resort-casino site is located at the intersection of an internal collector and Rampart Boulevard. The boundary of this parcel was altered from the previously approved overall Master Plan to accommodate the boundary changes of the refined golf course and road system. The golf course along the southern border of the parcel provides an aesthetic quality to the destination resort-casino. The resort-casino is planned as a destination golf resort and casino, and will provide the transition from a commercial center to single family residential. The resort will be comprised of approximately 300 to 500 guest rooms, and other elements which may include meeting, conference and ballroom facilities, restaurants, bars, and a casino including its own course, tennis facilities, fitness center, beauty salon, game rooms, a nursery and specialty restaurant and bar areas. Guest amenities may include use of the adjacent golf swimming pool. Exhibit D on page 11 illustrates the anticipated site layout and character for the resort-casino. The Peccole Ranch Resort will be designed to maximize the beauty of the desert surroundings, maintaining sensitivity to scale, character, landscape, and topography, and represents the true centerpiece of the Peccole Ranch Community.

Open Space and Drainage

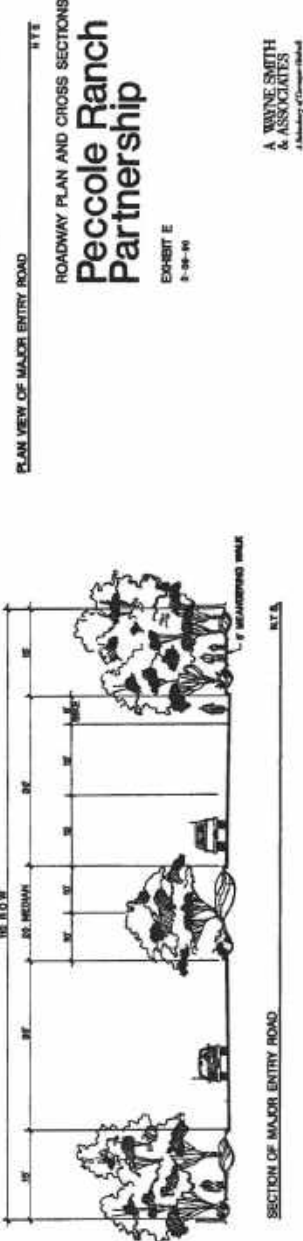
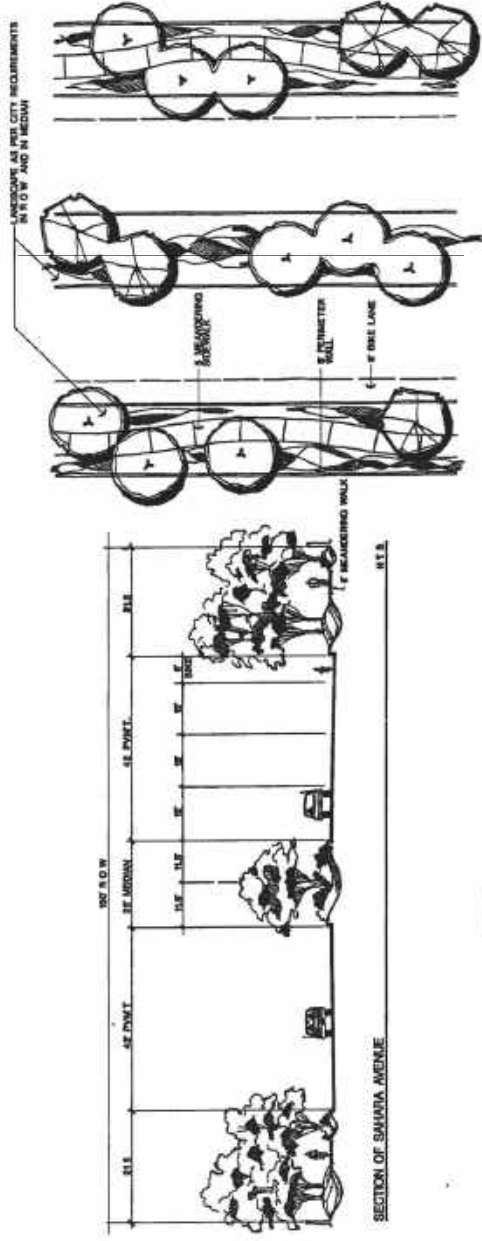
A focal point of Peccole Ranch Phase Two is the 199.8 acre golf course and open space drainage system which traverses the site along the natural wash system. All residential parcels within Phase Two, except one, have exposure to the golf course and open space areas. The single family parcel which is not adjacent to the open space system borders Angel Park Golf Course on its northern boundary. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout with the bike paths and pedestrian

walkways (see Exhibits E and F on pages 13 and 14). The surrounding community as well as project residents may use the open space system to travel to neighboring areas including Angel Park. In addition, recreational improvements such as picnic tables, ramadas and pleasing water features will be located in passive gathering areas located throughout the open space.

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

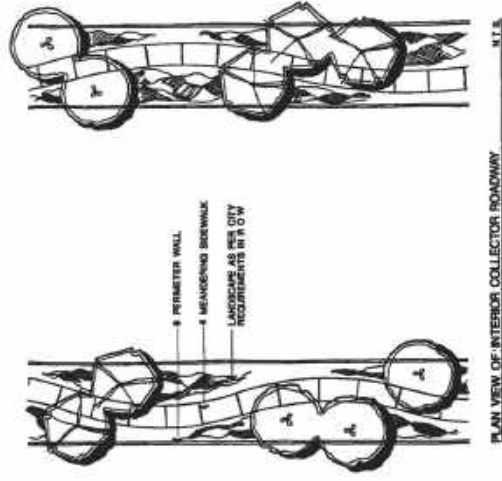
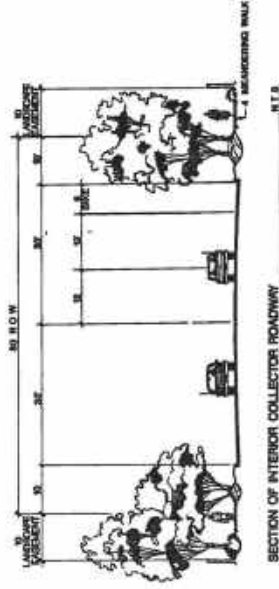
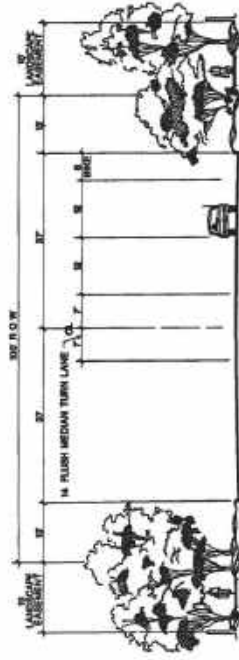
South of Charleston Boulevard, drainage flows through the washes initially enter the site in two locations along the western boundary at a peak rate of 800 cubic feet per second (cfs), and move in a east/northeast direction. Two wash flows are then directed into the main drainage wash which flows northeasterly towards the large Angel Park reservoir at a rate of approximately 1,600 cfs. North of Charleston Boulevard an off-site flow of 2,000 cfs enters the Project. This storm water will be contained within the golf course until it reaches Rampart Boulevard, and will then flow through a channel adjacent to the commercial center to the Angel Park Basin. Based on the golf course routing plan by Mr. Ted Robinson, renowned golf course architect, the golf course has been designed in conjunction with existing drainage features on the site. The design of the golf course has been instrumental in preserving the natural character of the land and controlling drainage on and through the property.

