

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  
Sep 29 2022 04:42 p.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 57, PART 3**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

[kermitt@kermittwaters.com](mailto:kermitt@kermittwaters.com)

James J. Leavitt, Esq.

Nevada Bar No. 6032

[jim@kermittwaters.com](mailto:jim@kermittwaters.com)

Michael A. Schneider, Esq.

Nevada Bar No. 8887

[michael@kermittwaters.com](mailto:michael@kermittwaters.com)

Autumn L. Waters, Esq.

Nevada Bar No. 8917

[autumn@kermittwaters.com](mailto:autumn@kermittwaters.com)

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

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

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

[bscott@lasvegasnevada.gov](mailto:bscott@lasvegasnevada.gov)

Philip R. Byrnes, Esq.

[pbyrnes@lasvegasnevada.gov](mailto:pbyrnes@lasvegasnevada.gov)

Nevada Bar No. 166

Rebecca Wolfson, Esq.

[rwolfson@lasvegasnevada.gov](mailto:rwolfson@lasvegasnevada.gov)

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

*Attorneys for City of Las Vegas*

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

[micah@claggettlaw.com](mailto:micah@claggettlaw.com)

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

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

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

[gogilvie@mcdonaldcarano.com](mailto:gogilvie@mcdonaldcarano.com)

Amanda C. Yen, Esq.

[ayen@mcdonaldcarano.com](mailto:ayen@mcdonaldcarano.com)

Nevada Bar No. 9726

Christopher Molina, Esq.

[cmolina@mcdonaldcarano.com](mailto:cmolina@mcdonaldcarano.com)

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702)873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

[debbie@leonardlawpc.com](mailto:debbie@leonardlawpc.com)

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

[schwartz@smwlaw.com](mailto:schwartz@smwlaw.com)

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

[ltarpey@smwlaw.com](mailto:ltarpey@smwlaw.com)

California Bar No. 321775

(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

*Attorneys for City of Las Vegas*

# **EXHIBIT “H”**

**A. WAYNE SMITH  
& ASSOCIATES**

*A Subsidiary of Cornoyer-Hedrick*

February 6, 1990

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

Dear Mr. Foster:

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

Enclosed, as per your requirements are:

- \* Application for zoning reclassification of property executed by the property owner
- \* Application fee of \$200.00
- \* Eight (8) blueprints of the Master Plan for the overall 1,569.6 acres, the 996.4 acre Phase Two area, and the zoning reclassification narrative.

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

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

Very truly yours,

  
A. Wayne Smith, ASLA  
Principal

AWS/RWO/mb

LAND PLANNING  
LANDSCAPE  
ARCHITECTURE  
REAL ESTATE  
ADVISORY SERVICES  
1515 East Missouri  
Suite 100  
Phoenix, Arizona  
85014

602 234-3474  
602 230-9143 FAX

  
Reginald W. Owens, AICP  
Principal

*Principals*  
Jeffrey M. Cornoyer  
Robert C. Hedrick  
A. Wayne Smith  
R. Steven Bassett  
Thomas W. Gumbert  
Chris E. Wiseman  
Douglas W. Fredrikson  
Jon F. Hagg  
Reginald W. Owens  
Jackie L. Guthrie

*Senior Associates*  
Don Cox  
Louis A. Escolano  
John D. Ciesigova  
Barrie Little  
David A. Lockrow  
Donald S. Ziebell

*Associates*  
Betsy Bliklen  
Michael F. Burke  
Kristina Floore  
John C. Genelle  
Kimberly Harris  
Carol A. Henderson  
Oscar Hernandez  
James J. Hoffman  
Brent R. Kendle  
Michael LaMey  
Karen R. Martotti  
Tom Miller  
Neal Norman  
Dino Orus  
Sally Pickard  
Michael J. Porter  
George C. Rice  
James K. Stotzer  
Vincent M. Teritto  
Joseph H. Westfall III  
Linda J. Young

CLV65-000138  
0138

10131



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

**T R A N S M I T T A L**

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

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

**We transmit** Via Regular Mail Under separate cover via

**For your** Approval Review + comment Distribution Record ☒ Information

**The following**

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

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

**Remarks**

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

**Copies to** encl encl  
encl encl  
encl encl

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

Reginald W. Owens, AICP  
Signed

CLV65-000139  
0139

10132

**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

CLV65-000140

0140

**10133**

## TABLE OF CONTENTS

	<u>Page</u>
Introduction - Peccole Ranch Overall Master Plan .....	1
Master Plan Comparison: Proposed Peccole Ranch Vs. .... Approved Peccole Ranch	3
Phase Two - Peccole Ranch .....	8
Development Plan - Phase Two .....	16
Quality of Development .....	16
General Plan Conformance .....	17

CLV65-000141

0141

## EXHIBITS

	<u>Page</u>
Exhibit A	Proposed Peccole Ranch Partnership Master Plan . . . . 4
Exhibit B	Approved Peccole Ranch Partnership Master Plan 2/89, 5
Exhibit C	Area Plan . . . . . 2
Exhibit D	Destination Resort Casino Site Plan . . . . . 11
Exhibit E	Roadway Plan and Cross Sections . . . . . 13
Exhibit F	Roadway Plan and Cross Sections . . . . . 14
Exhibit G	Phase One - Home Builders . . . . . 7
	Land Use Data - Phase Two . . . . . 18
	Land Use Data - Overall Master Plan . . . . . 19
	Student Population Projections . . . . . 20

