

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed
Aug 25 2022 08:04 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**JOINT APPENDIX,
VOLUME NO. 128, Pt. 1**

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CERTIFIED AS A TRUE COPY
Pages: 2416 signed/certified
At 10:59 am on April 20, 2017
By Scott D Widney
Enterprise Records Officer
City of Las Vegas



Agenda Item No.: 101.

Scott D Widney

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: NOVEMBER 16, 2016

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

Consent Discussion

SUBJECT:

NOT TO BE HEARD BEFORE 3:00 P.M. - MOD-63600 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL - For possible action on a request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491]. The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

412

City Council Meeting

191

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

60

City Council Meeting

33

RECOMMENDATION:

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Request to Withdraw Without Prejudice - Submitted by 180 Land Co, LLC Acres, LLC and Fore Stars, Ltd. - MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]
2. Location and Aerial Maps
3. Staff Report- MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]
4. Supporting Documentation- MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
5. Photo(s) - MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
6. Justification Letter
7. 2016 Major Modification of the 1990 Amendment to the Peccole Ranch Overall Conceptual Master Plan - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
8. Economical and Fiscal Benefits Study - 2016 Major Modification to Peccole Ranch Master Plan - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
9. Zoning Verification Letter - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
10. Analysis/Statement from Peccole & Peccole, Ltd., Attorneys at Law - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
11. Revisions Tracking Charts by George Garcia Submitted at the July 12, 2016 Planning Commission Meeting - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]

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CITY COUNCIL MEETING OF: NOVEMBER 16, 2016

12. Traffic Study Submitted by Greg Borgel at the October 18, 2016 Special Planning Commission Meeting
13. Verbatim Transcript from the October 18, 2016 Special Planning Commission Meeting
14. Protest/Support Postcards – MOD-63600 and GPA-63599
15. Submitted after Final Agenda – Presentation Binders Volume I and II and CD by George Garcia for GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
16. Submitted after Final Agenda – Protest/Support Postcards for MOD-63600 and GPA-63599 [PRJ-63491], Letters of Concern and Protest/Support Emails for MOD-63600, GPA-63599, ZON-63601, DIR-63602 [PRJ-63491], GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226] and Request Letter from Shauna Hughes for MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
17. Submitted at Meeting - Protest Postcards by Robert Peccole and History of Abeyance Requests and Findings of Good Cause by Shauna Hughes for MOD-63600 and GPA-63599 [PRJ-63491]
18. Combined Verbatim Transcript for MOD-63600, GPA-63599, ZON-63601, DIR-63602 [PRJ-63491], GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
19. Backup Submitted at the October 18, 2016 Special Planning Commission Meeting

Motion made by BOB BEERS to Withdraw without prejudice

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, CAROLYN G. GOODMAN, STEVEN D. ROSS, BOB BEERS;
(Against-BOB COFFIN, LOIS TARKANIAN, STAVROS S. ANTHONY); (Abstain-None);
(Did Not Vote-None); (Excused-None)

NOTE: A Combined Verbatim Transcript of Items 101-107 is made a part of the Final Minutes.

Minutes:

Appearance List:

CAROLYN G. GOODMAN, Mayor
BRAD JERBIC, City Attorney
TOM PERRIGO, Planning Director
SHAUNA HUGHES, Representing Queensridge Homeowners Association
CHRIS KAEMPFER, Legal Counsel for the Applicant
STAVROS ANTHONY, Councilman
UNIDENTIFIED MALE SPEAKER
TODD BICE, Legal Counsel for Homeowners
BOB COFFIN, Councilman
RICKI Y. BARLOW, Councilman
BOB BEERS, Councilman
LOIS TARKANIAN, Councilwoman
JIM JIMMERSON, Appearing on behalf of the Applicant
CLYDE TURNER, Queensridge Resident

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CITY COUNCIL MEETING OF: NOVEMBER 16, 2016

FRANK PANKRATZ
AUDIENCE
SECOND UNIDENTIFIED MALE SPEAKER
STEVEN D. ROSS, Councilman
BART ANDERSON, Engineering Project Manager, Public Works, City of Las Vegas
STEPHANIE ALLEN, Legal Counsel for the Applicant
LUANN D. HOLMES, City Clerk
GREG BORGEL, 300 South 4th Street
PATRICE TEW, Clark County School District Trustee, District E
STEPHEN COLLINS, Queensridge Resident
MICHAEL BUCKLEY, Representative for the Frank and Jill Fertitta Family Trust
ELAINE WENGER-ROESNER, President of the Queensridge Homeowners Association Board
GEORGE GARCIA, 1055 Whitney Ranch Drive, Henderson
FRANK SCHRECK, Queensridge Resident
YOHAN LOWIE, Applicant
NELSON STONE, Civil Engineer, T.Y. Lin International
BRAD NELSON, Land Developer
BRIAN GORDON, Consultant, Applied Analysis
RICHARD SCOTT DUGAN, Certified General Appraiser
PETER LOWENSTEIN, Planning Section Manager
BOB PECCOLE, Queensridge Resident
STEVE CARRION, Queensridge Resident
DAVID MASON, Developer
TOM LOVE, Queensridge Resident
HERMAL AHLERS, Queensridge Resident
ANTHONY CASABIANCA, Citizen
LEONARD SCHWIMMER, Queensridge Resident
ANNE SMITH, Queensridge Resident
CLYDE SPITZE, Citizen
ELISE CANONICO, Queensridge Resident
SUMMER DAVIES, Queensridge Resident
JUSTIN DAVIES, Queensridge Resident
TRESSA STEPHENS-HADDOCK, Queensridge Resident
KRIS ENGELSTAD, Queensridge Resident
PAULA QUAGLIANA, Queensridge Resident
DR. JOSEPH QUAGLIANA, Queensridge Resident
DINO REYNOSA, Representing Steven Maksin, CEO of Moonbeam Capital Investments
KIMBERLY TOBERGTE, Silvestone Ranch Resident
DARRYL ROESNER, Queensridge Resident
TOM BLINKINSOP, Henderson Resident
DUNCAN LEE, Queensridge Resident
MICHELLE KOMO, Queensridge Resident
LUCILLE MONGELLI, Queensridge Resident
FRANK PONTO, Queensridge Resident

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CITY COUNCIL MEETING OF: NOVEMBER 16, 2016

CAROL JIMMERSON, Queensridge Resident
SIGAL CHATTAH, Sigal Chattah Law Group
SHAWN KING, The Equity Group
KEVIN BLAIR, Owner of Sr. Williams Court
TERRY HOLDEN, Queensridge Resident
ROBERT MARSHALL, Queensridge Resident
NOEL GAGE, Queensridge Resident
RICK KOSS, Queensridge Resident
ELIZABETH FRETWELL, City Manager
See Item 45 for related discussion.



ROR000004

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

November 1, 2016

Mr. Tom Perrigo, Planning Director
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: Applications MOD-63600, GPA-63599, ZON-63601 & DIR-63602

Dear Mr. Perrigo:

Please be advised that Applicants are withdrawing the above referenced applications without prejudice.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
Nevada limited liability companies

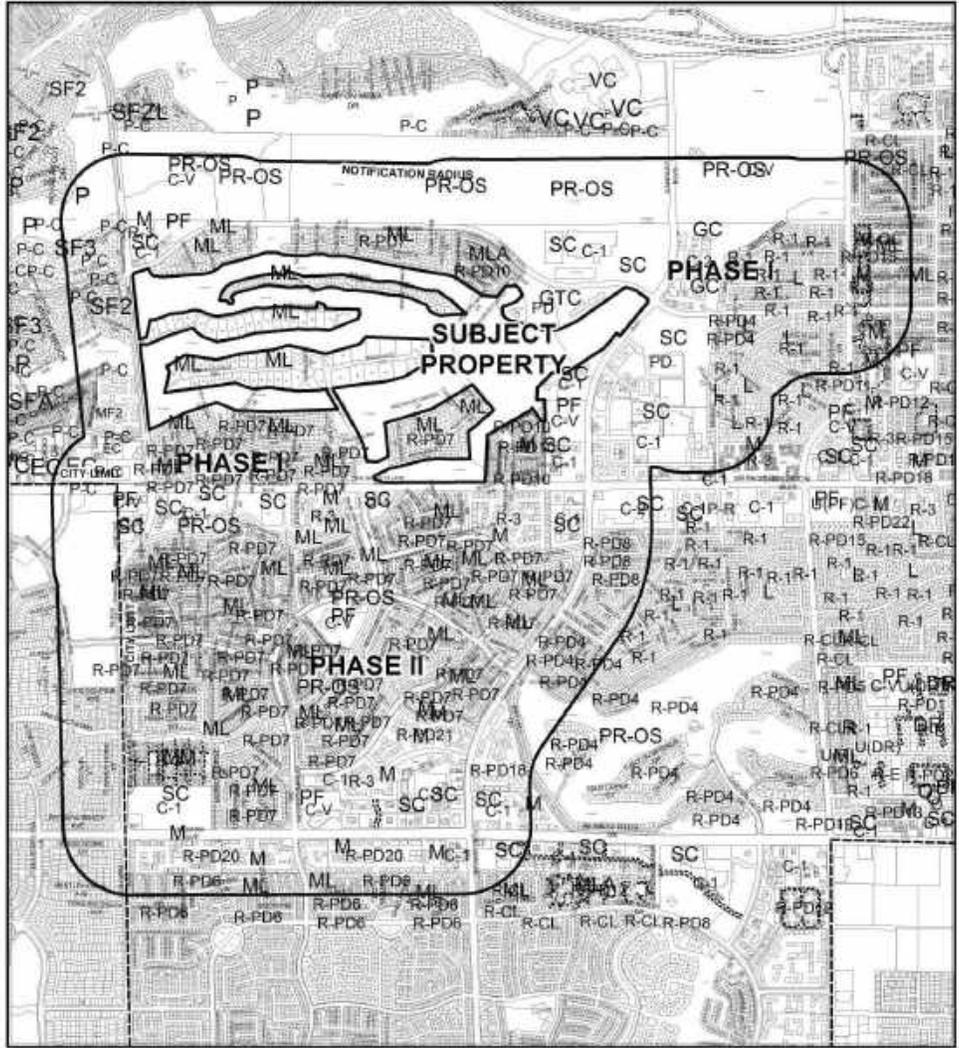
By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____
Name: Frank Pankratz
Its: Manager
Date: 11/1/16

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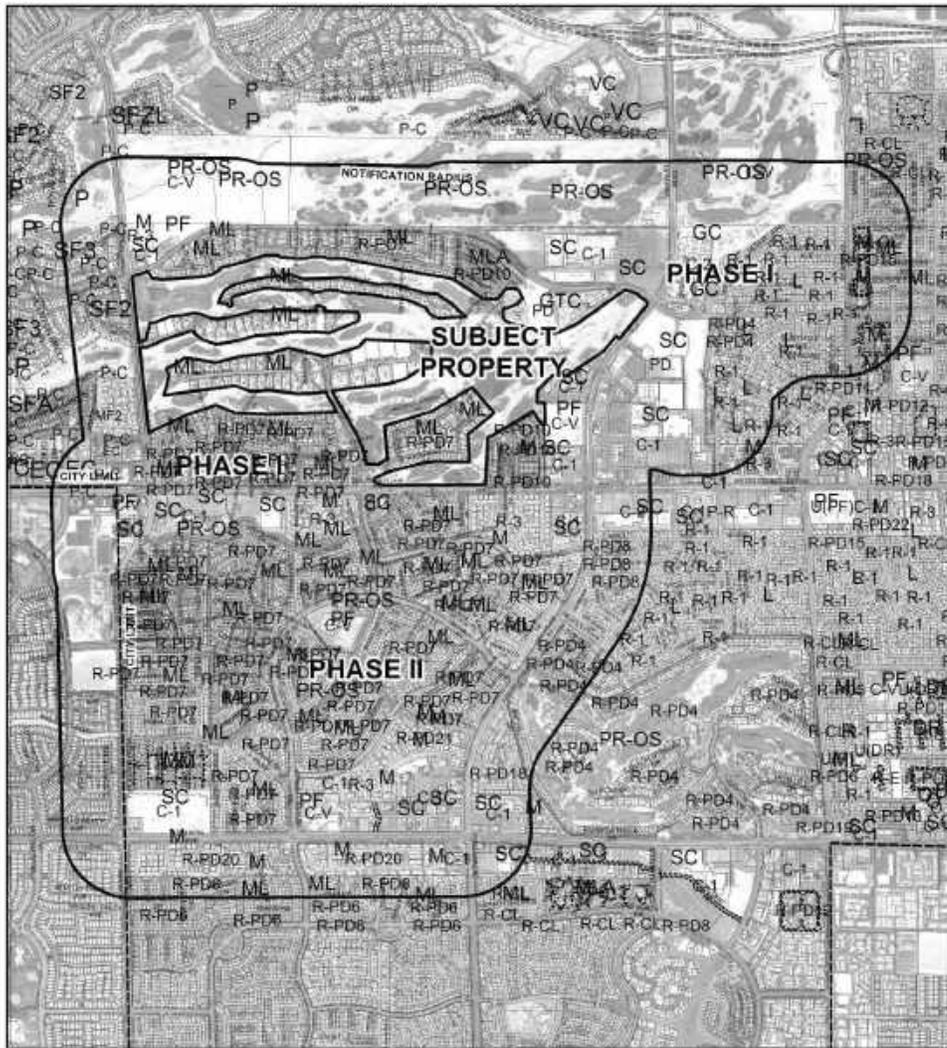
CASE: MOD-63600 (PRJ-63491)

RADIUS: 1000 FEET FROM PHASE I AND II

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

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

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CASE: MOD-63600 (PRJ-63491)

RADIUS: 1000 FEET FROM PHASE I AND II

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

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

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City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 16, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-63600	Staff recommends APPROVAL.	
GPA-63599	Staff recommends APPROVAL.	MOD-63600
ZON-63601	Staff recommends APPROVAL.	MOD-63600 GPA-63599

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 44

NOTICES MAILED 6966 - MOD-63600 and DIR-63602 (By City Clerk)
6966 - GPA-63599 and ZON-63601 (By City Clerk)

APPROVALS 60 - MOD-63600 and DIR-63602
314 - GPA-63599 and ZON-63601

PROTESTS 412 - MOD-63600 and DIR-63602
48 - GPA-63599 and ZON-63601

CONCERNS 7 - MOD-63600 and DIR-63602
6 - GPA-63599 and ZON-63601

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to redevelop the 250.92 acres (referred to in the applicant's documents as "the Property") that make up the Badlands Golf Course at the southwest corner of Alta Drive and Rampart Boulevard. This area is subject to the Peccole Ranch Master Plan (hereafter, "the Plan"), which was adopted under this name in 1989 and amended in 1990. Since that time, numerous developmental changes have occurred in the Plan area without a corresponding update to the Plan. With an aim to add residential units to the Property, the applicant is requesting a Major Modification to the Peccole Ranch Master Plan. If approved, the Modification would change the land use designation in the Plan of the 251 acres from Golf Course/Drainage to Single-Family Residential and Multi-Family Residential.

The number of allowable residential units is proposed to increase by up to 844 units. An associated development agreement proposes standards for development of the golf course property in two categories: R-E (Residence Estates) for single-family residential uses and R-4 (High Density Residential) for multi-family uses. The Major Modification, if approved, would provide for additional drainage infrastructure that would remove some existing properties from federal flood plain designation. The applicant has submitted traffic and drainage studies to support the proposed changes. With the exception of ancillary commercial uses in Development Areas 2 and 3, no new commercial is proposed in the Plan area.

ISSUES

- A Major Modification of the 1990 Peccole Ranch Master Plan is requested. It affects only the acreage that includes the Badlands Golf Course.
- The Badlands Golf Course was enlarged from the 1990 Peccole Ranch Master Plan and built in a different location than was shown on the 1990 plan.
- A General Plan Amendment (GPA-63599) is requested to change the General Plan land use designation of the Property from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the east 67.22 acres of the Property and to DR (Desert Rural Density Residential) on the remaining 183.70 acres of the Property.
- A Rezoning (ZON-63601) is requested to change the zoning designation of the Property from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the east 67.22 acres of the Property and to R-E (Residence Estates) on the remaining 183.70 acres of the Property.

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- If the Major Modification and this General Plan Amendment (GPA-63599) and Rezoning (ZON-63601) are approved, the concurrent General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) requests would be stricken, as they would no longer be necessary.
- A related Development Agreement is to contain a unique set of development standards for the development of property in the proposed R-4 and R-E zoning districts. The analysis and report for the Development Agreement are under a separate Director's Business item (DIR-63602).
- The proposed amendment would allow for up to 2,400 multi-family residential units and 200 assisted living apartments to be built on the eastern 67.22 acres of the Property.
- The proposed amendment would allow for up to 75 single family residential estates (minimum 0.5 acre) to be constructed on the western 183.70 acres of the Property.
- No new commercial is proposed, except for ancillary uses associated with the multi-family residential complex proposed in Development Areas 2 and 3 (as shown in Exhibit J-2).
- No new schools are proposed within the Plan area.

ANALYSIS

The applicant has determined that the best use of the Property is not as a golf course, for various reasons that are explained in the modification narrative. In order to redevelop the Property as anything other than a golf course or open space, the applicant has proposed a Major Modification of the 1990 Peccole Ranch Master Plan. Since the original approval of the reclassification of property (Z-0017-90) that created Phase Two of the Peccole Ranch Master Plan, numerous land use entitlements have been processed within the overall Master Plan area. Entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards, to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means by which previous developers have been able to propose development with or without an associated modification of the Peccole Ranch Master Plan.

Since adoption of the 1990 Peccole Ranch Master Plan, the property has been developed with deference to the Plan. As the original Plan was intended to be implemented over a long time horizon, it was purposely conceptually conceived to allow specific planning at the time of development. There has been much discussion regarding the conceptual plan and its role in guiding development. In order to address all previous entitlements on this property, to clarify intended future development relative to existing development, and because of the acreage proposed for development, staff has required a modification to the conceptual plan adopted in 1989 and revised in 1990.

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What the Proposed Major Modification Does

As proposed by the applicant, approval of the Major Modification to the 1990 Peccole Ranch Master Plan would accomplish the following:

- Amend the land use designation of the 250.92 acres that make up the current boundary of the Badlands Golf Course from Golf Course/Drainage to Multi-Family Residential on the eastern 67.22 acres and from Golf Course/Drainage to Single-Family Residential on the western 183.71 acres.
- Allow for the City of Las Vegas General Plan land use designation of parcels that make up the Property to be changed through an associated General Plan Amendment (GPA-63599) action.
- Allow for the zoning of parcels that make up the Property to be changed through an associated Rezoning (ZON-63601) action.
- Allow for redevelopment of the Property for multi-family and single-family residential development. The Modification provides a general framework for a Master Development Plan in conjunction with a Development Agreement between the Property's owners and the City of Las Vegas.
- Allow for installation of drainage infrastructure that will remove the FEMA floodplain designation from some of the existing adjacent properties outside of the Property.

The proposed Major Modification does not dictate the redevelopment and maintenance of the Property or provide standards and review criteria for new development; those functions are under the auspices of a related Development Agreement (DIR-63602). The merits of the Major Modification proposal are therefore tied to its appropriateness relative to the existing land uses. The 1990 Plan did not state its own goals and objectives to be implemented; rather, the authors of that plan sought to conform to a number of City of Las Vegas General Plan goals through the orderly placement of various uses, provision of a diverse open space system, comprehensive planning of large parcels and expansion of the level of services through provision of various activity centers throughout the Plan area. The proposed 2016 Peccole Ranch Master Plan builds on these goals in a number of ways:

- The proposed Multi-Family designated area will largely be located in lower elevations of the Property, where single-family dwellings are less desirable and where existing viewsheds can be retained. This area provides density near a Major Arterial (Rampart Boulevard), which provides access to nearby retail services and office space. Open space and recreational amenities will be provided for this segment of the development, which are established through the related Development Agreement.
- The proposed Single-Family Residential area, which is entirely located adjacent to existing low and medium density single-family residential dwellings, would cover approximately 73 percent of the Property. The proposed DR (Desert Rural Density Residential) General Plan designation and R-E (Residence Estates) zoning designation

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would severely limit the number of new units that could be constructed in this area, allowing for large areas of open space and reduced impact to existing developed lots outside of the Property.

- Traffic, sewer and drainage studies were completed prior to the requested entitlements to determine the impact of proposed redevelopment of the golf course on the existing property and on adjacent properties. The studies determine the locations where infrastructure improvements would be necessary and appropriate.
- Development standards established through the related Development Agreement will ensure that single and multi-family development does not exceed maximum densities determined to be compatible with the existing adjacent development. Densities decrease as the multi-family development approaches existing and proposed single-family development.

FINDINGS (MOD-63600)

The proposed Modification is sensitive to existing single-family and multi-family development on adjacent parcels. By itself, a change in designation from Golf Course/Drainage to Multi-Family Residential does not provide adequate buffering from the existing uses. However, the associated Development Agreement provides standards for development that ensure protection of existing single-family and multi-family development on the adjacent lots outside of the Property. Approximately 20 percent of Development Areas 1, 2 and 3 and 60 percent of Development Area 4 will consist of open space, providing amenities for future residents while preserving a key characteristic of the existing land use. Staff therefore recommends approval of the proposed Major Modification.

FINDINGS (GPA-63599)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The Peccole Ranch Master Plan must be modified to change the land use designation from Golf Course/Drainage to Multi-Family Residential and Single-Family Residential prior to approval of the proposed General Plan Amendment to H (High Density Residential) and DR (Desert Rural Density Residential). If approved, the associated densities would be in conformance with the Peccole Ranch Master Plan as amended. The proposed H (High Density Residential) portion is located adjacent to a General Tourist Commercial classification, which also allows densities greater than 25.5 dwelling units per acre. The existing ML (Medium Low Density Residential) designation on the existing lots outside the Property allows up to 8.49 dwelling units per acre; this area would be buffered from

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intense development by no-build and transition zones as proposed through the associated Development Agreement. The existing lots are smaller in size and of comparable intensity than those proposed in the DR portion of the Property.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed General Plan Amendment to DR (Desert Rural Density Residential) and H (High Density Residential) would allow for R-E (Residence Estates) and R-4 (High Density Residential) zoning districts, which will be compatible with the existing R-PD7 and R-PD10 zoning districts given the restrictions established by the associated Development Agreement.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The subject site is in an area where transportation, recreation and leisure opportunities and utilities are already established. A traffic study has been submitted indicating that Alta Drive, Rampart Boulevard, Charleston Boulevard and Hualapai Way will have sufficient capacity to meet the needs of potential uses in the DR and H designations, provided the requirements of the studies are implemented.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed General Plan Amendment does not conform to the 1990 Peccole Ranch Master Plan, which designates the site for Golf Course/Drainage land uses. With approval of a proposed Major Modification to the Peccole Ranch Master Plan, the proposed General Plan Amendment would conform to this plan.

FINDINGS (ZON-63601)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

With approval of the companion General Plan Amendment to H (High Density Residential), the proposed reclassification of property to an R-4 (High Density Residential)

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November 16, 2016 – City Council Meeting

zoning district would conform to the General Plan. Likewise, with approval of a General Plan Amendment to DR (Desert Rural Density Residential), the proposed Rezoning to R-E (Residence Estates) would conform to the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed R-E zoning district would allow for low-density single-family dwellings and related uses; however, the applicant proposes even lower densities than Title 19 through the associated Development Agreement to maintain compatibility with the adjacent single-family uses. The proposed R-4 zoning district would allow for a range of multi-family dwelling units with potentially unlimited density; through the associated Development Agreement, the applicant will limit densities to be compatible with the existing multi-family development to the north. In addition, the Development Agreement provides for additional commercial uses in the R-4 zoning district that are not normally permitted by Title 19 except through a Special Use Permit. Alcohol-related uses will require a Special Use Permit. These uses would be ancillary to the proposed residential development and would not be a primary use of property.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The current R-PD7 (Residential Planned Development – 7 Units per Acre) zoning does not allow for high density multi-family residential development. Rezoning to an R-PD district of any density is no longer available under the Unified Development Code. Higher residential densities are appropriately located adjacent to Major Arterial roadways and commercial activities. The proposed R-E (Residence Estates) zoning district would ensure that any development adjacent to existing single-family uses would have a minimal impact to residents.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Alta Drive, designated as a Major Collector and Rampart Boulevard, Charleston Boulevard and Hualapai Way, designated as a Primary Arterials by the Master Plan of Streets and Highways, are adequate in size to address the requirements of the proposed R-E and R-4 zoning districts.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
04/15/81	The Board of City Commissioners approved a General Plan Amendment (Agenda Item IX.B) to expand the Suburban Residential Land Use category and add the Rural Density Residential category generally located north of Sahara Avenue, west of Durango Drive.
	The Board of City Commissioners approved a Generalized Land Use Plan (Agenda Item IX.C) for residential, commercial and public facility uses on the Peccole property and the south portion of Angel Park lying within city limits. The maximum density of this plan was 24 dwelling units per acre.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) 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 and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval.
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88) 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 – 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map (FM-0190-96) for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
08/06/14	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
08/06/14	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].

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Staff Report Page Ten
November 16, 2016 – City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The Planning Commission voted [6-0] to hold General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development in abeyance to the March 8, 2016 Planning Commission meeting at the request of the applicant.
03/08/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the April 12, 2016 Planning Commission meeting at the request of the applicant.
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].
04/12/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
	The Planning Commission voted [7-0] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the May 10, 2016 Planning Commission meeting at the request of the applicant.
05/10/16	The Planning Commission voted [7-0] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the July 12, 2016 Planning Commission meeting at the request of City staff.
	The Planning Commission voted [7-0] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the July 12, 2016 Planning Commission meeting at the request of City staff.
07/12/16	The Planning Commission voted [5-2] to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting.
	The Planning Commission voted [5-2] to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the October 11, 2016 Planning Commission meeting.
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold GPA-62387, ZON-62392 and SDR-62393 in abeyance to the October 11, 2016 Planning Commission meeting. Action was then taken to reschedule the hearing of these items at a special Planning Commission meeting on 10/18/16.

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Staff Report Page Eleven
 November 16, 2016 – City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/09/16	The Planning Commission voted [7-0] to rescind the action taken on 07/12/16 to hold MOD-63600, GPA-63599, ZON-63601 and DIR-63602 in abeyance to the October 11, 2016 Planning Commission meeting. Action was then taken to reschedule the hearing of these items at a special Planning Commission meeting on 10/18/16.

<i>Most Recent Change of Ownership</i>	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
11/16/15	A deed was recorded for a change in ownership on APN 138-31-702-002; 138-31-801-002 and 003; 138-32-301-005 and 007.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses relevant to these requests.	

<i>Pre-Application Meeting</i>	
Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.	

<i>Neighborhood Meeting</i>	
3/28/16	<p>A neighborhood meeting was held at the Suncoast Hotel and Casino, 9090 Alta Drive, Las Vegas. There were 11 members of the development team, 183 members of the public, one Department of Planning staff member and one City Councilperson in attendance.</p> <p>After attendees signed in, they were offered a welcome letter and a hard copy of the video presentation. The developer’s representative prefaced the presentation of the development proposal by explaining that the golf course will eventually be removed due to high maintenance costs and that changing the zoning is a way to preserve the low density of the neighborhood but also to increase demand for housing and commercial services in the area. The representative answered residents’ questions for 40 minutes, and then invited those in attendance to visit any of four stations where large informational boards were set up and additional questions could be asked of the development team. Comment cards addressed to the Department of Planning were placed on tables for attendees to pick up.</p>

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Staff Report Page Twelve
November 16, 2016 – City Council Meeting

<i>Neighborhood Meeting</i>	
03/28/16	<p>Concerns included the following:</p> <ul style="list-style-type: none"> • Residents purchased homes with the understanding that the golf course would remain. • Excavation: Grading cuts and fills would use existing earthwork material, and therefore there would not be trucks moving dirt in and out of the development. • The development agreement calls for 24-hour construction, which raised concerns over noise. A provision would be added that no noise would be generated during regular nighttime hours. • Adding over 3,000 units would strain water resources and raise fire and flood insurance premiums. <p>Those in attendance were overwhelmingly opposed to the project, including amending the city's General Plan and rezoning of the golf course.</p>
04/04/16	<p>A second neighborhood meeting was held with nearby residents at the Badlands Golf Club House, 9119 Alta Drive, Las Vegas.</p>
10/06/16	<p>A voluntary neighborhood meeting was held at Council Chambers, City Hall, 495 South Main Street in Las Vegas. The meeting was moderated by a member of the City of Las Vegas administrative staff. Attendance included staff from the Department of Planning, Department of Public Works, and Las Vegas Fire and Rescue, the City of Las Vegas City Attorney, City Council Ward 2 staff, eight members of the development team and at least 17 members of the public.</p> <p>The applicant delivered a half-hour slide presentation describing the project, noting the major changes from the original submittal and covering the most frequently voiced issues and concerns. The floor was then opened up to the attendees for a question and answer session that covered the remainder of the meeting time.</p> <p>Attendee concerns included the following:</p> <ul style="list-style-type: none"> • Possible traffic congestion at Tudor Park where residents would enter the site • Why no traffic signal at the Phase 1 entrance for 720 units? • Traffic from this project going northbound on Rampart would have to make U-turns south of the site • Why the increase from 60 to 75 lots? • How will the landscape be maintained and where will the water come from? • Asked about the timing of improvements in the Preserve. Sections A and D will take longer because drainage improvements must be made in those areas.

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Staff Report Page Thirteen
November 16, 2016 – City Council Meeting

<i>Neighborhood Meeting</i>	
10/06/16	<ul style="list-style-type: none"> • Asked about maintenance of remaining portions of golf course during construction. Per the Development Agreement, the green areas could be grubbed and cleared, rough mowed, while the desert areas would be left alone. • There have been a number of fatal crashes at Alta Drive and Hualapai Way. What will be done to address this? • How will developments in the Preserve affect my views? • Height of buildings near homeowners' houses
10/07/16	<p>A voluntary neighborhood meeting was held at Grand Ballroom B, Suncoast Hotel and Casino, 9090 Alta Drive in Las Vegas. The meeting was moderated by a member of the City of Las Vegas administrative staff. Attendance included staff from the Department of Planning, Department of Public Works, and Las Vegas Fire and Rescue, the City of Las Vegas City Attorney, City Council Ward 2 staff, nine members of the development team, including the project traffic engineer, and at least 51 members of the public.</p> <p>The applicant delivered a half-hour slide presentation describing the project, noting the major changes from the original submittal and covering the most frequently voiced issues and concerns. The applicant emphasized that if the plan as currently proposed were dropped, it would still be entitled from the current zoning to build up to 7.49 units per acre on the golf course, which is much denser than the current proposal. The floor was then opened up to the attendees for a question and answer session that covered the remainder of the meeting time. The attendees were then invited to remain for informal one-on-one conversation with the developer and City staff for an additional hour.</p> <p>Attendee concerns included the following:</p> <ul style="list-style-type: none"> • Developer stated that traffic study found that an additional 13 vehicle trips would be added at peak hour as a result of the project. Neighbors were concerned about the congestion this would cause. • There have been a number of break-ins and robberies in the Queensridge area in recent months. How would the area be secured any more than it is now? • Neighbor frustrated about lack of transparency in the process. Not sure what the final plans and documents are because they have changed so many times. • Concern over possible flooding due to change of the landscape • This project would significantly change the unbuilt environment and wildlife habitat of this area. Why was no environmental impact study completed?

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Field Check	
03/03/16	The overall site includes a mix of various uses, including single family residential of varying density, multi-family residential, schools, parks and other civic uses, neighborhood commercial and a 27-hole public golf course. A majority of the single family residential areas situated around the golf course are gated.

Details of Application Request	
Site Area	
Net Acres (MOD)	250.92
Net Acres (GPA/ZON/DIR)	250.92

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
MLA (Medium Low Attached Density Residential)		R-PD10 (Residential Planned Development – 10 Units per Acre)	
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)

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November 16, 2016 – City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Office, Other Than Listed		C-1 (Limited Commercial)
	Mixed Use	GC (General Commercial)	C-2 (General Commercial)
	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
West	Single Family, Detached	SF2 (Single Family Detached – 6 Units per Acre)	P-C (Planned Community)
	Golf Course	P (Parks/Open Space)	
	Multi-Family Residential	MF2 (Medium Density Multi-family – 21 Units per Acre)	

<i>Master Plan Areas</i>	<i>Compliance</i>
Peccole Ranch	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
R-PD (Residential Planned Development) District	Y
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Pedestrian Path – Rampart)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

<i>Residential Units under 1990 Peccole Ranch Master Plan</i>				
<i>Phase</i>	<i>Allowable Units</i>	<i>Existing SF Units</i>	<i>Existing MF Units</i>	<i>Remaining Allowable Units</i>
1	3544	1898	1646	0
2	4247	1825	591	1831

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Proposed Development Areas*						
Development Area	Area (acres)	Proposed Land Use**	Proposed General Plan†	Proposed Zoning ††	Max. Dwelling Units	Max. Density (du/ac)
1	17.49	Multi-Family Residential	H	R-4	720	41.2
2	20.69	Multi-Family Residential	H	R-4	1880	37.8
3	29.03	Multi-Family Residential	H	R-4		
4	183.71	Single-Family Residential	DR	R-E	75	0.41
TOTAL	250.92				2675	10.7

*Established through the associated Development Agreement (DIR-63602) and provided here by reference.