Phase Two of the proposed Peccole Ranch Master Plan has approximately 33.1 additional acres allotted for golf course and drainageways. The additional acreage accommodates a clubhouse and driving range centrally located within the golf course and surrounding residential community. These features are also accessible to visitors staying at the adjacent destination resort-casino.



A. WAYNE SMITH
& ASSOCIATES
A Subsidiary of Cengage Learning

CLV65-000154
0154



ROADWAY PLAN AND CROSS SECTIONS

EXHIBIT F
2-20-93

**A WAYNE SMITH
& ASSOCIATES**
A Subsidiary of Cengage, Belmont

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Schools

A 19.7 acre school site is designated in Phase Two of Peccole Ranch. The level of education served by the site, such as elementary or middle school status, will not be determined until development occurs and the student population becomes more clearly defined. A 10.1 acre elementary school site is reserved in Phase One, and according to the Clark County School District the site has been approved and will be purchased based upon acceptable appraisals. The sites will be developed to meet the requirements of the Clark County School District. According to Clark County School District standards, a typical elementary school requires a student body of approximately 600 to support the facility, whereas a junior high school requires 1,250 students. Student population projections for Phase One and Two are attached.

DEVELOPMENT PLAN - PHASE TWO

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

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

Street and utilities are currently under construction in Phase One.

QUALITY OF DEVELOPMENT

Design, Architecture, and Landscape standards will be established for the development. A Design Review Committee will review and approve all plans for parcel development in Peccole Ranch. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Master Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within individual development parcels to maintain the common area within these areas.

GENERAL PLAN CONFORMANCE

As the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the proposed Peccole Ranch Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the proposed Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- Provide for an efficient, orderly and complementary variety of land uses.
- Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- Provide for the continuing development of a diverse system of open space.

PECCOLE RANCH

LAND USE DATA

PHASE TWO

<u>LAND USE</u>	<u>ACRES</u>	<u>NET DENSITY</u>	<u>NET UNITS</u>
Single-Family	401.0	7.0 du/ac	2,807
Multi-Family	60.0	24.0 du/ac	1,440
Commercial/Office	194.3	-	-
Resort-Casino	56.0	-	-
Golf Course Drainage	211.6	-	-
Right-of-Way	60.4	-	-
Elementary School	13.1	-	-
TOTAL	996.4	4.5 du/ac	4,247

Note Overall density based upon all areas except R.O.W

PECCOLE RANCH
LAND USE DATA
OVERALL MASTER PLAN

LAND USE	NET ACRES	DENSITY RANGES
Single Family	729.49	4.0 - 8.0 du/ac
Multi-Family	105.36	8.0 - 24.0 du/ac
Mixed Use Village Center	75.56	20.0 - 35.0 du/ac
(Commercial, Office, Multi-Family)		
Neighborhood Commercial/Office	197.05	
Resort-Casino	56.0	
Nursing Home	8.25	
Golf Course/Open Space/Drainage	253.07	
Right-of-Way	114.37	
Schools	30.44	
TOTAL	1,569.6	

PECCOLE RANCH
STUDENT POPULATION PROJECTIONS

<u>GRADE</u>	<u>PHASE ONE</u>	<u>PHASE TWO</u>	<u>MASTER PLAN</u>
K thru 6	902	765	1,667
7 thru 9	347	294	641
10 thru 12	343	291	634
TOTAL	1,592	1,350	2,942



**CONSULTING ENGINEERS
PLANNERS SURVEYORS**

PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

LETTER OF TRANSMITTAL

TO CITY OF LAS VEGAS DATE FEBRUARY 9, 1990
PROJECT PECCOLE RANCH PHASE 2
ATTN BEN MCGUIRE W O NO 3974
BY MAIL BY MESSENGER XX PICK-UP EXPRESS MAIL
FAX FEDERAL EXPRESS

No Copies	Description
1	PACKAGE LEGAL DESCRIPTION

COMMENTS

PLEASE FIND ATTACHED THE LEGAL DESCRIPTIONS WHICH SHOULD ACCOMPANY THE ZONE CHANGE FOR WILLIAM PECCOLE PREPARED BY A. WAYNE SMITH & ASSOICATES. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CALL. THANK YOU.

MATERIAL SENT FOR THE FOLLOWING REASONS

CHECKING	FILING	APPROVAL	YOUR FILES
OTHER	CC		

PLEASE SIGN COPIES/ORIGINAL(S) AND RETURN TO OUR OFFICE

SENDER SALLY PELHAM

ABOVE MATERIAL RECEIVED BY

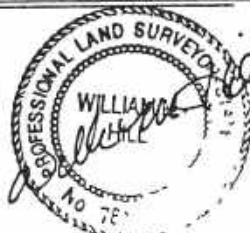
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000162
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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P.E.
J L MacFARLANE, P.E., R.L.S.

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2590

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located on the Northwest Corner (NW Cor.) of Charleston Boulevard and Rampart Boulevard.

Legal Description
Lot 31 - R-PD7

That portion of Section 31 and 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest Corner (NW Cor.) of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 31; thence S.89°10'53"E., along the North line thereof, 2886.78 feet; thence S.89°10'39"E., continuing along said North line, 2846.00 feet to the Northeast Corner (NE Cor.) of the aforementioned South Half (S1/2) of the Northwest Quarter (NW1/4); thence N.89°31'58"E., 1278.67 feet; thence S.00°28'02"E., 140.00 feet to a point on a curve concave Southeasterly and having a radius of 1250.00 feet, a radial line to said point bears N.20°24'57"W.; thence Southwesterly along said curve, through a central angle of 07°40'18", an arc distance of 167.37 feet to a point of tangency; thence S.61°54'45"W., 415.38 feet to a point of tangency with a curve concave Northwesterly and having a radius of 2000.00 feet; thence Southwesterly along said curve, through a central angle of 18°58'02", an arc distance of 662.08 feet to a point, a radial line to said point bears S.09°07'13"E.; thence S.04°47'06"W., along a radial line, 857.50 feet to a point on a curve concave Southwesterly and having a radius of 985.00 feet; thence Southeasterly along said curve, through a central angle of 42°07'20", an arc distance of 724.14 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 325.00 feet, a radial line to said point bears N.46°54'26"E.; thence Southeasterly along said curve, through a central angle of 67°27'19", an arc distance of 382.63 feet to a point of compound curvature with a curve concave Northwesterly and having a radius of 625.00 feet, a radial line to said point bears S.20°32'52"E.; thence Northeasterly along said curve, through a central angle of 20°08'35", an arc distance of 219.73 feet to a point of reverse curvature concave Southeasterly and having a radius of 4400.00 feet, a radial to said point bears S.40°41'28"E.; thence Northeasterly along said curve, through a central angle of 14°58'58", an arc distance of 1150.60 feet to a point of compound