CLV65-000142  
0142

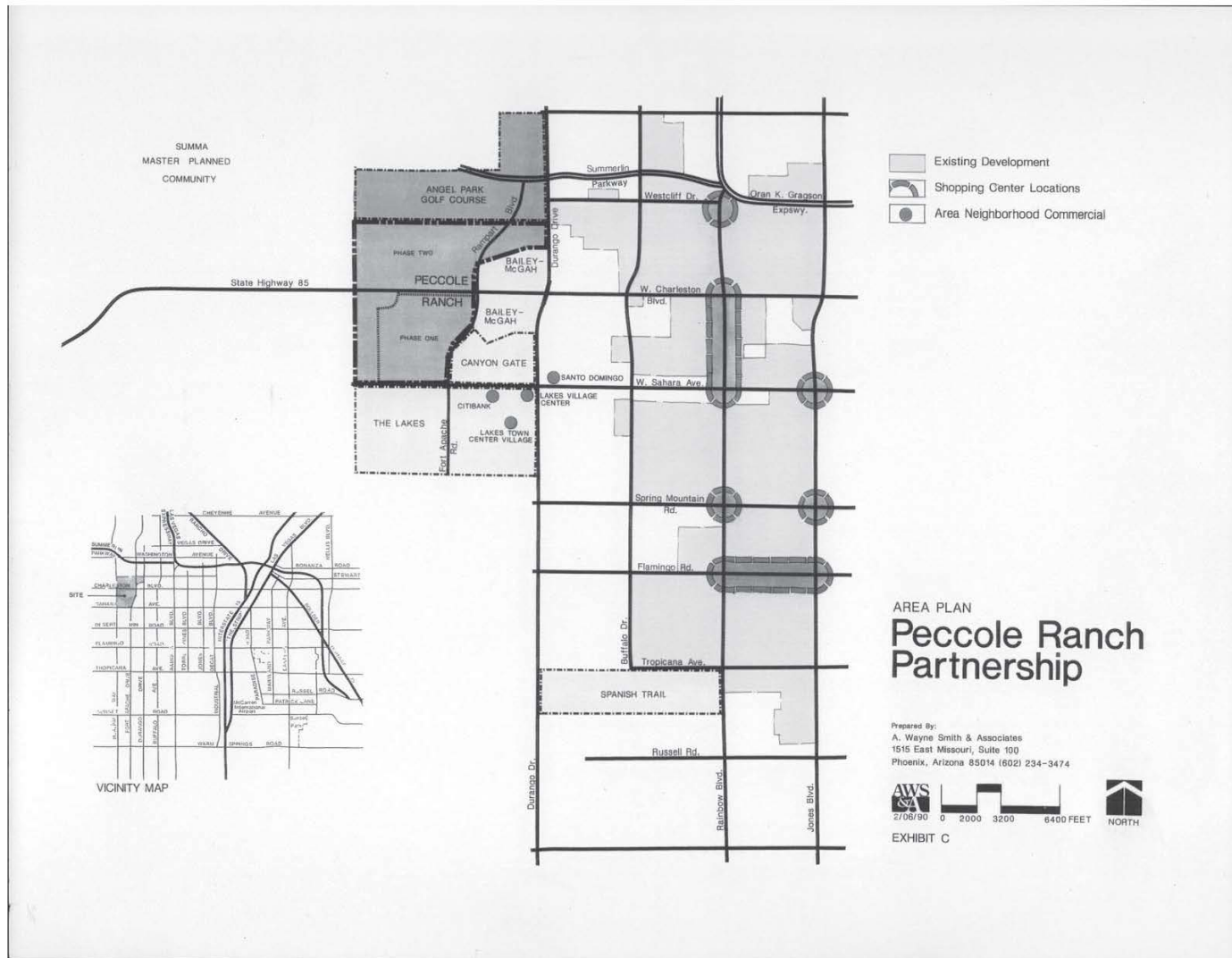
## PECCOLE RANCH

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

### INTRODUCTION - PECCOLE RANCH OVERALL MASTER PLAN

The Peccole Ranch overall Conceptual Master Plan which was approved on February 15, 1989 consisted of 1,716.3 acres. The present overall Plan illustrates a reduction in the 1,716.3 acreage due to the elimination of a previously zoned multi-family parcel and several neighborhood commercial/office parcels totalling 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.



CLV65-000144  
0144

10137

The proposed Peccole Ranch overall Master Plan (Exhibit A, page 4) incorporates office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/office and commercial center have been proposed in the most northern portion of the project area. Special attention has been given to the compatibility of

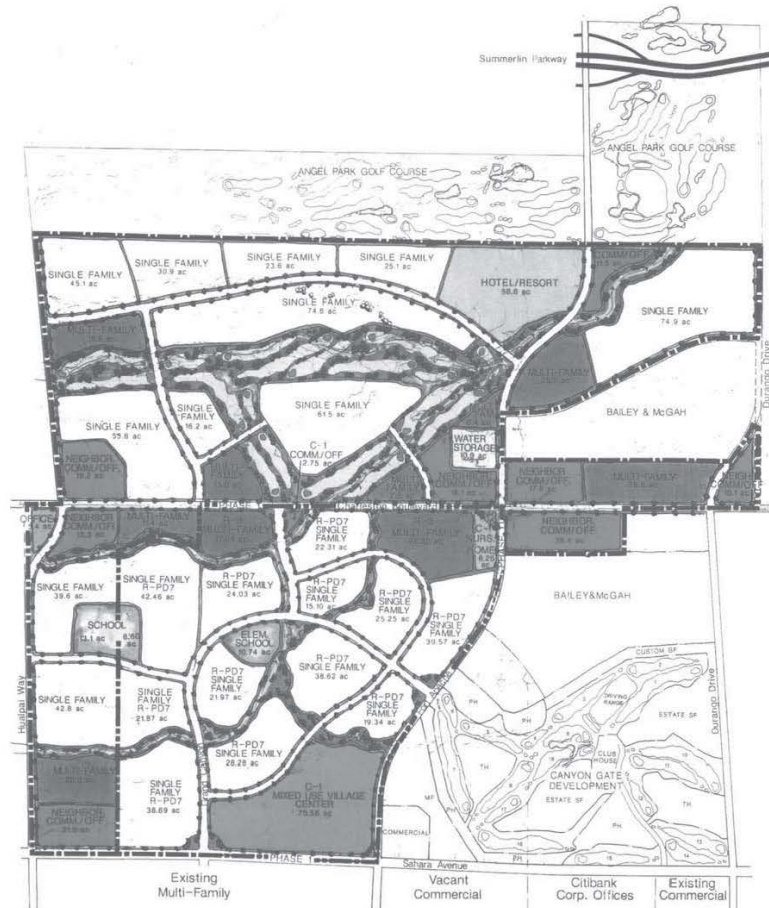
neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. An extensive 253 acre golf course and linear open space system winding throughout the community provides a positive focal point while creating a mechanism to handle drainage flows.