**Proposed through a Major Modification of the Peccole Ranch Master Plan (MOD-63600)

†Proposed through the associated General Plan Amendment (GPA-63599)

††Proposed through the associated Rezoning (ZON-63601)

DEVELOPMENT STANDARDS

Pursuant to the related Development Agreement (DIR-63602) for redevelopment of the 250.92-acre golf course (“the Property”), the following standards would apply if approved:

Proposed R-4 lots:

Standard	Title 19 Standards	Proposed
Min. Lot Size	7,000 SF	7,000 SF
Min. Lot Width	N/A	N/A
Dwelling Units per Acre	Limited only by height and underlying General Plan designation	41.2 du/ac (Development Area 1) 37.8 du/ac (Development Areas 2 & 3)
Min. Setbacks: <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	10 Feet 5 Feet 5 Feet 20 Feet	10 Feet 5 Feet 5 Feet 10 Feet
Adjacency Setbacks (from PL shared with existing development outside of the Property):	For buildings over 15 feet in height, setback under 3:1 slope from protected PL	<ul style="list-style-type: none"> • 60 feet from the PL of any existing single-family dwelling (7.49 du/ac or less) • 50 feet from the PL of any existing residential dwelling (greater than 7.49 du/ac) • 10 feet from the PL of any commercial use • In all cases, Title 19.06.040 Residential Adjacency Standards shall be met

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Proposed R-4 lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
No Building Structure Zone (Development Area 3 only)	N/A	75 feet from the PL of any existing single family lot located outside the Property; no buildings permitted in this area
Min. Distance Between Buildings	Unlimited	N/A
Max. Lot Coverage	N/A	N/A
Max. Building Height— <ul style="list-style-type: none"> • Up to 4 stories • 5-6 stories • Towers (7+ stories) 	55 Feet	55 Feet 75 Feet 150 Feet
Transition Zone – Building Height (Development Area 3 only)	N/A	Buildings within the area 75 feet inward from the No Building Structure Zone shall not exceed the height of the tallest existing adjacent residence located outside the Property
Max. Accessory Structure Height	2 Stories/55 Feet or the height of the principal dwelling unit, whichever is less	Height of the principal dwelling unit
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened
Min. Lot Size (Lots < 1 acre in size)	20,000 SF	20,000 SF (no lot is to be smaller than any existing lot outside of the Property)
Min. Lot Width	100 Feet	100 Feet
Max. Dwelling Units per Acre	2.18 du/ac	0.41 du/ac
Dwelling Units per Lot	1	1
Max Buildable Area (Lots ≥ 1 acre in size)	N/A	50% - 1 acre lot
		33% - 3 acre lot
		25% - 5 acre lot
		25% - >5 acre lot
		Proportional – other lot sizes
Min. Setbacks: <ul style="list-style-type: none"> • Front (public) • Front (private/easement) • Side • Corner • Rear 	50 Feet 30 Feet 10 Feet 15 Feet 35 Feet	50 Feet 30 Feet 10 Feet 15 Feet 35 Feet
Min. Setbacks (Lots ≥ 1 acre in size)	Same as above	Must meet buildable area restrictions

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Proposed R-E lots:

<i>Standard</i>	<i>Title 19 Standards</i>	<i>Proposed</i>
Adjacency Setbacks (from PL shared with existing development outside of the Property):	N/A	<ul style="list-style-type: none"> • 60 feet from the PL of any existing single-family dwelling (7.49 du/ac or less) • 50 feet from the PL of any existing residential dwelling (greater than 7.49 du/ac) • 10 feet from the PL of any commercial use
Accessory Structure Setbacks: <ul style="list-style-type: none"> • Corner Side • Side • Rear 	15 Feet 10 Feet 10 Feet	None, with no structure separation requirements
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories/35 Feet	3 Stories over Basement/50 Feet
Max. Accessory Structure Height	2 Stories/35 Feet, whichever is less	Lesser of 3 Stories/50 Feet
Patio Covers	15-foot setback to side, rear and corner side PL from posts	None

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-PD7 (Residential Planned Development – 7 Units per Acre)	7.49 du/ac	1,879
<i>Proposed Zoning</i>	<i>Permitted Density (proposed)</i>	<i>Units Allowed</i>
R-4 (High Density Residential)*	Unlimited, except by height	Limited by height
R-E (Residence Estates)*	0.41 du/ac	75
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PR-OS (Parks/Recreation/Open Space)	N/A	None
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	Unlimited	Unlimited
DR (Desert Rural Density Residential)	2.49 du/ac	457

*The R-4 and R-E Districts are as proposed by the Major Modification.

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	130	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	98	N

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-63600** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co LLC

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____ EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY 2016

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-63600** APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: EHB COMPANIES LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 15th day of February, 2016

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-63600** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____ *EHB COMPANIES, LLC, its MANAGER*

Signature of Property Owner: _____

Print Name: *FRANK PANKRATZ, its MANAGER*

Subscribed and sworn before me

This *25th* day of *FEBRUARY*, 20 *16*

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



ROR000030

23270

23247



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

4/13/16

Project Address (Location) Multiple

Project Name 2016 Peccole Ranch Master Plan Major Modification to Peccole Ranch Assoc Plan Proposed Use

Assessor's Parcel #(s) Multiple Ward # 2

General Plan: existing NA proposed NA Zoning: existing NA proposed NA

Commercial Square Footage Floor Area Ratio

4/25/16

Gross Acres 1.666 250.92 Lots/Units Density

Additional Information

PROPERTY OWNER Multiple Contact Address Phone Fax City State Zip E-mail Address

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2259 City Las Vegas State Nevada Zip 89146 E-mail Address cgee@gcwengineering.com

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

Property Owner Signature*

EHB Companies LLC, ITSMG

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016

Leeann Stewart-Schencke

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # MOD-63600 Meeting Date: Total Fee: Date Received:* Received By:

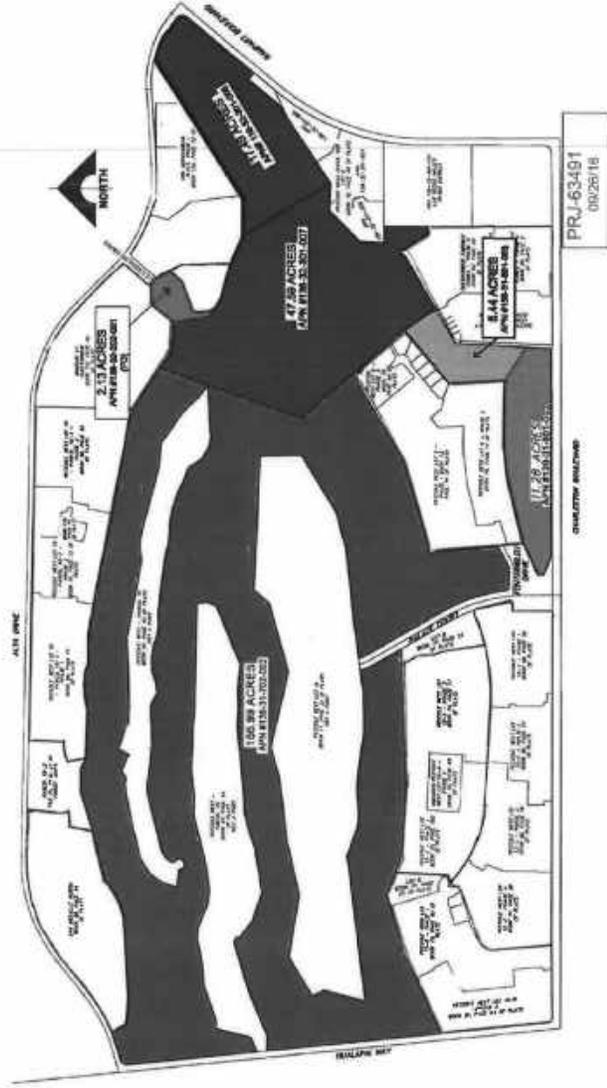
*The application will not be deemed complete until the associated number has been approved by the Department of Planning and Zoning with applicable sections of the Zoning Ordinance. 04/28/16

ROR000031

23271

23248

EXHIBIT I
PARCEL MAP

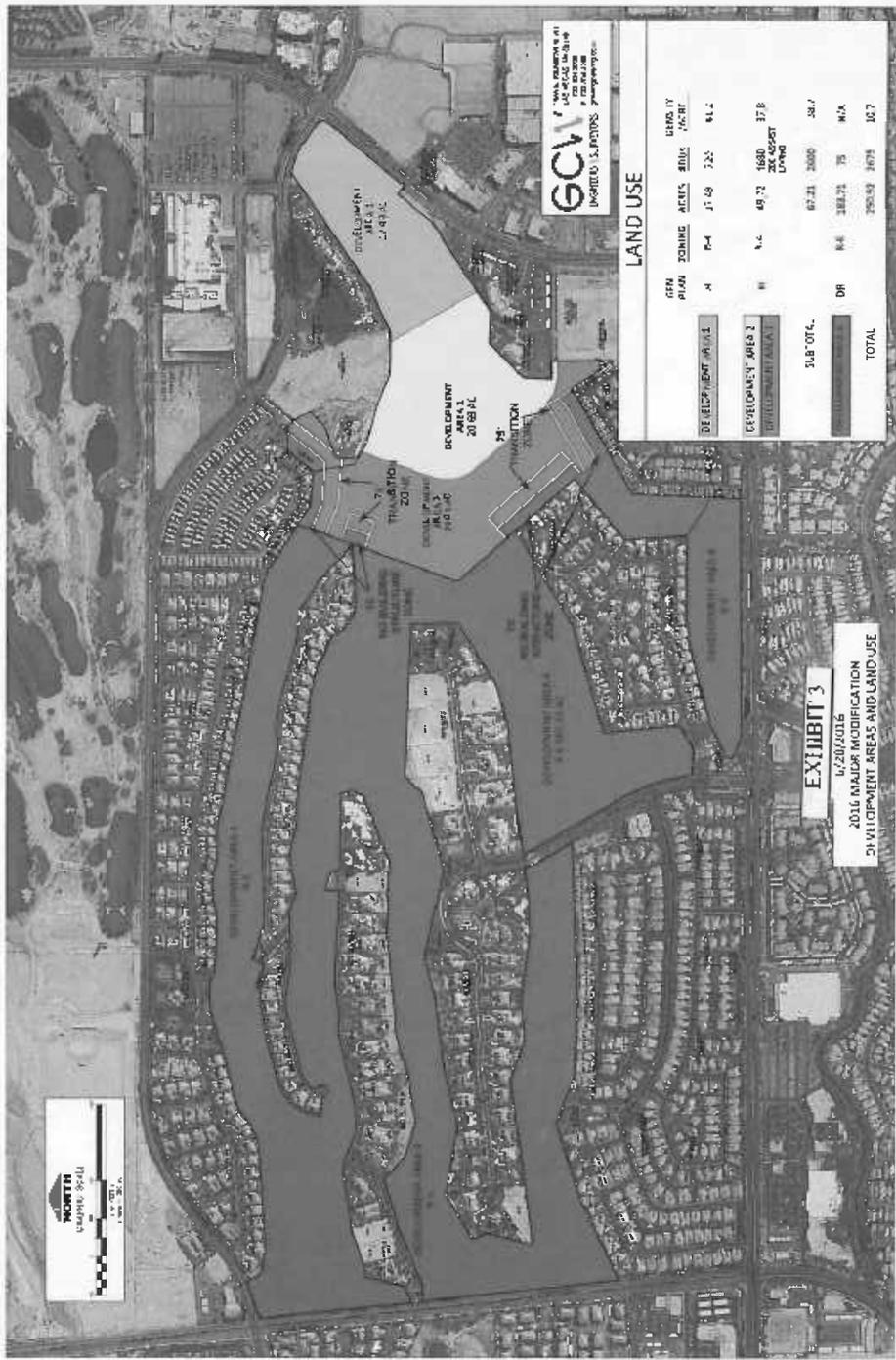


MOD-63600, GPA-63599, ZON-63601 & DIR-63602
REVISED

ROR000032

23272

23249



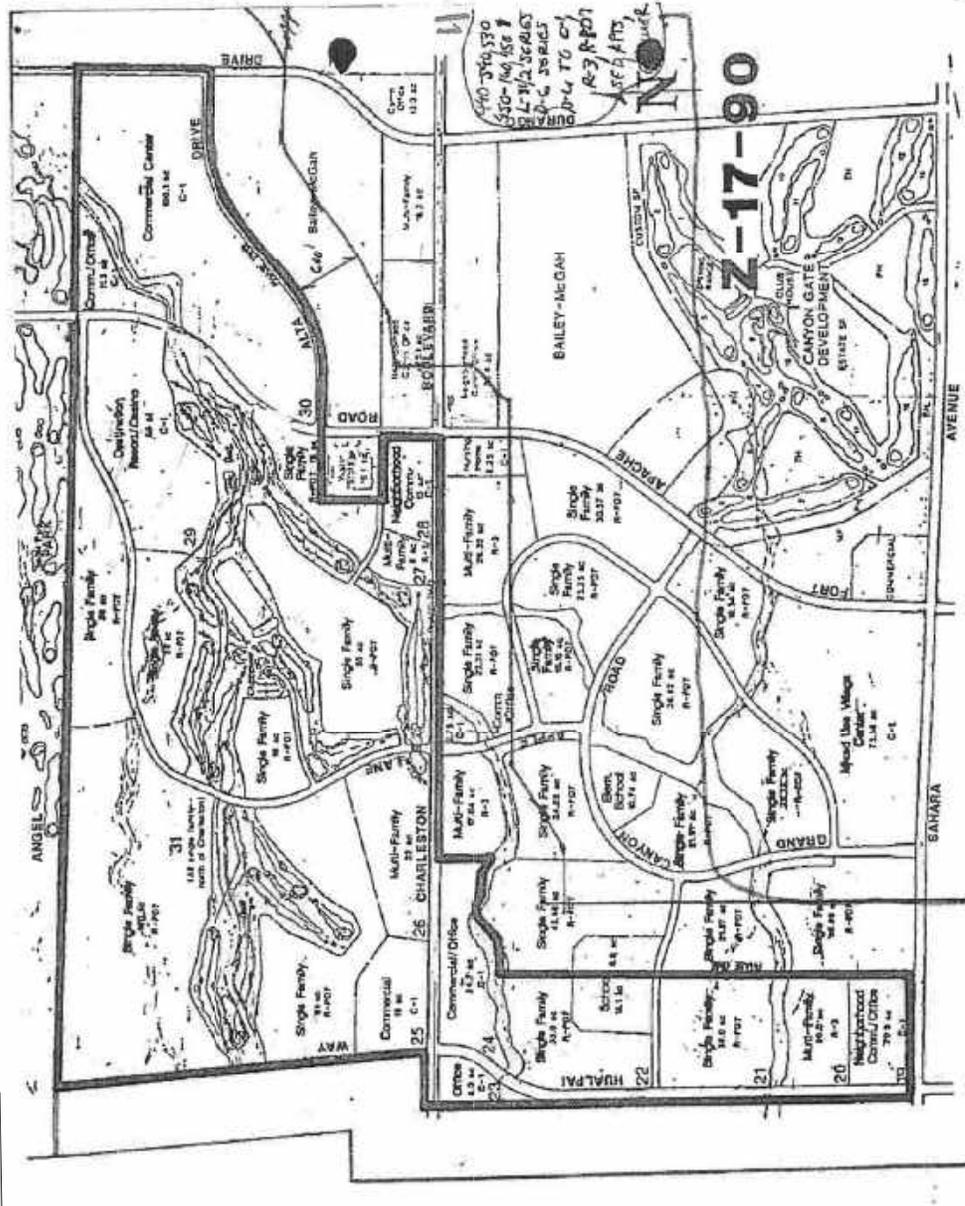
PRJ-63491
06/30/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000033

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23250

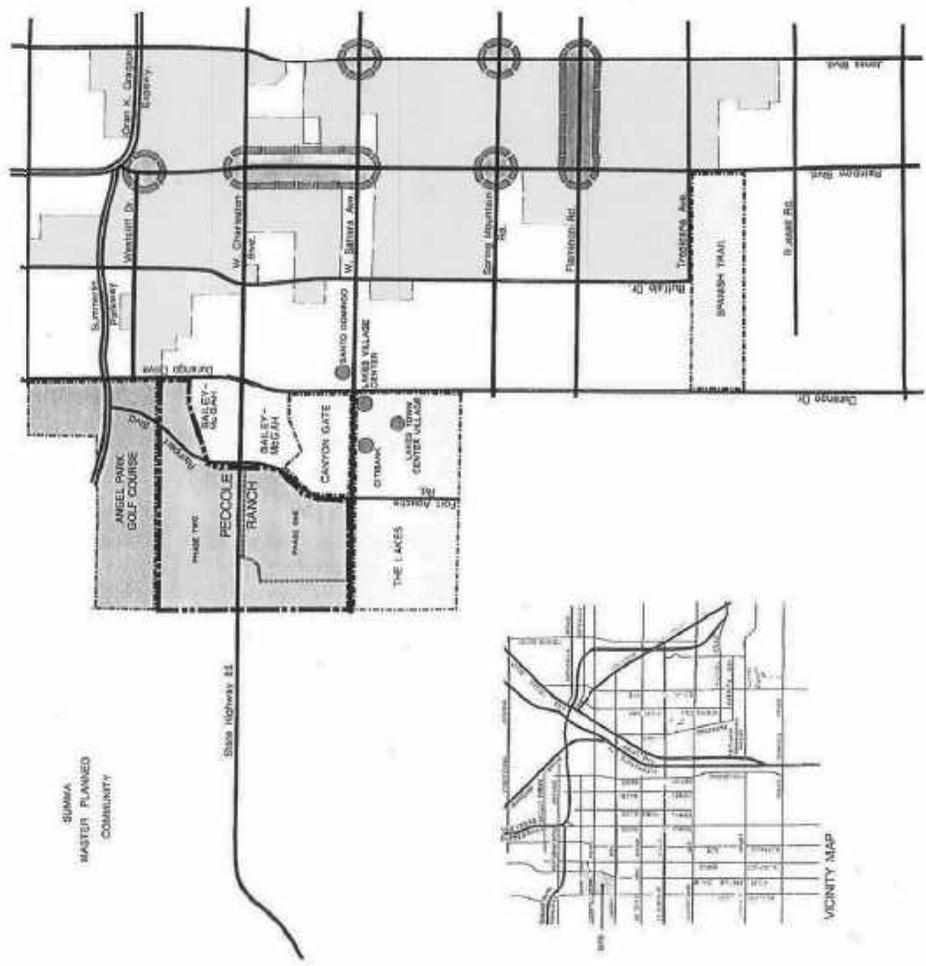


MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000035

23275

23252



- Existing Development
- Shopping Center Locations
- Area Neighborhood Commercial

AREA PLAN
Peccole Ranch Partnership

Prepared by:
 A. Brewer Dosh A. Associates
 1015 East Main Street, Suite 100
 Phoenix, Arizona 85004 602/344-3474

AWS
 2700 E. BIRD 3750 8,000 FEET
 EXHIBIT C
 2/22/2016

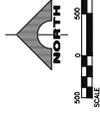
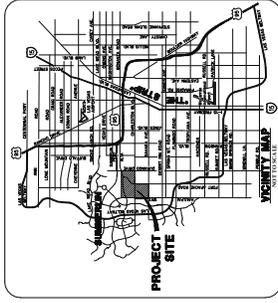
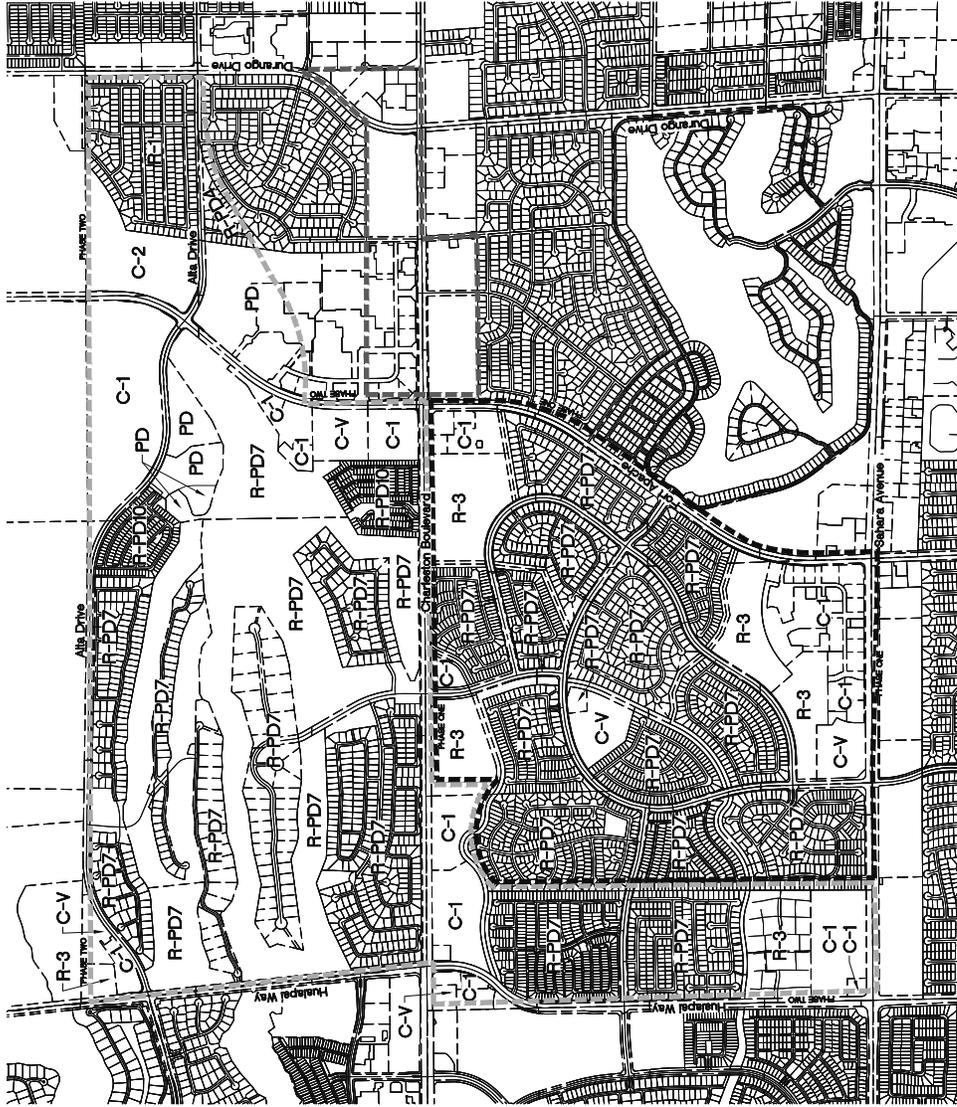
AREA PLAN AS SUBMITTED WITH THE
 PROPOSED AND SUBSEQUENTLY APPROVED
 1990 PECCOLE RANCH MASTER PLAN

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000036

23276

23253



LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

GCW
 ENGINEERS & SURVEYORS
 1855 S. HANDELOW BLVD.
 LAS VEGAS, NV 89146
 P. 702.854.2289
 gow@gcweng.com

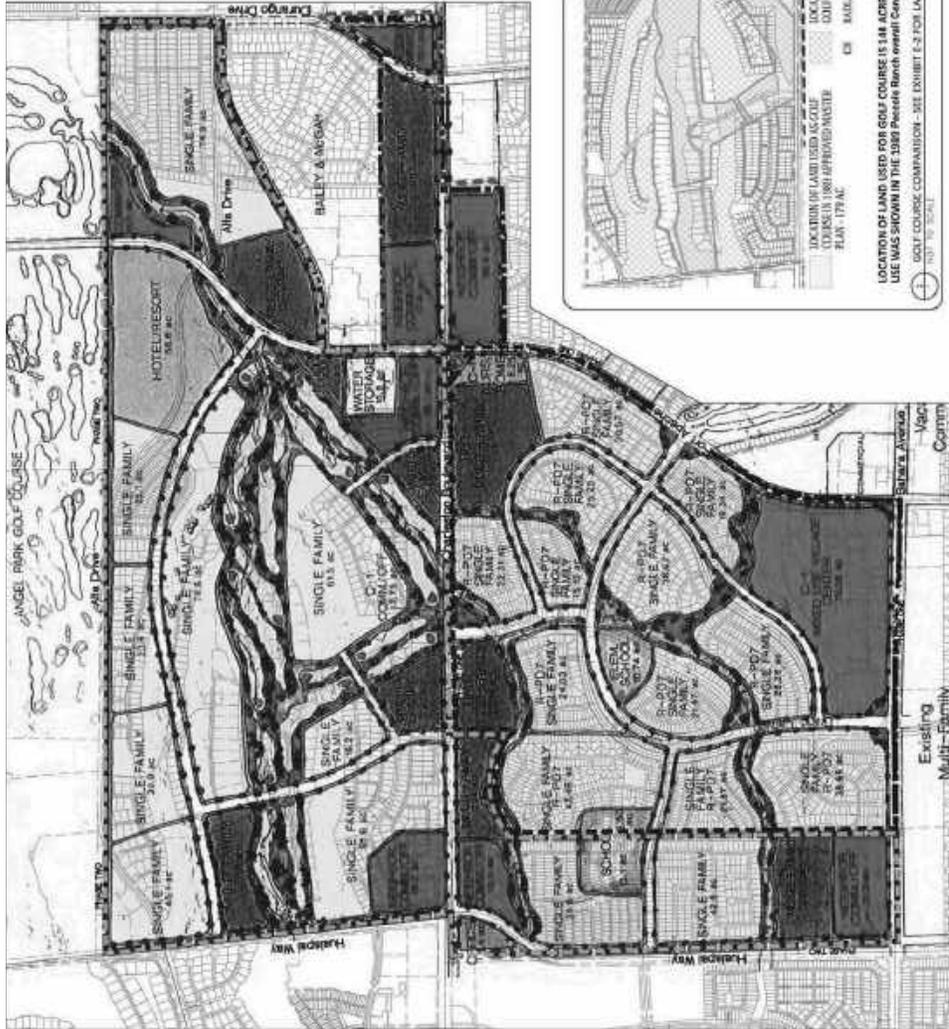
EXHIBIT D
 2/22/2016
 PECCOLE RANCH MASTER PLAN
 BOTH AS-BUILT AND
 AS PRESENTLY ZONED.

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000037

23277

23254



LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

EXHIBIT E-1
 2/22/2015
 As-Built (Exhibit D) Overlaid on
 The 1980 Pessiere Ranch overall
 PRJ-63601 Optimal Master Plan (Exhibit A)
 06/29/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000038

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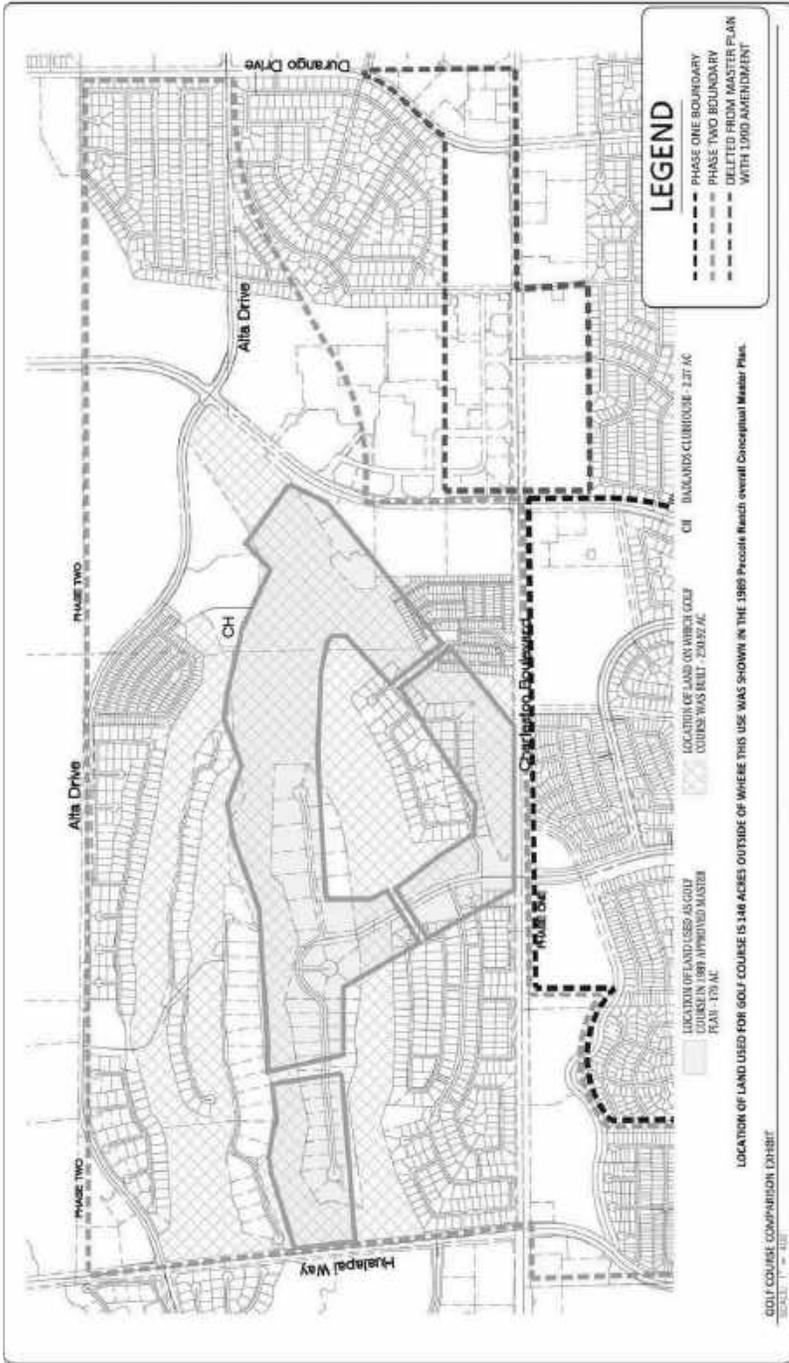


EXHIBIT E-2

7/22/2016

Golf Course Location in 1989
 Peccole Ranch overall Conceptual
 Master Plan vs Current Location

PRJ-63491
 06/29/16



MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000039

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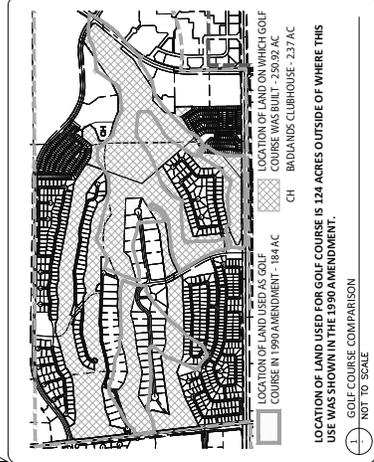
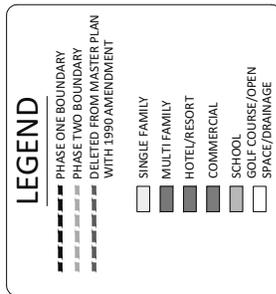
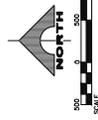
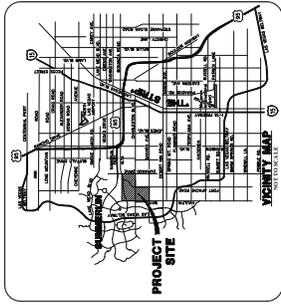
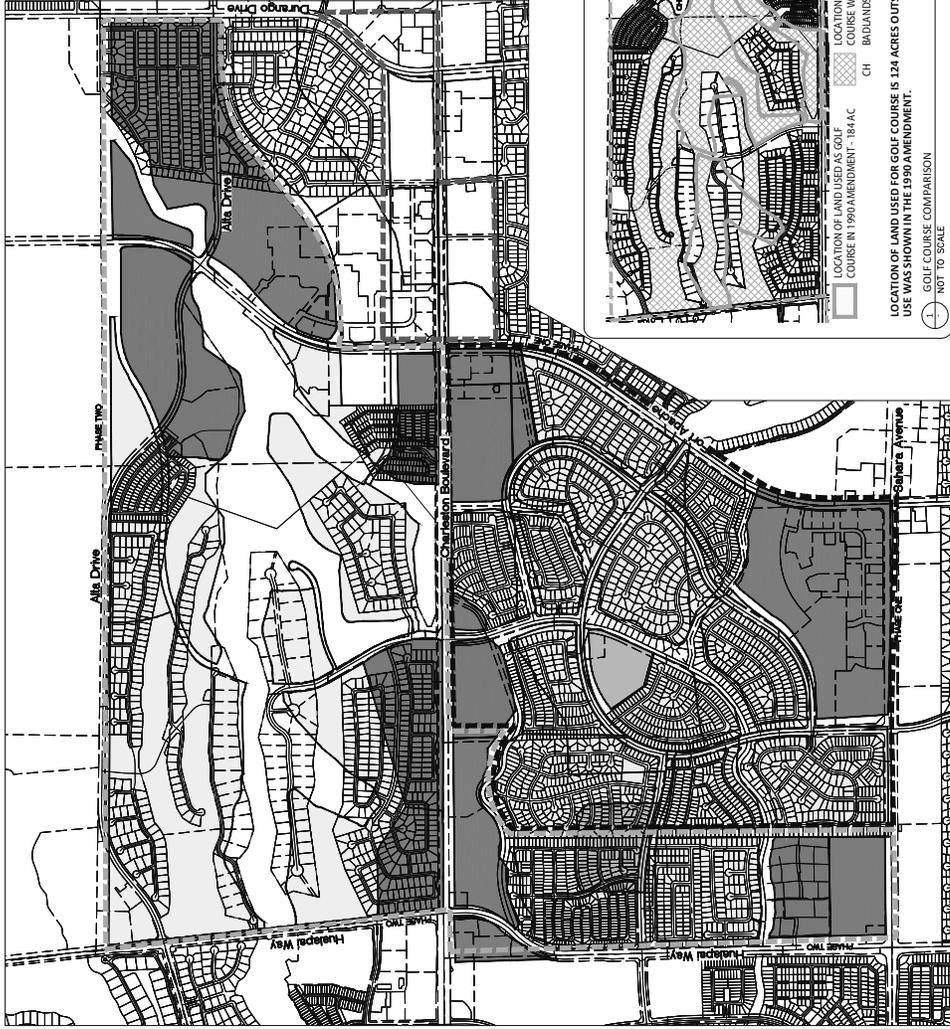