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000163
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Legal Description
W.O. 3974
February 2, 1990
Page 2

curvature with a curve concave Southerly and having a radius of 375.00 feet, a radial line to said point bears N.25°42'29"W.; thence Easterly along said curve, through a central angle of 38°30'11", an arc distance of 252.00 feet to a point, a radial line to said point bears N.12°47'42"E.; thence S.63°03'01"E., along a radial line, 50.00 feet to a point on a curve concave Northwesterly and having a radius of 1700.00 feet; thence Southwesterly along said curve, through a central angle of 24°54'26", an arc distance of 739.01 feet to a point of reverse curvature with a curve concave Southeasterly and having a radius of 1700.00 feet, a radial line to said point bears S.38°08'35"E.; thence Southeasterly along said curve, through a central angle of 40°11'32", an arc distance of 1192.52 feet to a point, a radial line to said point bears N.78°20'06"W.; thence S.89°26'21"W., 698.56 feet; thence S.00°33'39"E., 685.00 feet; thence S.89°26'21"W., 267.74 feet to a point of tangency with a curve concave Northeasterly and having a radius of 550.00 feet; thence Northwesterly along said curve, through a central angle of 30°21'23", an arc distance of 291.40 feet to a point of tangency; thence N.60°12'17"W., 316.30 feet; thence S.29°55'31"W., 494.03 feet to a point of tangency with a curve concave Southeasterly and having a radius of 750.00 feet; thence Southwesterly along said curve, through a central angle of 30°15'27", an arc distance of 396.07 feet to a point of tangency; thence S.00°19'56"E. 65.00 feet to a point on the South line of the aforementioned Section 31; thence S.89°40'04"W., along said South line, 1603.27 feet; thence N.00°19'56"W., 260.10 feet to a point of tangency with a curve concave Southwesterly and having a radius of 1200.00 feet; thence Northwesterly along said curve, through a central angle of 29°45'02", an arc distance of 623.09 feet to a point of tangency; thence N.30°04'58"W., 201.28 feet; thence S.72°05'07"W., 1836.70 feet; thence N.52°05'16"W., 527.49 feet; thence S.89°41'18"W., 900.05 feet to a point on the West line of the aforementioned Section 31; thence N.06°05'57"W., along said West line, 3328.05 feet to the POINT OF BEGINNING.



CLV65-000164
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Legal Description
W.O. 3974
February 2, 1990
Page 3

Containing 519.878 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-2
3900-3999

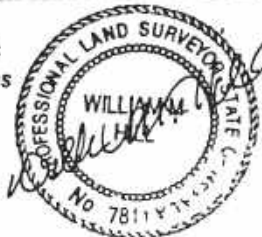


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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P.E.
J L MacFARLANE, P.E., R.L.S.

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-590
This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 3 generally located East of Hualpai Way approximately 735.00 feet North of Sahara Avenue.

**Legal Description
Lot 20 - R-3**

That portion of the West Half (W1/2) of Section 6, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Section 6; thence N.01°20'45"W., along the West line thereof, 734.62 feet to the TRUE POINT OF BEGINNING; thence N.01°20'45"W., continuing along said West line and a radial line, 791.10 feet to a point on a curve concave Southerly and having a radius of 1200.00 feet; thence Easterly along said curve, through a central angle of 10°09'04", an arc distance of 212.60 feet to a point of reverse curvature with a curve concave Northerly and having a radius of 1650.00 feet, a radial line to said point bears N.08°48'19"E.; thence Easterly along said curve, through a central angle of 17°06'58", an arc distance of 492.91 feet to a point of tangency; thence N.81°41'21"E., 126.10 feet to a point of tangency with a curve concave Southerly and having a radius of 800.00 feet; thence Easterly along said curve, through a central angle of 26°50'24", an arc distance of 374.76 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 660.00 feet, a radial line to said point bears N.18°31'45"E.; thence Southeasterly along said curve, through a central angle of 12°55'49", an arc distance of 148.95 feet to a point, a radial line to said point bears S.05°35'56"W.; thence S.00°12'52"E., 723.86 feet; thence S.89°46'34"W., 1327.07 feet to the TRUE POINT OF BEGINNING.

Containing 23.654 acres, more or less.

BASIS OF BEARINGS

N.89°46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

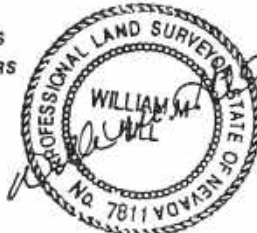
reference 3974-8, 3900-3999
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P.E.
J L MacFARLANE, P.E. RLS

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land to be rezoned generally located within the proposed Peccole Ranch - Phase 3 generally located approximately 2200.00 feet North of Sahara Avenue and West of the existing Peccole Ranch Subdivision.

**Legal Description
Lot 21 - R-PD7**

That portion of the West Half (W1/2) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Southwest Corner (SW Cor.) of the Northwest Quarter (NW1/4) of said Section 6; thence N.01°21'03"W., along the West line thereof, 300.61 feet; thence N.88°38'57"E., 611.22 feet to a point of tangency with a curve concave Southwesterly and having a radius of 3125.00 feet; thence Southeasterly along said curve, through a central angle of 14°02'24", an arc distance of 765.77 feet to a point, a radial line to said point bears N.12°41'21"E.; thence S.00°12'52"E., 1428.83 feet to a point on a curve concave Northeasterly and having a radius of 660.00 feet, a radial line to said point bears S.05°35'56"W.; thence Northwesterly along said curve, through a central angle of 12°55'49", arc distance of 148.95 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 800.00 feet, a radial line to said point bears S.18°31'45"W.; thence Westerly along said curve, through a central angle of 26°50'24", an arc distance of 374.76 feet to a point of tangency; thence S.81°41'21"W., 126.10 feet to a point of tangency with a curve concave Northerly and having a radius of 1650.00 feet; thence Westerly along said curve, through a central angle of 17°06'58", an arc distance of 492.91 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 1200.00 feet, a radial line to said point bears S.08°48'19"W.; thence Westerly along said curve, through a central angle of 10°09'04", an arc distance of 212.60 feet to a point; thence N.01°20'45"W., along a radial line, 1127.82 feet to the POINT OF BEGINNING.

2330 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
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CLV65-000167
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Legal Description
W.O. 3974-9
February 1, 1989
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Containing 44.953 acres, more or less.