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

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

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

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



#### SITE DATA - PHASE 1

LAND USE	NET ACRES	NET DENSITY DU/ac	UNITS
Nursing Home	8.25		
Single Family	328.49	7.0	2299
Multi-Family	45.39	24.0	1088
Mixed Use Village Center			
Commercial/Office	40.00		
Multi-Family	35.56	34.0	1209
Commercial/Office	2.75		
Drainage/Open Space	41.47		
R.O.W.	53.97		
Elementary School	17.34		
PHASE 1 TOTAL	573.19	8.8	4596

#### SITE DATA - FUTURE PHASES

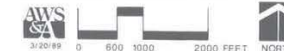
LAND USE	ACRES
Single Family	467.9
Multi-Family	133.9
Neighborhood Commercial/Office	137.7
Office	5.4
Hotel/Resort	56.6
Water Storage	10.9
Golf Course/Drainage	207.1
R.O.W.	80.5
School	13.1
FUTURE PHASES TOTAL	1143.1
GRAND TOTAL	1716.3

#### MASTER PLAN

## Peccole Ranch Partnership

Suite 900, Capital Place  
9707-110 Street  
Edmonton, Alberta T5K 2L9 403-482-7800

Prepared By:  
A. Wayne Smith & Associates  
1515 East Missouri, Suite 100  
Phoenix, Arizona 85014 1602/234-3474



3/20/89 0 600 1000 2000 FEET NORTH

EXHIBIT B

CLV65-000146

0146

10139

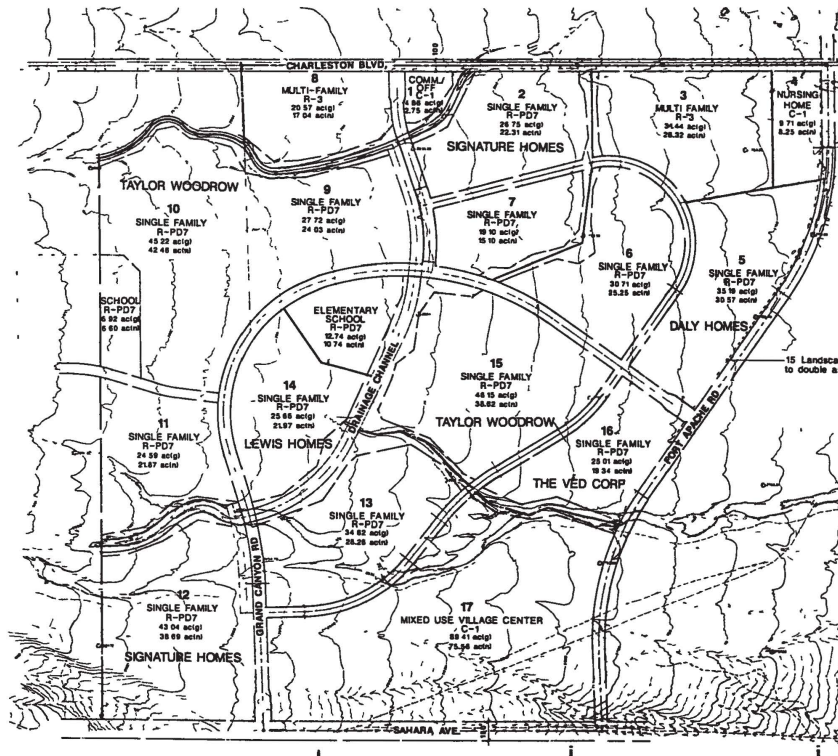


resort-casino. The golf course and drainageways have been refined and roadways were realigned to provide primary visibility and access to all parcels. In addition, the internal collector system will ultimately promote a reduction of traffic along the principle arterials.

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

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

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



ZONING	LAND USE	GROSS ACRES	NET ACRES	NET DENSITY DU/AC	UNITS
R-PD7	SINGLE FAMILY	383.78	328.49	7.0	2299
R-3	MULTI-FAMILY	52.01	45.36	24.0	1088
C-1	NURSING HOME	9.71	8.25		
C-1	COMMERCIAL/OFFICE	4.86	2.75		
C-1	VILLAGE CENTER	89.41			
	COMMERCIAL MULTI-FAMILY		49.00		
R-PD7	SCHOOL	19.66	17.34	34.0	1209
R-PD7	DRAINAGE CHANNEL	13.78	13.66		
	STREET R.O.W		53.97		
R-PD7	OPEN SPACE		27.81		
	TOTAL	573.19	573.19		4596

NOTE  
GROSS ACREAGE (g) REPRESENTS PARCELS, R.O.W. AND OPEN SPACE  
NET ACREAGE (n) REPRESENTS PARCEL ONLY

# PHASE 1 - HOME BUILDERS **Peccole Ranch Partnership**

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



EXHIBIT G

CLV65-000148  
0148

10141

## PHASE TWO - PECCOLE RANCH

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

### Single Family Residential

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

There is potential for gated entries to several of the single family parcels. Gated entries into Phase Two residential parcels will not only provide residents with a sense of security, but will promote the construction of quality housing products, and form an enclave within 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 Hualpai Way north of the commercial center on Sahara. Multi-family parcels are located adjacent to principal arterials to maximize exposure and to provide buffering to the internal single family neighborhoods from arterial traffic. Approximately 60 acres, or 60 percent of Phase Two is devoted to multi-family use.

#### Commercial

High intensity uses such as commercial, office, and employment opportunities are incorporated in the commercial/office, neighborhood commercial, and commercial center areas in Phase Two of 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 Hualpai Way.

