

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 06:06 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 59, PART 3**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

kermitt@kermittwaters.com

James J. Leavitt, Esq.

Nevada Bar No. 6032

jim@kermittwaters.com

Michael A. Schneider, Esq.

Nevada Bar No. 8887

michael@kermittwaters.com

Autumn L. Waters, Esq.

Nevada Bar No. 8917

autumn@kermittwaters.com

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

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

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

bscott@lasvegasnevada.gov

Philip R. Byrnes, Esq.

pbyrnes@lasvegasnevada.gov

Nevada Bar No. 166

Rebecca Wolfson, Esq.

rwolfson@lasvegasnevada.gov

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

micah@claggettlaw.com

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

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

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

gogilvie@mcdonaldcarano.com

Amanda C. Yen, Esq.

ayen@mcdonaldcarano.com

Nevada Bar No. 9726

Christopher Molina, Esq.

cmolina@mcdonaldcarano.com

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702)873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

debbie@leonardlawpc.com

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

schwartz@smwlaw.com

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

ltarpey@smwlaw.com

California Bar No. 321775

(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas

EXHIBIT “Z”

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

November 24, 2015

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

Re: Alta/Rampart Justification Letter for GPA, Rezoning and SDR

Dear Mr. Perrigo and Mr. Lowenstein,

We hereby submit a request for a:

- General Plan Amendment (GPA);
- Rezoning; and
- SDR.

General Plan Amendment

The subject property represents a 17.49 acre portion ("17 Acres") at the Alta/Rampart corner of a 70.52 acre parcel (the "Land"). The Land's zoning designation is R-PD7 and under the General Plan is PR-OS. The 17 Acres is in the process of being subdivided into a separate parcel and will have its own APN.

- We are requesting that the General Plan classification on the 17 Acres be changed from PR-OS to H.

The Land is NOT A PART of any common interest community CC&Rs, nor is it permitted as annexable property with the CC&Rs of adjacent properties, nor is it in any way under the control of the HOAs in the adjacent properties.

The City of Las Vegas Unified Development Code provides in Section 19.10-050 (C) (in pertinent part and emphasis added):

1. *Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses.*
2. *For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.*
3. *For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.*

The 17 Acres are adjacent to the One Queensridge Place high rise condominium towers and the Sir Williams Court office complex and event center. The proposed project on the 17 Acres is comparable, in terms of development type, to the adjacent properties.

1 | Page

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

CLV65-000446
0446

10479

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

REZONING

In conjunction with the GPA:

- We are requesting that the zoning on the 17 Acres be changed from R-PD7 to R4.

SDR

In conjunction with the GPA and Rezoning requests as described above, a simultaneous SDR is being submitted. This yet to be named 720 Unit luxury rental condominium project, located at the southwest corner of Rampart Boulevard and Alta Drive will fulfill a much needed residential niche in this huburb.

The project:

- Particulars are reflected in the various Exhibits provided in conjunction with this filing.
- Comprises 17.49 acres.
- Will consist of up to 720 dwelling units with a planned mix, (which mix may slightly vary as construction documents are prepared and finalized), of 5% Studios, 55% One-Bedrooms, 35% Two-Bedrooms and 5% Three-Bedrooms. The units will be housed in four 4-four story, Type-V buildings.
- Has four buildings configured so that the units are wrapped around three or more sides of multilevel parking; these parking structures are in lieu of typical less appealing exterior parking fields at-grade. This design allows for more intimate outdoor open spaces nestled among building wings and fingers that extend out from the main linear portions of the buildings creating a resort like setting. The buildings will also contain courtyard-like reliefs.
- The 17.49 acres lay significantly below the podium elevation of One Queensridge Place. Its design utilizes the land's unique topography to maintain the top of the projects buildings at an elevation of not higher than 2,748', the same elevation as the podium level of the adjacent One Queensridge Place condominiums.
- Primary "entry driveway" off Rampart Boulevard is at the center of the site, running westerly arriving at the complex's office and main recreation area with a single-story clubhouse as its terminus. Two additional, amenity areas are provided to serve the open space and recreation needs of the project residents.
- Contains a northeast-southwest "main street" that will continue to the west connecting into Alta through Clubhouse Drive.
 - The northeast-southwest "main street" intersects with the "entry driveway" forming a traffic circle and establishing an urban pedestrian and vehicular thoroughfare that promotes site connectivity and continuity.

Taking cues from the adjacent One Queensridge Place condominiums architecture and landscape designed in a decidedly French/Art Nouveau style, the proposed architectural style for this yet to be named project is inspired by the late 19th century Parisian Second Empire style. This eclectic mix of earlier European styles is primarily known for its use of steep Mansard roofs often articulated with a single or double row of playful dormers, a clear definition of base, middle and top, and the use of projecting balconies, "Juliettes", as well as decorative railing.

Landscaping will be commensurate with the same plant types as One Queensridge Place to provide continuity among the adjacent properties.