BASIS OF BEARINGS

N.89°46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-9
3900-3999

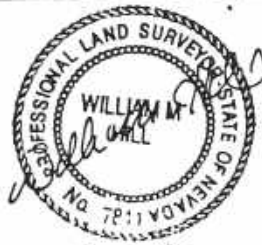


CLV65-000168
0168

10161



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 3, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land located within the proposed Peccole Ranch - Phase 3 project to be rezoned generally located on the Southeast Corner (SE Cor.) of Hualpai Way and Charleston Boulevard.

**Legal Description
Lot 24 - C-1**

That portion of the Northwest Quarter (NW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Northwest Corner (NW Cor.) of said Northwest Quarter (NW1/4); thence N.89°41'47"E., along the North line thereof, 529.69 feet to the TRUE POINT OF BEGINNING; thence N.89°41'18"E. continuing along said North line, 2020.58 feet; thence S.01°43'29"E., 789.60 feet to a point on a curve concave Southwesterly and having a radius of 345.00 feet, a radial line to said point bears N.41°18'26"E.; thence Northwesterly along said curve, through a central angle of 43°12'49", an arc distance of 260.21 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 230.00 feet, a radial line to said point bears N.01°54'24"W.; thence Northwesterly along said curve, through a central angle of 70°18'05", an arc distance of 282.21 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 175.00 feet, a radial line to said point bears S.68°23'41"W.; thence Westerly along said curve, through a central angle of 120°10'17", an arc distance of 367.04 feet to a point of reverse curvature with a curve concave Northwesterly and having a radius of 595.00 feet, a radial line to said point bears N.51°46'35"W.; thence Southwesterly along said curve, through a central angle of 65°57'59", an arc distance of 685.04 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 850.00 feet, a radial line to said point bears S.14°11'23"W.; thence Westerly along said curve, through a central angle of 24°10'09", an arc distance of 358.56 feet to a point of compound curvature with a curve concave Southeasterly and having a radius of 2000.00 feet, a radial line to said point bears N.09°58'45"W.; thence Southwesterly along said curve, through a central angle of 12°19'35", an arc distance of 430.27 feet to a point of reverse

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CLV65-000169
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February 3, 1990
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curvature with a curve concave Northerly and having a radius of 230.00 feet, a radial line to said point bears N.22°18'20"W.; thence Westerly along said curve, through a central angle of 32°28'22", an arc distance of 130.35 feet to a point on a curve concave Northwesterly and having a radius of 800.00 feet, a radial line to said point bears S.10°10'03"W.; thence Northeasterly along said curve, from a radial line which bears S.45°13'48"E., through a central angle of 46°07'15", an arc distance of 643.97 feet to a point of tangency; thence N.01°21'03"W., 250.00 feet to the TRUE POINT OF BEGINNING.

Containing 31.761 acres, more or less.

BASIS OF BEARINGS

N.89°46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-13
3900-3999

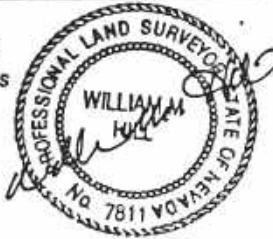


CLV65-000170
0170

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 3, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-590

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 3 project generally located West of the existing Peccole Ranch Subdivision and approximately 800.00 feet South Charleston Boulevard.

Legal Description
Lot 22 - R-PD7

That portion of the West Half (W1/2) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of the Northwest Quarter (NW1/4) of said Section 6; thence N.01°21'03"W., along the West line thereof, 300.61 feet to the TRUE POINT OF BEGINNING; thence continuing N.01°21'03"W., along said West line, 895.46 feet to a point of tangency with a curve concave Southeasterly and having a radius of 800.00 feet; thence Northeasterly along said curve, through a central angle of 48°00'37", an arc distance of 670.35 feet to a point of reverse curvature with a curve concave Northwesterly and having a radius of 800.00 feet, a radial line to said point bears N.43°20'26"W.; thence Northeasterly along said curve, through a central angle of 01°53'22", an arc distance of 26.38 feet to a point on a curve concave Northwesterly and having a radius of 230.00 feet, a radial line to said point bears S.45°13'48"E.; thence Northeasterly along said curve, from a radial line which bears S.10°10'03"W., through a central angle of 32°28'22", an arc distance of 130.35 feet to a point of reverse curvature with a curve concave Southeasterly and having a radius of 2000.00 feet, a radial line to said point bears S.22°18'20"E.; thence Northeasterly along said curve, through a central angle of 12°19'35", an arc distance of 430.27 feet to a point of compound curvature with a curve concave Southerly and having a radius of 850.00 feet, line to said point bears N.09°58'45"W.; thence Easterly along said curve, through a central angle of 24°10'09", an arc distance of 358.56 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 595.00 feet, a radial line to said point bears N.14°11'23"E.; thence

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CLV65-000171
0171

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Southeasterly along said curve, through a central angle of 21'22'45", an arc distance of 222.02 feet to a point, a radial line to said point bears S.07'11'22"E.; thence S.00'12'52"E., 1681.82 feet to a point on a curve concave Southwesterly and having a radius of 3125.00 feet, a radial line to said point bears N.12'41'21"E.; thence Northwesterly along said curve, through a central angle of 14'02'24", an arc distance of 765.77 feet to a point of tangency; thence S.88'38'57"W., 611.22 feet to the TRUE POINT OF BEGINNING.

Containing 49.411 acres, more or less.

BASIS OF BEARINGS

N.89'46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-12
3900-3999

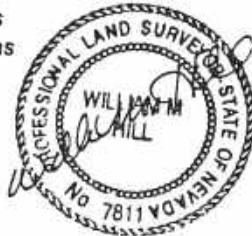


CLV65-000172
0172

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-590

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 3 project generally located on the Northeast Corner (NE Cor.) of Sahara Avenue and Hualpai Way to be rezoned.

Legal Description
Lot 19 - C-1

That portion of the West Half (W1/2) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Southwest Corner (SW Cor.) of said Section 6; thence N.01°20'45"W., along the West line thereof, 734.62 feet; thence N.89°46'34"E., 1327.07 feet; thence S.00°12'52"E., 734.48 feet to a point on the South line of Section 6; thence S.89°46'34"W., along said South line, 1312.57 feet to the POINT OF BEGINNING.

Containing 22.254 acres, more or less.

BASIS OF BEARINGS

N.89°46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-7
3900-3999

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CLV65-000173
0173

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 3, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 3 generally located on the Southeast Corner (SE Cor.) of Hualpai Way and Charleston Boulevard.