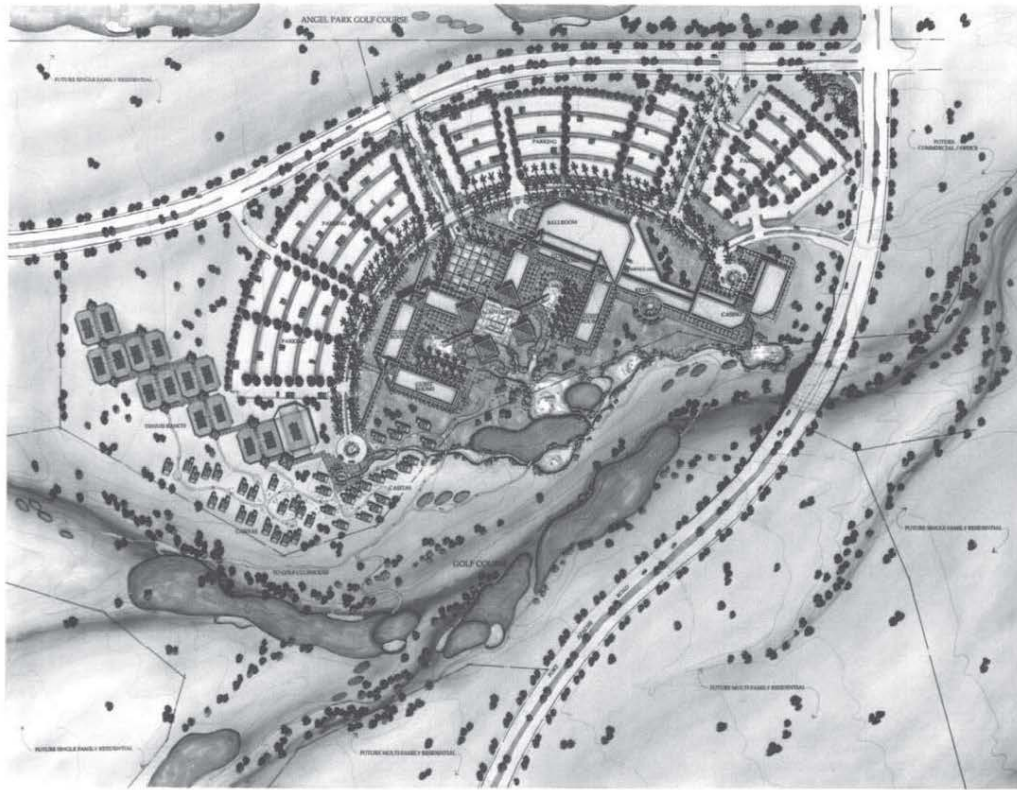
Additional neighborhood commercial/office areas are located at intersection nodes to provide easy access and buffer less intense land uses. These parcels will accommodate basic support facilities and services required by the residential community. Commercial and office areas comprise a total of 83.5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

A 56.0 acre destination resort-casino site is located at the intersection of an internal collector and Rampart Boulevard. The boundary of this parcel was altered from the previously approved overall Master Plan to accommodate the boundary changes of the refined golf course and road system. The golf course along the southern border of the parcel provides an aesthetic quality to the destination resort-casino. The resort-casino is planned as a destination golf resort and casino, and will provide the transition from a commercial center to single family residential. The resort will be comprised of approximately 300 to 500 guest rooms, and other elements which may include meeting, conference and ballroom facilities, restaurants, bars, and a casino including its own 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 drainageway system which traverses the site along the natural wash system. All residential parcels within Phase Two, except one, have exposure to the golf course and open space areas. The single family parcel which is not adjacent to the open space system borders Angel Park Golf Course on its northern boundary. Passive and active recreational areas will be provided, and residents will have an opportunity to utilize alternative modes of transportation throughout with the bike paths and pedestrian





# RESORT SITE PLAN

## PROJECT DATA

SITE	
76 AC RES. GROSS	
RECYCLED	
EXPANDABLE TO 100 ACRES	
FUNCTION AREAS	
BALLROOM	10,000 sq. ft.
MEETING FACILITIES	5,000 sq. ft.
DINING AREAS	5,000 sq. ft.
GUEST AMENITIES	
FITNESS CENTER	2,500 sq. ft.
LAUNDRY ROOM	1,000 sq. ft.
CASINO	
GAMING FLOOR	24,000 sq. ft.
RESTAURANT	10,000 sq. ft.
PARKING	
LANDSCAPES	
EXPANDABLE TO 100 ACRES	



C.H. ASSOCIATES  
P. STEVEN RASSETT  
ARCHITECTS  
1001 East Main Street, Suite 100  
Las Vegas, Nevada 89101  
702.251.1111  
www.cha.com

## Peccole Ranch Resort LAS VEGAS, NEVADA

Peccole Ranch  
Partnership  
2000 West Sahara Avenue, Suite 100  
Las Vegas, NV 89102  
702.251.1111  
www.peccoleranch.com

EXHIBIT D

CLV65-000152  
0152

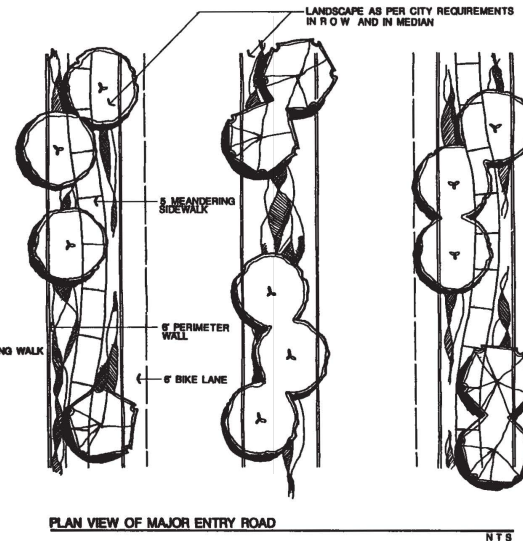
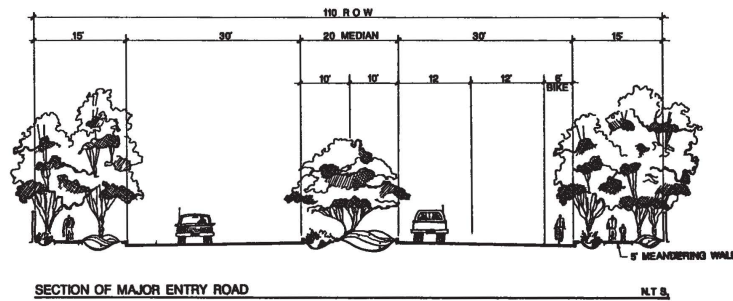
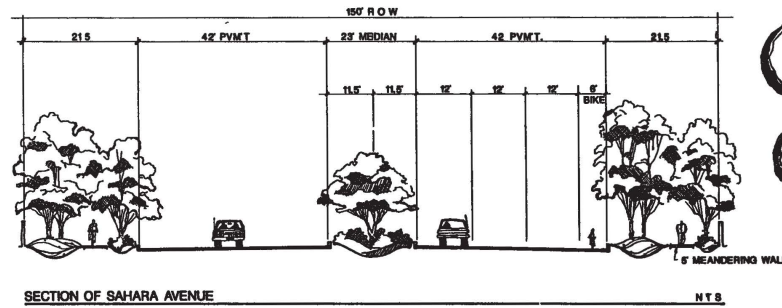
10145

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.