The French architectural influences along with this proposed "urban" residential lifestyle will greatly complement the existing mix of uses in the project's vicinity including Tivoli Village at Queensridge, Boca Park, Suncoast and One Queensridge Place. The contribution of this project to this huburb is a significant creation of a truly pedestrian-oriented, mixed-use environment, one that encourages residents to leave their cars behind and experience a lifestyle focused on walkability, sustainability, and a healthy balance of live, work, and play all in close proximity.

2 | Page

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

CLV65-000447
0447

10480

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

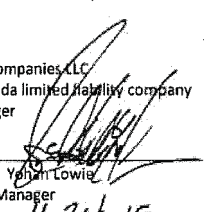
Key Factors in Support:

- The project fills a void, left in the marketplace due to the recession, for quality condominium projects;
- The utilities are already available in and around the property;
- The project is suitable for the available traffic capacity in the area;
- Public transportation is readily available at the Alta/Rampart intersection;
- Mutually beneficial to commercial and retail businesses at corner of Alta/Rampart; and
- Comparable and complementary to adjacent properties.

Thank you in advance for the City's consideration. We look forward to working with the City and our neighbors in bringing this project to the community.

Seventy Acres LLC

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

By: 
Name: Yehon Lowie
Its: Manager
Date: 11/24/15

3 | Page

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

CLV65-000448
0448

10481



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT (GPA)
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name ORCHESTRA VILLAGE Proposed Use _____
Assessor's Parcel #(s) Portion of 138-32-301-004 Ward # 2
General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 17.49 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address Frank@ehbcompanies.com

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

REPRESENTATIVE GCW Engineering, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* [Signature]

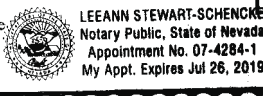
Print Name Jickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **GPA-62387**

Meeting Date:

Total Fee:

Date Received:*

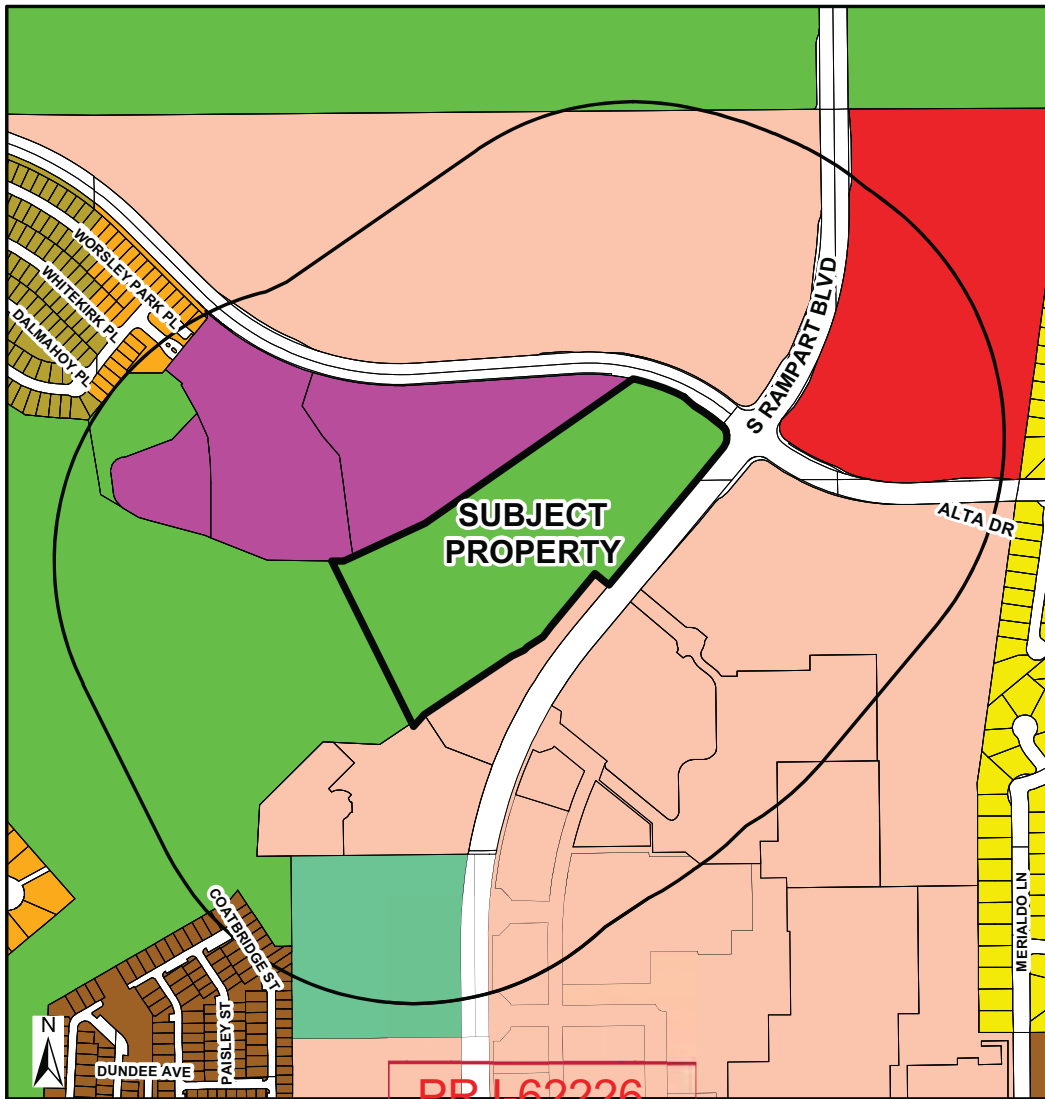
Received By:

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
GPA-62387
11/30/15
C:\spot\Application Packet\Application Form.pdf

CLV65-000449
0449

10482

GPA-62387



General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	LVMD - Las Vegas Medical District	TC - Town Center
DR - Desert Rural	H - High	LI/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

PRJ-62226

12/10/15

**FROM PR-OS TO H
GPA-62387**



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only. Geographic Information System Planning & Development Dept. 702-226-6301

Date: Thursday, December 10, 2015

CLV65-000450

0450

10483



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CHANGE ZONE
 Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
 Project Name ORCHESTRA VILLAGE Proposed Use _____
 Assessor's Parcel #(s) Portion of 138-32-301-004 Ward # 2
 General Plan: existing PROS proposed R Zoning: existing R-PD7 proposed R-4
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 17.49 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

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

REPRESENTATIVE GCW Engineering, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* Vickie DeHart

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

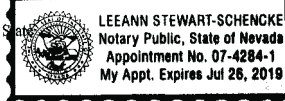
Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15

LeeAnn Stewart-Schencke

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **ZON-62392**

Meeting Date:

Total Fee:

Date Received: *

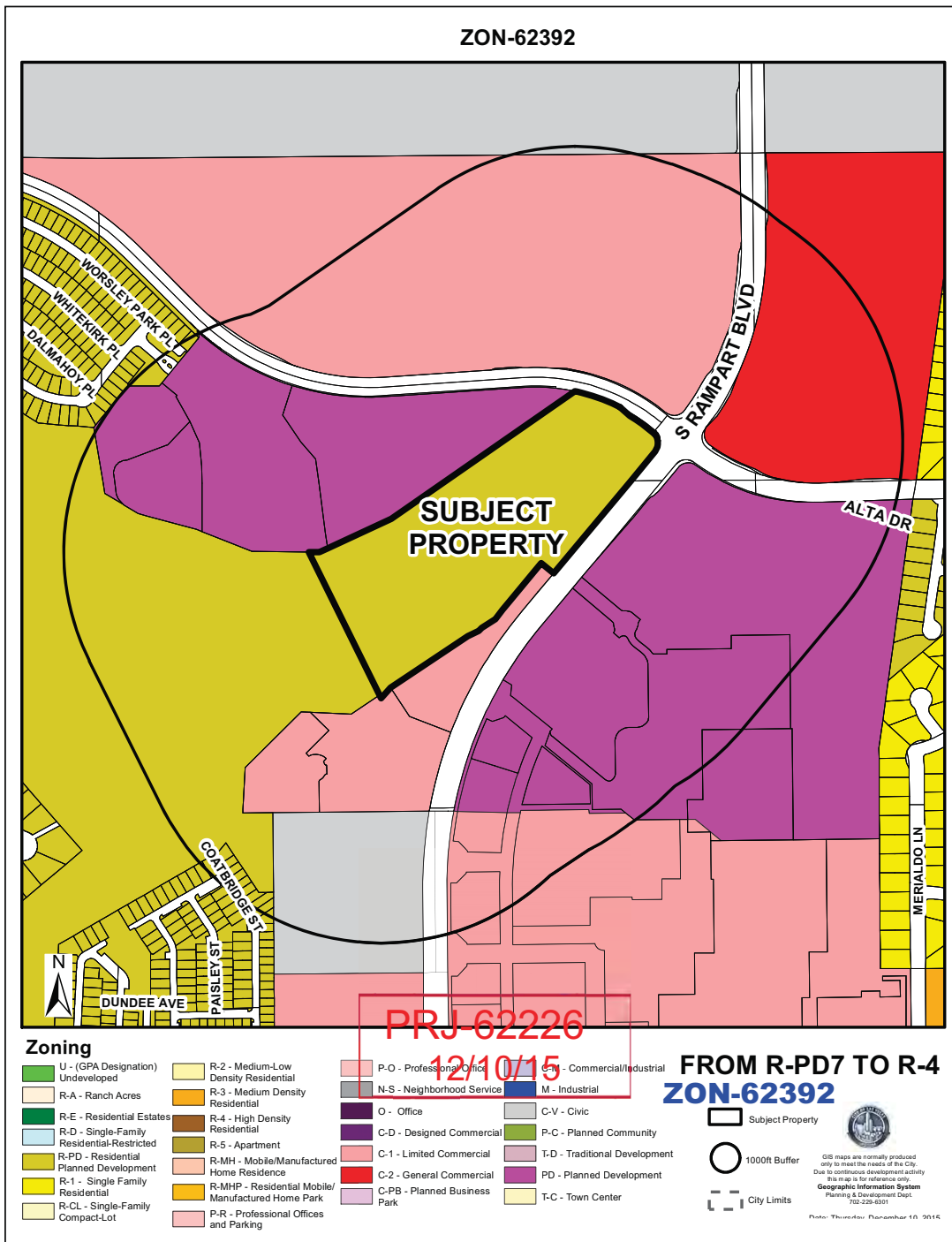
Received By:

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning and approved with applicable sections of the Zoning Ordinance.
 11/30/15
 \depot\Application Packet Application Form.pdf

CLV65-000451

0451

10484



CLV65-000452

0452

10485



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW (SDR)
 Project Address (Location): S. Rampart/W. Charleston/Hualapai/Alta
 Project Name: ORCHESTRA VILLAGE Proposed Use: _____
 Assessor's Parcel #(s): Portion of 138-32-301-004 Ward #: 2
 General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: 17.49 Lots/Units: 1 Density: _____
 Additional Information: _____

PROPERTY OWNER: Seventy Acres LLC Contact: Frank Pankratz
 Address: 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City: Las Vegas State: Nevada Zip: 89117
 E-mail Address: Frank@ehbcompanies.com

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

REPRESENTATIVE: GCW Engineering, Inc. Contact: Cindie Gee
 Address: 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City: Las Vegas State: Nevada Zip: 89146
 E-mail Address: cgee@gcwengineering.com

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

Property Owner Signature* Vickie DeHart

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 2015.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State of Nevada
 LEEANN STEWART-SCHENCKE
 Notary Public, State of Nevada
 Appointment No. 07-4284-1
 My Appt. Expires Jul 26, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-62393**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning and approved with applicable sections of the Zoning Ordinance.
 PR-62393
 11/30/15
 E:\depot\Application Pocket\Application Form.pdf

CLV65-000453
 0453

10486

SDR 62393
Seventy Acres, LLC

SWC Alta Drive and Rampart Boulevard

Proposed 720 unit multi-family residential development.

Proposed Use				
Average Daily Traffic (ADT)	APARTMENT [DWELL]	720	6.65	4,788
AM Peak Hour			0.51	367
PM Peak Hour			0.62	446

Existing traffic on all nearby streets:

Alta Drive	
Average Daily Traffic (ADT)	13,388
PM Peak Hour (heaviest 60 minutes)	1,071

Rampart Boulevard	
Average Daily Traffic (ADT)	45,325
PM Peak Hour (heaviest 60 minutes)	3,626

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Alta Drive	34,500
Rampart Boulevard	51,800

This project will add approximately 4,788 trips per day on Alta Dr. and Rampart Blvd. Alta is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

CLV65-000454
0454



GRADING EXHIBIT

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393 - REVISED



CLV65-000456
0456

10489



LANDSCAPE PLAN



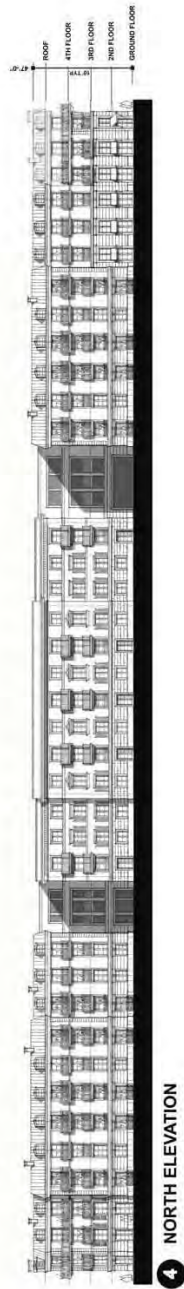
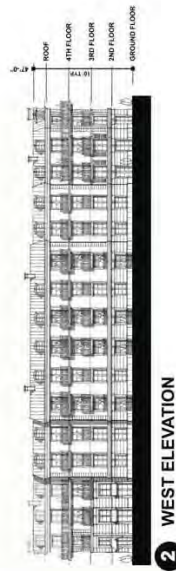
Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393 - REVISED