Legal Description
Lot 23 - C-1

That portion of the Northwest Quarter (NW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest Corner (NW Cor.) of said Northwest Quarter (NW1/4); thence N.89°41'47"E., along the North line thereof, 529.69 feet; thence S.01°21'03"E., 250.00 feet to a point of tangency with a curve concave Northwesterly and having a radius of 800.00 feet; thence Southwesterly along said curve, through a central angle of 48°00'37", an arc distance of 670.35 feet to a point of reverse curvature with a curve concave Southeasterly and having a radius of 800.00 feet, a radial line to said point bears S.43°20'26"E.; thence Southwesterly along said curve, through a central angle of 48°00'37", an arc distance of 670.35 feet to a point of tangency with the West line of the aforementioned Northwest Quarter (NW1/4); thence N.01°21'03"W., along said West line, 1448.90 feet to the POINT OF BEGINNING.

Containing 10.328 acres, more or less.

BASIS OF BEARINGS

N.89°46'34"E., being the South line of the Southwest Quarter (SW1/4) of Section 6, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-10
3900-3999

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000174
0174

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON PE
J L MacFARLANE, P.E., R.L.S.

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located on the Southwest Corner (SW Cor.) of Rampart Boulevard and Alta Drive.

Legal Description
Lot 30 - C-1

That portion of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest Corner (NW Cor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 32; thence N.89°46'07"E., along the North line thereof, 2677.87 feet to the Northeast Corner (NE Cor.) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section; thence S.00°18'42"E., along the East line thereof, 1336.70 feet to the Southeast Corner (SE Cor.) of the aforementioned Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); thence S.89°41'45"W., 604.05 feet to a point of tangency with a curve concave Southeasterly and having a radius of 1500.00 feet; thence Southwesterly along said curve, through a central angle of 39°37'19", an arc distance of 1037.30 feet to a point of tangency; thence S.50°04'26"W., 1015.26 feet to a point of tangency with a curve concave Northwesterly and having a radius of 1500.00 feet; thence Southwesterly along said curve, through a central angle of 39°21'55", an arc distance of 1030.58 feet to a point of tangency; thence S.89°26'21"W., 661.44 feet to a point on a curve concave Southeasterly and having a radius of 1700.00 feet, a radial line to said point bears N.78°20'06"W.; thence Northeasterly along said curve, through a central angle of 40°11'32", an arc distance of 1192.52 feet to a point of reverse curvature with a curve concave Northwesterly and having a radius of 1700.00 feet, a radial line to said point bears N.38°08'35"W.; thence Northeasterly along said curve, through a central angle of 52°24'05", an arc distance of 1554.78 feet to a point of tangency; thence N.00°32'39"W., 340.02 feet to the POINT OF BEGINNING.

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
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CLV65-000175
0175

10168

Legal Description
W.O. 3974
February 2, 1990
Page 2

Containing 134.394 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974
3900-3999



CLV65-000176
0176

10169



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 project generally located on the Northeast Corner (NE Cor.) of Charleston Boulevard and Hualpai Way.

Legal Description
Lot 25 - C-1

That portion of the Southwest Quarter (SW1/4) of Section 31, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Southwest Corner (SW Cor.) of said Southwest Quarter (SW1/4); thence N.06°05'57"W., along the West line thereof, 805.43 feet; thence N.89°41'18"E., 900.05 feet; thence S.52°05'16"E., 527.49 feet; thence S.04°52'26"W., 411.63 feet; thence S.00°18'42"E., 65.00 feet to the point on the South line of the aforementioned Southwest Quarter (SW1/4); thence S.89°41'18"W., 1196.03 feet to the POINT OF BEGINNING.

Containing 21.650 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-6
3900-3999

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CLV65-000177
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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located on the Northwest Corner (NW Cor.) of Apple Drive and Charleston Boulevard.

**Legal Description
Lot 26 - R-3**

That portion of the South Half (S1/2) of Section 31, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Southeast Corner (SE Cor.) of the Southwest Quarter (SW1/4) of said Section 31; thence S.89°41'18"W., along the South line thereof, 1546.32 feet; thence N.00°18'42"W., 65.00 feet; thence N.04°52'26"E., 411.63 feet; thence N.72°05'07"E., 1836.70 feet; thence S.30°04'58"E., 201.28 feet to a point of tangency with a curve concave Southwesterly and having a radius of 1200.00 feet; thence Southeasterly along said curve, through a central angle of 29°45'02", an arc distance of 623.09 feet to a point of tangency; thence S.00°19'56"E., 260.10 feet to a point on the South line of the Southeast Quarter (SE1/4) of said Section 31; thence S.89°40'04"W., along said South line, 500.00 feet to the POINT OF BEGINNING.

Containing 35.054 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-5
3900-3999

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000178
0178

10171



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-E-90

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located North of Charleston Boulevard approximately 1050.00 feet West of Rampart Boulevard.

**Legal Description
Lot 27 - R-3**

That portion of the Southeast Quarter (SE1/4) of Section 31 and the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Southeast Corner (SE Cor.) of the Southeast Quarter (SE1/4) of said Section 31; thence S.89°40'04"W., along the South line thereof, 507.92 feet; thence N.00°19'56"W., 65.00 feet to a point of tangency with a curve concave Southeasterly and having a radius of 750.00 feet; thence Northeasterly along said curve, through a central angle of 30°15'27", an arc distance of 396.07 feet to a point of tangency; thence N.29°55'31"E., 494.03 feet; thence S.60°12'17"E., 316.30 feet to a point of tangency with a curve concave Northeasterly and having a radius of 550.00 feet; thence Southeasterly along said curve, through a central angle of 24°12'26", an arc distance of 232.37 feet to a point; thence S.05°35'17"W., along a radial line, 576.48 feet; thence S.00°33'39"E., 65.00 feet to a point on the South line of the aforementioned Southwest Quarter (SW1/4) of Section 32; thence S.89°26'21"W., along said South line, 276.89 feet to the POINT OF BEGINNING.

Containing 12.337 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-4
3900-3999

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000179
0179

10172



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON, P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

2-5-90

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located on the Northwest Corner (NW Cor.) of Rampart Boulevard and Charleston Boulevard.

Legal Description
Lot 28 - C-1

That portion of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Southwest Quarter (SW1/4); thence N.89°26'21"E., along the South line thereof, 276.89 feet to the TRUE POINT OF BEGINNING; thence N.00°33'39"W., 65.00 feet; thence N.05°35'17"E., along a radial line, 576.48 feet to a point on a curve concave Northerly and having a radius of 550.00 feet; thence Easterly along said curve, through a central angle of 06°08'57", an arc distance of 59.03 feet to a point of tangency; thence N.89°26'21"E., 267.74 feet; thence N.00°33'39"W., 25.00 feet; thence N.89°26'21"E., 660.00 feet; thence S.00°33'39"E., 660.00 feet to a point on the South line of the aforementioned Southwest Quarter (SW1/4); thence S.89°26'21"W., along said South line, 1048.41 feet to the TRUE POINT OF BEGINNING.

Containing 15.262 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-3
3900-3999

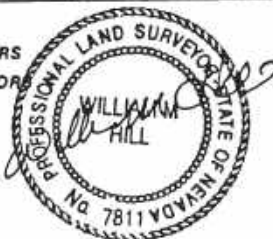
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

CLV65-000180
0180

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CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K D WEIR
C R JOHNSON P E
J L MacFARLANE, P E, R L S

W.O. 3974
February 2, 1990
By: R.M.
P.R. By: R.M.