ROADWAY PLAN AND CROSS SECTIONS

# Peccole Ranch Partnership

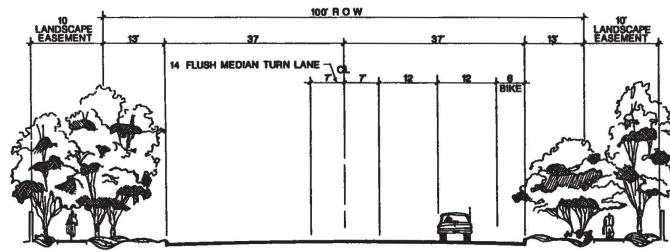
EXHIBIT E  
2-08-90

A WAYNE SMITH  
& ASSOCIATES  
*A Subsidiary of Carrington-Holbrook*

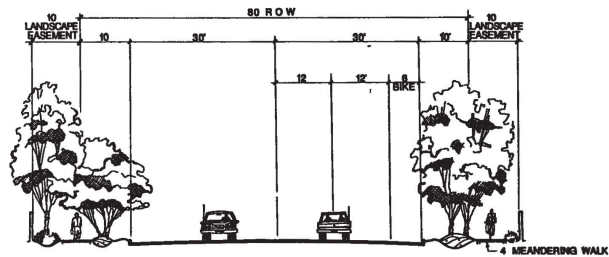
CLV65-000154  
0154

10147

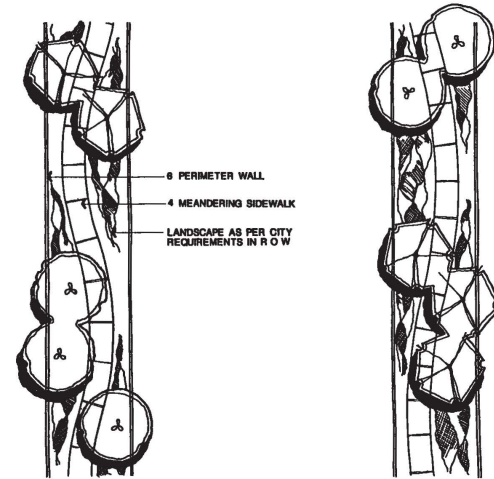




SECTION OF ARTERIAL ROADWAY RAMPART ROAD N.T.S.



SECTION OF INTERIOR COLLECTOR ROADWAY N.T.S.



PLAN VIEW OF INTERIOR COLLECTOR ROADWAY N.T.S.

ROADWAY PLAN AND CROSS SECTIONS

## Peccole Ranch Partnership

EXHIBIT F  
2-06-90

A WAYNE SMITH  
& ASSOCIATES  
*A Subsidiary of Carriger Hedrick*

CLV65-000155

0155

10148

#### Schools

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

## **DEVELOPMENT PLAN - PHASE TWO**

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

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

Street and utilities are currently under construction in Phase One.

## **QUALITY OF DEVELOPMENT**

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

#### **GENERAL PLAN CONFORMANCE**

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

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

PECCOLE RANCH

LAND USE DATA

PHASE TWO

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

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

PECCOLE RANCH  
LAND USE DATA  
OVERALL MASTER PLAN

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

19

CLV65-000160  
0160

**10153**

PECCOLE RANCH  
STUDENT POPULATION PROJECTIONS

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



**CONSULTING ENGINEERS  
PLANNERS SURVEYORS**

**PRINCIPALS**

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

**LETTER OF TRANSMITTAL**

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

No Copies	Description
1	PACKAGE LEGAL DESCRIPTION

**COMMENTS**

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

**MATERIAL SENT FOR THE FOLLOWING REASONS**

CHECKING	FILING	APPROVAL	YOUR FILES
OTHER	CC		

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

SENDER SALLY PELHAM

ABOVE MATERIAL RECEIVED BY

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

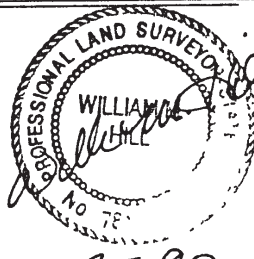
CLV65-000162  
0162

**10155**





CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2590

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

**Legal Description  
Lot 31 - R-PD7**

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

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

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

CLV65-000163  
0163

10156

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

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



CLV65-000164  
0164

10157

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

Containing 519.878 acres, more or less.

BASIS OF BEARINGS

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

reference 3974-2  
3900-3999

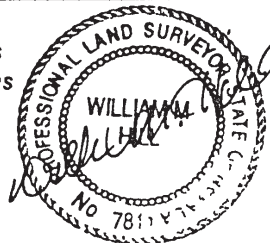


CLV65-000165  
0165

**10158**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



#### PRINCIPALS

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

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

#### EXPLANATION:

2-5-90  
This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 3 generally located East of Hualpai Way approximately 735.00 feet North of Sahara Avenue.

#### Legal Description Lot 20 - R-3

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

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

Containing 23.654 acres, more or less.

#### BASIS OF BEARINGS

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

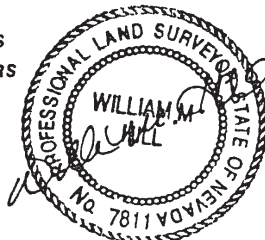
reference 3974-8, 3900-3999  
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000166  
0166

10159



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-5-90

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

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

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

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

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

CLV65-000167  
0167

10160

Legal Description  
W.O. 3974-9  
February 1, 1989  
Page 2

Containing 44.953 acres, more or less.