PRJ-62226
NOVEMBER 24, 2016
L-1

CLV65-000457
0457

10490



ELEVATIONS-BUILDING 1

Rampart & Alta Condominiums
LAS VEGAS, NEVADA



GPA-62387, ZON-62392 and SDR-62393

CLV65-000458
0458

10491



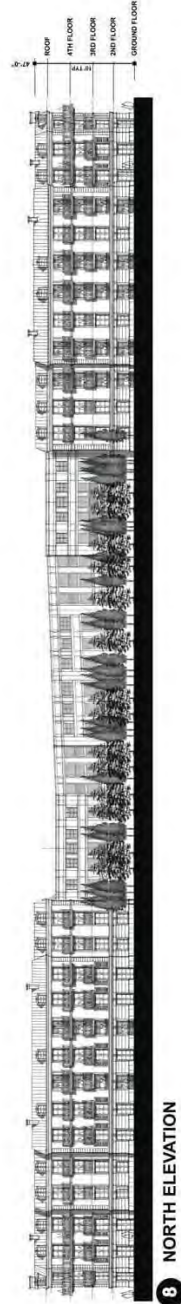
5 SOUTH ELEVATION



6 EAST ELEVATION



7 WEST ELEVATION



8 NORTH ELEVATION

ELEVATIONS BUILDING 2



Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393



NOVEMBER 24, 2015

CLV65-000459
0459

10492



13 LEASING - SOUTH ELEVATION

ELEVATIONS BUILDING 3 & LEASING/RECREATION

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393





MVE
SEVENTY
ACRES
LLC
+ PARTNERS

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

A-9

PRL62226
NOVEMBER 24, 2015

CLV65-000462
0462

10495



MVE
SEVENTY
ACRES
LLC
PARTNERS

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

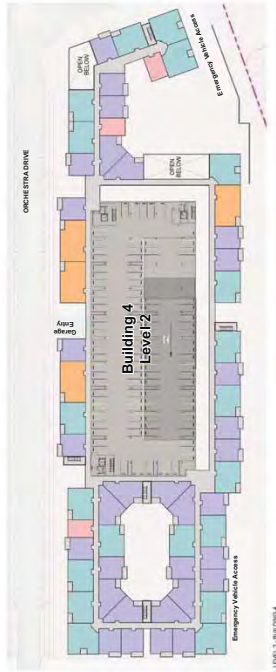
A-10
PRJ-62226
NOVEMBER 24, 2015

CLV65-000463
0463

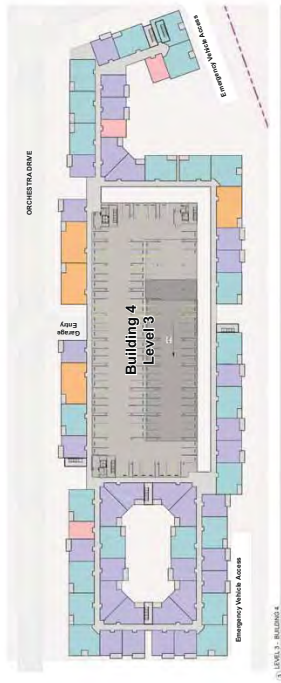
10496



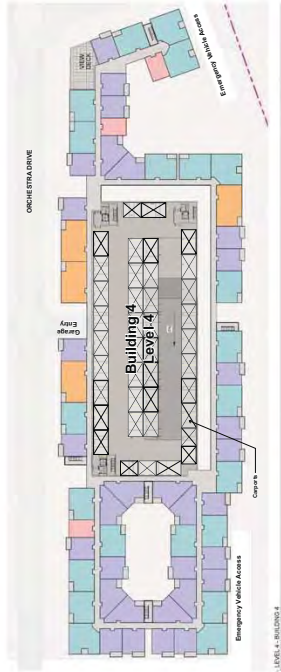
LEVEL 1 - BUILDING 4
11/24/2015



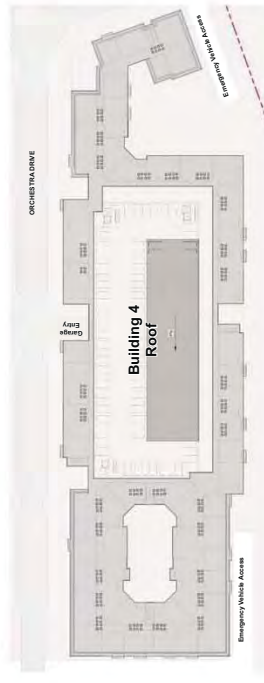
LEVEL 2 - BUILDING 4
11/24/2015



LEVEL 3 - BUILDING 4
11/24/2015



LEVEL 4 - BUILDING 4
11/24/2015



COMPOSITE FLOOR PLANS - BUILDING 4

MVE
SEVENTY
ACRES
LLC
+ PARTNER

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

PRJ-62226
NOVEMBER 24, 2015
A-11

CLV65-000464
0464

10497



OUTSIDE CORNER - THREE BEDROOM



INLINE - ONE BEDROOM



INSIDE CORNER - ONE BEDROOM



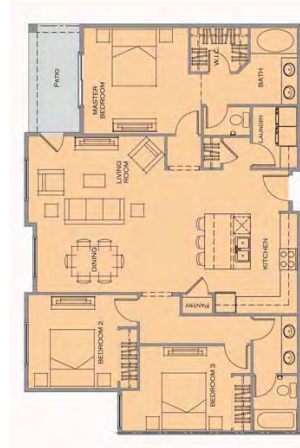
INLINE - ONE BEDROOM



OUTSIDE CORNER - TWO BEDROOM



INLINE - TWO BEDROOM



INLINE - THREE BEDROOM

TYPICAL UNIT PLANS

MVE
SEVENTY
ACRES
LLC
PARTNERS

Rampart & Alta Condominiums
LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

A-12
PRJ-62226
NOVEMBER 24, 2015

CLV65-000465
0465

10498

School Development Tracking Form

<http://ccsd.net/departments/real-property>

Date Filed 12/28/2015 Application Number PRJ 62226 Entity LV

Company Name Seventy Acres, LLC

Contact Name _____

Contact Mailing Address _____

City _____

State _____

Zip Code _____

Phone _____

Mobile _____

Fax _____

Email _____

Project Name Orchestra Village

Project Description Rampart & Charleston

APN's 138-32-301-005, 006

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2) 720	x 0.140 = 97	x 0.058 = 40	x 0.064 = 45
Resort Condo Units (3)			
Total	97	40	45