EXHIBIT F-1
 2/22/2016
 Pecolce Ranch overall Conceptual Master Plan
 As-Built (Exhibit D) Overlayed On The
 1990 Amendment (Exhibit B)

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000040

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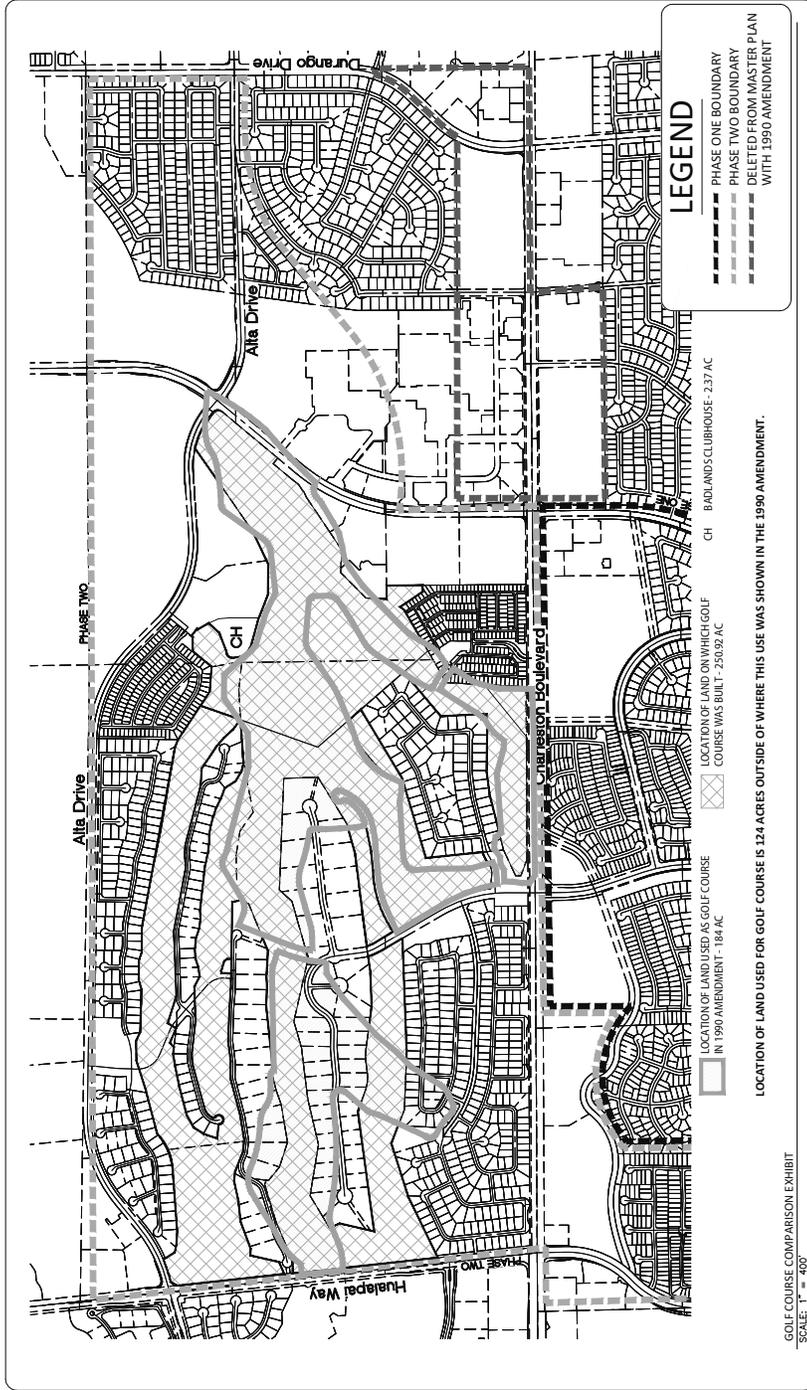


EXHIBIT F-2
2/12/2016
GOLF COURSE LOCATION IN 1990
AMENDMENT VS CURRENT LOCATION

GCW
ENGINEERS, SURVEYORS
155 S. RAINBOW BLVD.
LAS VEGAS, NV 89148
T: 702.804.0000
www.gcwengineering.com

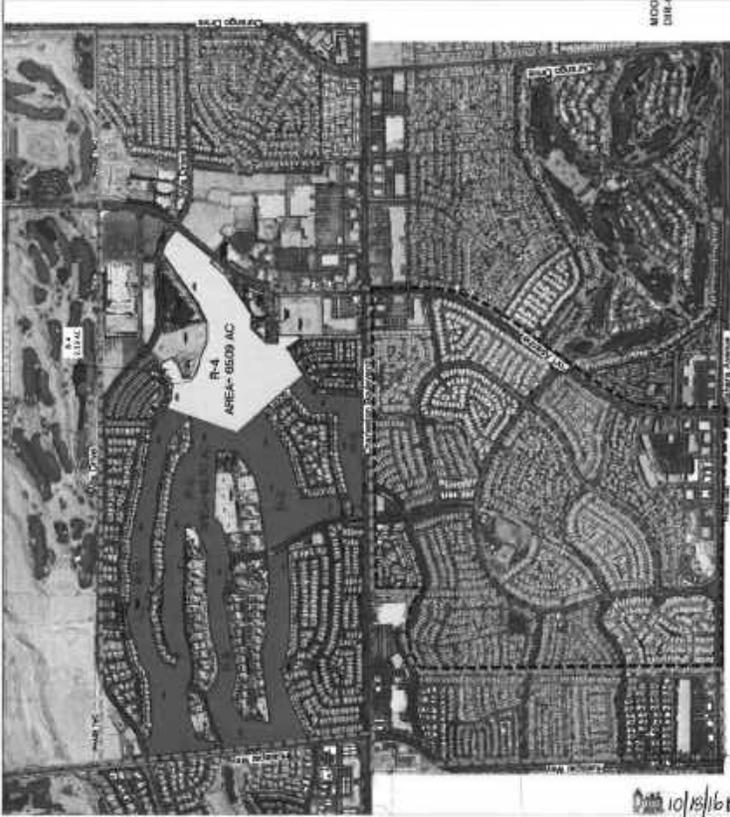


MOD-63600, GPA-63599, ZON-63601 and DIR-63602

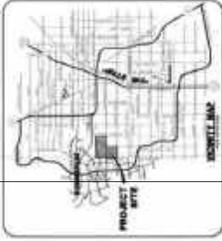
ROR000041

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23258



Final agency
Date 10/18/16 item b-9



LEGEND

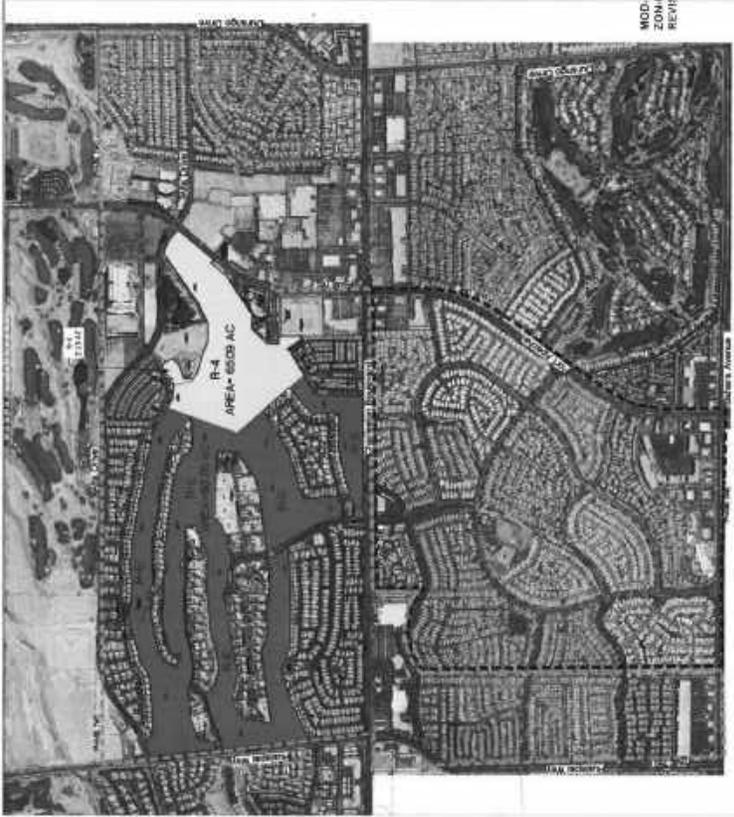
- R-4 - MULTI FAMILY 2400 UNITS/2000 W/ ASSET LIVING
- R-E - SINGLE FAMILY - R-E ZONING ALLOWS 367 LOTS IN VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-4027 WHICH @ 7.45 DU/AC ALLOWS 1376 DU'S; NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1/2 ACRE LOT SIZES WITH A MAXIMUM OF 75 HOMESITES.
- 1990 PECOLE BRANCH MASTER PLANS
- PHASE ONE BOUNDARY
- 1990 PECOLE BRANCH MASTER PLANS
- PHASE TWO BOUNDARY

GCV
 MODERATOR, CPA, CFSM, ZONING
 2016 Major Modification
 (Major Modification to 1990 Amendment)

ROR000042

23282

23259



MOD-63600, GPA-63656,
ZON-63601 & DR-63602
REVISED

GCV
ENGINEER, ARCHITECT, PLANNER

EXHIBIT J-1
PLANS

2016 MAPS AND PORTION REFLECTING
REPROPOSED LOTS FOR THE 130.00 AC
PROPERTY



LEGEND

- R-4 - MULTI-FAMILY 2-ND UNIT/2000 w/ ASSIST LIVING
- R-E - SINGLE FAMILY - R-E ZONING ALLOWS 967 LOTS IN A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-407 WHICH IS 7.48 DU/AC ALLOWS 1376 DU/AC; NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN FOR CONSERVATION PURPOSES, MINIMUM 12-ACRE LOT SIZES WITH A MAXIMUM OF 75 HOMESITES
- 1990 PECOCLE RANCH MASTER PLANS
- 1980 PECOCLE RANCH MASTER PLANS
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY

ROR000044

23284

23261

EXHIBIT K-1
02/22/2016
183.7 ACRE ESTATES:
LAND BETWEEN ORIENT EXPRESS AND
WINTER PALACE - EXISTING

EXISTING: THE LAND BETWEEN ORIENT EXPRESS AND WINTER PALACE

Color visual of the estates concept presented to the Queensridge homeowners at the neighborhood meetings. This depiction shows the '9 acre' estates concept with each having a buildable area of approximately 1 acre and the remaining 4 +/- acres landscaped and dedicated as a permanent easement. (Note: (i) the acreage on the estates will vary, and (ii) ingress/egress to/from the estates in this depiction is from Hualapai Way NHD through the Queensridge North or South neighborhoods.)



The property upon which the Backland Golf Course is proposed is (i) NOT A PART of the Queensridge North and South common interest community, (ii) NOT subject to the Queensridge HOA COA, and (iii) will be used under the control of the Queensridge HOA Board of Directors. No party receiving this information should act in reliance on its contents. It is not intended to be, and should not be construed as, any form of representation or limitation upon the sale or development of the subject property. The property owner's plans for the lots and nature of any future development shall be the property's subject to change, at any time, in its sole discretion.

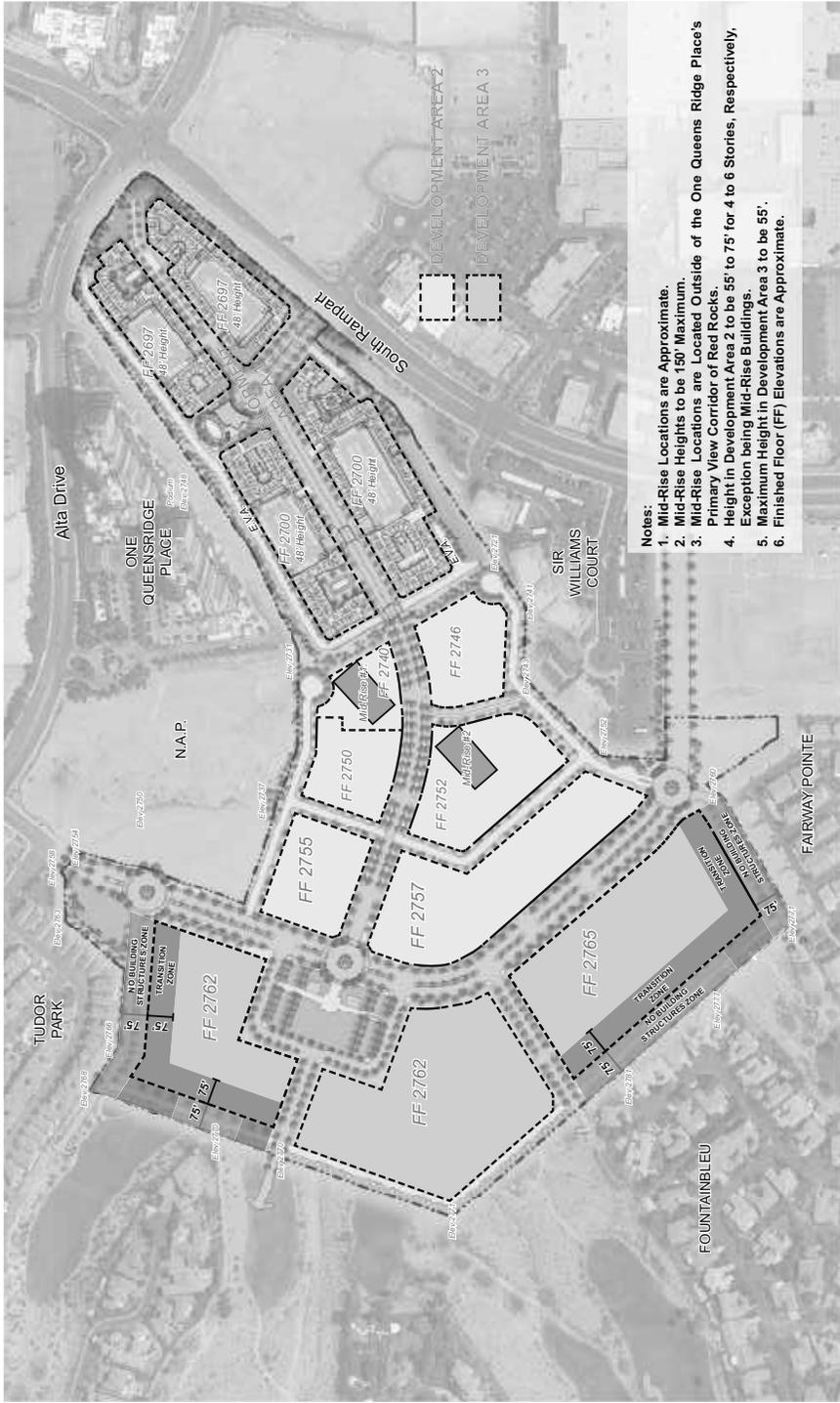
ROR000046

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PRJ-63491
02/26/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



- Notes:**
1. Mid-Rise Locations are Approximate.
 2. Mid-Rise Heights to be 150' Maximum.
 3. Mid-Rise Locations are Located Outside of the One Queens Ridge Place's Primary View Corridor of Red Rocks.
 4. Height in Development Area 2 to be 55' to 75' for 4 to 6 Stories, Respectively, Exception being Mid-Rise Buildings.
 5. Maximum Height in Development Area 3 to be 55'.
 6. Finished Floor (FF) Elevations are Approximate.



EXHIBIT L-1

CONCEPTUAL SITE PLAN

67.21 ACRES LUXURY MULTI-FAMILY

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



ROR000048

23288

23265



5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-5000

CLARK COUNTY SCHOOL DISTRICT

RECEIVED

October 17, 2016

OCT 18 2016

City of Las Vegas
Dept. of Planning

BOARD OF SCHOOL TRUSTEES

Dr. Linda E. Young, President
Chris Garvey, Vice President
Patrice Tate, Clerk
Kevin L. Chidi, Member
John E. Cramer, Member
Carolyn Edwards, Member
Deanna L. Wright, Member

Dr. Storkumder, Superintendent

Elizabeth N. Fretwell
City Manager
City of Las Vegas
Las Vegas City Hall
495 South Main Street
Las Vegas, Nevada 89101

Dear Ms. Fretwell,

The purpose of this letter is to provide you with the Clark County School District's ("District") position on a proposed master-planned development located at the existing Badlands Golf Club.

Based on information provided by the City of Las Vegas ("City"), the proposed Badlands Golf Club development is a 2,675 single-family and multi-family residential unit development. The site is situated on approximately 250.92 acres of land located at the Badlands Golf Club that is adjacent to One Queensridge Place. There are four areas to the development plan that has been submitted to the City of Las Vegas Planning Commission:

Area	Acres	Proposed Land Use	Dwelling Units	Density Per Acre
1	17.49	Multi-Family Residential	720	41.2
2	20.69	Multi-Family Residential	1,880*	37.8
3	29.03	Multi-Family Residential	*	
4	183.71	Single-Family Residential	75	0.4
Total	250.92		2,675	10.7

*Areas 2 and 3 combined total 1,880 units

The District has reviewed the information provided by the City of Las Vegas utilizing the District's Demographics, Zoning, and GIS Department's "student yield" formula. This analytical tool has been used by the District for decades. The student yield formula predicts that the currently approved plan will yield an additional 350 elementary school students. The elementary schools in the surrounding area are already over capacity. For example, John W. Bonner Elementary School is at 160.04 percent of its programmed planned capacity and is currently utilizing 17 portable classrooms in order to provide sufficient space for all of its 909 students.

Submitted after final agenda

OFFICE OF THE SUPERINTENDENT

(702) 799-5310 • FAX (702) 799-5125

Date 10/18/16 with 6-12

MOD-63600, GPA-63599, ZON-63601 and DIR-63602
GPA-62387, ZON-62392 and SDR-62393

ROR000124

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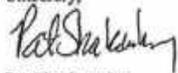
City of Las Vegas
Page 2
October 17, 2016

The District's position on this proposed development is that if developed as it is currently planned, or if modified to allow even more units, this project will result in the District either building a new elementary school (or schools) or will require hundreds of students to be rezoned to other schools, the closest of which are already overcrowded.

Planning for such a large development is a complex, multi-faceted task. To that end, the District and master developers have entered into Memoranda of Agreement (MOA) to work out mutually agreeable solutions that will become part of the development agreement. The MOA process is successfully working at the Tule Springs and Skye Canyon housing projects and presents the most efficient method to conduct and monitor the detailed planning required.

In conclusion, the District appreciates and applauds the effort the City has always shown in supporting the best interests of students and families. We hope this proposition meets with your approval and we stand ready to participate in this process.

Sincerely,



Pat Skorkowsky
Superintendent of Schools

"Every student in every classroom, without exception, without excuses"

MOD-63600, GPA-63599, ZON-63601 and DIR-63602
GPA-62387, ZON-62392 and SDR-62393

ROR000125

23290

23267

From: Tom Perrigo
To: Carmen Burney
Subject: FW: Redevelopment of Badlands Golf Course
Date: Wednesday, November 16, 2016 11:33:11 AM

From: Sims, David [mailto:david.sims@nsgen.com]
Sent: Wednesday, November 16, 2016 8:13 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Cc: elise.queensridge (elise.queensridge@gmail.com); lynn@queensridgehoa.com
Subject: Redevelopment of Badlands Golf Course

Ladies and Gentlemen,

It is my understanding that you will be reviewing the recommendations of the City Planning Commission's approval of three of seven applications proposed by Seventy Acres LLC for the redevelopment of Badlands Golf Course. We appreciate the time spent to review these applications and thank you for your service to the community.

My wife and I are owners of 9221 Tudor Park Place, located in Tudor Park, and adjacent to the golf course. We purchased our home in 2007 while I was employed in Las Vegas, and retained ownership when we relocated in 2012. All of the homeowners located along the Badlands golf course paid a lot premium of \$100,000 to benefit from the views of the golf course and open space. We took comfort in the fact that the land in which the golf course was located was Master Planned as Parks/Open Space. Despite our move, we retained ownership of our home, as we recognized the value of the open space and the planned community that surrounds us.

We recognize that Master Plans and Zoning can be changed. We also recognize that golf courses around the country have been redeveloped when golf proved not to be economic. The proponent and current owner has indicated that Badlands is uneconomic to operate, and will be forced to close if his applications are not approved.

Specific to the applications before you today, we have the following comments:

Item 1 - The City of Las Vegas (CLV) General Plan for the 17.49 acres currently identifies the land as PARKS/OPEN SPACE. The Developer proposes to change the designation to H (HIGH DENSITY RESIDENTIAL). That amendment received a City Planning staff recommendation for approval followed by the Planning Commission vote recommending approval. The General Plan Amendment request for "H" allows a density of 25 dwelling units per acre or more. There is no upper end maximum to that density.

The Developer requested density is 41 units per acre. If the H designation is granted, it should be accompanied with a stipulation that the Developer enter into a Development Agreement with the City, wherein the remaining Badlands acreage will remain open space, that sufficient water rights be allocated to the open space to ensure a park-like setting, and an appropriate entity selected to be

Submitted after this meeting

11/16/16 101-107

ROR000989

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responsible for maintaining the land. There are numerous ways in which the developer can benefit from this, such as the granting of a conservation easement on the remaining open space, which would provide the Developer with a significant tax benefit, and create deed restrictions that govern the future use of the land. All of this can easily be dealt with in a Development Agreement.

Item 2 - Currently, the land is zoned RPD-7 (Residential Planned Development 7 units per acre). It was originally envisioned in the Queensridge Master Plan that the entire area would be zoned RPD-7. This included certain higher density areas off-set by open space recreational (PROS: Park Recreation Open Space) for an overall average density of 7.49 units per acre. The developer is asking that the site be rezoned to R-4 (High Density Residential). The R-4 zoning would set the development standards for the site at a maximum height of 55 feet. The Developer has requested a 48 foot height approval but that could be changed through the subsequent Site Review process, and affect future phases. The execution of a Development Agreement could limit the height design in Phase Two and Three of the project that is compatible with the surrounding neighborhood.

Item 3 - The Developer's Site Development Plan proposes 720 units of Multifamily Residential. The Developer's plan consists of four, four-story buildings on 17.49 acres. However, the Site Review process allows for changes to be made without a public hearing nor input from neighboring residents. Again, a Development Agreement can deal with such issues.

As homeowners along the Golf Course, the greatest concern to us is that the Developer has asked the City that the four items not approved by the Planning Commission on October 18th be withdrawn without prejudice. If that request is granted by the City Council, it would mean that the Developer could resubmit related applications without waiting for the one (1) year resubmission period that would otherwise be required. We as affected homeowners are then faced with continued uncertainty as to the future of the adjoining property. Conceivably, the Developer could return to Council and request similar higher density along the areas that serve as golf course fairways, clearly in conflict with the current Open Space plan.

The process of rezoning is a negotiation process under which the landowner, the affected neighbors and the City come together and make a decision as to what is best for the property. It should not be handled in a piecemeal fashion. The current applications before you should provide sufficient value to the Developer that he can agree to permanently withdraw the balance of his applications and set aside the balance of the land for Open Space, as was originally planned, and upon which we all as homeowners made our investment decisions. The City clearly has the right to enter into a Development Agreement that establishes these criteria, and that would provide certainty to all of the homeowners in Queensridge and Tudor Park.

Yours truly,

David and Libby Sims
9221 Tudor Park Place
Las Vegas, NV 89145

Work: (713) 580-6335
Cell: (713) 301-5871
Email: david.sims@nsgen.com

ROR000990

23292

23269

From: Tom Perrigo
To: Carman Burney
Subject: FW: EBH Project Proposal
Date: Wednesday, November 16, 2016 11:35:36 AM

-----Original Message-----

From: Matt Smith [mailto:cyclone@cox.net]
Sent: Tuesday, November 15, 2016 4:19 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: EBH Project Proposal

Dear Honorable Mayor and City Council:

By way of background I am a resident in the North Queens Ridge development. I have lived in Las Vegas since 1984 and I have been involved in healthcare delivering physical therapy services to the Las Vegas community. As the Mayor knows I have been involved in a Pay It Forward campaign with at risk grade schools as well as serving on numerous nonprofit boards and giving generously to various charitable organizations throughout the year including our county school district. I currently sit on the Board of the Latin Chamber of Commerce Foundation and started their college scholarship program for at risk kids to seek out a health related degree and bring that degree back to Las Vegas be it a doctor, nurse or physical therapist.

I am sure you have received a lot communication from residents of Queensridge so I won't be redundant but to say I very much oppose the plans by EBH. My past experience in attempting to lease retail space indicates to me that Mr Lowie is not a man of honor in keeping his word. This concerns me given the scope of this project or any project frankly.

In spite of what EBH says they have been completely ignoring our calls to meet and find a mutual solution to their development plans and satisfy the needs of the residents. They have had no interest in any productive discussions, negotiations or compromise. I have talked to many home owners who would support his right to develop but would like something more collaborative.

Outside of all the technical aspects and rule of law I would like to point out a couple of other issues that I find bothersome.

It is incredulous that Councilman Beers created a website to openly campaign for this project. It is my opinion that he should recuse himself from any vote on this as he clearly appears to be conflicted. He should represent the voice of his community and wait until all facts are on the table before he makes a public vote.

It is also incredulous that the city would use publicly owned assets for the developer to market his project and give the appearance that the city is already behind his private project.

I know you have been inundated with a lot of other related information including limited environmental impact studies on this development which give me great concern as it relates to upstream excavation to satisfy the needs of his downstream development. I hope the popular vote and influence of your constituents matters. I think our recent election has shown that the public is tired of institutional politics and backdoor deals. We would like transparency but also have you all do what is right for the people this impacts.

I know from years in the community that whenever a zoning change, development or a marijuana license is needed people go to Jay Brown and generally get what they are politically and financially looking for. This past election was a referendum on the influence of lobbyists and the insider influence they bring. I hope this is not the case as you ponder your decision.

Digitized with mail.org/44

11/16/16 101-107

ROR000991

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23270

Thank you for taking the time to read this brief email and I hope you consider the many letters and information that has been presented to you.

Sincerely,

Matt Smith

ROR000992

23294

23271

Queensridge Homeowners -

The City of Las Vegas Planning Commission voted on October 18, 2016 to recommend approval of three (of seven) applications that had been filed by the developer Seventy Acres LLC. Those three items regarding the 17.49 acres located to the southwest of the intersection of Alta Drive and S. Rampart Boulevard will now be forwarded to the City Council for a final vote on November 16, 2016. Here is an explanation of what you will see on the agenda with respective concerns.

APPROVED PHASE ONE ITEMS ON THE AGENDA:

Item 1 - The General Plan Amendment. The City of Las Vegas (CLV) General Plan for the 17.49 acres currently identifies the land as PARKS/OPEN SPACE. The Developer needs an amendment to that designation to develop the 720 apartments he is proposing. The amendment would change the designation to H (HIGH DENSITY RESIDENTIAL). That amendment received a City Planning staff recommendation for approval followed by the Planning Commission vote recommending approval. (See Concern Below)

Item 2 - Zone Change. Currently, the land is zoned RPD-7 (Residential Planned Development 7 units per acre). It was originally envisioned in your community's Master Plan that the entire area would be zoned RPD-7. This included certain higher density areas off-set by open space recreational (PROS: Park Recreation Open Space) for an overall average density of 7.49 units per acre. The developer is asking that the site be rezoned to R-4 (High Density Residential). The zone change request received a recommendation of approval by City Planning staff followed by a Planning Commission vote recommending approval. (See Concern Below)

Item 3 - Site Development Plan Review for the proposed 720 unit Multifamily Residential. The Developer's plan consists of four, four-story buildings on 17.49 acres. Planning Commission voted to

Submitted after final agenda

City 11/16/16 Item 101-107

ROR000993

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23272

recommend approval. (See Concern Below)

Note: Additionally, the Developer has sent a letter to the City of Las Vegas asking that the four items that were not approved by the Planning Commission on October 18th be withdrawn without prejudice. This request will also have to be voted upon by the City Council at the November 16th meeting. If that request is granted by the City Council, it would mean that the Developer could resubmit related applications without waiting for the one (1) year resubmission period that would otherwise be required.

APPLICATION CONCERNS:

1. The General Plan Amendment request is for "H" which allows for a density of 25 dwelling units per acre or more. There is no upper end maximum to that density. The Developer requested density on this project is 41 units per acre. By way of comparison, the Queensridge Towers are at 19 units per acre. There is not a project of this requested density closer than 4 miles away at Lake Mead and Jones. Therefore, the requested density is not "harmonious and compatible" with your neighborhood.
 2. The R-4 zoning would set the development standards for the site at a maximum height of 55 feet. The Developer has requested a 48 foot height approval but that could be changed through the subsequent Site Review process. If approved, the allowance of R-4 zoning on this Phase One application/project could set a precedent allowing the Developer to request the same R-4 and 55 foot maximum height for Phase Two and Three of the project. And there is no Development Agreement in place that would limit the height design in Phase Two and Three of the project.
 3. The Site Review process allows for changes to be made without a public hearing, i.e. Queensridge resident input.
 4. The technical drainage study is not yet complete. Therefore, there is no way to know at this voting time what drainage improvements will be required upstream, if any, to allow for the development of this 17.49 acre project.
-

ROR000994

23296

23273

The City Council Agenda shows that this item will NOT be heard before 3:00 p.m. I would strongly encourage residents to attend the meeting and express their views about the items that will be considered. If residents are not able to attend because of the time, they should email the Mayor and all Council representatives to express their views. All written correspondence will be entered into the record.

Further, I encourage all Queensridge homeowners to remain project vigilant as the above action represents only the first application in the Developer's total project. I anticipate in the very near future a separate application regarding the development of land bordered by Alta Drive and S. Hualapai Way will be submitted for Planning Commission and City Council vote.

Shauna Hughes
shughes@gcmaslaw.com
Gentile Cristalli Miller Armeni Savarese
410 S. Rampart Blvd.
Suite 420
Las Vegas, NV 89145
Phone: (702) 880-0000
Fax: (702) 778-9709

Gentile Cristalli Miller Armeni Savarese
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ROR000995

23297

23274

Tax Opinion Disclaimer To comply with IRS regulations, we advise that any discussion of Federal tax issues in this E-mail was not intended or written to be used, and cannot be used by you, i) to avoid any penalties imposed under the Internal Revenue Code or, ii) to promote, market or recommend to another party any transaction or matter addressed herein.

ROR000996

23298

23275

From: Tom Perrigo
To: Carmen Burney
Subject: FW: badland golf
Date: Wednesday, November 16, 2016 11:54:42 AM

From: sandya@gettimgmail [mailto:sandya@gettimgmail.com]
Sent: Friday, November 11, 2016 11:31 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Bob Beers; Bob Coffin; Itarkarian@lasvegasnevada.gov; Tom Perrigo; Rick Y. Barlow
Subject: badland golf

My name is Sanford Allison and have been a resident of Queensridge for aver 15 years. I am writing this email to voice my objections to the proposed changes to the general plan and zoning changes for the golf course.