BASIS OF BEARINGS

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

reference 3974-9  
3900-3999

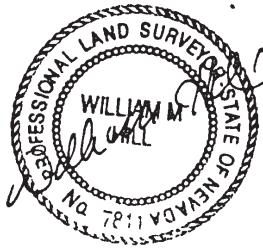


CLV65-000168  
0168

**10161**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-5-90

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

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

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

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

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

CLV65-000169  
0169

10162

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

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

Containing 31.761 acres, more or less.

BASIS OF BEARINGS

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

reference 3974-13  
3900-3999



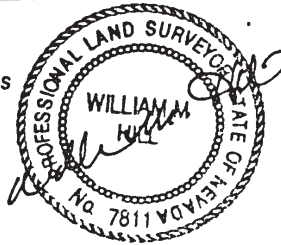
CLV65-000170  
0170

**10163**





CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-590

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

**Legal Description  
Lot 22 - R-PD7**

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

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

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

CLV65-000171  
0171

10164

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

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

Containing 49.411 acres, more or less.

BASIS OF BEARINGS

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

reference 3974-12  
3900-3999

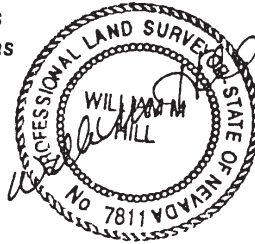


CLV65-000172  
0172

**10165**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-590

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

**Legal Description**  
**Lot' 19 - C-1**

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

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

Containing 22.254 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-7  
3900-3999

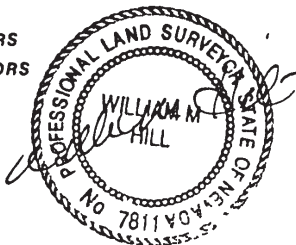
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000173  
0173

**10166**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-5-90

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

**Legal Description**  
**Lot 23 - C-1**

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

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

Containing 10.328 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-10  
3900-3999

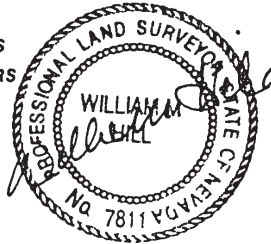
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000174  
0174

**10167**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2.5-90

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

**Legal Description**  
**Lot 30 - C-1**

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

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

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

CLV65-000175  
0175

10168

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

Containing 134.394 acres, more or less.

BASIS OF BEARINGS

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

reference 3974  
3900-3999

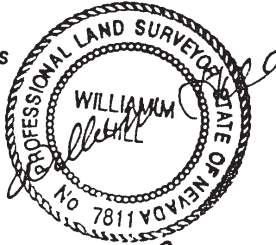


CLV65-000176  
0176

**10169**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2.590  
This legal describes a parcel of land to be rezoned located within the proposed Peccole Ranch - Phase 2 project generally located on the Northeast Corner (NE Cor.) of Charleston Boulevard and Hualpai Way.

**Legal Description**  
**Lot 25 - C-1**

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

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

Containing 21.650 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-6  
3900-3999

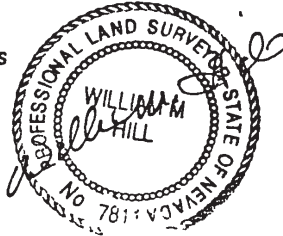
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000177  
0177

**10170**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-5-90

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

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

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

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

Containing 35.054 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-5  
3900-3999

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

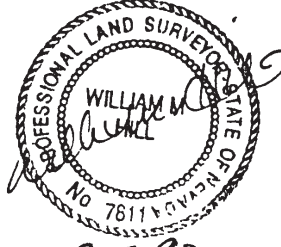
CLV65-000178  
0178

**10171**





CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-E-90

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

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

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

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

Containing 12.337 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-4  
3900-3999

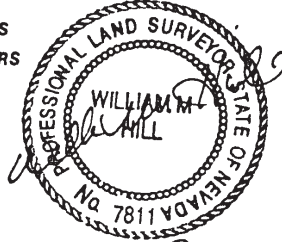
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000179  
0179

10172



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

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

**Legal Description  
Lot 28 - C-1**

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

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

Containing 15.262 acres, more or less.

**BASIS OF BEARINGS**

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

reference 3974-3  
3900-3999

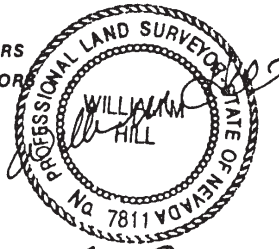
2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL (702) 873-7550 FAX 362-2597

CLV65-000180  
0180

**10173**



CONSULTING ENGINEERS  
PLANNERS SURVEYORS



**PRINCIPALS**

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

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

**EXPLANATION:**

2-5-90

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

**Legal Description**  
**Lot 29 - C-1**

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

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

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

CLV65-000181  
0181

10174

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

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

Containing 75.439 acres, more or less.

BASIS OF BEARINGS

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

reference 3974-1  
3900-3999



CLV65-000182  
0182

10175

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

March 8, 1990

**PLANNING COMMISSION**

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**24. MASTER DEVELOPMENT PLAN AMENDMENT**

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

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

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

PROTESTS: 5 Speakers at Meeting

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

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

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

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

CLV65-000183

0183

**10176**

# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

March 8, 1990

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 30

ITEM

PHONE 386-6301

COMMISSION ACTION

### 24. MASTER DEVELOPMENT PLAN AMENDMENT (CONT'D)

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

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

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

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

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

WILLIAM PECCOLE appeared in rebuttal. They are working with the City on the interchange at the Summerlin Parkway so that traffic can move north and south. They will participate in a Special Improvement District for their area. Two schools are being constructed in Phase 1. This will be a quality project. He would be agreeable to an architectural review by the City. All their property shows the zoning. The shopping center will be approximately a million square feet containing stores that are not presently in Las Vegas.