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

*To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Bonner ES	765 Crestdale Lane	K-5	584	856	12/01/15
Rogich MS	235 N. Pavilion Center Dr	6-8	1664	1772	12/01/15
Palo Verde HS	333 S. Pavilion Center Dr	9-12	2944	3076	12/01/15

* CCSD Comments Bonner Es, Rogich MS and Palo Verde HS are over capacity for the 2015-16 school year. Bonner ES is at 151.03% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Rogich MS is at 106.58% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Palo Verde is at 104.59% Enrollment plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved

☐ Disapproved

GPA-62387, ZON-62392 and SDR-62393

CLV65-000466

0466

10499

EXHIBIT “AA”

*City of Las Vegas***AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: SEVENTY ACRES, LLC****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-62387	Staff recommends NO RECOMMENDATION.	
ZON-62392	Staff recommends NO RECOMMENDATION.	GPA-62387
SDR-62393	Staff recommends NO RECOMMENDATION, subject to conditions:	GPA-62387 ZON-62392

**** CONDITIONS ******SDR-62393 CONDITIONS****Planning**

1. Approval of a General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/21/15 and building elevations and floor plans, date stamped 11/30/15, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The minimum distance between buildings shall be at least 30 feet.

SS

CLV65-000467
0467**10501**

Conditions Page Two

January 12, 2016 - Planning Commission Meeting

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A. Provide at least three additional 36-inch box shade trees (*Pinus pinea*) within the provided landscape buffer area along the south perimeter of the site, for a total of 29 trees.
 - B. Provide at least four, five-gallon shrubs per required tree in perimeter landscape buffers.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on Alta Drive and Rampart Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Landscape and maintain all unimproved rights-of-way on Alta Drive and Rampart Boulevard adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

SS

CLV65-000468

0468

10502

Conditions Page Three

January 12, 2016 - Planning Commission Meeting

14. Submit an Encroachment Agreement for landscaping and private improvements in the Alta Drive and Rampart Boulevard public rights of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. Prior to issuance of grading permits, replace the existing \$75,000 flood maintenance bond with a \$250,000 flood maintenance bond for the existing public drainage channel that is privately maintained for the Badlands Golf Course area.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. We note that this site is within a Federal Emergency Management Agency (FEMA) designated flood zone and that no permits of any kind will be issued until after the Conditional Letter of Map Revision (CLOMR) is approved by FEMA.

SS

CLV65-000469

0469

10503

**** STAFF REPORT ******PROJECT DESCRIPTION**

The site, which is located at the corner of two major thoroughfares, contains the northeastern portion of an existing 27-hole golf course. The applicant is proposing to redevelop a 17.49-acre portion of the golf course into a multi-family condominium community containing four, four-story buildings. The current land use designation of PR-OS (Parks/Recreation/Open Space) does not allow for multi-family residential uses; therefore, the applicant is also requesting a General Plan Amendment. Accompanying the General Plan Amendment is a request to rezone the property to increase the allowable residential density, as it is currently zoned for a maximum of 7.49 dwelling units per acre.

A maximum of 720 residential units are proposed, composed of a mix of studio, one, two and three-bedroom units. The buildings are configured so that the residential units are wrapped around multilevel parking structures that will not be visible from public rights-of-way. Access to the site is provided from Rampart Boulevard, with emergency access to Alta Drive. The site features a 5,000 square-foot common recreation building and outdoor pool area, along with secondary open recreation areas located near Buildings 2 and 3. The property slopes down from the north and east, so that the proposed buildings would have little impact on views. The architectural design of the buildings is comparable to and compatible with the Parisian style of the adjacent Queensridge Towers condominium development.

The site is part of the Peccole Ranch Master Plan. The appropriate avenue for considering any amendment to the Peccole Ranch Master Plan is through the Major Modification process as outlined in Title 19.10.040. As this request has not been submitted, staff recommends that the General Plan Amendment, Rezoning and Site Development Plan Review requests be held in abeyance has no recommendation on these items at this time.

ISSUES

- The proposed development requires a Major Modification of the Peccole Ranch Master Plan, specifically the Phase Two area as established by Z-0017-90. As such, staff is recommending that these items be held in abeyance.
- A General Plan Amendment is proposed from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the site, which allows for residential densities of greater than or equal to 25.5 dwelling units per acre.
- A Rezoning is proposed from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the site, which allows for multi-family dwellings without density limitations. However, density will be limited by the 55-foot height limitation and other development standards imposed by this zoning district.

SS

CLV65-000470

0470

10504

Staff Report Page Two

January 12, 2016 - Planning Commission Meeting

- The site is at a significantly lower grade than the existing adjacent One Queensridge Place condominium development to the north. The lower elevation of the proposed buildings will lessen the impact to that development and would meet the 3:1 proximity slope from existing single-family residences to the west.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval. This application included a “generalized land use plan.”
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to encumber 1,716.30 acres. Phase I of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase II of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88). [Peccole Ranch Master Development Plan]

SS

CLV65-000471

0471

10505

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map [FM-0190-96] for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.