- 1 general plan amendment to 41 units per acre is not compatible with the neighborhood which has a density of 19 units per acre the closest density of 41 units per acre is 4 miles away
- 2 Zone change RPD -7 which is 7 units per acre to high density residential @ 41 units per acre is not harmonious or compatible with the area
- 3 drainage study has not been done
- 4 additional students for the area has not been addressed
- 5 in and out of the property has not been addressed
- 6 this property was originally developed as parks, open space, recreation open space AND NOT 2500 APARTMENTS

THANK YOU

Submitted after final agenda

Date 11/16/16 Item 101-109

P

ROR000997

23299

23276

From: Tom Perrigo
To: Carolyn Burdick
Subject: FW: Badlands Redevelopment Project (November 16)
Date: Wednesday, November 16, 2016 12:03:42 PM

From: Carolyn G. Goodman
Sent: Wednesday, November 9, 2016 4:10 PM
To: Tom Perrigo; Brad Jerbic
Subject: FW: Badlands Redevelopment Project (November 16)

fyi



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

[702]229-6241

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From: Trevor Atkin [mailto:tatkin@awslawyers.com]
Sent: Wednesday, November 09, 2016 11:31 AM
To: Carolyn G. Goodman
Cc: Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Badlands Redevelopment Project (November 16)

Dear Mayor and Council Members,

I am writing relative to the upcoming vote on the Badlands Redevelopment Project slated for November 16. I reside at 9717 Gavin Stone Avenue, within the Queensridge master PLANNED community – emphasis on the term PLANNED. Needless to say, the purchase of one's home is perhaps the largest single investment a family makes. I trust you have all been reminded of this countless times when voting on amendments to a master plan. I also trust most, if not all of you, have purchased homes based in large part on your understanding of the master plan in place. I made this informed decision almost 20 years ago when deciding to purchase my home. Before that I resided for 8 years in Peccole Ranch, another master planned community.

The communities around Peccole Ranch and Queensridge are wonderful and have thrived in large part because they are master PLANNED. You and your predecessors have done an excellent job over the years of making the correct decisions on what is, and is not, compatible within and around these communities. The correct mixture of residential, multi-family, and commercial zoning has worked quite well, and hopefully will continue to work – provided the City Council votes on what is best for our master PLANNED communities. The General Plan Amendment for high density being proposed is NOT what is in the best interests of the community, but rather, a single land owner.

The proposal of changing the MASTER PLAN from 7 units per acre to "H" which allows for a density of

Submitted after final agenda

Date 11/16/16 Item 101-107 P

ROR000998

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25 dwelling units, with the developer requesting density of 41 units per acre is ludicrous. To say that such a radical departure from the current plan - one which has proven to work quite well for 20 years, is "harmonious and compatible" with the current master PLANNED neighborhood, is nonsensical at best. It's not even a close call.

I understand that the Badlands Golf Course is not profitable, and respect the owner's desire to alter its use. However, the amendments being sought are beyond reasonable and certainly nowhere near being "harmonious and compatible" with the existing master PLANNED neighborhood. It would be another thing if the course was being closed and the MASTER PLAN of 7 acres per unit maintained with the building of more homes conducive to the existing plan, but this is not what is being openly proposed. It is so far out of line with the existing plan that I can only presume the developer has publicly applied for an amendment knowing full well that he will eventually "settle" or "compromise" on density much closer to the existing 7 acres per unit.

I trust that you, our Mayor, and the City Councilpersons, will soundly reject the General Plan Amendment being proposed.

Thank you for your time and consideration of this email and also the public comments next Wednesday.

Respectfully yours,

ATKIN WINNER & SHERROD
A NEVADA LAW FIRM

Trevor L. Atkin
1117 South Rancho Drive
Las Vegas, NV 89102
PHONE (702) 243-7000 | FAX (702) 243-7059
tatkin@awslawyers.com
www.awslawyers.com

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ROR000999

23301

23278

From: Tom Perigo
To: Carman Burney
Subject: FW: Badlands Golf Course Development
Date: Wednesday, November 16, 2016 11:49:33 AM

From: Robert Baker [mailto:robertb@ovationdev.com]
Sent: Sunday, November 13, 2016 6:45 PM
To: Bob Beers
Cc: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Coffin; Lois Tarkanian; Tom Perigo
Subject: Badlands Golf Course Development

Dear Councilman Beers,

I live at 9628 Gavin Stone Ave. within Queensridge South. I will try to be as brief as I can, I to hate long emails. I've lived within the community for almost 6 years and enjoy what this community has to offer very much. I understand Mr. Lowie is a businessman and bought the golf course so he could develop it, no problem, but I'm sure you can appreciate that allowing him to develop the land to the detriment of Queensridge residents shouldn't be allowed to happen.

Here's what I ask:

1. Please don't allow Mr. Lowie to increase the zoning density as this certainly doesn't seem harmonious with what is in place.
2. The drainage study should be complete prior to a vote.
3. Landscape design should be complete in plans and not renderings.
4. Close any loopholes within the development contract. Nothing should be left to market conditions. I believe that essentially means he can do whatever he wants at a later date.

Thank you for your time, and yes as you can see below, I work for a developer.

Respectfully,

Robert Baker

Project Manager

OVATION

Ovation Development

6037 S. Ft. Apache Road Suite 110

Las Vegas, NV 89148

702-990-2390

 Please consider the environment before printing this email

Submitted after final agenda

Date 11/16/16 Item 101-107

P

ROR001000

23302

23279

From: Tom Perrigo
To: Carmen Burney
Subject: FW: Queenridge Owner
Date: Wednesday, November 16, 2016 11:54:00 AM

From: Sandy Bedich [mailto:sbedich@earthlink.net]
Sent: Saturday, November 12, 2016 11:08 AM
To: ltarkan@lasvegasnevada.gov
Cc: Tom Perrigo
Subject: Fwd: Queenridge Owner

Sent from my iPad

Begin forwarded message:

From: Sandy Bedich <sbedich@earthlink.net>
Date: November 12, 2016 at 10:57:33 AM PST
To: cgoodman@lasvegasnevada.gov
Subject: Queenridge Owner

Please stop this development project from happening. My husband and I have lived here for almost 20 years. We paid extra for the prime lot on the golf course. We went through some bad times when the economy went bad and almost lost our house! We took all our saving to make it through and now that is all we have. Please do not let these greedy developers do this to hard working people! We love this quiet community and this would cause high traffic and lower home values. Even now homes are not even selling because of the unknown! Please stop this from happening it is just not right!

Thank you,
Sandra and George Bedich
9300 Provence Garden Ln
LV,NV 89145
Sent from my iPad

Submitted after final agenda

Date 11/16/16 Item 101-107 P

ROR001001

23303

23280

From: Tom Perrigo
To: Carmen Burney
Subject: FW: Badlands Golf Course Redevelopment
Date: Wednesday, November 16, 2016 11:46:13 AM

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 12:27 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Badlands Golf Course Redevelopment



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

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From: bigler1905@aol.com [mailto:bigler1905@aol.com]
Sent: Sunday, November 13, 2016 6:48 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian
Subject: Badlands Golf Course Redevelopment

Dear Mayor and City Council Members,

We live in a very troubled world. Hate and violence are prevalent in our daily lives as we watch the news and see our the lack of brotherly love on this planet.

Our wonderful country is experiencing the worse division and hatred since the civil war. We are a house divided.

The last place we need contention is in our own beloved neighborhood and homes. This is where we should come for PEACE.

Unfortunately, the last year as we have watched our country engulfed in a hateful and bitter political battle, our homes too have also become a battle ground.

Neighbor against neighbor, council members against constituents, developers against those that bought homes and land from them.

Where does it end. When our humanity is more important than the mighty dollar?

When our lives are over, the most important thing anyone will remember about us is how we treated others. Our integrity and honest and fair dealings with our fellow man is paramount. It's not about how much money we made, or how many big fancy things we have our name on.

It's about how we treated our fellowman !

Submitted after final agenda

Date 11/16/16 Item 101-107

P

ROR001002

23304

23281

As our city fathers, you are intelligent and thoughtful people who uphold the values of our community. You most likely cherish your own family, home and neighborhoods.

This Badlands Golf Course is where our families live. It is our HOME. How would you feel if this monstrous over-development was happening to you or your loved ones?

I implore you to leave the legacy of the Peccole Family as it is now; a "Jewel in the Desert". I am sure Mrs. Peccole is rolling in her grave as she sees how greed is destroying this beautiful neighborhood.

I implore you all to ponder your hearts and think of the Golden Rule: Do Unto Others.

Sincerely,
Sally M. Bigler
9101 Alta Drive Unit 901
Las Vegas, NV 89145

ROR001003

23305

23282

From: Tom Perrigo
To: Carman Burner
Subject: FW: Badland's Development
Date: Wednesday, November 16, 2016 11:46:24 AM

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 12:25 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Badland's Development



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

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From: Gregory Bigler [mailto:drbigler@yahoo.com]
Sent: Sunday, November 13, 2016 7:45 PM
To: Steve Caria
Cc: Bob Beers; Carolyn G. Goodman; Steven Ross; Bob Coffin; Lois Tarkanian; Ricki Y. Barlow; Stavros Anthony
Subject: Re: Badland's Development

Councilman Beers,

There you go again.

Could you explain the difference between calling the complex a "done deal" and "its development seems a certainty."

Another point.....

When was the last time the city allowed an apartment complex to be built in the bottom of a wash?

The developer brags that the roof of the proposed four story complex will not go above our "ground floor."

This means he must sink the apartments deep into the wash. A routine mountain rain spreads water a good 150 feet outside the middle of the wash.

Have we looked at the potential wash damage in the proverbial 100 year flood?

I am sure you are aware of the \$100 million law suit that is pending again the builders of the Queensridge Tower, some of which is because of failure to foresee water damage here.

A miscalculation this time, in the wash, will mean that people will die.

TURN AROUND.....

DON'T DROWN

You wouldn't drive into the water in a wash, why would you allow people to live there?

Dr. Greg Bigler

Sent from my iPhone

ROR001004

23306

23283

From: Tom Perrigo
To: Carman Burns
Subject: FW: Queensridge
Date: Wednesday, November 16, 2016 11:41:38 AM
Attachments: Scanned from a Xerox multifunction device001.pdf

-----Original Message-----

From: Bowling, Chuck [mailto:cbowling@mandalaybay.com]
Sent: Tuesday, November 15, 2016 9:05 AM
To: Bob Beers
Cc: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: FW: Queensridge

Councilman Beers, per your request I have attached a response to your letter. I look forward to your timely response.

CHUCK BOWLING
President and Chief Operating Officer
Mandalay Bay Resort & Casino | p.702/632-9705 | f.702/632-7722
email: cbowling@mandalaybay.com

-----Original Message-----

From: Bob Beers [mailto:bbeers@LasVegasNevada.GOV]
Sent: Monday, November 14, 2016 9:36 AM
To: Bowling, Chuck
Cc: John Bear; Vicky Skilbred
Subject: RE: Queensridge

Hi Mr. Bowling -

Unfortunately, the land has been zoned residential from before you moved next to it. The only legal way to prevent development under the existing entitlement would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city.

Every one of the purchase agreements I have seen have disclosure statements, initialed by the purchaser, stating that the community has no interest in the golf course land, and that it can go away. Have you checked yours?

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. Existing homeowners should expect a lot the same size as theirs and a house the same size as theirs will abut their property. The owner is suggesting that developing under the existing zoning would not result in the highest property values for existing owners, over the long run, compared with the alternative plan that was first put forth more than a year ago. They are ready to do develop the existing zoning if the city insists, and have already met with staff on it. The map from that meeting was requested by your HOA's representatives. Did they share it with you?

I am sorry for the loss of your view. Development of Badlands seems a certainty, though your HOA or an individual homeowner may yet develop a legal argument to intercede. I would note that such a contractual right at Silverstone Ranch elsewhere in city limits has resulted in that golf course being dry and abandoned for over a year now.

Feel free to write with further thoughts.

Bob Beers
Las Vegas City Council, Ward 2

Submitted after final agenda

Date 11/16/16 Item 101-107

P

ROR001005

23307

23284

-----Original Message-----

From: Bowling, Chuck [mailto:cbowling@mandalaybay.com]

Sent: Saturday, November 12, 2016 5:56 PM

To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian

Cc: Tom Ferrigo

Subject: Queensridge

CHUCK BOWLING

President and Chief Operating Officer

Mandalay Bay Resort & Casino | p.702/632-9705 | f.702/632-7722

email: cbowling@mandalaybay.com

--

ROR001006

23308

23285

November 15, 2016

Councilman Bob Beers

Dear Councilman Beers:

I'm in receipt of your response to my letter, and I beg to disagree. There are official city maps which show very clearly that while I may not be entitled to a golf course, I and every person in Queensridge is in fact entitled to the open space and more importantly the flood control protection afforded by the open space. The Queensridge master plan states this very clearly.

The area currently proposed for development, behind my home is proposed to be zoned at 41 units per acre, (which is actually six times what the developer believes he's entitled to, not eight as my previous letter stated, nevertheless, it's egregious). If you had any interest in protecting your constituents you would require the developer to have meaningful conversations with the neighbors, that encompass give and take, rather than just presentations by their attorneys, city staff and the city attorney. Not only were questions left unanswered; there was absolutely no room for compromise.

Your lack of understanding regarding the concept of inverse condemnation is very clear. If you deny a developer many times what he believes he is entitled to while he is at the same time threatening that "all options" are on the table for the remainder of his land, there is no inverse condemnation. If that were the case, then there would be no need for a Planning Commission, a Zoning Commission or a Planning Department. Everyone could simply develop the maximum they felt they were allowed, or in this case, six times that maximum they believe they are entitled to. In fact, your own city attorney, along with many other attorneys have stated that there is no inverse condemnation here, so your story has not only been arbitrary and capricious, it has been incorrect and to the detriment of your constituents.

On one of the various websites you're using to promote this project, (www.beers4nevada.org) you state that this land use request and your case for "inverse condemnation" compares to the "Pappas" case. That case did not involve inverse condemnation, but the use of eminent domain whereby the City took possession of private property and turned it over to another developer. The case went to court for many years, and the city lost or ultimately settled.

ROR001007

23309

23286

If your rationale in promoting this project is because the developer "might" sue you, I'm sure you realize that a group of neighbors is already suing the city. Why not take their side and require the developer to negotiate? What would lead you, when even your city attorney disagrees with you, to believe that the developer will sue you AND win? Have they threatened such a lawsuit? Do you always bow to threats? Can every developer now claim inverse condemnation if they don't get what they want, and every resident in this city be on constant guard about what might be proposed around them?

It is my understanding that council people have a *duty* to *not* make a decision regarding a land use application until it has had a proper public hearing before them. It's very clear to me that you made your decision on this proposal, in any of its various iterations, many months ago, well in advance of public presentation of all evidence.

You do not appear to be open to anything that the taxpayers in this community have to say, and neither does the developer. At every meeting, the only discussions centered around telling us what the developer WILL be doing - not what might make it more palatable for neighbors. And now, all of the hype about a forest with 7,500 trees, a conservation easement, etc... is clearly shown to have been just that, a bait and switch. The developer has pulled that portion off and is asking for a poorly designed 41 apartments per acre behind us.

I have had my home on the market for months during this absolute façade of a development application. Not one potential buyer even contacted us and we ultimately took it off the market.

You state that development of the Badlands is a certainty. It's only a certainty if the City allows it. The underlying land use is Parks, Recreation and Open Space for a reason. It's because that's what it was always intended to be under the master plan.

Respectfully,



Chuck Bowling

cc: Mayor Carolyn Goodman
Planning Commission
Steve Ross, Mayor Pro-Tem
Councilman Stavros Anthony
Councilman Ricki Barlow
Councilman Bob Coffin
Councilwoman Lois Tarkanian
Tom Perrigo, Planning Director

ROR001008

23310

23287

November 11, 2016

Mayor Carolyn Goodman
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

Dear Mayor Goodman:

As an 18 year taxpaying homeowner in Queensridge, I have been in limbo since September 2015. Since that time our community, residents you have promised to protect and represent, have lost incredible value in their real estate investment and endured ongoing stress because this developer has not done his homework, not involved the community and attempted to use his relationships in the city to steamroll a development project for his personal gain. I, and as you have heard from many others, find this unacceptable.

The applications have been on the agenda since January and then April and have been held repeatedly without good cause. There has never been, to my recollection, a meeting to discuss the final three applications before you on November 16th which carry many unknowns. The meetings that have been held have been conducted either by the developer's attorneys, basically to tell the residents that the developer holds all the rights, or by your own city staff which many neighbors find not only unusual and intimidating, but as having the appearance that the city has moved from the role of arbiter to advocate.

Without any consultation with Queensridge homeowners, the developer has consistently changed his plans to keep us guessing and in the dark. The plan you will have before you requests an amendment that would give him density on this project of 41 units per acre. That's far different than what he claims the land is currently zoned for at 7.49 per acre and certainly not harmonious and compatible with the current neighborhood. There are height issues and again, no technical drainage plan. The recommended site review process allows for changes that would not include a public hearing or input from the Queensridge community. Further, I understand that the developer has already held a pre-application meeting with the city for yet an additional plan. What kind of community partner is that? And more importantly, why would the Council condone such behavior?

The developer has stated in the Review Journal that he is looking at "all options" for the property. Why not ask him, as you have asked others before, to look at those options in consultation with those of us who will be most impacted by his development. And given the forthcoming application, why in the world would the city even consider approving this, the highest density project within miles of our neighborhood, knowing full well that there is more to come. We need and deserve the protection of afforded by a complete plan accompanied by a real development agreement, with real protection for the neighbors.

ROR001009

23311

23288

We know you are to hear three items this week that are clearly not well thought and which equal EIGHT TIMES the purported zoning for this land. You also have before you his request for withdrawal without prejudice on the other amendments he originally submitted. Based on the incredible negative impact this project has caused to your city and specifically the Queensridge development and its homeowners, it is important you only accept these withdrawals with prejudice. Since the developer has made it clear that the 41 units per acre before you this week is only the beginning, it only makes sense to have him come back with a complete plan so that we as residents, after of a year of uncertainty, can take comfort in the fact that our elected representatives will be a voice for us and truly represent those who have placed our trust in you.

Respectfully,

Chuck Bowling

cc: Steve Ross, Mayor Pro-Tem
Councilman Stavros Anthony
Councilman Ricki Barlow
Councilman Bob Beers
Councilman Bob Coffin
Councilwoman Lois Tarkanian
Tom Perrigo, Planning Director

ROR001010

23312

23289

From: Tom Perrigo
To: Carman Burney
Subject: FW: Badland's Development
Date: Wednesday, November 16, 2016 11:58:21 AM

From: Bob Beers
Sent: Thursday, November 10, 2016 3:31 PM
To: 'Steve Caria'
Cc: John Bear; Vicky Skilbred
Subject: RE: Badland's Development

Thanks for writing Mr. Caria.

Unfortunately, the land has been zoned residential from before you moved next to it. The only legal way to prevent development under the existing zoning would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city.

Every one of the purchase agreements I have seen have disclosure statements, initialed by the purchaser, stating that the community has no interest in the golf course land, and that it can go away. Have you checked yours?

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. The owner is suggesting that the alternative plan would provide more value to more people over the long-term compared to moving forward with the existing zoning, but they are ready to do that if the city says no to the alternative, and have already met with staff on it. The map from that meeting was requested by your HOA's representatives. Did they share it with you?

I am not planning to recuse myself, and nobody ever said "It's a done deal" except for Frank Shreck, near as anyone in the media has been able to research. Frank was called out on that live on KNPR a couple of months back.

Actually, there is something adjacent that has similar density. Although the tower has 24 units and acre, those are each much larger than 3,000 sq ft each and house multiple humans. If those units were half size, there would be twice as many of them, and the density would be higher than what is requested with units much less than half size of what's in the tower now.

Three separate engineering groups, two paid by taxpayers, have been through the traffic study and pronounced it sound. Usually there is only one check.

I am sorry if you have suffered a drop in the value of your home due to the closure of the golf course. Its development seems a certainty, though I continue to hope that your HOA or an individual homeowner has a legal argument. I would note that such a contractual right at Silverstone Ranch elsewhere in city limits has resulted in the property being dry and abandoned for over a year now.

Existing nearby residential entitlements loom very large on Planning's radar. All have been included in all studies.

Submitted after final agenda:

Date 11/16/16 Item 101-107 P

ROR001011

23313

23290

I do not think the owner got any special consideration from the city, although we did make more demands on this developer, such as having an unprecedented number of public meetings and hiring independent engineers go through the technical aspects, which I don't think we often do.

Bob Beers
Las Vegas City Councilman Ward 2

From: Steve Carla [mailto:stevecarla@yahoo.com]
Sent: Thursday, November 10, 2016 11:06 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkarian
Subject: Badland's Development

Dear Mayor and Council Members:

I request that this project is rejected by all members of the council and mayor. It is clear that Councilman Beers has made statements that show he is either unaware of the facts (despite the City Attorney's attempt to explain to him) regarding Inverse Condemnation or he is too closely aligned with the developer and should recuse himself from all decisions made regarding this development.

At the Planning Commission meeting, one statement by the PC stated: "this project should be conforming to the community, and it should not cause harm to the residents of the community". Yet the PC went ahead and approved R4 zoning, although this is not conforming with our community. In fact, there is nothing similar to this zoning within a four mile radius of our community. Also, there has already been substantial harm to the values of our properties as this development is causing buyers to stay away. Many property owner's have received nothing but low ball offers, and told that this development has devalued our properties. Hence, this development does neither, conforming to the existing community and "is" causing harm to the residents.

Both Mr. Lowie and Mr. Beers are on record telling residents that this development is "a done deal". This certainly appeared to be the case in our meeting with the PC, with Staff rubber stamping many issues ie; developer agreement (or inappropriate lack thereof), in addition to several other irregular items it looks like indeed it is a "done deal". This is not to mention the traffic study provided by the developer just doesn't represent the overcrowding of Rampart Blvd. and Charleston Blvd. during different periods of the day.

Already there are entitlements for residential growth basically next door with a high rise next to One Queensridge Place, Tivoli and likely to follow Renaissance properties/developments. These project would add hundreds of units, but doesn't seem to be on anyone's radar from the PC and probably the City Council.

The greater majority of the Queensridge community is adamantly opposed this development and there area signed petitions supporting opposition.

ROR001012

23314

23291

On the surface, many of my neighbors question "how" this developer has received such favorable treatment from the PC Staff, Planning Commission and potentially the City Council and Mayor. Without question this development will cause harm to our local elementary school already over 140% occupied and yet no agreement prior to the PC approval. Also, this doesn't address a realistic traffic flow study (other than the skewed report provided by the "developer") on Rampart Blvd. and surrounding main arteries like Charleston Blvd. Nor does it address that there are no apartments within this community at the time, nor is there any R4 zoning other than this outlier.

The list goes on, and it will be curious to see if in fact, "this is a done deal". All indications are it is.....

Disgruntled and disappointed citizen,

Steve Caria

ROR001013

23315

23292

From: Tom Perrigo
To: Carman Bames
Subject: FW: Badland's Development
Date: Wednesday, November 16, 2016 11:45:36 AM

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 12:37 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Badland's Development

more



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

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From: Steve Caria [<mailto:stevecaria@yahoo.com>]
Sent: Saturday, November 12, 2016 11:23 AM
To: Bob Beers
Cc: Carolyn G. Goodman; Steven Ross; Bob Coffin; Lois Tarkanian; Ricki Y. Barlow; Stavros Anthony
Subject: Re: Badland's Development

Councilman Beers,

There seems to be no end to your ever changing story. A few months back at a Sun Coast developer meeting you told Mr. Swimmer and myself that you preferred for the golf course to stay but the city would have to pay the developer \$100,000,000 inverse condemnation fee if not allowed to develop on this property. A few months later I see a leaflet stating a \$30,000,000 cost. Which is it? Where do you get these figures? From a CPA genie?

You also stated to Mr. Swimmer and myself that Mr. Lowie and his development group could build 7.49 units per acre, which also has proved to be completely incorrect. Now you are stating that the developer has the right to build 1/4 to 1/2 acre parcels throughout the 280 acre property. This is not what Mr. Brad Jerbic just stated clearly at a recent meeting at OQP for residents attended by the Brad Jerbic and Mr. Perrigo, head of Staff Planning. Mr. Jerbic said that the property needs to be conforming to RDP-7 by building on lots similar in size to the abutting properties. For example, one acre lots next to existing 1 acre lots and 1/4 acre lots next to 1/4 acre lots. Obviously, you see things different than Mr. Jerbic, the City Attorney. Maybe this is one reason why so many people are questioning your intentions.

ROR001014

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There are so many inconsistencies in this development, the process and your statements. This project was rubber stamped by staff without the normal protocol, developer requests for delays seem unprecedented, putting multiple project requests on the same agenda at the PC seems unreasonable (most people couldn't decipher between one request or the other causing confusion among everyone but the development group--is this something you support?). Approvals for R4, a change in zoning, were permitted without a developer agreement or agreement with the school district, among a number of other inconsistencies. Are you saying this is normal procedure? I might also mention that the Planning Commissioner that you appointed Mr. Trowbridge (excuse the spelling if incorrect) gave approval to absolutely every request made by the developer.....Wow, what representation!

The traffic study was presented by the developer, and is more than questionable. Anyone that lives in this community understands with the already existing entitlements in place that fulfillment of this project and other approved residential properties will create massive backlogs and imperil drivers on Rampart, near capacity now, Alta, Charleston and surrounding arteries. Also, if the R4 development already approved by zoning becomes reality it appears that the only access to the project will be a right turn in and right turn out onto Rampart all day, every day. These construction trucks alone will jam our roads and create onerous delays and imperil drivers on this extremely busy roadway.

The Queensridge Residents HOA has clearly stated that 80% of the homeowners in that community adamantly oppose this development, and at OQP the residents who oppose this development far surpass those residents that are in favor (we have signed petitions opposing). Clearly you are not listening to your constituents that are directly impacted. So what is your justification? Do you have a survey from others surrounding communities in your district that supports this project, or is everyone to rely on your flipflopping comments?

Although you have not represented the interests of the Queensridge community favorably to date, few of us expect that you will do the correct thing by recusing yourself from this matter. Hence, your haughty response to this request comes as no surprise.

In closing, I would add that Mr. Shreck is not the only person that reports they heard you state that "this is a done deal", so your characterization of Mr. Shreck being a lone wolf is incorrect! The inconsistencies by staff, planning commission, you, and others involved with this project just doesn't pass the smell taste!

ROR001015

23317

23294

From: Tom Ferrigo
To: Carmel Burney
Subject: FW: Opposition to Development of Badlands Golf Course
Date: Wednesday, November 16, 2016 11:37:30 AM

From: jerry choate [mailto:jwchoate11@hotmail.com]
Sent: Tuesday, November 15, 2016 1:43 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Opposition to Development of Badlands Golf Course

We are opposed to the proposal to build 2600 apartments, and 60-70 homes on the Badlands Golf Course!!

PROPERTY VALUES

Since the applications have been filed, homes in Queensridge have been difficult to sell. While property values surrounding us continue to appreciate, our own home values have fallen since the applications were filed with the city.

Recently, a home owner received an offer from a buyer which stated as follows: **"We understand (our offer) is low, . . . we based our price on the golf course going away."** The golf course does not benefit only those who live on it, but improves the value of the entire community we call home. Experts have confirmed a minimum of **10-20% reduction in property values** in Queensridge, should the proposed development be approved.

TRAFFIC

According to a previous City of Las Vegas staff report on these items, **Rampart would be 97% of capacity with just 720 new condo/apartments on that corner.** More than tripling that number of units would certainly require significant improvements on Rampart, Alta and Charleston.

The developer notes in their application that they are relying on the City to construct light rail from downtown Las Vegas to Downtown Summerlin along Charleston in order to mitigate traffic concerns. The Developer has total disregard for anyone else's concerns, but his own!

QUALITY OF LIFE (NOISE, SAFETY)

Since the mid 1990's, the Badlands Golf Course has served as required flood control, drainage, and open space for the master planned community of Queensridge.

Submitted after final agenda

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ROR001016

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23295

The construction of flood control structures, roads, and the 2,675 housing units themselves, will severely disrupt the quiet enjoyment of residents on, and near the Badlands golf course for an extended and unacceptable period of time. There will be inordinate amounts of dust and dirt going into our backyards, and pools, making our backyards unusable, and clogging the filters of our pools.

Page 11 of the proposed new master plan states that, "... gated access being provided to Development Area 4." This means that **over 5,000 new residents will have open access to the interior of our existing master planned community.**

The Queensridge HOA has made significant strides in reducing crime in our community this through newly added security measures. We need to keep it that way, and not have hundreds of people accessing our community on a daily basis for years to come.

QUALITY OF LIFE (NEIGHBORHOOD INFRASTRUCTURE)

Tripling the density of a completed Master Planned community is unprecedented and there is not provision in the currently available development agreement for adding the necessary improvements to streets, roads, sewer, water, electricity, schools, flood control, police, fire and emergency medical services, and parks and open space required by the influx of what could be well over 7,000 new residents.

The elementary, middle and high schools in this area are already significantly overcrowded as stated by the **CCSD** representative at the last planning commission meeting. The development **could add over 700 children to the** already overloaded neighborhood schools with no provision for new schools or classrooms.

The addition of **2,600 apartments**, some of which are contained in **new high rise towers** places a great strain on **limited fire, police and emergency medical personnel.**

Based on the expert opinion of engineers, hired by some of our neighbors, new flood control measures that have been verbally proposed, **will cause storm run-off to move at such a rapid speed as to cause severe flooding and damage in Queensridge, and neighboring communities.**

DEVELOPMENT AGREEMENT

Legal advisors have indicated that the developer does **not have a right to such density**, and it is only possible if the city makes an **unprecedented, and dangerous decision** to allow a density of **over 35 units per acre inside an existing master planned community.**

ROR001017

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Homeowners are afforded specific rights/protections under the **Nevada State Law NRS 278A**, addressing Planned Unit Developments. The statute protects the interests holders (homeowners) in common interest communities, and affords them specific rights.

FINAL NOTE

The HOA has **no liability** for costs associated with contesting these plans, nor is **any HOA assessment** planned. Concerned Citizens are using their own funds to fight this threat to our community. Also, the information in this letter is correct based on information publicly available as of this date.

THIS PROPOSAL CLEARLY PLACES A SIGNIFICANT RISK TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF QUEENSRIDGE AND THE SURROUNDING COMMUNITY!! We urge the Planning Commission to NOT approve this proposal!...it will have far-reaching effects on other Planned Communities in the future!

Thank You for your consideration,
Sincerely, Jerry and Diane Choate
701 Sir James Bridge Way
Las Vegas, NV 89145

We are opposed to the proposal to build 2600 apartments, and 60-70 homes on the Badlands Golf Course!!

ROR001018

23320

23297

From: Tom Perrigo
To: Carman Banting
Subject: FW: Queensridge Development Plans
Date: Wednesday, November 16, 2016 11:30:23 AM

-----Original Message-----

From: Neil Colica [mailto:neilcolica@sbcglobal.net]
Sent: Wednesday, November 16, 2016 11:23 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Boers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Cc: Sharon Colica
Subject: Queensridge Development Plans

Hello all

As a resident of Queensridge and a homeowner for the past 8 years - I wanted to send you a note regarding the development plan that is being discussed and voted upon by the city council today. This is a very bad idea for the residents of this neighborhood (for a number of good reasons) and I'm certain that you have heard the issues in great detail. What is most challenging to us personally is that we purchased our home in this area with the understanding that the golf course and attached open space was zoned in a particular way that would restrict building homes in the area. We did our research and purchased our home with this as one of our decision points. Besides ruining the scenery and destroying the golf course - we are very concerned about the density issues and the sharp increase we will have in traffic, crime, and congestion should this development project be allowed.

Please don't get caught up in the hype of the proposed developer who is looking at this through a "profit only" lens. We enjoy living here and would recommend that this entire project, and all of it's phases, be rejected and that you vote to oppose the development project and leave the zoning and open land as is. We have to live with the outcome of your decision and should this happen it will create a tremendous amount of turmoil and dissatisfaction in a community that has grown to appreciate the master planned community and the current zoning restrictions.

Thank you
Neil Colica
9225 Whitekirk Place -
Tudor Park.

Neil Colica RN, MBA, MSM, ACC
Hospital and Healthcare Executive
Chief Nursing/Chief Operating Officer
Certified Executive Coach - ACC
619-675-3694

Submitted after final agenda.

Date 11/16/16 Item 101-107

AGENDA ITEMS #101-107
11.16.16 CC

P

ROR001019

23321

23298

From: Tom Perrigo
To: Carman Burney
Subject: FW: Badlands Golf Course Development and its Effect on Queensridge Homeowners
Date: Wednesday, November 16, 2016 11:59:20 AM
Importance: High

From: Carolyn G. Goodman
Sent: Thursday, November 10, 2016 2:53 PM
To: Brad Jerbic
Cc: Tom Perrigo
Subject: FW: Badlands Golf Course Development and its Effect on Queensridge Homeowners
Importance: High



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

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From: Lorie Curtis [mailto:L.Curtis@healthgroupwest.com]
Sent: Thursday, November 10, 2016 2:37 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Badlands Golf Course Development and its Effect on Queensridge Homeowners
Importance: High

Dear Mayor Goodman and council members,

I am a long time resident of Queensridge, having owned my home there for over seventeen years. I purchased a home in this neighborhood due to the beautiful golf course and quiet surroundings. I am strongly opposed to the proposed high density housing along Alta and Rampart. Since the announcement of the proposed development, the values of our homes have declined sharply!! There are currently a large number of homes for sale as a result of this, and none of them are selling, despite drastic price reductions. Further, there is already a tremendous amount of traffic congestion, including traffic fatalities, in the Rampart/Alta area. I do not see how this area could handle a project of this density. Please help us preserve the tradition that is Queensridge and reconsider you approval of this high density housing plan in our neighborhood.