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

(7:37-8:09)

CLV65-000184

0184

10177



# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

March 8, 1990

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 31

PHONE 386-6301

COMMISSION ACTION

ITEM

25. Z-17-90

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

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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

PROTESTS: 2 on record with staff  
1 speaker at meeting

FAVOR: 1 speaker at meeting

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

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

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

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

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

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

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

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

(8:09-8:23)

CLV65-000185

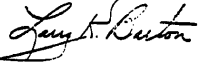
0185

10178

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990  
**AGENDA** *City of Las Vegas*  
CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

000648

Page 48

ITEM		ACTION
1433 to 1437	X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)	
	<p data-bbox="451 471 763 493">G. <u>ZONE CHANGE - PUBLIC HEARING</u></p> <p data-bbox="500 515 849 559">3. <u>Master Development Plan Amendment related to Z-17-90</u></p> <p data-bbox="500 570 857 692">Request for approval to amend the Master Development Plan for property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.</p> <p data-bbox="500 703 808 747">Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol data-bbox="500 758 857 1256" style="list-style-type: none"><li>1. A maximum of 4,247 dwelling units be allowed for Phase II.</li><li>2. Hualpai Way be extended as a public street north of Charleston Boulevard to the north property line as required by the Department of Public Works.</li><li>3. Extend Apple Lane along the north side of this site and adjacent to Angel Park, east of Rampart Boulevard to Durango Drive, as required by the Department of Public Works.</li><li>4. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.</li><li>5. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.</li></ol> <p data-bbox="500 1267 792 1289">Staff Recommendation: APPROVAL</p> <p data-bbox="500 1311 743 1333">PROTESTS: 5 (at meeting)</p> <p data-bbox="597 1411 776 1433">APPROVED AGENDA ITEM:</p> <p data-bbox="581 1433 776 1499"></p>	<p data-bbox="873 460 1279 559">NOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.</p> <p data-bbox="873 570 1279 592">Clerk to Notify and Planning to Proceed.</p> <p data-bbox="1027 614 1076 637">*****</p> <p data-bbox="873 659 1279 780">ROBERT PECCOLE, 2760 Tioga Pine Circle, appeared. He stipulated to the conditions indicating that the hotel and casino along with the commercial center plans would be approved by the Council.</p> <p data-bbox="873 791 1279 1046">COUNCILMAN ADAMSEN said he previously wrote a letter to both the Peccole and Summerlin people asking them to post signs on the property indicating the hotel and casino sites. He also asked that when people buy property they be given a plot plan and a map which would show the future casino site in relation to their property and they are asked to sign an acknowledgment when they receive this information to resolve any problems of notification.</p> <p data-bbox="873 1057 1174 1079">No one appeared in opposition.</p>

CLV65-000186

0186

10179



X.

G. ZONE CHANGE - PUBLIC HEARING

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

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

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

<u>LAND USE</u>	<u>PHASE II ACREAGE</u>	<u>PERCENT OF SITE</u>
Single Family	401	40.30%
Multi-family	60	6.02%
Neighborhood Commercial/Office	194.3	19.50%
Resort/Casino	56.0	5.62%
Golf Course/Drainage	211.6	21.24%
School	13.1	1.31%
Rights-of-Way	60.4	6.07%

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


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

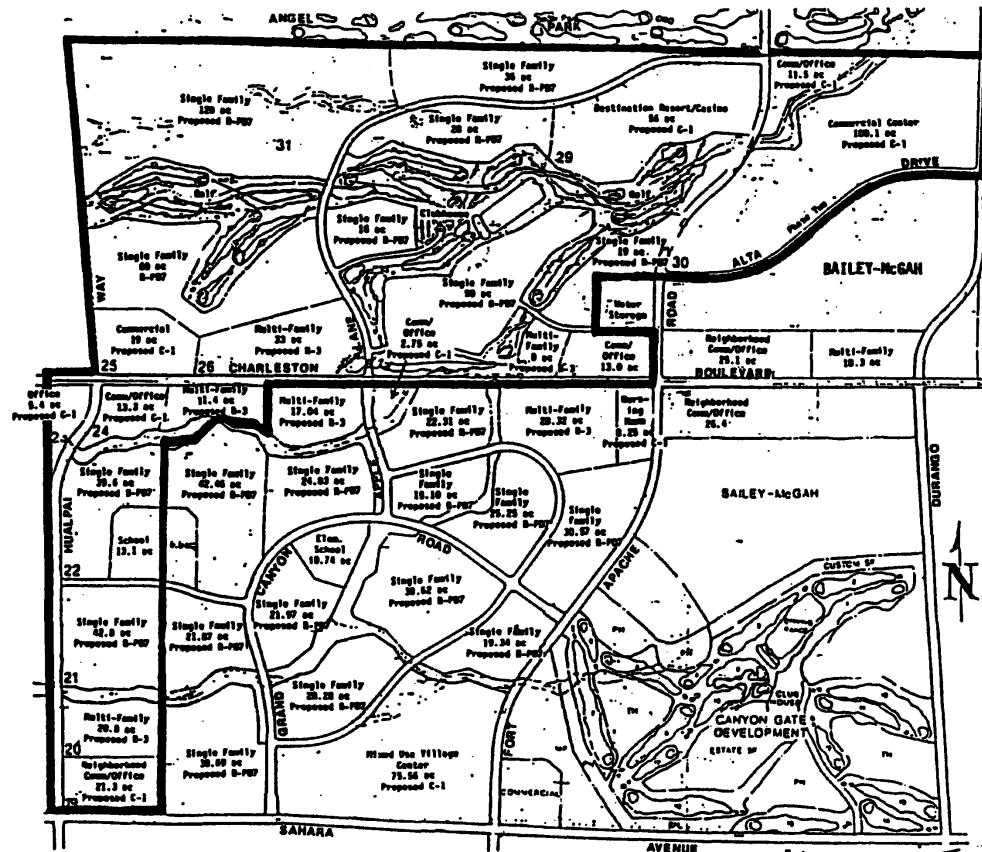
Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