SS

CLV65-000472

0472

10506

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 91 of Parcel Maps].

<i>Most Recent Change of Ownership</i>	
11/16/15	A deed was recorded for a change in ownership.

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

SS

CLV65-000473

0473

10507

Staff Report Page Five

January 12, 2016 - Planning Commission Meeting

Pre-Application Meeting

Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.

Neighborhood Meeting

12/15/15	<p>A neighborhood meeting was held at the Badlands Club House, 9119 Alta Drive, Las Vegas at 6:00 p.m. There were approximately 170 members of the public, six members of the development team, one Department of Planning staff member and one City Councilperson in attendance.</p> <p>A set of display boards were set up for area neighbors to learn about the project. The boards contained the current views of the neighborhood and the proposed plans for redevelopment of the golf course. The developer gave a brief introduction and described the project, inviting neighbors to visit each display station. Members of the development team stood next to the displays to answer any questions.</p> <p>Questions and concerns from the neighbors and answers by the Development Team included the following:</p> <ul style="list-style-type: none"> • Will rezoning this parcel cause the other golf course parcels to also be rezoned? No, this is just for the 17 acres. • Will these be apartments or condominiums? These would be mapped condominiums that will be rented out for at least six years. • Much higher density than the surrounding area • Traffic on already congested perimeter streets • Devaluing neighboring property • Taking property out of master plan and rezoning for higher density is not legal • Possibility of developer not being able to finance the project and then selling to another developer, who could develop to an even higher density • Master plan designates this property as R-PD7. How could it now be rezoned for unlimited density? <p>An informal vote to gauge support was taken by one neighbor. Nearly all in attendance were opposed to the proposal.</p>
----------	---

Field Check

12/03/15	The site contains an existing golf course in operating condition. The land slopes downward from Rampart Boulevard and Alta Drive and has ample landscaping around the perimeter.
----------	--

SS

CLV65-000474

0474

10508

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	17.49

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

<i>Master Plan Areas</i>	<i>Compliance</i>
Peccole Ranch	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Rampart Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

SS

CLV65-000475

0475

10509

DEVELOPMENT STANDARDS*Pursuant to Title 19.06, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	7,000 SF	761,864 SF	Y
Min. Lot Width	N/A	405 Feet	N/A
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	5 Feet	33 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	35 Feet	Y
Min. Distance Between Buildings	Unlimited	38 Feet	Y
Max. Building Height	55 Feet	4 stories/47 Feet	Y
Max. Density	Limited by height	41.2 du/ac	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	Permitted Density	Units Allowed
R-PD7 (Residential Planned Development – 7 Units per Acre)	7 du/ac	131
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	Unlimited, except by height	Unlimited

General Plan	Permitted Density	Units Allowed
PR-OS (Park/Recreation/Open Space)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
H (High Density Residential)	Unlimited	Unlimited

SS

CLV65-000476

0476

10510

Pursuant to Title 19.06 and 19.08, the following standards apply:

(NOTE: NORTH refers to the buffer abutting Alta Drive; EAST refers to the buffer abutting Rampart Drive)

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	19 Trees	Y
• South	1 Tree / 20 Linear Feet	29 Trees	26 Trees	N
• East	1 Tree / 20 Linear Feet	65 Trees	71 Trees	Y
• West	1 Tree / 20 Linear Feet	61 Trees	76 Trees	Y
TOTAL PERIMETER TREES		171 Trees	192 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	41 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		15 Feet	Y
• South	6 Feet		6 Feet	Y
• East	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing wall along west PL	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y

SS

CLV65-000477

0477

10511

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio/1 BR)	424	1.25 spaces per unit	530				
Multi-Family Residential (2 BR)	262	1.75 spaces per unit	459				
Multi-Family Residential (3BR)	34	2 spaces per unit	68				
Guest Spaces	720	1 space per 6 units	120				
TOTAL SPACES REQUIRED			1177		1323		Y
Regular and Handicap Spaces Required			1153	24	1296	27	Y

ANALYSIS

The site is located within Phase II of the Peccole Ranch Master Plan area. Alta Drive and Rampart Boulevard form the perimeter by which the property can be accessed by vehicle. Rampart Boulevard is also designated as a Pedestrian Path in accordance with the Las Vegas 2020 Master Plan. The trail path was implemented by construction of the existing sidewalk along the west side of Rampart Boulevard.

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, there has been numerous land use entitlements processed within the Master Plan area. Entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards, to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means in which a developer has been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. It is the determination of the Department of Planning that any proposed development not in conformance with the approved Peccole Ranch Master Plan would be required to pursue a Major Modification of the Plan prior to or concurrently with any new entitlements.