EXPLANATION:

This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 generally located West of Rampart Boulevard and South of Angle Park.

Legal Description Lot 29 - C-1

That portion of the West Half (W1/2) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northeast Corner (NE Cor.) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 32; thence S.00°32'39"E., along the East line thereof, 340.02 feet to a point of tangency with a curve concave Northwesterly and having a radius of 1700.00 feet; thence Southwesterly along said curve, through a central of 27°29'39", an arc distance of 815.77 feet to a point; thence N.63°03'01"W., along a radial line, 50.00 feet to a point on a curve concave Southerly and having a radius of 375.00 feet, a radial line to said point bears N.12°47'42"E.; thence Westerly along said curve, through a central angle of 38°30'11", an arc distance of 252.00 feet to a point of compound curvature with a curve concave Southeasterly and having a radius of 4400.00 feet, a radial line to said point bears N.25°42'29"W.; thence Southwesterly along said curve, through a central angle of 14°58'58", an arc distance of 1150.60 feet to a point of reverse curvature with a curve concave Northwesterly and having a radius of 625.00 feet, a radial line to said point bears N.40°41'28"W.; thence Southwesterly along said curve, through a central angle of 20°08'35", an arc distance of 219.73 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 325.00 feet, a radial line to said point bears S.20°32'52"E.; thence Northwesterly along said curve, through a central angle of 67°27'19", an arc distance of 382.63 feet to a point of reverse curvature with a curve concave Southwesterly and having a radius of 985.00 feet, a radial line to said point bears S.46°54'26"W.; thence Northwesterly along said curve, through a central angle of 42°07'20", an arc distance of 724.14 feet to a point; thence N.04°47'06"E., along a radial line, 857.50 feet to a point on a

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102
TEL (702) 873-7550 FAX 362-2597

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Legal Description
W.O. 3974
February 2, 1990
Page 2

curve concave Northwesterly and having a radius of 2000.00 feet, a radial line to said point bears S.09°07'13"E.; thence Northeasterly along said curve, through a central angle of 18°58'02", an arc distance of 662.08 feet to a point of tangency; thence N.61°54'45"E., 415.38 feet to a point of tangency with a curve concave Southeasterly and having a radius of 1250.00 feet; thence Northeasterly along said curve, through a central angle of 07°40'18", an arc distance of 167.37 feet to a point, a radial line to said point bears N.20°24'57"W.; thence N.00°28'02"W., 140.00 feet to a point on the North line of the South Half (S1/2) of the Northwest Quarter (NW1/4) of said Section; thence N.89°31'58"E., along said North line, 1394.37 feet to the POINT OF BEGINNING.

Containing 75.439 acres, more or less.

BASIS OF BEARINGS

N.89°26'21"E., being the South line of the Southwest Quarter (SW1/4) of Section 32, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Office of the County Recorder in File 36 of Records of Surveys, Page 89.

reference 3974-1
3900-3999



CLV65-000182
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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

March 8, 1990

PLANNING COMMISSION

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

24. MASTER DEVELOPMENT PLAN AMENDMENT

Applicant: WILLIAM PECCOLE 1982 TRUST
Application: Request for approval to
amend the Master Development
Plan
Location: East side of Hualpai Way,
west of Durango Drive,
between the south
boundary of Angel Park and
Sahara Avenue
Size: 996.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. A maximum of 4,247 dwelling units
be allowed for Phase II.
2. Hualpai Way be extended as a public
street north of Charleston Boulevard
to the north property line as required
by the Department of Public Works.
3. Extend Apple Lane along the north
side of this site and adjacent to
Angel Park, east of Rampart Boulevard
to Durango Drive, as required by
the Department of Public Works.

PROTESTS: 5 Speakers at Meeting

Babero -
APPROVED, subject to staff's
conditions and Condition No. 4
requiring public notice when
there will be an architectural
review on the resort/casino
and commercial center sites,
and Condition No. 5 stating
the applicant is to post signs
on the property indicating
the proposed uses.
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this request
is to amend the approved Master
Development Plan that was approved
in 1989. Phase II contains
996.4 acres. It is predominantly
single family dwellings. However,
there will be multifamily,
resort/casino, golf course,
commercial office, school and
rights-of-way. The significant
change is the addition of the
golf course and a larger resort/casino
site and 100 acre shopping
center site. The commercial
site was in the 1981 plan and
taken out in the 1989 plan.
Each parcel will be subject
to a review by the Planning
Commission. The overall density
is 4.3 units per acre. Staff
feels Apple Lane should be
extended over from Rampart
Boulevard to Durango Drive
to give better vehicular access
to the commercial parcel.
Hualpai Way also has to be
extended. The Gaming Enterprise
District indicates this area
could contain one destination
resort/casino, but the applicant
would have to have a major
recreational facility and a
minimum of 200 rooms. Staff
recommended approval, subject
to the conditions.

WILLIAM PECCOLE appeared and
represented the application.
Phase I is 75% complete. This
request is for Phase II.

A. WAYNE SMITH, Land Planner,
1515 East Missouri Avenue,
Phoenix, Arizona, appeared
and represented the applicant.
The main street will be 80
feet wide from Charleston Boulevard
south and then curving to the
northeast.

CLV65-000183

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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

March 8, 1990

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

PHONE 386-6301

COMMISSION ACTION

24. MASTER DEVELOPMENT PLAN AMENDMENT (CONT'D)

GREGORY BARLOW, 704 Minto Court, appeared in protest. He was concerned about the 100 acres for a shopping center because of its large size bringing too much traffic into the area and the aesthetics of the center. However, he would like to have some shopping in that area. He would like to have a public hearing held when this project comes back for a design review. The various types of zoning should be posted on the property.

KATHERINE SAVER, 8917 Condotti Court, appeared in protest. She objected to the casino because of the traffic it will generate. There are a lot of children in that area and she does not want the children to live near a casino.

PAM EASTBERG, 7913 Fanciful, appeared in protest. She objected to the casino being in a residential area.

ULRICH SMITH, 8813 Bresca Drive, appeared in protest. He objected to the casino.

RAY BINGHAM, 8345 Cove Landing Avenue, appeared in protest. He objected to locating the shopping center next to a park because of all the traffic the center will generate.

MILLIAN PECCOLE appeared in rebuttal. They are working with the City on the interchange at the Summerlin Parkway so that traffic can move north and south. They will participate in a Special Improvement District for their area. Two schools are being constructed in Phase I. This will be a quality project. He would be agreeable to an architectural review by the City. All their property shows the zoning. The shopping center will be approximately a million square feet containing stores that are not presently in Las Vegas.

To be heard by the City Council on 4/4/90.