SEE ATTACHED LOCATION MAP

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



## MASTER DEVELOPMENT PLAN AMENDMENT

LOCATION MAP - ITEM X.6.3. - Master Development Plan Amendment

CITY COUNCIL MINUTES  
MEETING OF  
APR 04 1990

000650

CLV65-000188  
0188

10181

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990

# AGENDA *City of Las Vegas*

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

000651

Page 49

ITEM	ACTION
<p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)</p> <p>G. <u>ZONE CHANGE - PUBLIC HEARING</u></p> <p>4. <u>Z-17-90 - William Peccole 1982 Trust</u></p> <p>Request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.</p> <p>From: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V)</p> <p>To: R-PD3 (Residential Planned Development) R-PD7 (Residential Planned Development) and C-1 (Limited Commercial)</p> <p>Proposed Use: SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, COMMERCIAL, OFFICE AND RESORT/CASINO</p> <p>Planning Commission unanimously recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> <li>1. A maximum of 4,247 dwelling units be allowed for Phase II.</li> <li>2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.</li> <li>3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.</li> <li>4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.</li> </ol> <p style="text-align: right;">- continued - APPROVED AGENDA ITEM <i>[Signature]</i></p>	<p>NOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.</p> <p>Clerk to Notify and Planning to Proceed.</p> <p style="text-align: center;">*****</p> <p>WILLIAM PECCOLE, 2760 Tioga Pine Circle, was present.</p> <p>COUNCILMAN ADAMSEN said this was in conformance with the General Plan. The multi-family acreage was reduced from 100 to 60 and it will all be located on the major streets.</p> <p>No one appeared in opposition.</p> <p>There was no discussion.</p> <p>NOTE: The portion of this agenda which indicates this reclassification includes a request for R-PD3 zoning, in addition to R-PD7 and C-1, is a typographical error. The application and all other documentation correctly identifies the request as <u>R-3 (Limited Multiple Residence)</u>, R-PD7 and C-1.</p>

1437  
to  
1438

CLV65-000189  
0189

10182

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990  
**AGENDA** *City of Las Vegas*  
CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

000652

Page 50

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

CLV65-000190  
0190

10183

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990

000653

X.

G. ZONE CHANGE - PUBLIC HEARING

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

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

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

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

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

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

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

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

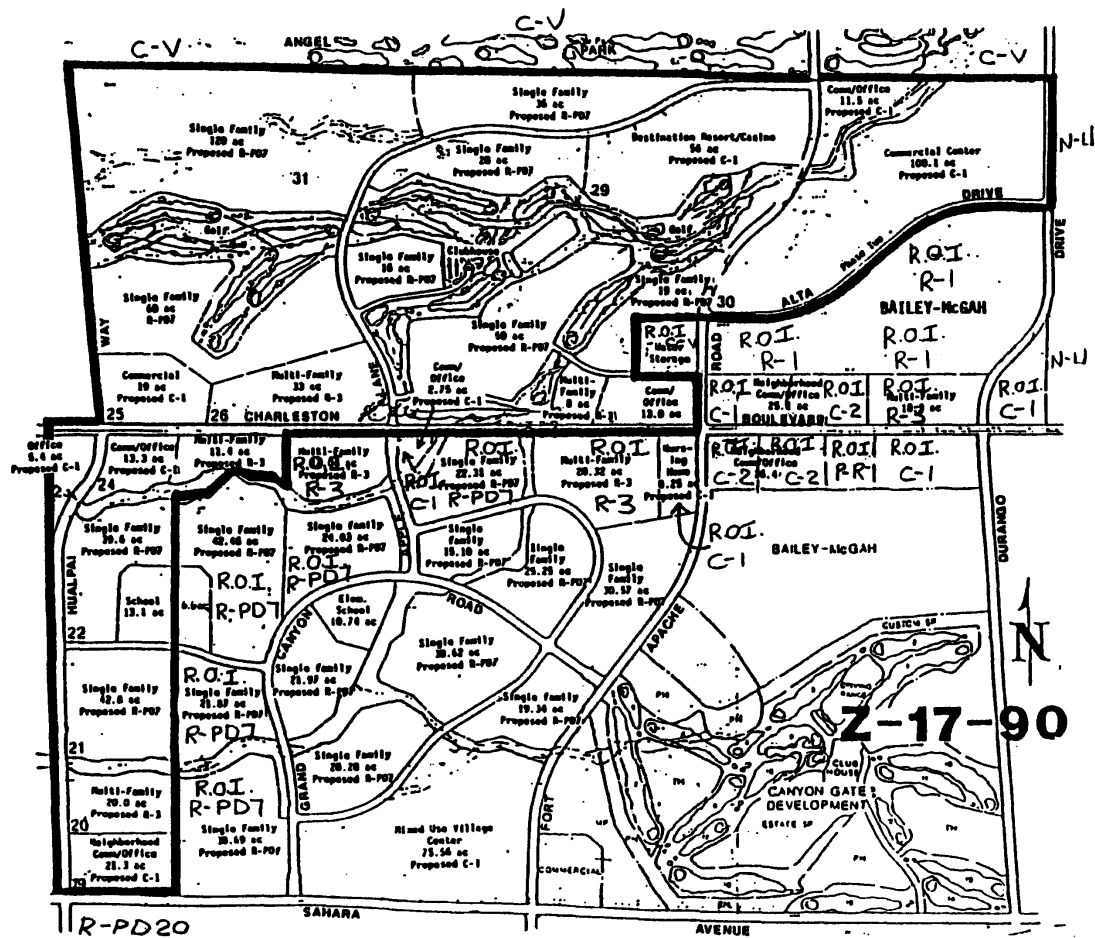
SEE ATTACHED LOCATION MAP

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

CLV65-000191

0191

10184



LOCATION MAP - ITEM X.6.4. - Z-17-90 - William Peccole 1982 Trust

# CITY COUNCIL MINUTES

## MEETING OF

**APR 04 1990**

000654

CLV65-000192  
0192

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



# CITY of LAS VEGAS

## CORRECTED LETTER

January 29, 1991

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

RE: Z-17-90 - ZONE CHANGE

Gentlemen

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

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



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


CLV65-000193  
0193

10186

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

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

Sincerely,

  
KATHLEEN M TIGHE  
City Clerk

KMT.cmp

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

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

1515

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

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

CLV65-000194  
0194

10187