Sincerely,

Lorie Curtis
And Kevin Curtis

Submitted after final agenda

Date 11/16/16 Item 101-107

P

ROR001020

23322

23299

From: Tom Perrigo
To: Corman Burney
Subject: FW: Badlands golf course
Date: Wednesday, November 16, 2016 11:47:57 AM

-----Original Message-----

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 11:54 AM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Badlands golf course

Fyi

Carolyn G. Goodman, Mayor
Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

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-----Original Message-----

From: eleni [mailto:elenieliades@hotmail.com]
Sent: Monday, November 14, 2016 10:53 AM
To: Carolyn G. Goodman
Subject: Badlands golf course

Dear Mayor Goodman,

With all do respect please take to heart the home owners pleas who are against redevelopment of the golf course. Queensridge is our home and we love living here. I am a native Las Vegas and I have grown with this city all of my 50 years. Queensridge is unique and like no other community in Las Vegas. We live in paradise. Queensridge is a master-planned community and we are privileged to live here. We have a right to the quiet enjoyment of the original open space. The developers applications don't include a development agreement that controls what he can build. Many changes make it confusing to understand what is being proposed and to respond to it. Property values have already taken a hit 30%. We can't afford to lose this equity we are not wealthy. Adding 6000 new residents to our existing community of 2000 is bad pluning, too high a density will impact traffic, noise, air quality and schools. I wanted to attend the city council meeting but work during the day. Please help us the homeowners retain our rights a peaceful beautiful community, that we signed up for.

Thank you
Sincerely
Eleni Eliades

Sent from my iPhone

Submitted after final agenda

Date: 11/16/16 Item: 101-107

P

ROR001021

23323

23300

From: Tom Perrigo
To: Carmen Burney
Subject: FW: Badlands golf course
Date: Wednesday, November 16, 2016 11:48:51 AM

-----Original Message-----

From: eleni [mailto:elenieliades@hotmail.com]
Sent: Monday, November 14, 2016 11:05 AM
To: Tom Perrigo
Subject: Badlands golf course

Dear Councilman Perrigo,

With all do respect please take to heart the home owners pleas who are against redevelopment of the golf course. Queensridge is our home and we love living here. I am a native Las Vegan and I have grown with this city all of my 50 years. Queensridge is unique and like no other community in Las Vegas. We live in paradise. Queensridge is a master-planned community and we are privileged to live here. We have a right to the quiet enjoyment of the original open space. The developers applications don't include a development agreement that controls what he can build. Many changes make it confusing to understand what is being proposed and to respond to it. Property values have already taken a hit 30%. We can't afford to lose this equity we are not wealthy. Adding 6000 new residents to our existing community of 2000 is bad planing, too high a density will impact traffic, noise, air quality and schools. I wanted to attend the city council meeting but work during the day. Please help us the homeowners retain our rights a peaceful beautiful community, that we signed up for.

Thank you
Sincerely
Eleni Eliades.

Sent from my iPhone

Sent from my iPhone

ROR001022

23324

23301

From: Tom Perrigo
To: Carman Rumsby
Subject: FW: General Plan Amendment GPA-62387
Date: Wednesday, November 16, 2016 11:30:59 AM

From: Carolyn G. Goodman
Sent: Wednesday, November 16, 2016 10:36 AM
To: David Horwitz
Cc: Brad Jerbic; Tom Perrigo
Subject: RE: General Plan Amendment GPA-62387

Dear David:

Thank you for your email and voiced opinions therein. We are working diligently and comprehensively to mediate the issues for a positive resolve for all.

Happy Thanksgiving!



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

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From: David Horwitz [mailto:dlhorwitz@sbcglobal.net]
Sent: Wednesday, November 16, 2016 10:28 AM
To: Carolyn G. Goodman
Subject: General Plan Amendment GPA-62387

Dear Mayor Goodman.

I understand that the city council is scheduled to discuss this matter at its meeting today. Due to work I cannot attend the public input part of the meeting, but I do want to express my opposition.

A change from "Parks/Open Space" to "High Density" violates the master plan that home buyers have relied on as the city's commitment to maintain the neighborhood's character. Approving a change would indicate that the city does not honor its commitments, and clearly makes the City of Las Vegas a less desirable place to live or to buy a home in. Other communities, such as in Henderson or Summerlin, honor their master plans. I would hope that Las Vegas will do likewise.

I urge you to oppose any changes to the master plan.

Thank you for your consideration.

Submitted after final agenda.

Date: 11/16/16 Item: 101-107

ROR001023

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Sincerely,

David Horwitz
9101 Alta Drive Unit 702
Las Vegas

ROR001024

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23303

From: Tom Perrigo
To: [Carmin Burney](#)
Subject: FW: Please Vote NO on the Badlands Golf Course Redevelopment Applications (November 16, 2016)
Date: Wednesday, November 16, 2016 11:44:31 AM

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 12:40 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Please Vote NO on the Badlands Golf Course Redevelopment Applications (November 16, 2016)



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

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From: Ron Iverson [<mailto:ron@queensridgehoa.com>]
Sent: Friday, November 11, 2016 10:58 AM
To: Carolyn G. Goodman
Subject: Please Vote NO on the Badlands Golf Course Redevelopment Applications (November 16, 2016)

Mayor Goodman:

Please vote **NO** on the Badlands Golf Course Redevelopment Applications next Wednesday, November 16, 2016. I purchased my retirement home in the Queensridge community in January 2015 for the prestige of the area and the enjoyment of its open space. After beginning an extensive home renovation, the Badlands Golf Course was purchased by EHB Companies and my concerns about open space, property values and difficult to understand Planning Commission concessions to this developer have dominated my life. Here is a summary of my concerns with the applications before you:

1. **The General Plan Amendment.** The City of Las Vegas (CLV) General Plan currently identifies the subject 17.49 acres as PARKS/OPEN SPACE (PROS). The General Plan Amendment request is for "H" which allows for a density of 25 dwelling units per acre or more. There is no upper end maximum to that density. The Developer's requested density on this project is 41 units per acre. By way of comparison, the Queensridge Towers immediate west of the proposed site are 19 units per acre. There is not a project of this requested density closer than 4 miles away at Lake Mead and Jones. Therefore, the requested density is not "harmonious and compatible" with my community.
2. **Zone Change.** Currently, the proposed building site is zoned RPD-7 (Residential Planned Development 7 units per acre). It was originally envisioned in my community's Master Plan (Queensridge) that the entire area would be zoned RPD-7. This included certain higher density areas off-set by open space recreational (PROS: Park Recreation Open Space) for an overall average density of 7.49 units per acre. The developer is asking that the site be rezoned

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ROR001025

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to R-4 (High Density Residential). This R-4 zoning would set the development standards for the site at a maximum height of 55 feet. The Developer has requested a 48 foot height approval but that could be changed through the subsequent Site Review process that does not require public input. The allowance of R-4 zoning on this Phase One application/project would set a precedent allowing the Developer to request the same R-4 zoning for Phases 2 and 3 of this project which are sure to follow if this initial application is approved. R-4 zoning significantly inhibits the enjoyment of open space which is a major value of this community and the surrounding area.

3. Site Development Plan Review. The proposed Site Review process allows for changes to be made without a public hearing, i.e. public input of interested and impacted concerns in the area. Given all the confusion caused by and preferential treatment given to EHB Companies during the past 15 months (multiple competing applications; public meetings which never allowed for gathering of surrounding community concerns; very poorly defined Development Agreements to protect the right of the City and surrounding residents; allowance of last minute application changes causing confusion and curtailing public voice; confusing application descriptions that precluded some Planning Commissions from fully understanding upon what was being voted), the best interests of our City and community can be upheld by ensuring the public hearing right and allowing public voice to be heard.

4. Flood Plain Study. The technical drainage study is not yet complete and will not be completed for at least another 12-18 months. As such, there is no way to understand at this voting time what drainage improvements will be required upstream in the current natural drainage arroyos into the "funnel drain" underneath the intersection of Alta Drive and S. Rampart Boulevard to allow for the safe development of this 17.49 acre project.

5. Schools. Impacted schools in the area are already at 160% capacity without considering the effects of the proposed development. The developer and Planning Commission have known about this fact since receiving the impact statement from school officials in February 2016 but have denied receiving input until mid-October. No agreement has been reached with school officials about how to rectify the impact the proposed development would bring.

6. NRS 278A. The Badlands Golf Course that EHB Companies purchased is tightly integrated with the Queensridge and Queensridge Towers communities. There is an approved Master Plan that has governed the land use of this property since 1992 including critical open space for flood drainage and highly valued community enjoyment. The City maintains that NRS 278A, which would provide substantial approval rights to existing community residents re. subsequent development of the Golf Course, does not apply because the City did not approve its use in Las Vegas. While I fully respect the difficult role and strong integrity of Mr. Jerbic and other governing city officials, it is hard to understand how the City of Las Vegas believes it has the authority to override the implementation and legal enforcement of a mandated state statute. Not enforcing this important protection granted by the State of Nevada significantly lessens the strong appeal of master communities in the state and encourages wealth grabs at the expense of existing residents who paid a premium for the protection of living in a master community.

Again, I strongly urge you to vote NO on the Badlands Golf Course Redevelopment Applications before you on November 16th. Please vote to protect our Open Space, the appeal of the Badlands Golf Course area and the rights of my Master Community. I look forward to speaking before you on November 16th and hearing your disapproval of the three applications.

Very Respectfully,

ROR001026

23328

23305

Ronald J. Iversen
9324 Verlaine Court
Las Vegas, Nevada 89145

ROR001027

23329

23306

From: Tom Perrigo
To: Carman Bunney
Subject: FW: Vote NO on the Badlands Gold Course Redevelopment Applications (November 16, 2016)
Date: Wednesday, November 16, 2016 11:53:51 AM

From: Bob Beers
Sent: Saturday, November 12, 2016 2:19 PM
To: 'roniversen'
Cc: John Bear; Vicky Skillbred
Subject: RE: Vote NO on the Badlands Gold Course Redevelopment Applications (November 16, 2016)

Thanks for writing Ron. Your bullet point numbers, commented...

1. If you change the metric from "units per acre" to "livable space" per acre, the proposal is less dense than the Tower. Because the unit size of the proposal will be less than half the unit size of the tower, the "net human impact" is equivalent between the two, which is one thing planners and traffic engineers consider. As well, the units will be built upon the parking, so there is no surface parking. The easiest way to cut the proposed density in half is the add 17 acres of surface parking, though that likely wouldn't create urban value.
2. Shauna is incorrect. Council action to change the density of RPD-7 land does not create a right for adjacent land to have equivalent density, at least under the Las Vegas codes. That adjacent land still has a density limit between the smaller of what's around it and 7.5 units per acre before the city has to worry about inverse condemnation. A subsequent council will have to grant a change of zoning for the adjacent land to exceed 7.5 units per acre, and would be under no obligation to do so. Your concern about changes in height without council approval is a good one, I think. And if the motion is for approval, I will condition it that any change in height be treated as a major rather than a minor change. That is the distinction between coming to council or not. Height in this case is critical to the people living in the Towers.
3. I disagree with your statement that the applicant has received any special favors during this process – quite the contrary. You are incorrect stating that there has been no opportunity for public input. It is well chronicled. The last of dozens of opportunities will be at 3pm Wednesday at City Hall. One of the ways the applicant has been beat up is by being required to hold so many public input meetings, compared with others. I disagree that the list of things you're citing as bias are any special accommodations, and some aren't true. Most of the confusion was feigned.
4. Owners don't fund a full flood mitigation design by engineers without first achieving project entitlements, as the design is a seven-digit exercise. This is standard practice in Nevada. The study will have to be completed, reviewed and approved before any construction can start, just as it was for Tivoli built over the same floodwater drainage.
5. I am still working with CCSD to determine what that impact on schools is. They are not sure. For example, it appears that the 71 QR kids at Bonner is quite a bit below the number of children who should be at Bonner given QR's metrics. They are in the process of running existing QR to see what it predicts, to see how close it is to the 71 at Bonner. It also appears that their formula does not distinguish between a 15,000 sf home with multiple generations

ROR001028

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and 1,200 ft units that are proposed, I would think that would impact the expected number of children. Another factor is that the school required to be built under the Master Plan you're claiming protection under was converted to a magnet school last year because enrollment had been falling for so long. Oddly, it is closer than Bonner for anyone who accesses through the Charleston gate.

6. The law is available [online](#). It is clearly not a mandate. It is an option. Cities may, not cities must at NRS 278A.080. It is so sad if all this has been based on that simple oversight.

Unfortunately, the land has been zoned residential from before you moved next to it. The only legal way to prevent development under the existing entitlement would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city. I reconfirmed this with Brad after I saw you last week, and he reconfirmed with me that it is the only legal way to prevent development of Badlands available to the city government.

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. Existing homeowners should expect a lot the same size as theirs and a house the same size as theirs will abut their property. The owner is suggesting that the alternative plan would provide more value to more people over the long-term compared to moving forward with the existing zoning, but they are ready to do that if the city says no to this alternative, and have already met with staff on it. You know this because you've seen the map the HOA requested from the city that was handed out at the meeting.

So the choice, even narrowed down to the last three agenda items only, is the existing entitlement or the plan. Which will create the most property value for the most people?

It is not a choice between the redevelopment applications and "protecting our Open Space, the Badlands Golf Course area and the rights of my Master Community."

Bob

From: roniversen [<mailto:rjiversen73@gmail.com>]

Sent: Friday, November 11, 2016 11:00 AM

To: Bob Beers

Subject: Vote NO on the Badlands Gold Course Redevelopment Applications (November 16, 2016)

Councilman Beers:

Please vote **NO** on the Badlands Golf Course Redevelopment Applications next Wednesday, November 16, 2016. I purchased my retirement home in the Queensridge community in January 2015 for the prestige of the area and the enjoyment of its open space. After beginning an extensive home renovation, the Badlands Golf Course was purchase by EHB Companies and my concerns about open space, property values and difficult to understand Planning Commission concessions to this developer have dominated my life. Here is a summary of my concerns with the applications before you:

1. The General Plan Amendment. The City of Las Vegas (CLV) General Plan currently identifies the subject 17.49 acres as PARKS/OPEN SPACE (PROS). The General Plan Amendment request is for "H" which allows for a density of 25 dwelling units per acre or more. There is no upper end maximum to that density. The Developer's requested density

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on this project is 41 units per acre. By way of comparison, the Queensridge Towers immediate west of the proposed site are 19 units per acre. There is not a project of this requested density closer than 4 miles away at Lake Mead and Jones. Therefore, the requested density is not "harmonious and compatible" with my community.

2. **Zone Change.** Currently, the proposed building site is zoned RPD-7 (Residential Planned Development 7 units per acre). It was originally envisioned in my community's Master Plan (Queensridge) that the entire area would be zoned RPD-7. This included certain higher density areas off-set by open space recreational (PROS: Park Recreation Open Space) for an overall average density of 7.49 units per acre. The developer is asking that the site be rezoned to R-4 (High Density Residential). This R-4 zoning would set the development standards for the site at a maximum height of 55 feet. The Developer has requested a 48 foot height approval but that could be changed through the subsequent Site Review process that does not require public input. The allowance of R-4 zoning on this Phase One application/project would set a precedent allowing the Developer to request the same R-4 zoning for Phases 2 and 3 of this project which are sure to follow if this initial application is approved. R-4 zoning significantly inhibits the enjoyment of open space which is a major value of this community and the surrounding area.

3. **Site Development Plan Review.** The proposed Site Review process allows for changes to be made without a public hearing, i.e. public input of interested and impacted concerns in the area. Given all the confusion caused by and preferential treatment given to EHB Companies during the past 15 months (multiple competing applications; public meetings which never allowed for gathering of surrounding community concerns; very poorly defined Development Agreements to protect the right of the City and surrounding residents; allowance of last minute application changes causing confusion and curtailing public voice; confusing application descriptions that precluded some Planning Commissions from fully understanding upon what was being voted), the best interests of our City and community can be upheld by ensuring the public hearing right and allowing public voice to be heard.

4. **Flood Plain Study.** The technical drainage study is not yet complete and will not be completed for at least another 12-18 months. As such, there is no way to understand at this voting time what drainage improvements will be required upstream in the current natural drainage arroyos into the "funnel drain" underneath the intersection of Alta Drive and S. Rampart Boulevard to allow for the safe development of this 17.49 acre project.

5. **Schools.** Impacted schools in the area are already at 160% capacity without considering the effects of the proposed development. The developer and Planning Commission have known about this fact since receiving the impact statement from school officials in February 2016 but have denied receiving input until mid-October. No agreement has been reached with school officials about how to rectify the impact the proposed development would bring.

6. **NRS 278A.** The Badlands Golf Course that EHB Companies purchased is tightly integrated with the Queensridge and Queensridge Towers communities. There is an approved Master Plan that has governed the land use of this property since 1992 including critical open space for flood drainage and highly valued community enjoyment. The City maintains that NRS 278A, which would provide substantial approval rights to existing community residents re. subsequent development of the Golf Course, does not apply because the City did not approve its use in Las Vegas. While I fully respect the difficult role and strong integrity of Mr. Jerbic and other governing city officials, it is hard to understand how the City of Las Vegas believes it has the authority to override the implementation and legal enforcement of a mandated state statute. Not enforcing this important protection granted by the State of Nevada significantly lessens the strong appeal of master communities in the state and encourages wealth grabs at the expense of existing residents who paid a premium for the protection of

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living in a master community.

Again, I strongly urge you to vote NO on the Badlands Golf Course Redevelopment Applications before you on November 16th. Please vote to protect our Open Space, the appeal of the Badlands Golf Course area and the rights of my Master Community. I look forward to speaking before you on November 16th and hearing your disapproval of the three applications.

Very Respectfully,

Ronald J. Iversen
9324 Verlaine Court
Las Vegas, Nevada 89145

ROR001031

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From: Tom Perrigo
To: Carmen Burney
Subject: FW: Queensridge Resident does not support rezoning of Badlands Golf Course
Date: Wednesday, November 15, 2016 11:37:25 AM

From: Carolyn G. Goodman
Sent: Tuesday, November 15, 2016 1:30 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: Queensridge Resident does not support rezoning of Badlands Golf Course

fyi



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

City Hall is closed on Fridays.

From: Bob Beers
Sent: Tuesday, November 15, 2016 1:24 PM
To: 'cjohnson1@aol.com'
Cc: Carolyn G. Goodman; lynn@queensridgehoa.com; shughes@gcmaslaw.com; John Bear; Vicky Skilbred
Subject: RE: Queensridge Resident does not support rezoning of Badlands Golf Course

Thanks for writing, Mr. Johnson.

Unfortunately, the land has been zoned residential from before you moved next to it. I am not sure where you heard it was zoned "PARKS/ OPEN SPACE". The only legal way for the city to prevent development under the existing entitlement would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city.

Every one of the purchase agreements I have seen have disclosure statements, initialed by the purchaser, stating that the community has no interest in the golf course land, and that it can go away. Have you checked yours? If the person you bought it from misrepresented the transaction, you may have recourse against them. I would recommend consulting an attorney.

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. Existing homeowners should expect a lot the same size as theirs and a house the same size as theirs will be built behind them. The owner is suggesting that the alternative plan would provide more value to more people over the long-term compared to moving forward with the existing zoning, but they are ready to do that if the city says no to the alternative, and have already met with staff on it. The map from that meeting was requested by your HOA's representatives. Did they share it with you? The choice for the City Council is which of those two development plans will retain the most property value for the neighborhood.

Submitted after final agenda

11/16/16 101-107 p

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I am sorry for the loss of your view. Development of Badlands seems a certainty, though your HOA or an individual homeowner may yet present a legal argument to intercede. I would note that such a contractual right at Silverstone Ranch elsewhere in city limits has resulted in that golf course being dry and abandoned for over a year now. I would hate to see that happen here.

Bob Beers
Las Vegas City Councilman Ward 2

From: cjohnson1@aol.com [mailto:cjohnson1@aol.com]
Sent: Tuesday, November 15, 2016 12:48 PM
To: Bob Beers
Cc: Carolyn G. Goodman; lynn@queensridgehoa.com; shughes@gcnaslaw.com
Subject: Queensridge Resident does not support rezoning of Badlands Golf Course

November 15, 2016

City Councilman Beers:

I am an owner of 9812 Winter Palace in Queensridge South. My house borders the Badlands Golf Course that was recently sold to a property developer. I am writing to you for 3 reasons:

- (1) I am 100% against re-development of the Badlands Golf Course and **do not support rezoning** of the Golf Course from "PARKS/ OPEN SPACE" to "RESIDENTIAL (regardless of density)."
- (2) I urge the city to **not approve rezoning at this time**, and
- (3) I have lost about \$240,000 in home value due to date due to the redevelopment actions taken by the property developer. More value will be lost if any or all of the requested rezoning is approved.

Do not approve rezoning at this time. There is little if any desire for rezoning and redevelopment of Badlands Golf Course by *any entity* other than the developer. Las Vegas has excess housing inventory and insufficient water. Moreover, the developer purchased the golf course with the existing zoning in place. It is not the responsibility of City Administration to enable a speculative developer to realize value at the expense of City residents. We lack answers to simple questions such as (a) Why does this rezoning need to be approved at this time? and (b) If rezoning is approved, who will compensate homeowners for their loss in home values?

At the October 6, 2016 Badlands Informational Meeting in City Hall[1][1], a Queensridge homeowner asked "Who will pay us for the lost value of our homes as a result of this redevelopment." The response from the developer was "I cannot comment on it." When pressed repeatedly by the homeowner, the developer responded, "We do not believe that (your homes will decrease in value)."

The Queensridge homeowner was verklempt. She asked "With all the clanging and banging during construction and changes from a golf course view to a view of multifamily residential units, who will compensate homeowners for their lost value?"

Again, the developer responded "We do not believe that will be the case."

Loss of Value: I along with other homeowners have lost home value as a result of the changes being sought by the developer. More value will be lost if rezoning is approved. I have been advised by multiple real estate appraisers that the *possible* redevelopment of the Golf Course has reduced the value of my home on Winter Palace by \$240,000 as of November 1, 2016. City approval of rezoning will cause the value of my home to decrease even more.

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I do not believe the developer's conclusions, views, or opinions during the Informational Meeting(s). I paraphrase my fellow homeowner, "**Does the developer think I am an idiot?**" Please do not approve rezoning. If the City does approve this rezoning I demand to be compensated by the developer for my loss of home value.

Sincerely,

Christian C. Johnson
9812 Winter Palace Drive
Las Vegas, NV 89145

[1][1] This meeting can be viewed at
<https://livestream.com/cityoflasvegas/events/6368973/videos/138057939>

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From: Tom Perrigo
To: Carman Barnes
Subject: FW: Queensridge Resident does not support rezoning of Badlands Golf Course
Date: Wednesday, November 15, 2016 11:38:59 AM

From: cjohnson1@aol.com [mailto:cjohnson1@aol.com]
Sent: Tuesday, November 15, 2016 12:58 PM
To: Tom Perrigo
Cc: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian
Subject: Queensridge Resident does not support rezoning of Badlands Golf Course

November 15, 2016

Director Tom Perrigo:

I am an owner of 9812 Winter Palace in Queenridge South. My house borders the Badlands Golf Course that was recently sold to a property developer. I am writing to you for 3 reasons:

- (1) I am 100% against re-development of the Badlands Golf Course and **do not support re-zoning** of the Golf Course from "PARKS/ OPEN SPACE" to "RESIDENTIAL. (regardless of density)."
- (2) I urge the city to **not approve rezoning at this time**, and
- (3) I have lost about \$240,000 in home value due to date due to the redevelopment actions taken by the property developer. More value will be lost if any or all of the requested rezoning is approved.

Do not approve rezoning at this time. There is little if any desire for rezoning and redevelopment of Badlands Golf Course by *any entity* other than the developer. Las Vegas has excess housing inventory and insufficient water. Moreover, the developer purchased the golf course with the existing zoning in place. It is not the responsibility of City Administration to enable a speculative developer to realize value at the expense of City residents. We lack answers to simple questions such as (a) Why does this rezoning need to be approved at this time? and (b) If rezoning is approved, who will compensate homeowners for their loss in home values?

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The Queensridge homeowner was verklempt. She asked "With all the clanging and banging during construction and changes from a golf course view to a view of multifamily residential units, who will compensate homeowners for their lost value?"

Again, the developer responded "We do not believe that will be the case."

Loss of Value: I along with other homeowners have lost home value as a result of the changes being sought by the developer. More value will be lost if rezoning is approved. I have been advised by multiple real estate appraisers that the *possible* redevelopment of the Golf Course has reduced the value of my home on Winter Palace by \$240,000 as of November 1, 2016. City approval of rezoning will cause the value of my home to decrease even more.

I do not believe the developer's conclusions, views, or opinions during the Informational Meeting(s). I

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paraphrase my fellow homeowner, "*Does the developer think I am an idiot?*" Please do not approve rezoning. If the City does approve this rezoning i demand to be compensated by the developer for my loss of home value.

Sincerely,

Christian C. Johnson
9812 Winter Palace Drive
Las Vegas, NV 89145

[1][1] This meeting can be viewed at
<https://livestream.com/cityoflasvegas/events/6388973/videos/138057939>

ROR001036

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23315

From: Tom Perrigo
To: Carman Burney
Subject: FW: Queensridge development
Date: Wednesday, November 16, 2016 11:44:53 AM

From: Carolyn G. Goodman
Sent: Monday, November 14, 2016 12:39 PM
To: Debra Kaner
Cc: Brad Jerbic; Tom Perrigo
Subject: RE: Queensridge development

Thanks, Debbie, for your email and input.
My best to the family.
Carolyn



CAROLYN G. GOODMAN, MAYOR
Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

City Hall is closed on Fridays

From: Debra Kaner [mailto:debkaner@cox.net]
Sent: Friday, November 11, 2016 12:59 PM
To: Carolyn G. Goodman
Subject: Queensridge development

Dear Mayor Goodman,

Hoping you and your family are well. We last spoke at "Breakfast with The Mayor" many months ago, where you suggested we meet with Mr. Lowie to reach some compromise. Well, here we are with no additional input from the Developer since the neighbors on our street met with him.

Consequently, I urge you to require a compromise on Development Area 3 and consider how it would look like to the many homeowners, as myself, who are horribly and disproportionately impacted by the high density Development plan that will abut our homes.

I urge you to consider the homeowners'/ taxpayers' positions, and require an **open space transition zone** that is now called Development Area 3. There **already exists a concrete path for golf carts** that could extend the perimeter. The area could be a walking trail, or a dog path, or a jogging trail, or a bike trail or a children's park, but NOT a road and potential 12 foot wall.

This would maintain a remnant of the surrounding natural beauty of Nevada for which we, in our master planned community, have all paid premiums, and higher taxes to enjoy.

I am confused by the sets of applications that were acted on at the Planning Commission and it is stressful trying to understand all these abeyances. Since there does not appear to be a

Submitted after final agenda

Encls 11/16/16 101-107 P

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Development Agreement, then I am trying to understand if there are no longer any restrictions of height and distance, which the Planning Commission was sensitive to. I urge you, as our elected official, to protect the homeowners of 18+ years from piecemeal development that is not compatible with our beautiful Queensridge community. Please do what is right for our community.

Thanks, Debby
Debra Kaner
660 Ravel Ct.
89145.

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From: Tom Perrigo
To: Carmen Burney
Subject: FW: Queensridge development
Date: Wednesday, November 16, 2016 11:54:15 AM

From: Debra Kaner [mailto:debkaner1@aol.com]
Sent: Friday, November 11, 2016 12:42 PM
To: Tom Perrigo
Subject: Queensridge development

Dear Councilman Perrigo,

I am a 35 year resident of Las Vegas and an original Queensridge homeowner. I recently retired from CCSD and have been trying to downsize and sell my house. Most of us have had to remove our listings, or turn our homes into rental property because who would want to face years and years of construction noise and dirt? I urge you to consider a compromise on Area 3 of the Development plan, and how that would effect the many homeowners/taxpayers, as myself, who are horribly and disproportionately impacted by the high density Development plan that will abut our homes.

I urge you to require an **open space transition zone** that is now called Development Area 3. There **already exists a concrete path for golf carts** that could extend the perimeter. The area could be a walking trail, or a dog path, or a jogging trail, or a bike trail but NOT a road and potential 12 foot wall. This would maintain a remnant of the surrounding natural beauty of Nevada for which we have all paid higher taxes to enjoy.

I remain confused by the sets of applications that were acted on at the Planning Commission and it is stressful trying to understand all these abeyances. Since there does not appear to be a Development Agreement, then I am trying to understand if there are no longer any restrictions of height and distance, which the Planning Commission was sensitive to. You, as our elected official, need to protect the homeowners of 18+ years from piecemeal development that is not compatible with our beautiful Queensridge community. Please do what is right for our community.

Debra Kaner
660 Ravel Ct.
89145

ROR001039

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From: Tom Perrigo
To: Carmen Bumez
Subject: FW:
Date: Wednesday, November 16, 2016 11:55:22 AM

From: Dianna Bassett [mailto:dbassett8@cox.net]
Sent: Friday, November 11, 2016 9:58 AM
To: Carolyn G. Goodman
Cc: Steven Ross; santhonly@lasvegasnevada.gov; Ricki Y. Barlow; Bob Beers; Lois Tarkanian; Tom Perrigo
Subject:

Kathy Keck
912 Granger Farm Way
Las Vegas, NV. 89145
Home: 702-255-2250
Cell: 702-683-8067
kkeck@cox.net

Dear Mayor Goodman and Council members,
As a 20 year resident of Queensridge I would like to register my opinion as vehemently opposed to the proposal of development of the high density housing on the Badlands Golf Course. High density housing would only add to traffic congestion of the area and strain on schools and other services of the area, diminishing the quality of life of residents in the area.

Respectfully,
Kathy Keck



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Submitted after final agenda

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From: Tom Perrigo
To: Carmell Burney
Subject: FW: Badlands Golf Course building application
Date: Wednesday, November 16, 2016 11:58:42 AM

From: Vincent [mailto:viatona@me.com]
Sent: Thursday, November 10, 2016 3:19 PM
To: Tom Perrigo
Subject: Badlands Golf Course building application

I don't want to take any more of your time than necessary but I feel it's imperative to let you know that I STRONGLY OPPOSE the application for Phase One of land use on the Badlands Golf Course. Our concern is that this will of course be only the opening event (the proverbial camel's nose under the tent) which will lead to the complete destruction of the lifestyle of the Queensridge Community. As our representative we urge your effort on this topic.

Thank you for your time.
Vincent Latona

Submitted after final agency

Date 11/16/16 Item 101-107 p

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From: Tom Perrigo
To: Carman Burney
Subject: FW: BADLANDS GOLF COURSE DEVELOPMENT
Date: Wednesday, November 16, 2016 11:54:47 AM

From: Irwin Malzman [mailto:icmalz@gmail.com]
Sent: Friday, November 11, 2016 12:04 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: BADLANDS GOLF COURSE DEVELOPMENT

**I AM ADAMANTLY OPPOSED TO ANY DEVELOPMENT ON THE
BADLANDS GOLF COURSE.**

--
*Irwin Malzman
9332 Fontainbleu Dr.
Las Vegas, NV 89145*

Submitted after final edit

Date: 11/16/16 Item: 101-107 p

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November 16, 2016

To the Las Vegas City Council:

I have been an Orthopaedic surgeon, practicing in Las Vegas for the past 28 years. I moved to Queensridge eleven years ago because of its location, near my kids' school, and the beauty and serenity of the golf course environment.

Three years later the value of my house dropped 40 percent in the subprime mortgage debacle. After that, home values in Queensridge were inching up until June of 2015 when it became public knowledge that an investor group, EHB, had purchased the 250 acre golf course with the water rights for \$15 million (\$60,000 per acre) and intended to develop it into home sites and high density apartment complexes. When that was announced, everyone in Queensridge immediately lost at least 20 percent of the values of their homes.

In September of 2015 EHB's underhanded scheme to push their plan through the City Planning Commission without notifying the Queensridge homeowners was revealed. This devious act, and subsequent behavior on the part of EHB engendered uncertainty in the real estate market and has kept our home values depressed. It appears to many of us that the developers believe they have the right to develop the golf course in any way they see fit to maximize the return on their investment. They only pay lip service to the homeowners' concerns.

In its current form EHB's plan will devastate home values and the quality of life in Queensridge. But its impact won't stop there. The density of the development in area of Alta and Rampart will overwhelm the infrastructure causing severe traffic congestion on Rampart. Ingress and egress into the proposed development are not and will not be adequate. The proposed apartment complexes will have a density of 41 units per acre with some less than 600 square feet in size. There is nothing that comes close to that density anywhere near Queensridge.

It is also not clear whether EHB even has the will to follow through with its plan to develop the course into estate lots. People I've talked to in the real estate business are doubtful that there will be a market for those expensive properties in this location. If EHB can't sell the lots for estates they may decide to divide them into smaller parcels or tracts. We homeowners really have no idea what will be in our back yards! The uncertainty of this ill-defined project is alarming.

Like most homeowners, my home is my biggest investment. This development plan represents no less than a huge transfer of wealth from Queensridge owners to EHB who bought the golf course at a fire sale price. The treatment we have received from EHB is patently unfair. The beleaguered homeowners of Queensridge deserve a break and some protection from our elected leaders on the city council.