(7:37-8:09)

CLV65-000184
0184

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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

March 8, 1990

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

25. 2-17-90

Applicant: WILLIAM PECCOLE 1982 TRUST
Application: Zoning Reclassification
From: R-U (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, C-1, C-2, P-R and C-V)
To: R-PD7, R-3 and C-1
Location: East side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue
Proposed Use: Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino
Size: 996.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A maximum of 4,247 dwelling units be allowed for Phase II.
2. Conformance to the Conditions of Approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.
5. The existing Resolution of Intent on this property is expunged upon approval of this application.
6. Resolution of Intent with a five year time limit.
7. Standard Conditions 6 - 8 and 11.

PROTESTS: 2 on record with staff
1 speaker at meeting

FAVOR: 1 speaker at meeting

Babero - APPROVED, subject to staff's conditions and additional conditions requiring the applicant to post signs on property indicating the zoning and that a public hearing be held on the development plan on the commercial and casino sites.
Unanimous.
(Bugbee and Dixon excused)

MR. WILLIAMS stated this request is to approve the zoning that was indicated on the Master Development Plan. The development plans will be submitted to the Planning Commission for review prior to development. Staff recommended approval, subject to the conditions.

WILLIAM PECCOLE appeared and represented the application. He concurred with staff's conditions.

GREGORY BARLOW, 704 Minto Court, appeared in favor if certain conditions are met. He wants a review of each parcel before the Planning Commission with a notice posted announcing that a public hearing will be held. Before any building is completed Rampart Boulevard must be finished. He would like the feeder routes also improved.

ULRICH SMITH, 8813 Bresca Drive, appeared in protest. He objected to the casino.

WILLIAM PECCOLE appeared in rebuttal. The casino will be buffered on the north by the Angel Park Golf Course and on the south by his golf course. On the east side will be commercial and on the west side a tennis court.

A. WAYNE SMITH, Land Planner, 1515 East Missouri Avenue, Phoenix, Arizona, appeared and represented the applicant. The applicant has reduced the density by about 2,200 units to help balance the traffic flow.

To be heard by the City Council on 4/4/90.

(8:09-8:23)

CLV65-000185

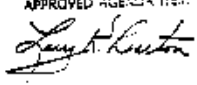
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10178

CITY COUNCIL MINUTES
MEETING OF
APRIL 4, 1990
AGENDA City of Las Vegas
CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 388-6011

000648

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ITEM	ACTION
1433 to 1437	<p>X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPT.</u> <u>(CONTINUED)</u></p> <p>G. <u>ZONE CHANGE - PUBLIC HEARING</u></p> <p>3. <u>Master Development Plan Amendment</u> <u>related to 2-17-90</u></p> <p>Request for approval to amend the Master Development Plan for property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none">1. A maximum of 4,247 dwelling units be allowed for Phase II.2. Hualpai Way be extended as a public street north of Charleston Boulevard to the north property line as required by the Department of Public Works.3. Extend Apple Lane along the north side of this site and adjacent to Angel Park, east of Rampart Boulevard to Durango Drive, as required by the Department of Public Works.4. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.5. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review. <p>Staff Recommendation: APPROVAL</p> <p>PROTESTS: 5 (at meeting)</p> <p>APPROVED AGENDA ITEM: </p> <p>MOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.</p> <p>Clerk to Notify and Planning to Proceed.</p> <p>-----</p> <p>ROBERT PECCOLE, 2760 Tioga Pine Circle, appeared. He stipulated to the conditions indicating that the hotel and casino along with the commercial center plans would be approved by the Council.</p> <p>COUNCILMAN ADAMSEN said he previously wrote a letter to both the Peccole and Summerlin people asking them to post signs on the property indicating the hotel and casino sites. He also asked that when people buy property they be given a plot plan and a map which would show the future casino site in relation to their property and they are asked to sign an acknowledgment when they receive this information to resolve any problems of notification.</p> <p>No one appeared in opposition.</p>

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X.

6. ZONE CHANGE - PUBLIC HEARING

3. Master Development Plan Amendment related to Z-17-90

This is a request to amend a portion of a previously approved Master Plan for the Peccole Ranch Property, Phase II. Phase II contains 996.4 acres and comprises property located south of Angel Park between Durango Drive and Hualpai Way extending south to Sahara Avenue. There are 4,247 units proposed and the gross density for Phase II is 4.3 dwelling units per acre. A related item, Z-17-90, is item X.G.4. on this agenda.

Master Development Plans have been approved for this property in 1981, 1986 and 1989. The portion identified as Phase I was approved as part of the 1989 Plan and is currently under development. The significant changes to this plan from the 1989 plan is the addition of a golf course, a larger resort/casino site and the 100 acre commercial center site north of Alta Drive, between Durango Drive and Rampart Boulevard. The proposed multi-family uses have been reduced from 105 acres to 60 acres. A 19.7 acre school site is designated on a site south of Charleston Boulevard. The following table indicates the proposed land uses and acreage for Phase II:

<u>LAND USE</u>	<u>PHASE II ACREAGE</u>	<u>PERCENT OF SITE</u>
Single Family	401	40.20%
Multi-Family	60	6.02%
Neighborhood Commercial/Office	194.3	19.50%
Resort/Casino	96.0	9.62%
Golf Course/Drainage	211.6	21.24%
School	13.1	1.31%
Rights-of-Way	60.4	6.07%

At the Planning Commission meeting, staff indicated that the density of this Master Plan was within the average density of 7 units per acre recommended in the General Plan. Staff recommended, however, that Apple Lane should be extended to Durango Drive in conjunction with the shopping center site. The Planning Commission recommended approval of the Plan subject to the resort site and shopping center uses being posted with signs to indicate the proposed uses. The Planning Commission also required that the surrounding property owners be notified when development plans for the resort and commercial center sites are submitted for review.

There were several protestants at the meeting who voiced their objection to the size of the shopping center site and the proposed destination resort site.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