Submitted after final agenda

Date 11/16/16 Item 101-107

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James Manning, M.D.
9728 Verlaine Ct
Las Vegas, NV 891218

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From: Tom Perrigo
To: Carman Burner
Subject: FW: Badlands Redevelopment Project
Date: Wednesday, November 16, 2016 12:01:58 PM

From: Abraham Nagy [mailto:nagyaj@nvhl.net]
Sent: Thursday, November 10, 2016 9:43 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Badlands Redevelopment Project

I am a community member of Queensridge and I am writing to you to strenuously object to the Badlands Redevelopment Project.

People who bought homes in Queensridge did so with the understanding that a golf course will remain the centerpiece of the development. The original intent of the design of Queensridge was to maintain a golf course in perpetuity of the housing area. The developers of the Badlands Redevelopment Project have exploited poorly worded terminology in zoning laws to advance their desire to profit at the expense of others.

Due the proposed plans of development, I have been unable to sell my home as I live on the golf course. The only way I could sell my home is if I take a substantial financial loss on the property and this is impractical.

The impact the housing development proposed will be substantial to the community. Although traffic studies have been reported stating that the impact will be minimal, for those of us who live in the area, we already know the traffic has already become congested and dangerous in the area. The proposed plan will only further make this situation worse.

I am vigorously asking that you please reject the Badlands Redevelopment Project.

Sincerely,

ABRAHAM JIM NAGY, M.D.
NEVADA HEADACHE INSTITUTE
3255 WEST ARROY AVENUE, SUITE 320
LAS VEGAS, NV 89113
TEL: (702) HEADACHE
FAX: (702) 729-7146
WEB: NEVADAEADACHE.COM

Submitted after final review:

Oct 11/16/16 101-107

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A letter to those who care:

11/14/2016

The Queensridge HOA membership continues to determine as 'unacceptable' the changes proposed to the Badlands Golf Course, which weaves through the development. The lack of solid information as to the entire proposal, which now appears to be done piece-meal has placed HOA members on alert and made them very skeptical of any proposal.

The underlying bitterness is a direct result of the lack of trust the HOA has for EHB, the Badlands owners and developers. EHB initially displayed and discussed the transformation of the Badlands Golf Course property from a golf course to a variety of residential areas with varying density. After several meetings which included shouting matches and the inability to hear and understand the various proposals, EHB has 'taken their ball and left.' This while threatening the residents with what they would do if we did not go along with their plan. As a result, the skepticism shown EHB continues after HOA members were told they would lose the golf course, an integral part of the community. The high density and uncertainty of projects on the golf course acreage is at the very least disconcerting.

As the process winds through the courts and endures city council votes, the outcome remains uncertain, other than it's going to take extensive time and money to settle this impasse. We have yet to see Environmental Impact Statements, flood control plans or a traffic study, stating the impact resulting from thousands of new residents added to an already very congested area.

We have a right to expect a certain quality of life that is not marred by continual construction and a plethora of unknowns and an end result that is questionable. Our community was built on quiet, uncrowded and open spaces, to change this now is not acceptable.

This is not golf course parcel owners wanting something to compensate them for their golf course loss. Rather, it is about all of us losing our community to high density, heavy traffic, potential flooding issues, overcrowding of schools and years of disruptive construction.

Concerned Queensridge HOA Members

Neal and Linda Painter

301 Selfridge Street

Las Vegas, NV 89145

Submitted prior final agenda.

Date 11/14/16 Item 101-107

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ROR001046

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23325

From: Tom Perrigo
To: Carmen Bamber
Subject: FW: Badlands destruction and Queensridge from Leslie Parraguire
Date: Wednesday, November 16, 2016 11:41:59 AM

From: Leslie Parraguire [mailto:lgp@lvcolours.com]
Sent: Monday, November 14, 2016 4:05 PM
To: Bob Beers
Cc: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: RE: Badlands destruction and Queensridge from Leslie Parraguire

Dear Bob;
Why of course I am familiar with the shared map from the HOA. It would be why I contacted my Councilman and Mayor.
Again it is not clear to all those concerned.

I respectfully ask that full schematics in color with more master plan and architectural detail be submitted. After all per your words below, new dwellings would "be backing up to the existing" residents that paid premiums for those lots. What will they be looking at? It is unclear to all I have visited with over the past several months and remains so.

I had also heard you were on the side of this development so I'd say respectfully, sir, I am not surprised at your response.

How very sad that you cannot simply ask for the best possible presentation so we all know where the chips fall at the end of the day.

Good Day;
Leslie Parraguire

From: Bob Beers [mailto:bbeers@LasVegasNevada.GOV]
Sent: Monday, November 14, 2016 9:18 AM
To: Leslie Parraguire
Cc: John Bear; Vicky Skilbred
Subject: RE: Badlands destruction and Queensridge from Leslie Parraguire

Mrs. Parraguire –

Thank you for writing.

I have not heard the developers say the alternative to the proposal before us this week is dormancy. On the contrary, they have already had a pre-application meeting with staff to start the wheels turning on exercising the existing zoning. This would be lots and houses of equivalent size backing up to all current dwellings on the course, and then wherever any more can fit. The only legal way

Submitted after lunch agenda

11/16/16 101-107 p

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for the city to prevent development under the existing entitlement would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city.

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. Existing homeowners should expect one or two lots the same size as theirs with a house the same size as theirs abutting their property. The owner is suggesting that the alternative plan would provide more value to more people over the long-term compared to moving forward with the existing zoning, but they are ready to do that if the city says no to the alternative, and have already met with staff on it. The map from that meeting was requested by your HOA's representatives. Did they share it with you?

Development of Badlands seems a certainty, unless your HOA or an individual homeowner has a legal argument. I would note that such a contractual right at Silverstone Ranch elsewhere in city limits has resulted in the property being dry and abandoned for over a year now.

Access for construction will not be through the existing HOA gates. You should not notice much impact on an interior lot.

Bob Beers
Las Vegas City Council, Ward 2

From: Leslie Parraguire [<mailto:lgp@lvcolours.com>]
Sent: Sunday, November 13, 2016 1:36 PM
To: Carolyn G. Goodman; sgross@lasvegasnevadaa.gov; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Badlands destruction and Queensridge from Leslie Parraguire

Honorable Goodman and fellow councilmen,

While I know many of you, I have not weighed in to date about this issue surrounding our home in Queensridge South.

I am just now aware of the meeting during business hours this week, (which I might add seems very oddly scheduled considering the gravity of this issue),and will be in flight therefore unable to personally attend. I hope this email will be read and taken seriously as I helped to design all of Queensridge along with the Peccole family, Mark Fine and many other qualified community design professionals over 15 years ago. I also worked on the international team developing Park Towers with the Molaskys and Mark Fine.

For those who do not know my background, I have been an Interior Design

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Professional, having owned three successful companies over the past 39 years. Colours, Inc., is located downtown and will be 30 years old in 2017. I carry a general contractors license, class B, and am registered with the state fire Marshall's office. We design luxury estates, commercial properties as well as handle model home merchandising. I am a lifelong Las Vegan. Our daughter is a 5th generation Parraguirre Nevadan.

The concept of this development of Badlands and all of the rather vague drawings and materials I have reviewed leave me wondering.....Why are my city fathers and Madam not asking for far more detailed schematics not only in plan view, clearly defining the greenbelts, infrastructure of egress, roads, fire access, crash gates; not to mention full details of what this development will look like vertically with the help of elevations and exterior color palettes?

No wonder all of the residents are shook up! They cannot be expected to understand the project let alone the absurd density, without FAR more details. This is most important to you, the council, to have the benefit of a clear picture and allow yourselves on our behalf to truly make an informed decision!

I follow the philosophy of "Holistic" design in urban planning; harmonious design is critical. Our entire city and county is filled with bad examples of quick decisions of the past. We have benefited from those mistakes in the planning of our city and county in recent years, by demanding full schematics from developers looking to "insert" mass density into a large existing communities thoughtfully planned out by those that came before them.

Queensridge residents are requesting a clear and informed picture and I fully agree. It has always been expected in my work and I see this as far more important an issue. It greatly effects our home and estate values and could destroy the designed continuity we so carefully planned years ago to ensure we would offer a gated community beautifully designed for years to come.

There really should NOT be any rental properties as suggested in the Phase one condo space. There are rentals being built at warp speed all around us. Phase three as well as any area adjacent to the existing course owned sites should truly be deeded to greenbelt, featuring trees transplanted and saved from the golf course. Steve Wynn did this, so be thoughtful in asking the same of this developer, please.

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To be clear we do not live on the course. We have an interior lot in San Michelle on a ½ acre parcel. I suppose I could say nothing because I am not on the course like those most affected, but I clearly know the trickledown effect this will have on us, not to mention how this entire deconstruction and debris will impact our daily lives.

In Closing, I want to share a comment made directly to me by one of the investors of this project; “ You better get your friends to agree to our plan or we will just let'er go dormant...becoming your own wasteland”. Charming.

I greatly appreciate your taking the time to read my opinion. Maybe this can't be stopped but certainly you can demand a fully developed schematic package; in plans and full elevations and exterior materials boards to feel fully informed and to help us, the residents, that have been here for a very long time to feel like this will be a benefit not a detriment. Knowledge is truly power.

Sincerely;

Lparraguirre

Leslie G. Parraguirre

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23329

From: Tom Perrigo
To: Carman Runney
Subject: FW: Queensridge
Date: Wednesday, November 16, 2016 11:33:55 AM

-----Original Message-----
From: P17ru [mailto:p17ru@aol.com]
Sent: Tuesday, November 15, 2016 10:08 PM
To: Tom Perrigo
Subject: Queensridge

Please, Mr. Perrigo, Vote NO on Mr. Yohan distroying Queensridge. I live here. It is my home.
Rosalind Ruth Pike - 801 Aquitaine Court, 89145

Sent from my iPad

Submitted after final agenda

Oris 11/16/16 Item 101-107

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From: Tom Perrigo
To: Carman Burney
Subject: FW: Badlands Golf Course Development
Date: Wednesday, November 16, 2016 11:37:35 AM

From: L Prock [mailto:jabberjaws1830@yahoo.com]
Sent: Tuesday, November 15, 2016 1:27 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Badlands Golf Course Development

Mayor Goodman and City Council members

I purchased my home in Queensridge, on the golf course, in September, 2014. I paid a premium for my property. I am a widow and felt that Queensridge would be the perfect place to spend my last years.

I was not told that the golf course would be sold and developed until January, 2015. I am very upset that you would allow a development in the middle of such a prestigious community as Queensridge.

I DO NOT want 61 houses developed behind my property, nor do I want to see all the congestion at the corner of Rampart and Ahu with the building of 2,400 multifamily units, 200 assisted-living units and 75 single-family estate properties on larger lots, plus 2 towers.

All of the peace and tranquility that I imagined would come with purchasing my home in Queensridge is about to come to an end. Please do not let this happen to our Queensridge community!! When will Mr Lowle ever present a complete plan for what he proposes for the Badlands Golf Course? His ideas change every month!

LoisAnn Prock
9817 Queen Charlotte Dr

Submitted online through

11/16/16 Recd 101-107

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From: Tom Perrigo
To: Carman Rumata
Subject: FW: I request that you vote against the rezoning requests related to the Badlands golf course.
Date: Wednesday, November 16, 2016 12:01:31 PM

From: Joan Silverstein [mailto:matschka1@gmail.com]
Sent: Thursday, November 10, 2016 2:02 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: I request that you vote against the rezoning requests related to the Badlands golf course.

I want to express my concern and dismay about the rezoning proposals to be voted on for the Badlands golf course. I strongly oppose the proposal. The proposal is based on a number of deceptions and questionable assumptions, including the following:

--We were told that the developer had purchased the golf course and then determined that it was not profitable as a golf course. However, based on the testimony of his architect at the Planning Commission meeting, he had been exploring options for housing on the site for at least one year before that. .

--The developer has claimed that he had to convert the golf course to houses and condominiums because he said that the golf course was not attracting golfers. However, based on the testimony of residents at the hearing, Badlands has been one of the busiest, most successful golf courses in Las Vegas.

--The developer is being granted 30 years to complete the project. The is at least 10 years more than is traditionally granted for the completion of similar projects. This is even more of a concern because of the vagueness of the proposal, which allows him to make changes after the proposal is approved.,

--There was no school study approved before the project was presented to the Planning Commission. At the meeting, the school district informed us that they would work with the developer, but no plans were discussed before the meeting and, to my knowledge, has not yet occurred. Given the large number of students that could be added to the district by the project, this is a vague promise. More schools or more sessions may be required, but none of this is known.

--There was a supposed traffic study. However, based on the testimony of people who live and work in the area, it is questionable that the area can support the increased traffic.

--We were told that there will be no disruption to the residents currently living in Queensridge. However, disruption has already begun and can now continue for up to 30 years, based the proposal. For example, housing prices have dropped significantly since the rumors began. Residents who are trying to sell their homes are not able to do so unless they substantially lower their price. Even with a lowered price, it is difficult to attract buyers. This also creates a hardship for those of us who remain because of the drop in equity in our homes. For those of us who are middle class and retired, this represents a significant loss in our retirement savings.

I strongly urge you to vote against these proposals.

Very truly yours,

Joan Silverstein, Ph.D.
916 Granger Farm Way

Scanned with ScanSnap

Date 11/16/16 Item 101-107

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From: Tom Perrigo
To: Carman Rumsey
Subject: FW: Proposed Badlands Development Applications
Date: Wednesday, November 16, 2016 11:57:23 AM

From: Anne Smith [mailto:anne@smithculp.com]
Sent: Thursday, November 10, 2016 4:12 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian
Cc: Tom Perrigo
Subject: Proposed Badlands Development Applications

To: Mayor Goodman and City Council Members

We are strongly opposed to all the applications being considered at the City Council Meeting on Wednesday, October 16, 2016 for the following reasons:

1. We own and live in one of the 7 single family houses on Ravel Court that immediately abut the proposed high-density development. Even though the developer has withdrawn original applications relating to the 250 acres he is asking for R4 zoning in this area known as the Seventies and there is no Development Agreement associated with the remaining applications. So, it is a moving target and very confusing to us. It looks like there will be no height/setback/ road restrictions if these applications are approved. We are strongly opposed to the applications coming before you on October 16, 2016 as they will allow the Developer to build multi-story buildings immediately next to our houses. This is the highest density zoning that would be approved anywhere in the City and is not compatible nor harmonious with an existing master planned community. Never mind the fact that it is enclosed inside the Queensridge Master Planned Community. You would be allowing the developer to come back later and propose more high density and high-rise condos right within a few feet of our homes, and be setting a precedent for similar rezoning in other master planned communities in Las Vegas. The impact to our house and property values is already devastating. We are not rich people as has been portrayed on social media and to the media, we are regular working people whose personal

Quoted after line 10000

Date 11/14/16 101-107 P

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value is tied up in our homes. Even if we were willing to sell at the 20-30% depreciation that has occurred since the announcement of this development, no one is interested and no offers have been made to sellers who for personal reasons need to sell.

2. We are very concerned that adding an ultimate 2400 residences and 4000- 5000 people in the middle of our existing community of 2000 people will destroy the quality of life that we enjoy and that prompted us to move to our Queensridge home over 18 years ago. He also intends to tear up the entire open space during the next 15-20 years of construction causing dust, noise and environmental impacts. Your predecessors had great foresight in approving a master plan with designated open space in the midst of a growing population. We urge you to preserve this open space. Although we know we were not guaranteed a golf course in perpetuity, the General Plan shows the area in question would be parks/recreation open space.
3. As you consider proposed development and associated zoning changes, we urge you to deny the current applications and require a truly open process for public/existing Queensridge resident concerns to be heard and addressed in a manner much more responsive and meaningful way before any application is resubmitted. **Our severely impacted street is disproportionately impacted by the proposed high density (R-4) being proposed** compared to the rest of Queensridge and there has been **no mitigation** offered. The residents of Ravel Court met with the developer in February and asked for renderings of our post-development views so that we might discuss ways to mitigate the impacts. Despite repeated requests for such renderings, we have received nothing to this date. There was no sincere interest on the part of the developer to hear our concerns and what he could do to reduce the impact on us. The developer has shown you renderings of views from existing homes adjoining proposed multi-acre estate homes, which are not guaranteed. He didn't show you views of multi-story condos looming up behind our homes. It is not just the 7 homes on Ravel Court that would have multi-story condos immediately adjacent. Between Tudor Park, Fairway Point

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and Ravel Court there are at least 33 homes directly impacted by the dense, immediately adjacent multi-story development in area currently proposed to be zoned R4. Some of the Planning Commissioners were sensitive to the drastic impacts that high density development in the original Development Area 3 would have on these 33 homes when they suggested that consideration should be given to leaving Development Area 3 as an open space transition zone between the high-density development and our existing homes.

4. We also have many concerns with the developer's proposed design standards and the previously proposed developer agreement, which are moving targets and have changed too many times to count or keep up with. We have no certainty as to anything he will ultimately build.

We urge the City Council to hear and address our concerns so an acceptable solution can be reached.

Rosemary Anne Smith and Gordon L. Culp
653 Ravel Court, LV 89145

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From: Tom Perrigo
To: Carmen Bamez
Subject: FW: GPA-62387, ZON-62392, SDR62393
Date: Wednesday, November 16, 2016 11:42:49 AM

From: JRSSTACEY@aol.com [mailto:JRSSTACEY@aol.com]
Sent: Monday, November 14, 2016 2:17 PM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Itarkanian@lasvegasnevada.gov; Tom Perrigo
Subject: GPA-62387, ZON-62392, SDR62393

Dear City Counsel,

I am writing to voice my OPPOSITION to the above requested agenda items, which will alter the existing Master Plan of my community, Queensridge.

As a homeowner in Queensridge, I am extremely concerned and sickened about how this Rezoning and High Density Residential change will effect the following:

1. Traffic in the Rampart, Alta, Charleston, and Hualapai areas. As it is now, the traffic on Alta, which is constantly speeding over the 35 mile speed limit, makes it extremely difficult to exit the north gate. There are traffic accidents at Hualapai and Alta on a weekly basis, a young man was killed at this intersection just a couple of months ago.

The traffic on Rampart is in overload, with Boca Park, Tivoli Village, the Suncoast, and existing residential traffic. An Unbiased Traffic Study should be done before even considering approving an additional 720 units to this area.

2. The overcrowding this will cause in our local schools needs to be considered, since our classrooms are already overcrowded and under funded.

3. The added strain this would put on Fire, Police, & Emergency Medical Personnel. We no longer see traffic police checking for speeders, because they are spread too thin. A recent burglary in Queensridge was reported to Metro, it took them nearly an hour to respond.

4. The new flood control measures that have been verbally proposed will cause storm run-off to move at such a rapid speed as to cause severe flooding & damage to Queensridge.

5. Property values have dropped significantly in Queensridge, and with the Construction Traffic and Noise that this kind of development will bring for 10 to 15 years to come they will surely continue to drop. Lets face it, if this 720 units is approved, we residence in Queensridge are going to be fighting the first 4 applications on this property for the next 10 years.

Tripling the density of a completed Master Planned Community is unprecedented. We all know this is just the door opener for the remainder of the entire development of Badlands Golf Course.

PLEASE VOTE NO!!

Respectfully,
Sandra Stacey 308 Kingsclear Court, Las Vegas, NV. 89145

Submitted via this agency

11/16/16 101-107

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From: Tom Perrigo
To: Carman Bumes
Subject: FW: Badlands Golf Course Development
Date: Wednesday, November 15, 2016 11:40:18 AM

-----Original Message-----

From: tmsteffora [mailto:tmsteffora@cox.net]
Sent: Tuesday, November 15, 2016 12:01 PM
To: Tom Perrigo
Subject: Badlands Golf Course Development

Mayor Goodman and members of the Las Vegas City Council,

My parents and I moved to Las Vegas, Nevada from the East coast in 1958. I had already learned, in kindergarten in Pennsylvania, about the "wide open spaces" out West. I have watched Las Vegas grow over the 58 years I have lived here. I chose Queensridge for the large lots and privacy. I purchased my home in Queensridge in May of 2002 for my Father and myself to be close to my place of employment. Now that I am retired I look forward to spending my days enjoying my home in the quiet, beautiful community of Queensridge. I understand that the Badlands golf course was never owned by the residents and was purchased by Yohan Lowie. How can Mr. Lowie say the golf course is losing money when there are new golf courses proposed for the valley? Maybe the golf course needs to be brought to a higher standard to attract golfers. I understand that the Badlands golf course was not guaranteed to be a part of our community for all eternity. However, I Do Not understand the need to develop such high density within the center of our community! There is no plan that has been presented by Mr Lowie for the development of the entire golf course that has not been changed numerous times. The original plan of The Preserve was to feature large estate lots, minimum of 1 acre with a maximum of 60 homes on 183.7 acre and 120 acres of open space. The latest proposal is to put 61 homes at the corner of Alta and Hualapai. The City needs to look at this development from the side of the homeowners and negotiate a plan that both sides agree on. The density of the entire project needs to be lowered. I cannot see where Alta, Charleston and Rampart / Fort Apache will ever be able to handle the additional traffic that 720 units will contribute to the streets, let alone the 3,000 +/- planned overall.

Sadly the values of our properties are declining due to all the uncertainty. Listed homes are not selling. This is Las Vegas, Nevada on the West Coast with plenty of space for construction! Please Do Not allow our community to become as congested and dense as the East Coast!

Thank you for listening to my voice on this life changing issue!

Tania M. Steffora
301 Windfair Court

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Submitted via email

11/16/16 101-107

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From: Tom Perrigo
To: Carman Barnes
Subject: FW: Badlands Golf Course Proposed Development
Date: Wednesday, November 16, 2016 11:56:07 AM

-----Original Message-----

From: Bob Beers
Sent: Thursday, November 10, 2016 4:50 PM
To: 'yasmina@cox.net'; Tom Perrigo
Cc: belinda@queensridgehoa.com; John Bear; Vicky Skillbred
Subject: RE: Badlands Golf Course Proposed Development

Thanks for writing, Dr. Takieddine:

Unfortunately, the land has been zoned residential from before you moved next to it, and zoning trumps master plan, under Nevada law. The only legal way to prevent development under the existing zoning would be for the city to purchase the land, at current market value, in a process called inverse condemnation, and that would not be fair to all the other taxpayers in the city.

Every one of the purchase agreements I have seen have disclosure statements, initialed by the purchaser, stating that the community has no interest in the golf course land, and that it can go away. Have you checked yours?

The existing zoning is roughly quarter- to half-acre lots up and down the existing 250 acres. The owner is suggesting that the alternative plan would provide more value to more people over the long-term compared to moving forward with the existing zoning, but they are ready to do that if the city says no to the alternative, and have already met with staff on it. The map from that meeting was requested by your HOA's representatives. Did they share it with you?

I am sorry if you have suffered a drop in the value of your home due to the announced closure of the golf course, and the loss of the view is heartbreaking. Its development seems a certainty, though I continue to hope that your HOA or an individual homeowner has a legal argument. I would note that such a contractual right at Silverstone Ranch elsewhere in city limits has resulted in the property being dry and abandoned for over a year now.

Bob Beers
Las Vegas City Councilman Ward 2

-----Original Message-----

From: yasmina@cox.net [mailto:yasmina@cox.net]
Sent: Thursday, November 10, 2016 4:43 PM
To: Tom Perrigo; yasmina@cox.net
Cc: Stavros Anthony; Bob Coffin; belinda@queensridgehoa.com; Ricki Y. Barlow; Lois Tarkanian; cgoodman@lasvegasnevada.com; Bob Beers; Steven Ross
Subject: RE: Badlands Golf Course Proposed Development

Dear The Honorable Mayor Goodman and Respectable City Council Members,

I, as many in our community, have been living with uncertainty and fear since we became aware of the potential developments on the Golf Course.

The proposed developments would certainly and significantly worsen traffic in our neighborhood, decimate our property value (estimated between 20-40%), and diminish the quality of our lives (living on a construction site versus a golf course). Furthermore, it would lead to the distortion of our lovely community by allowing the building

Submitted this time again:

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of structures that are not harmonious with the standards (height/elevation & density) Queensridge was built on.

I paid more than a half million dollars to purchase my property in what I believed was a MASTER PLANNED COMMUNITY on a golf course. Is it fair that I now face the possibility of living on a construction zone for 5-20 years (as indicated by the developer) facing a perimeter wall?

Was I the victim of deception or that it the way it is? The interest of an individual law abiding citizen does not count while the interest of the developer with his/her millions do count.

I wish for second you all put yourselves in our shoes. Only then, you would begin to realize the mental anguish and emotional turmoil will all the uncertainties that I and many others have been going through.

The developer withdrew few applications without prejudice from the original application that were not approved by the Planning Commission during their meeting in October, 2016. Do we have to live in fear wondering about the new hidden agenda and schemes of the developer for years to come? The developer has monies and time to push his agenda that I do not have to protect my own interest.
I certainly hope that once for all you put an end to this ongoing saga.

We entrust you all to protect the interests of all citizens. I appeal to you not to gamble with our community and way of life. I am certain that all and every one of you would fight to protect his or her living community and neighborhood if or when you face such an uncertainty.

I sincerely hope that your re-affirm our faith in our official institutions by hearing our voices and not marginalizing or trivializing our fears and concerns. Fear and uncertainty are very destructive.

Respectfully Yours,

Marwan A. Takieddine, M.D.
9332 Provence Garden Lane
Las Vegas, NV 89145
(C) (702) 498 - 9986

Nevada Kidney Disease & Hypertension Centers
2420 Professional Court, Suite 150
Las Vegas, NV 89128

Fax: 702/853-0096

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November 14, 2016
Via email

Honorable Mayor Carolyn Goodman
Honorable City Council:
Steve D. Ross, Mayor Pro Tem
Stavros S. Anthony
Ricki Y. Barlow
Bob Beers
Bob Coffin
Lois Tarkanian

Subject: EBH Proposed project in its entirety

All:

Background: I am a Las Vegas native, now in my late 70s. I grew up, raised my family and spent my entire career in Las Vegas, Nevada. During my time as Senior Partner in the first statewide Nevada CPA firm, I audited many state and municipal entities in Nevada and served on the Nevada Gaming Commission and various boards, including Nevada's power company. I was a Chief Financial Officer, CEO and Chairman of the Board of Nevada's largest gaming corporations, and I was directly involved in building, staffing and opening hotel-casinos and was also a real estate developer of single-family homes for over ten years. I live in a home constructed and furnished by my wife and me at 9511 Orient Express Court, in Queensridge. I mention my background only to indicate that this is not my first rodeo. I have seen and been part of many government applications, commissions and board actions during my business careers.

Never, during my entire professional life, have I witnessed a more obviously-biased and unfair municipal process than the one leading to the upcoming November meeting of the City Council. Up to now I have been embarrassed for my City's actions, including its sponsoring and conducting of neighborhood marketing meetings for the developer, using City facilities and City employees, attempting to justify the developer's project to homeowners, when the City itself did not yet know all of the facts! My hope is that this meeting of the City Council will correct my observation and restore my confidence, and the City's dignity!

Regrettably, my observation is consistent with statements made by the developer to me and many others (prior to his filing his applications with the City) that he did not need

Submitted electronically

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our support since the Mayor and City Council had already approved his project. Hopefully, his statement was not a statement of fact, possibly a misunderstanding. However, to date, City Staff, and at least one City Councilman, seemed bent on acting out that scenario by going out of their way to actively market the developer's project to impose the overwhelming, obviously-egregious, bad precedent-setting and unwelcome project on an otherwise stable, completed community of approximately 2,000 residents, the Queensridge community, with further adverse impacts on the surrounding neighborhood. And the cover is off the clandestine, commencing with the accidental discovery of the City Staff's stealth proposed action to strip all PUD's in Las Vegas of their legal protections without adequate notice or due process. Egregious! And unfortunately consistent with Mr. Lowie's statements and with the organized confusion and misinformation that has followed, again up to now.

This situation is especially unfortunate since **over 90 percent of the residents** do not have the ability, and some the sophistication, to protect themselves from the highly-technical and sometimes misleading representations and vague technical and legal onslaughts of this developer and his consultants, combined with one City Councilman's and the City Staff's ongoing inconsistent, misleading and incongruous machinations.

This is not a trivial matter; it is a very serious one! It is estimated that Queensridge homeowners have lost approximately Two Hundred Million dollars (\$200,000,000) in real estate value as a result of the EHB applications. If you approve the EHB applications, homeowners will also lose additional value, thereby imposing an even greater hardship on these residents. This is especially burdensome to the **over 90 percent of the Queensridge residents**. Many such residents have found that they cannot sell their homes as a result of these EHB applications, and these residents who have mortgages are certainly finding their mortgages exceeding the value of their homes. This is a very serious situation indeed, all caused by the overambitious, overreaching project, inappropriately championed by the City's Staff and by the City Councilman from the Queensridge area!

A few of us have taken up the cause of attempting to defend the community from this egregious wrong. Based on the developer's and the City's actions to date, we have had no alternative but to also take some issues to the courts. However, it should not be ours to do; it should be yours, the City Council's (and especially the Councilman's from the Queensridge area) to protect the community from such a developer's overreach and gross over-specification, especially as it impacts the **over 90 percent segment** of the Queensridge community. After all, we, and they, are all part of a long-established Master Planned Community and, like all Master Planned Communities in Las Vegas, deserve to be protected by the City against the arbitrary and capricious acts of aggressive developers who would trample upon community and homeowners' rights. Consequences scream to be taken into consideration!

Further, good City planning alone dictates against the total EHB project by virtue of its certain negative impact resulting from its immense size relative to this community, exacerbated by its accompanying objectionable components. It will overwhelm and

degrade the community and neighborhood and, as mentioned, will also set a very bad precedent throughout Las Vegas.

If approved, the proposed EHB project **will cause substantial and potentially unmitigatable burdens** on all infrastructure elements of both the community and neighborhood: **Traffic ingress and egress** will become increasingly more congested (it clearly has not been adequately studied and determined since some indicated entry/exit proposed roads are not available for use by the developer); **flood studies** have not been sufficient to determine adequate flood safety margins sufficient to provide a reasonable guarantee of no loss of life or significant damage to property, and, in addition, the legality of any changes to the flood channels is in question; **school capacity availability** has not been determined (school capacity in the neighborhood is currently well over acceptable levels and the availability of additional schools has not been identified); **scenic open spaces and preservation of natural resources** previously assured by the master developer and the City for the viewing enjoyment of the residents and property owners in Queensridge are not being taken into consideration; **neighborhood crime** will increase, and the adverse impact on law enforcement will cause reduced safety for residents; **compromised fire protection** resulting from inadequate ingress and egress will also raise the risk of loss of life and property (again, some proposed ingress/egress roads are not available); **further diminution of property values and a reduction in the general quality of life** of longtime residents. And this is only a **partial list** of the issues and potential consequences!

It is in this context that **I respectfully request that the City Council deny all of the project applications of EBH with prejudice – not just the 720 apartments remaining from the recent Planning Commission action which, even on a stand-alone basis, are objectionable and not compatible with the Queensridge community.**

Please do not allow the camel's nose to sneak under the tent by approving the application for the 720 apartments.

Please deal with and deny all of the EHB applications!

There are many ethical, practical and technical reasons why this project should be denied. If you listen closely enough to the answers to your questions, and if you question the motives of those selling the project, you will discern those reasons. This is not a well-thought-out project – It is really only a red and yellow picture poster substituting for smoke and mirrors. And, it does not include 720 condominiums as "originally" described; it includes the substituted 720 lower grade apartments. The total project is grossly over the top and has been deceptively promoted! Any independent observer will see and understand. Most of the issues raised have been brushed aside without proper consideration or just ignored, but they continue to exist. For objective and sophisticated observers, this is not a close call.

If the EBH applications are approved by the City Council, they will stand out forever in the Las Vegas community as a City failure.

Please vote for a complete denial of the full set of EHB applications with prejudice.

This letter is not to negate or oppose any project by the developer, **just this overall project**. The developer should revisit his project specifications and design, and re-approach the community and the City with a more community-sensitive and thoughtful project. Hopefully, the City Staff will also become more community-sensitive!

Mr. Lowie is said to be a visionary, and I think that possibly he is. **Another More Community-Sensitive Vision, please!**

Respectfully,

A handwritten signature in black ink, appearing to read "Clyde Turner". The signature is stylized with a large initial "C" and a long horizontal stroke at the end.

Clyde Turner

C.c. Queensridge HOA, et al.

From: Tom Perrigo
To: Carrian Burney
Subject: FW: BADLANDS GOLF COURSE
Date: Wednesday, November 16, 2016 11:58:57 AM

From: Carolyn G. Goodman
Sent: Thursday, November 10, 2016 3:04 PM
To: Brad Jerbic; Tom Perrigo
Subject: FW: BADLANDS GOLF COURSE



CAROLYN G. GOODMAN, MAYOR

Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

(702)229-6241

City Hall is closed on Fridays

From: Paul Lotice [mailto:plottice@pacbell.net]
Sent: Thursday, November 10, 2016 3:03 PM
To: Carolyn G. Goodman; Bob Beers; Lois Tarkanian; Bob Coffin; Stavros Anthony; Steven Ross
Subject: BADLANDS GOLF COURSE

I am a resident of Queenridge and completely in favor of the development of the golf course. It will monetarily benefit all residents with future home values, and the City will benefit with increased tax dollars. The developer does beautiful work as evidenced by his other projects in the area. It is a good situation for all. PLEASE APPROVE THIS PROJECT.