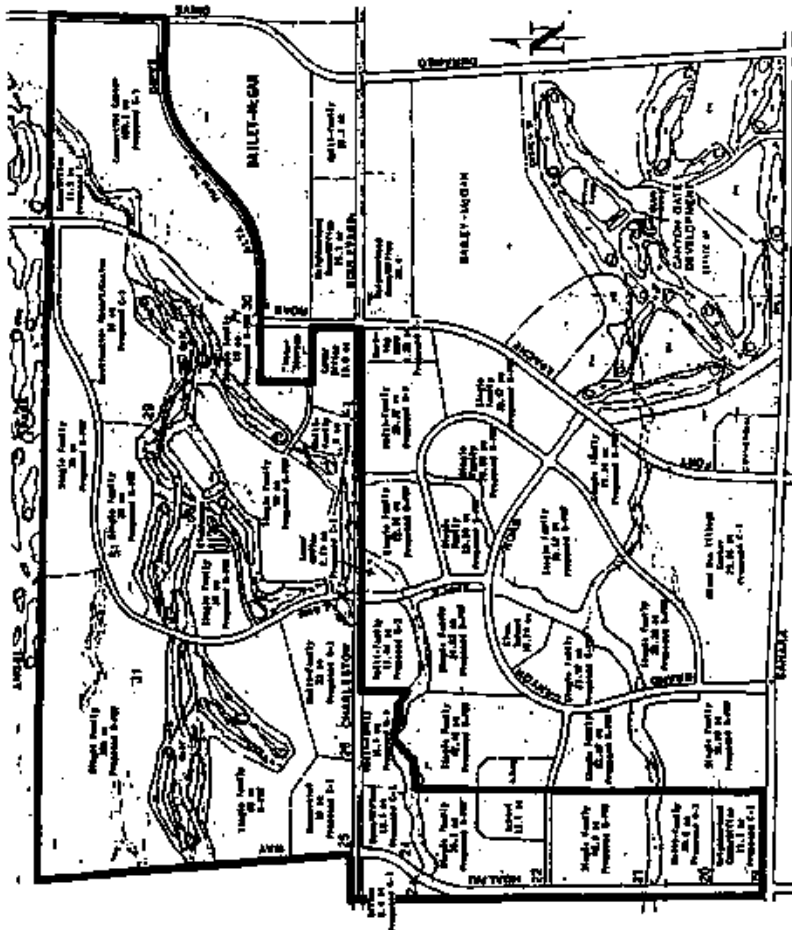
SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
APR 04 1990

000650

LOCATION MAP - ITEM X.G.3. - Master Development Plan Amendment



MASTER DEVELOPMENT PLAN AMENDMENT

CLV65-000188
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CITY COUNCIL MINUTES
MEETING OF
APRIL 4, 1980
AGENDA *City of Las Vegas*
CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 385-8011

000651

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ITEM	ACTION
<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)</p> <p>G. ZONE CHANGE - PUBLIC HEARING</p> <p>4. <u>2-17-80 - William Peccole 1982 Trust</u></p> <p>Request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.</p> <p>From: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V)</p> <p>To: R-PD3 (Residential Planned Development) R-PD7 (Residential Planned Development) and C-1 (Limited Commercial)</p> <p>Proposed Use: SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, COMMERCIAL, OFFICE AND RESORT/CASINO.</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. A maximum of 4,247 dwelling units be allowed for Phase II. 2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II. 3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development. 4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works. <p style="text-align: right;">- continued -</p> <p style="text-align: right;">APPROVED AGENDA ITEM <i>L. H. R. T.</i></p>	<p>MOLEX - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.</p> <p>Clerk to Notify and Planning to Proceed.</p> <p>WILLIAM PECCOLE, 2760 Tifoga Pine Circle, was present.</p> <p>COUNCILMAN ADAMSEN said this was in conformance with the General Plan. The multi-family acreage was reduced from 100 to 60 and it will all be located on the major streets.</p> <p>No one appeared in opposition.</p> <p>There was no discussion.</p> <p>NOTE: The portion of this agenda which indicates this reclassification includes a request for R-PD3 zoning, in addition to R-PD7 and C-1, is a typographical error. The application and all other documentation correctly identifies the request as <u>R-3 (Limited Multiple Residence)</u>, R-PD7 and C-1.</p>

CLV65-000189
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CITY COUNCIL MINUTES
MEETING OF
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AGENDA *City of Las Vegas*
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PHONE 366-8011

000652

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ITEM	ACTION
X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)	
G. <u>ZONE CHANGE - PUBLIC HEARING</u>	APPROVED - See page 49
4. <u>Z-17-90 - William Peccole 1982</u> <u>Trust (continued)</u>	
5. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.	
6. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.	
7. The existing Resolution of Intent on this property is expunged upon approval of this application.	
8. Resolution of Intent with a five year time limit.	
9. Standard conditions 6-8 and 11.	
Staff Recommendation: APPROVAL	
PROTESTS: 3 (2 letters, 1 at meeting)	
<p>APPROVED AGENDA ITEM <i>Larry D. Burton</i></p>	

CLV65-000190
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CITY COUNCIL MINUTES
MEETING OF
APRIL 4, 1990

000653

X.

G. ZONE CHANGE - PUBLIC HEARING

4. Z-17-90 - William Peccole 1982 Trust

This is a request to rezone 996.4 acres from N-U (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, C-1, C-2, P-R and C-V) to R-PD7, R-3 and C-1 for Phase II of Peccole Ranch. The proposal includes 401 acres for single family development at a density of 7 units per acre, 60 acres of multi-family at a density of 24 units per acre, 194.3 acres for commercial/office uses, 56 acres for a resort/casino, approximately 212 acres for a golf course and drainage, 13.1 acres for a school and approximately 61 acres for rights-of-way. The Master Development Plan Amendment for this property is Item X.G.3. on this agenda.

To the north is Angel Park in a C-V zone. To the west is vacant land in the County. There is N-U, R-PD7, R-PD20, R-3 and C-1 zoning to the east and south.

Last year, Phase I on the south side of Charleston Boulevard was approved to develop 3,150 dwelling units on 448.8 acres at a density of seven units per acre. Another zoning request expanded Phase I and allowed 931 additional dwelling units also at a density of seven units per acre.

Phase II of the proposed development will contain 4,247 dwelling units at an overall gross density of 4.3 units per acre for the entire 746.1 acres of residential zoning. This is below the 7 units per acre allowed in the General Plan.

Staff recommended approval of the application and the Planning Commission concurred, subject to the resort and commercial center uses being posted with signs that indicate the proposed uses. The Planning Commission also required that the surrounding property owners be notified when development plans for the resort/casino and the commercial center sites are submitted for review.

General Plan Conformance: Yes. Conforms to the density recommendations of the General Plan.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

SEE ATTACHED LOCATION MAP


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

CLV65-000191
0191

10184

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

CORRECTED LETTER

January 29, 1991

William Peccole 1982 Trust
2760 Tioga Pines Circle
Las Vegas, Nevada 89117

RE: Z-17-90 - ZONE CHANGE

Gentlemen

The City Council at a regular meeting held April 4, 1990 APPROVED the request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue, from: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V), to: R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino, subject to:

1. A maximum of 4,247 dwelling units be allowed for Phase II
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works



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CLV65-000193
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10186

William Peccole 1982 Trust
January 29, 1991
RE. Z-17-90 - ZONE CHANGE
Page 2.

- 5 Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.
- 6 The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.
7. The existing Resolution of Intent on this property is expunged upon approval of this application.
8. Resolution of Intent with a five year time limit.
- 9 Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,


KATHLEEN M TIGHE
City Clerk

KMT.cmp

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

Mr. A. Wayne Smith
A. Wayne Smith & Associates
1515 ~~1414~~ E. Missouri, Suite 100
Phoenix, Arizona 85014

VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102

Sean McGowan
2300 W. Sahara, Box 10
Las Vegas, Nevada 89102

CLV65-000194
0194

10187