Submitted after final agenda:

Date: 11/16/16 Item: 101-107

3

ROR001065

23367

23344

From: Tom Perrigo
To: Carman Burney
Subject: FW: Development of the Badlands Golf Course
Date: Wednesday, November 16, 2016 11:59:50 AM

From: Carol Lottice [mailto:clottice@pacbell.net]
Sent: Thursday, November 10, 2016 2:29 PM
To: Tom Perrigo
Subject: Development of the Badlands Golf Course

I strongly support the development of the Badlands Golf Course. It will definitely be an improvement for our community.

Thank you
Carol Lottice

Sent from Yahoo Mail for iPhone

5

ROR001066

23368

23345

From: Tom Perrigo
To: Carman Rumez
Subject: FW: Queensridge Redevelopment
Date: Wednesday, November 16, 2016 11:55:41 AM

From: Larry Ricca [mailto:lricca@yahoo.com]
Sent: Friday, November 11, 2016 9:22 AM
To: Carolyn G. Goodman; Steven Ross; santhony@lasvegas.gov; rbarlow@lasvegas.gov; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: Queensridge Redevelopment

As you all know the Badlands redevelopment project has been a hot issue in Queensridge. I feel it's important that you all realize that the loud minority of this issue has spent a lot of our community money on fighting this. Also a select few wealthy neighbors have hired their own attorneys to fight this which does not necessarily represent the community. A lot of shady tactics have taken place that would border line foul play. Please consider this matter for us the small guys in this fight and please know that if we had the money they do to hire an attorney to help support the redevelopment we would have. It's interesting that the HOA board members have directed this as a voice for the community which is not necessarily the case. It's been a personal agenda for them to fight this. The fact that they are paying for a bus to shuttle members of the community to attend and paid for signs to be made at your meetings should tell you a lot. Do you really think those that support this redevelopment would board that bus? It would get ugly. But I guess money talks and the deep pockets will continue to fight this as a loud minority.

Please consider this redevelopment and do not let the select few speak for the community. Don't be fooled by the turnout that oppose this. Keep in mind they are bussing in their friends. For every one person that opposes this there are more that support it. Many of us work and will not be able to make the meeting in the afternoon.

Thank you for your strong consideration and our support of this redevelopment.

Larry Ricca

Submitted after final sign-off

Date 11/16/16 Item 101-107

5

ROR001067

23369

23346

From: Tom Perrigo
To: Carman Burney
Subject: FW: EHB Companies and Queensridge.
Date: Wednesday, November 16, 2016 11:55:03 AM

From: Jim Tucker [mailto:scubajrt@cox.net]
Sent: Friday, November 11, 2016 11:00 AM
To: Carolyn G. Goodman; Steven Ross; Stavros Anthony; Ricki Y. Barlow; Bob Beers; Bob Coffin; Lois Tarkanian; Tom Perrigo
Subject: EHB Companies and Queensridge.

Dear Sirs and Ladies,

I approve of EHB plans for queensridge and look forward to our HDA board not pursuing their own self-interests and involve themselves in constructive communication with the developer.

I am aware of EHB's quality of work and I am sure that his proposed properties will improve our neighborhood and increase our property values.

Thank you,

James Tucker
Phone: (702) 379.6688
9816 Winter Palace Drive
Las Vegas, Nv 89145
Email:scubajrt@cox.net

Submitted after the meeting

11/16/16 101-107

5

ROR001068

23370

23347

LAW OFFICE
GENTILE CRISTALLI
MILLER ARMENI SAVARESE
Attorneys at Law
410 South Rampart Boulevard, Suite 420
Las Vegas, NV 89145
Telephone: (702) 880-0000 · Facsimile: (702) 778-9709
www.gemaslaw.com

Shauna M. Hughes, Esq.
shughes@gemaslaw.com

November 14, 2016

VIA EMAIL: cgoodman@LasVegasNevada.gov

Mayor Carolyn Goodman

Re: Badlands Issues

Dear Madam Mayor:

I am requesting on behalf of my client, the Queensridge HOA, that any discussions or action on the Developers' request (attached hereto for reference) to withdraw items MOD-63600, GPA-63599, ZON-63601, and DIR-63602 without prejudice, be held until the remaining related items on the Agenda are heard. Those remaining items are noticed as "Not to be heard before 3:00 p.m.". The homeowners are aware that they need to be present at the meeting at 3:00 p.m. but not before. I am concerned that the withdrawal request not be heard at 1:00 p.m. under item 45 "Business items".

Thank you in advance for your consideration of this request.

Sincerely,

GENTILE CRISTALLI
MILLER ARMENI SAVARESE


SHAUNA M. HUGHES

SMH/ad

cc: Brad Jerbic, C.A. (via email: Bjerbic@LasVegasNevada.gov)

Submitted after final agenda

Date 11/14/16 Item 101-104

ROR001069

23371

23348

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

November 1, 2016

Mr. Tom Perrigo, Planning Director
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: Applications MOD-63600, GPA-63599, ZON-63601 & DIR-63602

Dear Mr. Perrigo:

Please be advised that Applicants are withdrawing the above referenced applications without prejudice.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
Nevada limited liability companies

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____
Name: Frank Pankratz
Its: Manager
Date: 11/1/16

1 | Page

ROR001070

23372

23349

CITY COUNCIL MEETING OF
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COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107

- 1 **ITEM 101 - NOT TO BE HEARD BEFORE 3:00 P.M. - MOD-63600 - MAJOR**
2 **MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER:**
3 **SEVENTY ACRES, LLC, ET AL - For possible action on a request for a Major**
4 **Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF**
5 **ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS**
6 **COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE**
7 **STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE**
8 **AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres**
9 **generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs**
10 **Multiple), Ward 2 (Beers) [PRJ-63491]**
- 11 **ITEM 102 - NOT TO BE HEARD BEFORE 3:00 P.M. - GPA-63599 - GENERAL PLAN**
12 **AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING -**
13 **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**
14 **a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO:**
15 **DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY**
16 **RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart**
17 **Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-**
18 **301-005 and 007), Ward 2 (Beers) [PRJ-63491]**
- 19 **ITEM 103 - NOT TO BE HEARD BEFORE 3:00 P.M. - ZON-63601 - REZONING**
20 **RELATED TO MOD- 63600 AND GPA-63599 - PUBLIC HEARING -**
21 **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**
22 **a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS**
23 **PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY**
24 **RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT)**
25 **TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 acres at the southwest corner of Alta**
26 **Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801- 002 and 003; 138-32-**
27 **202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]**
- 28 **ITEM 104 - NOT TO BE HEARD BEFORE 3:00 P.M. - DIR-63602 - DIRECTOR'S**
29 **BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER:**
30 **180 LAND CO, LLC, ET AL - For possible action on a request for a Development**

CITY COUNCIL MEETING OF
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31 Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at
32 the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-
33 801-002 and 003; 138-32-202-001; and 138-32-301- 005 and 007), Ward 2 (Beers) [PRJ-
34 63491]

35 ITEM 105 - NOT TO BE HEARD BEFORE 3:00 P.M. - GPA-62387 - GENERAL PLAN
36 AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC
37 - For possible action on a request for a General Plan Amendment FROM: PR-OS
38 (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on
39 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-
40 301-005), Ward 2 (Beers) [PRJ-62226]

41 ITEM 106 - NOT TO BE HEARD BEFORE 3:00 P.M. - ZON-62392 - REZONING
42 RELATED TO GPA- 62387 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY
43 ACRES, LLC - For possible action on a request for a Rezoning FROM: R-PD7
44 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH
45 DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and
46 Rampart Boulevard (APN 138-32-301- 005), Ward 2 (Beers) [PRJ-62226]

47 ITEM 107 - NOT TO BE HEARD BEFORE 3:00 P.M. - SDR-62393 - SITE
48 DEVELOPMENT PLAN REVIEW RELATED TO GPA-62387 AND ZON-62392 -
49 PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible
50 action on a request for a Site Development Plan Review FOR A PROPOSED 720-UNIT
51 MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING
52 OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta
53 Drive and Rampart Boulevard (APN 138-32-301- 005), R-PD7 (Residential Planned
54 Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)],
55 Ward 2 (Beers) [PRJ-62226]

56

57 Appearance List:

58 CAROLYN G. GOODMAN, Mayor

59 BRAD JERBIC, City Attorney

60 TOM PERRIGO, Planning Director

**CITY COUNCIL MEETING OF
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- 61 SHAUNA HUGHES, Representing Queensridge Homeowners Association
- 62 CHRIS KAEMPFER, Legal Counsel for the Applicant
- 63 STAVROS ANTHONY, Councilman
- 64 UNIDENTIFIED MALE SPEAKER
- 65 TODD BICE, Legal Counsel for Homeowners
- 66 BOB COFFIN, Councilman
- 67 RICKI Y. BARLOW, Councilman
- 68 BOB BEERS, Councilman
- 69 LOIS TARKANIAN, Councilwoman
- 70 JIM JIMMERSON, Appearing on behalf of the Applicant
- 71 CLYDE TURNER, Queensridge Resident
- 72 FRANK PANKRATZ
- 73 AUDIENCE
- 74 SECOND UNIDENTIFIED MALE SPEAKER
- 75 STEVEN D. ROSS, Councilman
- 76 BART ANDERSON, Engineering Project Manager, Public Works, City of Las Vegas
- 77 STEPHANIE ALLEN, Legal Counsel for the Applicant
- 78 LUANN D. HOLMES, City Clerk
- 79 GREG BORGEL, 300 South 4th Street
- 80 PATRICE TEW, Clark County School District Trustee, District E
- 81 STEPHEN COLLINS, Queensridge Resident
- 82 MICHAEL BUCKLEY, Representative for the Frank and Jill Fertitta Family Trust
- 83 ELAINE WENGER-ROESNER, President of the Queensridge Homeowners Association Board
- 84 GEORGE GARCIA, 1055 Whitney Ranch Drive, Henderson
- 85 FRANK SCHRECK, Queensridge Resident
- 86 YOHAN LOWIE, Applicant
- 87 NELSON STONE, Civil Engineer, T.Y. Lin International
- 88 BRAD NELSON, Land Developer
- 89 BRIAN GORDON, Consultant, Applied Analysis
- 90 RICHARD SCOTT DUGAN, Certified General Appraiser

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- 91 PETER LOWENSTEIN, Planning Section Manager
- 92 BOB PECCOLE, Queensridge Resident
- 93 STEVE CARRION, Queensridge Resident
- 94 DAVID MASON, Developer
- 95 TOM LOVE, Queensridge Resident
- 96 HERMAL AHLERS, Queensridge Resident
- 97 ANTHONY CASABIANCA, Citizen
- 98 LEONARD SCHWIMMER, Queensridge Resident
- 99 ANNE SMITH, Queensridge Resident
- 100 CLYDE SPITZE, Citizen
- 101 ELISE CANONICO, Queensridge Resident
- 102 SUMMER DAVIES, Queensridge Resident
- 103 JUSTIN DAVIES, Queensridge Resident
- 104 TRESSA STEPHENS-HADDOCK, Queensridge Resident
- 105 KRIS ENGELSTAD, Queensridge Resident
- 106 PAULA QUAGLIANA, Queensridge Resident
- 107 DR. JOSEPH QUAGLIANA, Queensridge Resident
- 108 DINO REYNOSA, Representing Steven Maksin, CEO of Moonbeam Capital Investments
- 109 KIMBERLY TOBERGTE, Silvestone Ranch Resident
- 110 DARRYL ROESNER, Queensridge Resident
- 111 TOM BLINKINSOP, Henderson Resident
- 112 DUNCAN LEE, Queensridge Resident
- 113 MICHELLE KOMO, Queensridge Resident
- 114 LUCILLE MONGELLI, Queensridge Resident
- 115 FRANK PONTO, Queensridge Resident
- 116 CAROL JIMMERSON, Queensridge Resident
- 117 SIGAL CHATTAH, Sigal Chattah Law Group
- 118 SHAWN KING, The Equity Group
- 119 KEVIN BLAIR, Owner of Sr. Williams Court
- 120 TERRY HOLDEN, Queensridge Resident

**CITY COUNCIL MEETING OF
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121 ROBERT MARSHALL, Queensridge Resident
122 NOEL GAGE, Queensridge Resident
123 RICK KOSS, Queensridge Resident
124 ELIZABETH FRETWELL, City Manager
125
126 (6 hours and 15 minutes) 4:30 p.m. – 11:45 p.m.
127
128 Typed by: Speechpad.com
129 Proofed by: Gabriela Portillo-Brenner and Angela Crolli
130

**CITY COUNCIL MEETING OF
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215 **SHAUNA HUGHES**

216 No, not a change to the request that they're making. We would ask you to make a change to their
217 request.

218

219 **MAYOR GOODMAN**

220 Please make your comments.

221

222 **SHAUNA HUGHES**

223 Thank you, Mayor. Again, Mayor, member (sic) of the Council, Mayor and members of the
224 Council, my name is Shauna Hughes. My remarks are on behalf of my client, the Queensridge
225 Homeowners Association. I am asking that you grant the developer's request to withdraw four
226 items, but that the items, all of which received a recommendation for denial at the Planning
227 Commission, be withdrawn with prejudice. This requested action would ensure that the
228 developer has adequate time to create a development plan for the entire property, with adequate
229 neighborhood input, before proceeding through the public process yet again.

230 I would also urge you to deny the remaining application on today's agenda, so that the 17 acres
231 can be reexamined in connection with the remaining acreage.

232 To this point, the process has been going on for close to a year. Madam Clerk, may I hand this
233 out? They're exhibits that could be passed out. Thank you.

234 In 2003, the State Legislature adopted AB-291, which was enrolled as NRS 278.050. This law
235 was enacted to address the concerns of local residents who became worn down going to multiple
236 public hearings by applicants who would request repeated continuances. Testimony by the bill's
237 sponsor, then Assemblywoman Giunchigliani, indicated that she was concerned about the
238 inconvenience and hardship to the residents, especially the senior citizens, of having to prepare
239 for and attend multiple meetings on the same application. The solution they reached limits the
240 number of continuances on any one item to two. Additional continuances may be sought for
241 good cause shown, which is defined in the ordinance, in the statute. If the Planning Commission
242 grants additional continuances for good cause shown, the person on whose behalf the
243 continuance was granted must make a good faith effort to resolve the issues concerning which
244 the continuances are granted in the first place.

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1152 **JIM JIMMERSON**

1153 Mr. Bice represents certain homeowners.

1154

1155 **MAYOR GOODMAN**

1156 Okay. I know you could bring a ceiling, a floor to ceiling meetings and minutes of things that

1157 have occurred. We're nowhere.

1158

1159 **JIM JIMMERSON**

1160 All I'm trying to say to you is that we certainly have made the effort, and we'll make the effort

1161 again.

1162

1163 **MAYOR GOODMAN**

1164 Okay. But wait, wait, wait.

1165

1166 **JIM JIMMERSON**

1167 Yes, Ma'am.

1168

1169 **MAYOR GOODMAN**

1170 Are you in a position to accept the mandate that you will work, mandate and that you will accept

1171 the mandate, the homeowners, to move this mountain? If it doesn't start with you, it's not going

1172 anywhere.

1173

1174 **JIM JIMMERSON**

1175 Yes, Your Honor. We are.

1176

1177 **MAYOR GOODMAN**

1178 And that makes a very big difference to me where I'm going to vote.

1179

1180 **JIM JIMMERSON**

1181 Yes, Your Honor. We are.

**CITY COUNCIL MEETING OF
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1557 **MAYOR GOODMAN**

1558 Okay. I'm going to call for the question then as we have it, and are you, where you ended up with
1559 it, are you gonna take the timeline off that apropos of the recommendation of our attorney, or
1560 you want to leave your three months? Or –

1561

1562 **COUNCILMAN BEERS**

1563 Your Honor, I'd be happy to change my motion to move for withdrawal, to grant the request to
1564 withdraw without prejudice, with the condition that if it comes back before six months, the body
1565 might frown on it.

1566

1567 **COUNCILMAN COFFIN**

1568 What?

1569

1570 **COUNCILWOMAN TARKANIAN**

1571 Are we then considering all the others today, and we're just voting on the beginning ones?

1572

1573 **COUNCILMAN BEERS**

1574 No, this is just on the four.

1575

1576 **COUNCILWOMAN TARKANIAN**

1577 Or would that mean the whole thing?

1578

1579 **COUNCILMAN BEERS**

1580 This is on number 1-0-1, 1-0-2, 1-0-3, 1-0-4.

1581

1582 **COUNCILMAN BARLOW**

1583 How can he speak for us?

1584

1585 **COUNCILMAN COFFIN**

1586 He can't, and Ron Portaro can't. Kaempfer, Your Honor, point of clarification?

**CITY COUNCIL MEETING OF
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1587 **MAYOR GOODMAN**

1588 Point of clarification asked by Councilman Coffin.

1589

1590 **COUNCILMAN COFFIN**

1591 Thank you, Ma'am. The, no one can substitute for us, their observations and their judgments. So,

1592 I'm sure any person that is considered to be a third party, there really is no unbiased third party

1593 now, unfortunately. And it is because there are thoughts that maybe even our staff has some, put

1594 the thumb on the scale, which I know to be untrue, but, nevertheless, there is the thought. The

1595 appearance would be, I would prefer to be involved in those meetings, and any three members at

1596 any one time can be observed.

1597

1598 **MAYOR GOODMAN**

1599 Okay. That, you have to be on the motion. There's a motion on the floor.

1600

1601 **COUNCILMAN COFFIN**

1602 And I am speaking to the motion.

1603

1604 **MAYOR GOODMAN**

1605 Okay. I can't find it.

1606

1607 **COUNCILMAN COFFIN**

1608 If it's a motion to withdraw, frankly, without prejudice, I would oppose it.

1609

1610 **MAYOR GOODMAN**

1611 No.

1612

1613 **COUNCILMAN COFFIN**

1614 And, the reason is, again, because it doesn't include the element of the members of the Council.

1615 We are the ones. The, we can't delegate this any longer. We have to be allowed to be

**CITY COUNCIL MEETING OF
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1616 participating in these, and observing these meetings. And I can tell you my own opinion as to
1617 whether or not somebody's cooperating or not.

1618

1619 **SECOND UNIDENTIFIED MALE SPEAKER**

1620 Mayor, May I give a comment on record, please, as a homeowner?

1621

1622 **COUNCILMAN BARLOW**

1623 Mayor –

1624

1625 **MAYOR GOODMAN**

1626 We have a motion that we need to vote on (inaudible) –

1627

1628 **SECOND UNIDENTIFIED MALE SPEAKER**

1629 Wait, can I get one comment on – record, please?

1630

1631 **COUNCILMAN ROSS**

1632 Your Honor – we have to do this first. We need clarity on the motion from Councilman Beers

1633 and Mr. Jerbic. I think the Clerk needs you to –

1634

1635 **BRAD JERBIC**

1636 Maybe I can summarize. The motion is to allow the withdrawal without prejudice. Everything
1637 else is dicta. The comments are, the Councilman feels that if it comes back in less than six
1638 months, the Council would frown on it. The comments from Councilman Coffin is, he may wish
1639 to sit in on meetings.

1640 I think the reality is this. There is an expectation in this motion that there will be negotiations. I
1641 think everybody in this audience can agree that if they reach an accord that you all like, you
1642 wouldn't care if it came back in 30 days. So, I think that leaving it the way it is, is probably the
1643 best you're going to get right now, since there doesn't seem to be any agreement on with or
1644 without prejudice, and the parties will demonstrate good faith or not fairly quickly.

1645

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1646 **MAYOR GOODMAN**

1647 And, as for my request, Mr. Pankratz and Ms. Hughes as the leads on that, representing both
1648 sides, is that another motion?

1649

1650 **COUNCILWOMAN TARKANIAN**

1651 That's another motion.

1652

1653 **MAYOR GOODMAN**

1654 Would that be another motion?

1655

1656 **BRAD JERBIC**

1657 I think it's understood what will happen if you make this motion. I think everybody's in
1658 agreement.

1659

1660 **MAYOR GOODMAN**

1661 Okay. There's a motion –

1662

1663 **CHRIS KAEMPFER**

1664 So, a point of clarification, Your Honor, please.

1665

1666 **MAYOR GOODMAN**

1667 Pardon?

1668

1669 **CHRIS KAEMPFER**

1670 Point. If in fact an agreement is reached in two months, three months, four months, whatever it
1671 might be, the motion from the Councilman is not that we have to wait six months to bring it
1672 back, I assume. Right?

1673

1674 **BRAD JERBIC**

1675 That would be correct. That would be correct.

**CITY COUNCIL MEETING OF
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1676 **CHRIS KAEMPFER**

1677 That is correct.

1678

1679 **MAYOR GOODMAN**

1680 Okay. So there is a motion –

1681

1682 **COUNCILMAN BEERS**

1683 And by the way, trust me, nothing would make the seven of us happier than that accord being
1684 reached.

1685

1686 **COUNCILMAN ANTHONY**

1687 I just – have a question, Your Honor.

1688

1689 **MAYOR GOODMAN**

1690 Yes?

1691

1692 **COUNCILMAN ANTHONY**

1693 So, – what happens if you don't come to an agreement? Then – what happens? You just –

1694

1695 **MAYOR GOODMAN**

1696 They'll notify Mr. Jerbic that they have not, they can't. They're at total loggerheads. It's not going
1697 anywhere.

1698

1699 **COUNCILMAN ANTHONY**

1700 Which means you would never bring an application back to the City?

1701

1702 **CHRIS KAEMPFER**

1703 No, no, no. We would, we, they, would bring an application back that would be, have to be,
1704 doesn't have to be, but would either be the same thing or something substantially different.

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1705 **BRAD JERBIC**

1706 That's correct. You'd vote up or down on what's before you today if there are no changes to it.

1707

1708 **MAYOR GOODMAN**

1709 Okay. All right. So, I'm going to, I am ready, I'm calling for the motion. I'm going to ask you to

1710 repeat it clearly one more time so everybody on Council, in fact, Mr. Jerbic, repeat the motion so

1711 that it's absolutely –

1712

1713 **BRAD JERBIC**

1714 The motion is to allow withdrawal without prejudice –

1715

1716 **MAYOR GOODMAN**

1717 Wait.

1718

1719 **BRAD JERBIC**

1720 – with the comments on the record.

1721

1722 **MAYOR GOODMAN**

1723 – excuse me, we're having a conversation. Listen, this is the final.

1724

1725 **COUNCILWOMAN TARKANIAN**

1726 We are listening.

1727

1728 **MAYOR GOODMAN**

1729 Okay. Go.

1730

1731 **BRAD JERBIC**

1732 The motion to withdraw, the binding part on this is the motion to withdraw without prejudice.

1733 There are comments on the record that are common to every motion that are made that are not

1734 binding, but they certainly indicate the intent of this Council today, and that is for Ms. Hughes

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1735 and Mr. Pankratz to get together and in good faith try and negotiate a resolution that can be
1736 brought before this Council. If it can't be brought back, the expectation is that we'll be notified
1737 immediately, and the expectation is everybody will work in good faith from this point forward.
1738 That, I believe, is the motion. Everything else —

1739

1740 **COUNCILMAN BEERS**

1741 On 1-0-1 and -10-2?

1742

1743 **BRAD JERBIC**

1744 On 1-0-2, yes. I think that's —

1745

1746 **MAYOR GOODMAN**

1747 Thank you.

1748

1749 **BRAD JERBIC**

1750 On 1-0-1, 1-0-2, 1-0-3 and 1-0-4 is the Director's Business, which is included in these four
1751 motions.

1752

1753 **COUNCILWOMAN TARKANIAN**

1754 I just want to say I'm going to vote against that, but I do believe in a large part of it. It's just
1755 there's part of it I don't agree it, with.

1756

1757 **MAYOR GOODMAN**

1758 Okay. There's a motion. Please vote. And please post. The motion passes. **(The motion carried**
1759 **with Coffin, Tarkanian and Antony voting No.)** So, now we will move on. Is it appropriate,
1760 and, Ms. Hughes and Mr. Pankratz, thank you very much. You have mountains to climb and
1761 things to do. And Mrs. Hughes, we all wish that this can come to a great resolve, that both sides
1762 are very, 85 percent happy. 85 percent would be a win-win.

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2080 **COUNCILMAN COFFIN**

2081 You know, you haven't seen that. Thank you very much, Chris.

2082

2083 **CHRIS KAEMPFER**

2084 I want to get into that.

2085

2086 **COUNCILMAN COFFIN**

2087 I just want to say make sure you understand my thinking on that, that really it's not an insult to

2088 me, but it is what you're saying is, well, I can't see it because I haven't looked at it.

2089

2090 **CHRIS KAEMPFER**

2091 No. The reality – is your comments, that's why I modified what I was going to say, because your

2092 comments that I just heard now, tonight, that's why I said with all due respect to those comments,

2093 and that doesn't mean we're not going to listen to what you have to say, I'm just saying the

2094 determination was made that golf won't work there.

2095 Now if you've got some plan that you want to present to EHB and Yohan, we'd be fools not to

2096 give it —

2097

2098 **MAYOR GOODMAN**

2099 Okay.

2100

2101 **COUNCILMAN COFFIN**

2102 You know what? I would love to.

2103

2104 **MAYOR GOODMAN**

2105 You know what I'm going to do, let's turn this back.

2106

2107 **COUNCILMAN COFFIN**

2108 But I've asked for it and you've never given it a thought.

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2286 centers around there as you can see. So, it's right in the middle of all of that other density and
2287 that was the idea. Put density where density is so that we're allowed to then put less density,
2288 limited numbers of homes, very few homes, acres per homes as opposed to homes per acre.
2289 So, what the new owners did was they chose the latter and were determined to buy the property
2290 to both protect it and so their vision of a renewed and very special Queensridge could be realized
2291 and more importantly, I think, in their own mind, to protect their interest from the zoning that
2292 already existed there that in, and I, you know, I represent a lot, if not most, of the land use
2293 developers and the home builders, and some of them are very good. But they would salivate over
2294 7.49 units per acre on property like this, and God love them, but that is not what Mr. Lowie
2295 wanted to see.
2296 Now, because of the withdrawal of four of the seven applications, the entirety of that vision is
2297 not being considered today. Rather, what is going forward today is a development of 720 units
2298 on 17.5 acres that has both staff recommendation of approval, and well, did, and Planning
2299 Commission recommendation of approval. But this 17.5 acre development is not just a standard,
2300 multi-family development that we see throughout the Valley. Every consideration was given to
2301 the tower folks, from design standards to preserving views, to access, to make sure the
2302 development is compatible with its two big sisters next door.
2303 Here is the site plan that's in front of you. As you can see, this is a wraparound project so that
2304 parking for the most part is interior, and residents park on the same floor as they live.
2305 Primary access is from Rampart Boulevard, so and that there will be no impact on tower
2306 residents in terms of traffic or any would be minimal. They're certainly not going through the
2307 Queensridge Tower entrance. And as Mr. Borgel will advise you shortly, the traffic study clearly
2308 evidences that any and all additional traffic can be handled by the existing roadway system.
2309 Now, next is the landscape plan. As you can see, landscaping is enhanced and it both
2310 complements and corresponds to the landscaping of the existing towers.
2311 We also now get to the elevation. This right here, this is the inspiration, if you will, for the
2312 development of the 720. If you know Mr. Lowie's work and EHB companies, nobody, nobody
2313 builds a better product, whether it's the towers or the Supreme Court Building or Tivoli Village,
2314 nobody builds a better product than he does. And this is the actual elevation of the building itself
2315 with enhanced architectural design.

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4130 great concern with respect to this developer and with respect to the way we're dealt with by the
4131 City.

4132 Earlier, you heard in the give and take with respect to whether these four applications should be
4133 dismissed with cause or without cause, there was a lot of discussion about the fact. Well, you
4134 know, maybe the developer at some time may come up with another application, and maybe
4135 there might be some type of other proposals coming forward, things might be piecemealed.
4136 Everybody danced around this question, including the City Attorney and the applicant. They
4137 know, your staff knows that four weeks before the PLANNING, two, three, four weeks before
4138 the last Planning Commission, there was a preliminary application, I'll introduce this for the
4139 record, that was filed with the City, this will be one of them, that was a pre-application to
4140 develop, And if you can take, where's the monitor?

4141

4142 **LUANN D. HOLMES**

4143 Right here, sir.

4144

4145 **FRANK SCHRECK**

4146 Oh, here it is. This was filed to develop on the 184 acres, which have been represented as being
4147 the Preserve, which will have at first it was one to five acres, then the next vision was a half-acre
4148 to five acres. It was described as, in the first vision, as low-ultra, ultra-low density conservation
4149 estates that will be permanently reserved, 120 acres, as Mr. Kaempfer said, of open space with at
4150 least 7,000 trees and lots from one to five acres in size.

4151 This has been systematically reduced. The last vision document that was provided to the
4152 Planning Commission, just on October 6th, changed the one acre to point five, but said that it
4153 was the most densely landscaped large estate lot community in Las Vegas.

4154 Now we know that four weeks before that Planning Commission, a pre-application was filed, it
4155 has now been currently filed with you, that will change the Alta and Hualapai, 35 acres to 61
4156 units, 40 of which are quarter to one-third acres as opposed to half or acres, and the other 21 will
4157 be average about eight-tenths of an acre.

4158 This was never discussed with you when everybody was talking about what's happening. This
4159 application, if it's not filed now, will be filed. We understand, from the developer, that it will be

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4160 filed before the 24th of November so it can be on January agendas. So, they're already starting to
4161 cut up the golf course into things other than what was represented in all of these vision projects
4162 of an acre to five acres or half-acre to five acres.

4163 And we were also advised, Shauna was advised by the developer, that this is just the first of a
4164 series of these developments that are going to go around, which eliminates conservatory areas.
4165 There's (sic) no trees. There's no open space. There's none of the things that are depicted in those
4166 pictures that you see in the new vision. That's what's in store for this golf course. It isn't this great
4167 open space. It's not these beautiful lots. It's not these beautiful houses.

4168 This is the first rendering of lots, and this is the developer's lots. This is the first outline of
4169 specific lots for our golf course, which is on this 35 acres, and there they are, one-quarter to one-
4170 third acres for 40 of the 61.

4171

4172 **MAYOR GOODMAN**

4173 But this is the piece that's been withdrawn, as you know today. That' subject to —

4174

4175 **FRANK SCHRECK**

4176 No, but that's what their application, but that doesn't stop them from filing their application and
4177 going forward on a January agenda.

4178

4179 **MAYOR GOODMAN**

4180 No, it doesn't.

4181

4182 **FRANK SCHRECK**

4183 It would have if you had withdrawn it with prejudice, because then they would have been stuck
4184 with one-half acre because that's what those other applications were. That's one of the major
4185 reasons why they didn't want this withdrawn with prejudice. Without prejudice means they can
4186 go forward with this and you will see this. It's going to be filed, we've been told, if it hasn't
4187 already been filed, and your staff knows and everybody knows, yet nobody spoke up.

4188 As you know, I've represented clients in front of the Nevada Gaming Commission, the Gaming
4189 Control Board for more than 40 years. If I stood in front of them knowing full well what was

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4190 going to go on, you know, in a week from now or two weeks from now and not disclose that to
4191 this body, my application would have been denied, and I probably would not be allowed to
4192 appear before them again.

4193 This failure to disclose is the reason why many of us in our community have had problems. It's
4194 been bait and switch, bait and switch. The luxury townhouses and condominiums have now been
4195 switched to apartments. Everything that we've done has changed as it's gone along, and it's
4196 changed because it's economically feasible for the developer, regardless of the impact that it has
4197 on our community. So, I want you know that –

4198

4199 **MAYOR GOODMAN**

4200 Well, you've made your record.

4201

4202 **FRANK SCHRECK**

4203 – at least this is what's happening to our golf course, not the Preserve. This is reality.

4204

4205 **MAYOR GOODMAN**

4206 Okay. And you've made the record on it.

4207

4208 **FRANK SCHRECK**

4209 And this is what we face. Thank you.

4210

4211 **MAYOR GOODMAN**

4212 So, thank you, Mr. Schreck. Thank you.

4213

4214 **FRANK SCHRECK**

4215 And I'd like to introduce these so we have them for the record.

4216

4217 **AUDIENCE**

4218 (Applause)

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4219 **MAYOR GOODMAN**

4220 Now, are there others now with formal presentations as well, or no?

4221

4222 **FRANK SCHRECK**

4223 No.

4224

4225 **MAYOR GOODMAN**

4226 Okay. Now, so two minutes, if you would, do the two-minute, everybody.

4227

4228 **COUNCILWOMAN TARKANIAN**

4229 Could I ask a question, Mayor? Mr. Schreck?

4230

4231 **FRANK SCHRECK**

4232 Yes?

4233

4234 **COUNCILWOMAN TARKANIAN**

4235 Are you positive that our staff was aware of this?

4236

4237 **FRANK SCHRECK**

4238 Yes, they had a pre-application about three weeks before the Planning Commission, on October

4239 6th because that's a copy of it I turned in.

4240

4241 **COUNCILWOMAN TARKANIAN**

4242 Can I ask —

4243

4244 **FRANK SCHRECK**

4245 We were given it from, the City Attorney's Office gave that to us.

4246

4247 **COUNCILWOMAN TARKANIAN**

4248 Can I ask Planning, were you aware of that?

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4249 **PETER LOWENSTEIN**

4250 Through you, Madam Mayor, on September 29th, 2016, there was a pre-application conference
4251 held regarding a potential 61-acre, 61-lot subdivision. No formal applications have been
4252 submitted to the City. So, at this point, there is (sic) actually no applications before, in the City
4253 circuit.

4254

4255 **COUNCILWOMAN TARKANIAN**

4256 But it was discussed? Or what did you say at the beginning, it was discussed?

4257

4258 **BRAD JERBIC**

4259 Councilwoman, if I could jump in here real quick. Let me say what Mr. Schreck has said is
4260 correct. There was a submission of this plan as a pre-pre-app, for want of a better way to put it.
4261 This was an alternative to the developer agreement that the developer brought to our attention at
4262 one point in time, and it's no secret.

4263 About several months ago, maybe four or five months ago, the developer had indicated that there
4264 might be, well, a change of plan. He was going to abandon the development agreement and go
4265 with individual zoning on individual products, starting with the 720 units which is before the
4266 Council tonight, followed by the 61 units that Mr. Schreck indicated.

4267

4268 **FRANK SCHRECK**

4269 And isn't it true that that's going to be filed before the 24th of this month? It's intended to be
4270 filed?

4271

4272 **BRAD JERBIC**

4273 I don't know, but I do believe that the developer's intent, if he doesn't do the development
4274 agreement, and they can shake their head yes or no if I'm wrong, is to go forward with the 61 if
4275 there is no, maybe. Maybe if there's no development agreement, they'll go with the –

4276

4277 **FRANK SCHRECK**

4278 There is no development agreement.

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6699 And if I lived in there, I'd be asking myself, well, how can they do that? This is a master planned
6700 community. How can you build apartments in there? This is a golf course. How can you take out
6701 the golf course and put in houses? How can you do that? That's not the, I don't want to say
6702 contract by legal terms, but this is kind of the contract I had when I bought this house in here and
6703 paid a premium that I was going to live in this master plan community and it was not supposed to
6704 change. So, I would be very upset, and from what I've heard, about 80 percent of the people in
6705 Queensridge are very upset about this, and I completely understand that.

6706 Then I put my shoes in, my – feet in the developer's shoes. I know Yohan and I know Frank, and
6707 the – interactions I've had with them is these are solid individuals. These are very good people.
6708 They're good developers, and they bought this piece of property in order to develop it. And from
6709 listening to Brad Jerbic, our City Attorney, he says, and I have to respect his opinion, that they
6710 have the right to develop that property. They bought it. This is America. They have the right to
6711 develop it, and I have to respect that. Now, there are some court cases out there that may change
6712 that, I don't know, but maybe that may change in the future, but that's what I'm hearing from the
6713 developer.

6714 The Planning Commission, I have a great respect for the Planning Commission. These guys and
6715 gals took a really hard stab at this thing. They had lots of meetings. They had their 10-hour
6716 meeting just like we did, and they were split on what to do. It was not a unanimous decision. One
6717 way or the other, they really couldn't decide, as a Commission, what exactly should happen as far
6718 as this development is concerned.

6719 So, based on all that, what I think should happen and since we're talking about golf courses here,
6720 I think we need to use a mulligan on this whole thing. And I need, I think we need to start
6721 completely over and maybe the last year has been a waste of time, but maybe the last year has
6722 allowed everybody to kind of voice their concerns. But I think we need to start this whole thing
6723 from square one, whether it's the – withdrawals we had this morning as well as these items here.
6724 And we really, I mean, you all need to work under the premise, the residents need to work under
6725 the premise that, unless somebody says different, they have the right to develop this property.
6726 The developer has to work under the premise that you've got to listen to the residents. You have
6727 to get their input. You have to allow them some say in what's going to happen in their
6728 community. And I am hoping that you work all that out and bring something to the City Council

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6849 it's harmonizing. So, I will be voting no on this, but I respect what everybody has done here and
6850 presented. You've done a great job, both sides.

6851

6852 **MAYOR GOODMAN**

6853 Okay. Thank you, Councilwoman. Thank you, Councilmen, both of you. And before we go any
6854 further, I want to echo that the concerns that I have heard just now from our Councilmembers are
6855 real. I think all of us want to see a harmonious result. I do rely on staff because I know your
6856 expertise and I know your due diligence. I know how hard you work, the many meetings, the
6857 many hours, to say nothing of tonight, but over this whole year. And certainly legal counsel, I
6858 just trust you inordinately to advise us on the appropriate issues.

6859 And my one remaining question, separating out those first four items, I think, is critical, but I am
6860 concerned with zoning or anything that we do to numbers on this particular corner that no
6861 precedent is set by our doing that, which automatically applies to the rest of the acreage, the rest
6862 of the 232 acres. I want to be assured that, as those come back, we can vote with confidence on
6863 each item or if they bring two items or three items to us, we can look at them as we see fit, not
6864 concerned that a vote in the affirmative for the applicant has bound us to setting precedent that is
6865 irreversible.

6866

6867 **BRAD JERBIC**

6868 I am not quite sure how to answer that, but let me take a stab at it. One, you are not obligated to
6869 vote on anything based on tonight's vote. And so, if something else comes forward in the future,
6870 whether it's a development agreement, you can vote for or against it. Were it the separate project,
6871 61 homes on the northwest corner or whatever might come up, you're not obligated to vote for
6872 anything based on tonight's vote.

6873 But does tonight's vote have an impact on a development agreement or on anything else, the
6874 answer is yes. And sometimes it's in very subtle ways. For example, R-PD7, as we've discussed
6875 many, many times, gives you a maximum of 7.49 units per acre, but you would never put that
6876 next to an acre. It would not be compatible with that kind of existing development. But if you
6877 approve a higher density and somebody comes in with 7.49 next to this, it's going to look a lot
6878 more compatible. So, this is going to influence what goes next door to it. I'll let Tom address that

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6879 more directly. What it – could also influence, as we said before, this was anticipated as Phase
6880 One of a development project. It's being considered now as a discrete piece, not as part of a
6881 development project.

6882 And so, I don't know exactly how to answer the question how will influence a development
6883 project or development agreement in the future, but I'll let Tom jump in here, because I think that
6884 if this progresses into several components that are not just this one component, it is definitely
6885 going to influence staff's recommendation on the existing development agreement, and it will
6886 influence what that agreement may look like in the future. So, I'll let Tom jump in.

6887

6888 **MAYOR GOODMAN**

6889 I mean, to me, this is a huge piece of this.

6890

6891 **TOM PERRIGO**

6892 Thank you, Your Honor. I agree with Mr. Jerbic. It will have an impact, and – from the
6893 perspective of the Planning Department, as projects would come forward and at the risk of
6894 speculating what might or might not happen in the future if this particular project were approved.
6895 For example, R-3 adjacent to a major arterial and intense commercial development, while that
6896 may serve as an adequate buffer between that kind of development and less intense residential
6897 development, the next development in, as it gets closer to lower density residential, would be
6898 expected to serve somewhat as a buffer between the R-3 and the lower density, and that is that it
6899 would probably sort of signal towards a less intense development for sure.

6900 And that, in the absence of any sort of a development agreement or a master plan, I can't
6901 imagine, and again, it would depend on the acreage and the configuration and all that, but as you
6902 get closer to lower density, you absolutely step down the density. And that's been very standard
6903 in everything we've looked at that's come to the Planning Department.

6904

6905 **MAYOR GOODMAN**

6906 So, if in fact we have reduced the zoning to R-3 from R-4, to go out and make the entire
6907 development work financially, we are affecting, should they continue to make application for
6908 other parcels, we are, by the statement on this corner, then, affecting the rest of the development?

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6909 **TOM PERRIGO**

6910 I wouldn't go so far as to say that. I mean, it's kind of a slippery slope in speculating what might
6911 or might not happen next. Right? I mean, the configuration, the lot size, the distance from
6912 existing development on other sides, it's difficult to answer that question. But certainly this
6913 project, if approved, would be taken into consideration, particularly when it comes to looking at
6914 traffic impacts and drainage impacts and other things, because it's an existing entitled project and
6915 that's taken into consider action. It would also be taken into consideration looking at potential
6916 future land use applications. But beyond that, I don't know exactly how it would affect that not
6917 knowing what kind of application might come forward.

6918

6919 **COUNCILMAN BEERS**

6920 Your Honor, (inaudible).

6921

6922 **MAYOR GOODMAN**

6923 Yes. Please, please.

6924

6925 **COUNCILMAN BEERS**

6926 Thank you, Your Honor. So the land that would be adjacent to the 720, that is currently golf
6927 course would remain –

6928

6929 **COUNCILWOMAN TARKANIAN**

6930 Could I just say one thing before we get to that? I just wanted to say, Mayor, I made these notes
6931 and I forgot to say that I wish that the Mayor's marriage of the two opposing lawyers works and
6932 that we all can work together, because we're good people, all can work together and come up
6933 with something good. I wanted to say that before I was totally through. Thank you, Bob.

6934

6935 **COUNCILMAN BEERS**

6936 Yeah. So, my question is, there's going to be R-PD7 zoned land adjacent to this project if this
6937 project moves forward. On that immediately adjacent property, there's no inherent right, because

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6938 of what we would do in approving that project that makes the high end of the R-PD7 existing
6939 zoning. It's still seven and a half acres. Or I'm sorry, seven and a half units an acre.

6940

6941 **TOM PERRIGO**

6942 Yes, that's correct. The existing zoning on the adjacent parcel is R-PD7, which allows up to 7.49
6943 units per acre. That wouldn't change as a result of anything that happens tonight.

6944

6945 **COUNCILMAN BEERS**

6946 Okay. That is my question. And therefore, the concept that if we approve this, we're setting
6947 ourselves up for some sort of obligation to approve a, I don't know, 20 units an acre proposal for
6948 the immediately adjacent land, we're under no obligation to try to do that. We don't have any
6949 negative impacts on the City or on taxpayers by saying no to that.

6950

6951 **TOM PERRIGO**

6952 That's absolutely true. Each individual, discrete project that would come forward would be
6953 evaluated on its own merits, and Council absolutely has the discretion to, just like with any
6954 approval, approve or deny it.

6955

6956 **MAYOR GOODMAN**

6957 If in fact the Council were to approve this and the flood issues are not mitigated, that stops
6958 everything, correct?

6959

6960 **TOM PERRIGO**

6961 That's correct. It's – very clear in the condition that nothing, there's they would not be able to
6962 pull a building permit and construct anything until that's addressed.

6963

6964 **MAYOR GOODMAN**

6965 Okay. Thank you. Any other questions, comments? And staff recommendation on this, on these,
6966 1-0-5, 1-0-6, 1-0-7, considering all this here, remains for approval on this.

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6967 **TOM PERRIGO**

6968 Well, Your Honor, let me clarify that if I could or at least try to. As I stated in the report, staff,
6969 when they evaluated this project and weighed it on its merits, independent of the entire
6970 development project, felt that it did fit there and did recommend approval. However, we had all
6971 along requested that there be a development agreement and a major modification so that the
6972 entire 250 acres could be understood and evaluated together.

6973 Once separated, I think staff was comfortable with the project on its own, but following the
6974 conversation on the withdrawal and the desire to continue working on the master plan and that
6975 that's still hanging out there and that this is a component of that, it kind of puts staff in a bit of an
6976 awkward position, whereas we feel like it's on its own merits it's okay. But as part of this larger
6977 discussion, I sort of withheld my recommendation at this time.

6978

6979 **MAYOR GOODMAN**

6980 Okay. Thank you. It's been a long day. Okay. Any other comments up here?

6981

6982 **TOM PERRIGO**

6983 Your Honor, I do have to read in two amended conditions, given that the other items were
6984 withdrawn. On the Site Plan Review, SDR-62393, amended Condition Number One, approval of
6985 a General Plan Amendment, GPA-62387 and rezoning, ZON-62392, shall be required if
6986 approved. Amended Condition Number 10, all City Code requirements and design standards of
6987 all City departments must be satisfied except as modified herein.

6988

6989 **MAYOR GOODMAN**

6990 Okay. Thank you.

6991

6992 **COUNCILMAN ROSS**

6993 It makes sense, though, because it's going to be part of a bigger plan.

6994

6995 **MAYOR GOODMAN**

6996 Yeah.

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7112 **MAYOR GOODMAN**

7113 You're not allowed, well, that might make the difference, but on this, I want to say that listening
7114 to staff, and if I may interject this, I really believe in the ability of this project to move forward. I
7115 think it's a beautiful project. But listening to staff's final comment that they are caught on the
7116 ropes because there is no continuity with the greater plan, that bothers me a great deal. And my
7117 hope is going forward that every single effort will be made to work together, that all negativity
7118 that's out there will be put aside with a fresh start to work towards the common goal of a
7119 beautiful facility on the entire project of Queensridge and the Badlands, what that will become.
7120 And so, while I was not thinking this way, but listening to staff, I have to go ahead and say I
7121 have to wait and make that decision, waiting for the bigger plan, which was what was the stall,
7122 right from day one, which really kept us in this movement for an entire year. And my hope is that
7123 as you go forward in this honest and positive negotiation to try to resolve the issues you move
7124 quickly and come back here.

7125 I believe this corner project is a very good one, assuming that we can count on the traffic and the
7126 flood and the reports to make this viable. And, I would hope that works quickly and soon,
7127 because this is not a win until this works together. That is the win. There's no win here for
7128 anybody, because we didn't get accord and agreement, which is terribly, terribly disappointing.
7129 And so, there is a motion on 1-0-5, and everybody has voted. So, please post. **(The motion**
7130 **failed with Coffin, Tarkanian, Goodman and Anthony voting No)** And that does not carry.
7131 So what happens with 1-0-6 and 1-0-7?

7132

7133 **BRAD JERBIC**

7134 So, there needs to be a motion then that would carry that would then be a motion to deny. If the
7135 motion is to deny, I want you to consider something that we would like you to answer. A motion
7136 to deny would automatically result in a with prejudice, that's the default of every denial. If you
7137 wish that to be the case, that's fine. But if there is a success in the negotiations between Mr.
7138 Pankratz and Ms. Hughes and that comes back in three or four months, we're going to be dealing
7139 with where does this component, that has a year time out as a result of a denial, fit into your
7140 consideration of development plans?

**CITY COUNCIL MEETING OF
NOVEMBER 16, 2016
COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107**

7287 much at stake now. So I believe there will progress. There will be a way to find a third way.

7288 That's what I believe.

7289

7290 **CHRIS KAEMPFER**

7291 Your Honor, if I may speak, I've been asked to by Mr. Lowie. The reality is we always thought

7292 that the withdrawal without prejudice as to the first four items put us in a position where we had

7293 to come back because it's not our desire to just build 17.49 acres of property that we wanted to

7294 build the rest of it, and that's why we agreed to the withdrawal without prejudice to meet to try to

7295 do everything we can.

7296 We cannot take, candidly, a denial of this particular application. Even if we try to structure it

7297 without prejudice or – some condition, we're concerned that the opposition is going to go to court

7298 and say a denial is a denial and there's a year time frame and you can't bring it back for a year.

7299 We're telling you without this corner and all the time, money, and effort we've put into it, the

7300 project simply isn't going to work. So, if it helps, we'll withdraw it without prejudice, but a

7301 denial, a denial kills us. A denial doesn't help us negotiate. A denial puts us in the place where

7302 the Councilman doesn't want to see us. That's what I'm saying.

7303

7304 **BRAD JERBIC**

7305 A denial without prejudice, let me ask while Mr. Kaempfer is up there, that would result in this

7306 component being negotiated with all the other components at the same time that Mr. Pankratz

7307 and Ms. Hughes meet. Is that correct?

7308

7309 **ELIZABETH FRETWELL**

7310 Brad, I think what Chris said is that he's going, that they are going to withdraw it without

7311 prejudice, so there wouldn't another vote. So, it would be in the same boat with the first three

7312 items.

7313

7314 **CHRIS KAEMPFER**

7315 It's 11:20. We're all allowed to stumble.

**CITY COUNCIL MEETING OF
NOVEMBER 16, 2016
COMBINED VERBATIM TRANSCRIPT – ITEMS 101-107**

7782 **COUNCILMAN COFFIN**

7783 What I heard was the language from our attorney, not from anybody else.

7784

7785 **CHRIS KAEMPFER**

7786 What I, Your Honor?

7787

7788 **BRAD JERBIC**

7789 Let me say, since the original motion failed, since the original motion failed, we need a new
7790 motion. It doesn't have to be a motion to deny. I think you can make a motion to hold an
7791 abeyance right now and see what happens. A straight up motion, hold an abeyance for 60 days. If
7792 one of you wants to make that –

7793

7794 **COUNCILMAN ANTHONY**

7795 Thought we already did that.

7796

7797 **BRAD JERBIC**

7798 No, you made a motion to rescind. I think a motion for abeyance right now, you could make that
7799 right now and see what happens.

7800

7801 **COUNCILMAN COFFIN**

7802 Okay. All right. I think, by the way, it has the same effect.

7803

7804 **COUNCILMAN BARLOW**

7805 Mayor? Allow me the opportunity to hold this item in abeyance for 60 days, please. Motion on
7806 the floor.

7807

7808 **MAYOR GOODMAN**

7809 Thank you. There's a motion. Please vote to hold this in abeyance for 60 days. Please vote. **(The**
7810 **motion carried unanimously.)**

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB HOLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 23, 1986

Mr. William Peccole, et al
1348 Cashman Drive
Las Vegas, Nevada 89102

RE: MASTER DEVELOPMENT PLAN
Venetian Foothills

Dear Mr. Peccole:

The City Council at a regular meeting held May 7, 1986, APPROVED the Master Development Plan for Venetian Foothills on property generally located north of Sahara Avenue between Durango Drive and Hualpai Way, subject to the following conditions:

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



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Mr. William Peccole,
Master Development Plan - Venetian Foothills
May 23, 1986
Page -2-

7. Provision of a bike path along the north side of Charleston Boulevard.

Sincerely,

Carol A. Hawley

CAROL ANN HAWLEY
City Clerk

CAH:jp

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

ROR002596

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NOTICE OF PUBLIC HEARING

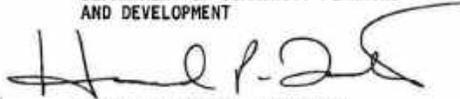
April 22, 1986

Notice is hereby given that on April 22, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

MASTER DEVELOPMENT PLAN FOR THE VENETIAN FOOTHILLS
PLANNED COMMUNITY SUBMITTED BY WILLIAM PECCOLE/
WESTERN DEVCOR, INC. FOR PROPERTY GENERALLY
LOCATED NORTH OF SAHARA AVENUE BETWEEN DURANGO
DRIVE AND HUALPAI WAY.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed MASTER DEVELOPMENT PLAN; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

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SWENGEL-ROBBINS
Construction-Construction Managers

7418 East Heim Drive
Scottsdale, Arizona 85260-2282
(602) 998-3950

TELECOPY (602) 951-0100



4/22/86
Pls File

- Copy to:
- 1) Dan Saylor
 - 2) Harold F. ...
 - 3) Charles Kaye

April 17, 1986

Handwritten initials: "H" and "C"

File No.
949-020(C)0.56

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Attention: Carl Malone, P.E.
City Engineer

Reference: VENETIAN FOOTHILLS PROJECT
Hydrology Concerns

We have enclosed a copy of a letter from James M. Montgomery Consulting Engineers, Inc. regarding the Venetian Foothills hydrology information.

The data and recommended drainage concepts contained in the Venetian Foothills Hydrology Report by James M. Montgomery Consulting Engineers, Inc. have been incorporated into the Venetian Foothills Master Plan prepared by A. Wayne Smith and Associates.

Respectfully yours,

SWENGEL-ROBBINS INC.
CONSTRUCTION MANAGEMENT DIVISION

James L. Bonds
James L. Bonds
Assistant Division Manager

JLB/nbs
L020C056

Enclosure

cc: Wayne Spiekerman
Jon Wald
William Peccole

019075

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JAMES M. MONTGOMERY, CONSULTING ENGINEERS, INC.

100 East Sahara Avenue, Las Vegas, Nevada 89104 / (702) 735-7198

RICHARD S. LELAND
Vice President

April 4, 1986

Mr. James L. Bonds, P.E.
Assistant Division Manager
Construction Management
Swengel-Robbins
7418 East Helm Drive
Scottsdale, AZ 85260-2382

Subject: Venetian Foothills Hydrology

Dear Jim:

The Venetian Foothills hydrology performed by Montgomery is in conformance with the Clark County Regional Flood Control District Master Plan as the master plan currently stands.

Very truly yours,

Michael J. Bagstad

Michael J. Bagstad, P.E.

/cs

PLANNING ... RESEARCH ... ENVIRONMENTAL ENGINEERING

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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 8, 1986

TO: Community Planning and Development	FROM: Public Works
SUBJECT: WILLIAM PECCOLE, ET AL Z-30-86	COPIES TO: Land Development Right-Of-Way Survey Traffic Engineering

APR 9 1986
PLANNING AND DEVELOPMENT

Your memorandum dated April 1, 1986 requested comments from this Department prior to April 11, 1986, concerning the request of William Peccole, et al for the reclassification of property generally bounded by Sahara Avenue, Durango Drive and Hualpia Way from N-U (Non-Urban) to R-PD (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial) and C-V (Civic)

This Department requests that the following be made conditions of granting this request:

PHASE I:

1. Dedicate all required right-of-way.
2. Install full off-site improvements conforming to City of Las Vegas Standards and Specifications on all streets.

OVER-ALL RECLASSIFICATION:

1. Combine Alta Drive and Venitian Strada into one intersection.
2. Same conditions as Phase I.

C. D. Peterson
C. D. PETERSON, R.L.S.

CDP/grc

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TRANSMITTAL

The Las Vegas Fire Department has reviewed the revised master plan of the Venetian Foothills, which shows a two (2) acre parcel for a fire station on Durango just north of Charleston.

This site is acceptable, we do need to move forward with the paperwork as we are planning to be in the design phase for the fire station by January, 1987, ready to begin construction by July, 1987.


GEORGE JUDD, DEPUTY CHIEF
APRIL 8, 1986

CC: Howard Null, Planning Department

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APR 9 1986
PLANNING AND
DEVELOPMENT

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MAYOR BILL BISHARE
COUNCILMEN
RON LURJE
AL LEVY
BOB NOLLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGDEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 23, 1986

Mr. William Peccole, et al
1348 Cashman Drive
Las Vegas, Nevada 89102

RE: RECLASSIFICATION OF PROPERTY
Z-30-86

Dear Mr. Peccole:

The City Council at a regular meeting held May 7, 1986, APPROVED the Reclassification of Property generally located north of Sahara Avenue between Durango Drive and Huaipai Way, 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 and Parking), C-1 (Limited Commercial), C-V (Civic), Proposed Use: Patio Homes, Single Family, Multi-Family, Offices, Commercial, Golf Course and Public Uses, subject to the following conditions:

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.
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.



CLV-7029

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William Peccole, et al
Classification of Property - Z-30-86
23, 1986
Page -2-

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.
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.

Sincerely,

Carol Ann Hawley
CAROL ANN HAWLEY
City Clerk

CAH:jp

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

ROR002604

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AGENDA

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

COMMISSION ACTION

<p>13. <u>Z-30-86 - WILLIAM PECCOLE, ET AL</u></p> <p>Request for reclassification of property generally located north of Sahara Avenue between Durango Drive and Hualapai Way from M-1 (under Resolution of Intent to R-MIP, R-2, R-3, R-PD7) to R-PD4, P-R, C-1 and C-V.</p> <p>Proposed Use: Patio Homes, Single-Family, Multi-Family, Offices, Commercial, Golf Course and Public Uses.</p> <p>Staff Recommendation: APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Resolution of Intent. 2. Expunge all existing Resolutions of Intent on this property. 3. Dedicate 100 feet of right-of-way for Charleston Boulevard, 100 feet of right-of-way for Fort Apache Road, 40 feet of right-of-way for Peccole Strada, 30 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. CCAR'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. 	<p>Bughee - APPROVED, subject to the conditions. Unanimous (Kennedy excused)</p> <p>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.</p> <p>BOB MAYFIELD, Vice President, Western Devcor, appeared and represented the application. They are in agreement with staff's conditions.</p> <p>No one appeared in opposition.</p> <p>To be heard by the City Council on 5/7/86. (8:57-9:01)</p>
--	---

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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.

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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.

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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	

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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	

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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	

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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

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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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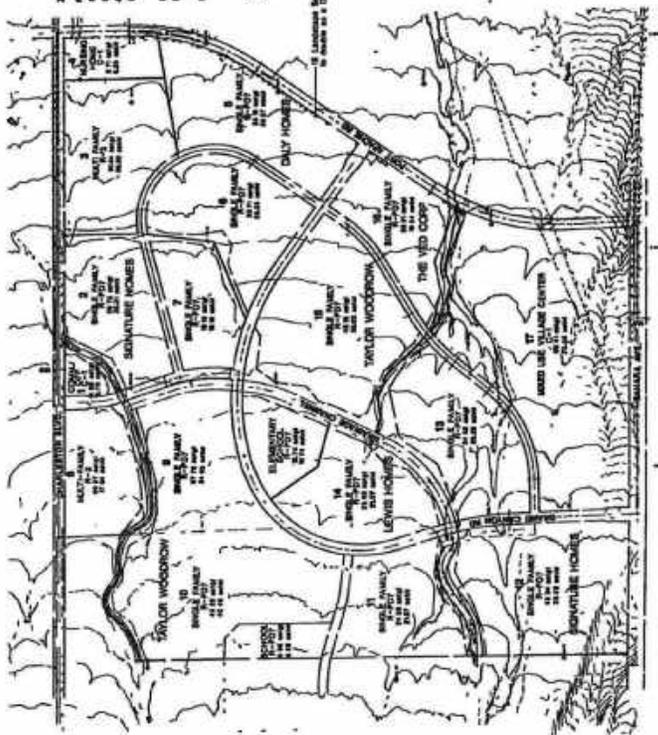
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FORMER	LAND USE	ACRES	NET ACRES	NET DENSITY	UNITS
R-107	SINGLE FAMILY	283.76	283.48	7.0	2899
R-107	MARINA HOME	31.31	31.31	1.0	31
C-1	COMMERCIAL/OFFICE	4.94	4.94	1.75	28
C-1	VILLAGE CENTER	18.61	18.61	1.0	18
	SCHOOL	19.88	19.88	1.0	19
R-107	SHARON CHURCH	15.75	15.75	1.0	15
R-107	STREET LIGHT	22.87	22.87	1.0	22
R-107	OPEN SPACE	879.58	879.58	1.0	879
	TOTAL				4324

NOTE: NET ACRES ADJUSTED TO REPRESENT PARCELS 2.0 W AND OPEN SPACE NET ACRES TO REPRESENT PARCELS 2.0 W



PHASE 1 - HOME BUILDERS
Peccole Ranch Partnership

A. Project Name & Address
 Peccole Ranch Partnership
 10000 S. 100th St., Suite 100
 Overland Park, KS 66204-1000
 Phone: (913) 241-1111
 Fax: (913) 241-1112

EXHIBIT G

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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 Peccole 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 Hualapai 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 Peccole 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, Alta 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

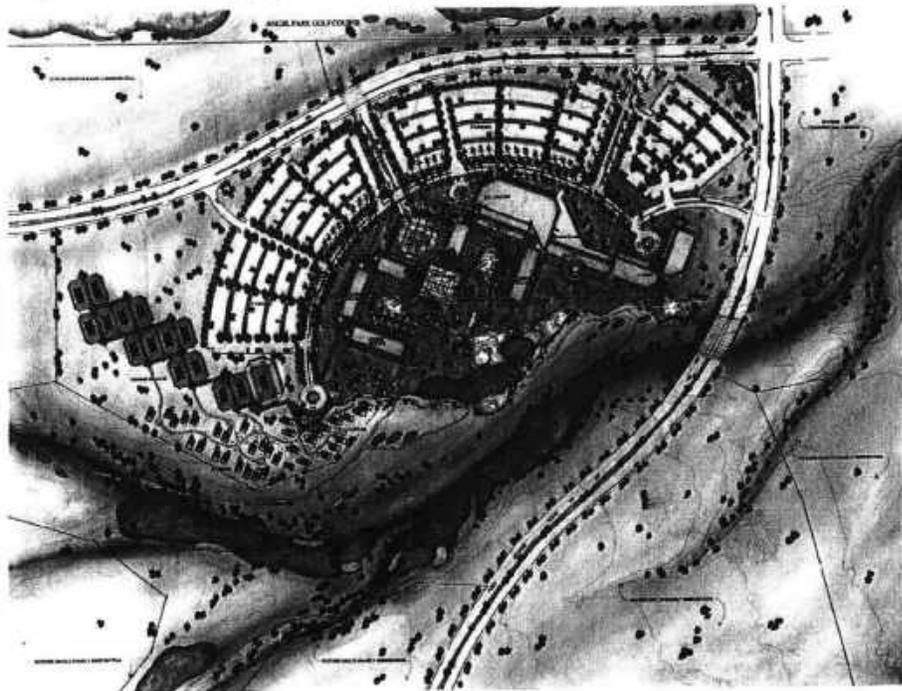
evidenced from a review of the Area Plan (Exhibit C, page 2) which depicts the current lack of commercial centers, and the potential urbanization of the vacant residential lands from Jones Boulevard west to Hualapai Way.

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 specialty restaurant and bar areas. Guest amenities may include use of the adjacent golf course, tennis facilities, fitness center, beauty salon, game rooms, a nursery and 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 parcels 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



RESORT SITE PLAN

PROJECT DATA

DATE	10/1/87
NO. OF SHEETS	10
NO. OF SHEETS USED	10
PROJECT NO.	1000000000
PROJECT NAME	PECCOLE RANCH RESORT
CLIENT	PECCOLE RANCH PARTNERSHIP
DESIGNER	W. H. BANKS & SONS
SCALE	AS SHOWN
DATE OF ISSUE	10/1/87
BY	W. H. BANKS & SONS
CHECKED BY	W. H. BANKS & SONS
APPROVED BY	W. H. BANKS & SONS

Peccole Ranch Resort
LAS VEGAS, NEVADA

W. H. BANKS & SONS
1000000000

Peccole Ranch
Partnership

EXHIBIT D

ROR002647

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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
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Phoenix, Arizona 85014
(602) 234-3474

February 6, 1990

ROR002648

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Exhibit C	Area Plan 2
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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 995.4 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.

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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 mutual 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

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 entrances 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

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 Pecolle 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 Hualapai 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.

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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 Pecolle 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, Alta 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

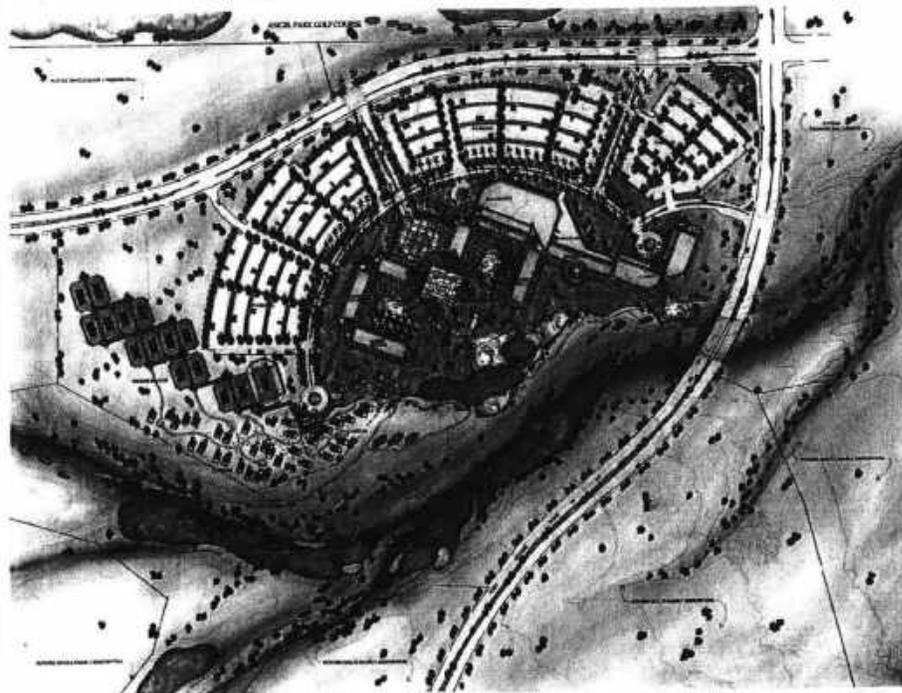
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RESORT SITE PLAN
PROJECT DATA

NO.	100
DATE	10/10/00
DESIGNER	ARCHITECT
CLIENT	PECCOLE RANCH RESORT
LOCATION	10000 S. RIVER BLVD.
AREA	100,000 SQ. FT.
SCALE	1/4" = 1'-0"
DATE	10/10/00
BY	ARCHITECT
CHECKED	ARCHITECT
APPROVED	ARCHITECT

Peccole Ranch Resort
LAS VEGAS, NEVADA

Peccole Ranch
Development
EXHIBIT D

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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.