SS

CLV65-000478

0478

10512

Staff Report Page Ten**January 12, 2016 - Planning Commission Meeting**

The development is generally in conformance to Title 19 requirements for the R-4 (High Density Residential) zoning district and with general development standards for residential uses. If the proposed General Plan Amendment and Rezoning are approved, all setback, height and density requirements would be met by the proposal. Although the site does not qualify for residential adjacency standards, the low grade of the site relative to the adjacent lands ensures that the height of the buildings will not block views or create constant shadows throughout the daytime hours.

Ample landscaping is provided along the entire perimeter of the site, with 36-inch box Italian Stone Pine and Swan Hill Olive trees specified. These species are considered “bulletproof” by the Southern Nevada Regional Planning Coalition Regional Plant List are appropriate for this area. Several pine trees were omitted from the south buffer area near the termination of the emergency vehicle access. According to staff analysis, three additional trees are needed to meet the minimum planting requirement along the south perimeter. As a condition of approval, the additional trees will be required to be added to the technical landscape plan reviewed for building permit.

The building elevations indicate four-story buildings in the Parisian style that is similar to the existing One Queensridge Place condominiums adjacent to the west of this site. The ground levels contain a stone veneer, with successive floors utilizing plaster exteriors. Colors vary within an earth tone palette. Portions of each building are inset to provide façade relief and variation. Rooflines are varied between flat roofs and mansards with dormer windows. Individual units feature balconies and floor to ceiling windows. The number of studio, one, two and three-bedroom units varies on each building level. Units range in size from approximately 2,700 square feet to 6,200 square feet.

The Clark County School District projects that approximately 182 primary and secondary school students would be introduced into the area by the proposed development on this site. Of the three schools serving the area (Bonner Elementary School, Rogich Middle School and Palo Verde High School), the District notes that each school was over capacity for the 2015-2016 school year, with Bonner Elementary the most critical at 151 percent of capacity.

FINDINGS (GPA-62387)

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

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

The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

SS

CLV65-000479

0479

10513

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

The zoning districts allowed by the proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate to address the anticipated traffic counts that this amendment would allow on the site.

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

The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

FINDINGS (ZON-62392)

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

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

The proposed reclassification of property to an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

The proposed uses allowed within an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

SS

CLV65-000480

0480

10514

The repurposing of a portion of an established master planned development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as a Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate in size to address the anticipated requirements of the proposed R-4 zoning district.

FINDINGS (SDR-62393)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Primary access to and from the site would be from Rampart Boulevard. This project will add approximately 4,788 trips per day on Alta Drive and Rampart Boulevard. Alta Drive is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta Drive is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes. Further analysis is needed pending the results of the required traffic impact analysis to determine what additional traffic controls, if any, need to be implemented.

SS

CLV65-000481

0481

10515

4. Building and landscape materials are appropriate for the area and for the City;

Building materials are similar to those used for nearby existing multi-family residential and commercial developments and are appropriate for this area. Landscape materials meet drought-resistant criteria and provide adequate screening from adjacent uses.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations are compatible with the Parisian architectural style employed on the One Queensridge Place buildings to the west of this site. The buildings will be situated at a lower grade than the surrounding area, thereby preserving the existing views from the adjacent residential areas.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

27

NOTICES MAILED

243

APPROVALS

1

PROTESTS

1

SS

CLV65-000482

0482

10516

EXHIBIT “BB”



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION
Project Address (Location) Multiple
Project Name 2016 Peccole Ranch Master Plan Proposed Use _____
Assessor's Parcel #(s) Multiple Ward # 2
General Plan: existing NA proposed NA Zoning: existing NA proposed NA
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1,569.6 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER <u>Multiple</u>	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

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

REPRESENTATIVE <u>GCW, Inc.</u>	Contact <u>Cindie Gee</u>
Address <u>1555 South Rainbow</u>	Phone: (702) 804-2107 Fax: (702) 804-2299
City <u>Las Vegas</u>	State <u>Nevada</u> Zip <u>89146</u>
E-mail Address <u>cgee@gcwengineering.com</u>	

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

Property Owner Signature*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16.

Leeann Stewart-Schencke

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # MOD-63600

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
PRJ-83491
E:\dopet\Application Packet\Application Form.pdf

CLV65-000483
0483

10518



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-32-202-001 Ward # 2
General Plan: existing PROS proposed H Zoning: existing PD proposed R-4
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Fore Stars, Ltd. Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address _____

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* EHB Companies LLC, its Mgr.
* An authorized agent may sign in lieu of the property owner on Final Maps, Tentative Maps, and Parcel Maps.
Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16.
Leeann Stewart-Schenck

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **ZON-63601**
Meeting Date: _____
Total Fee: _____
Date Received: * _____
Received By: _____

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
Case # **ZON-63491**
Application Packet Application Form.pdf

CLV65-000484
0484

10519



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-32-31-006; 138-32-301-005 Ward # 2
General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
(47.59 Ac) of 138-32-301-006 and 138-32-301-005 from PROS to H
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 70.52 Lots/Units 3 Density _____
Additional Information (5.44 Ac) of 138-32-301-006 from R-PD7 to R-E; (47.59 Ac) of
138-32-301-006 from R-PD7 to R-4 and 138-32-301-005 (17.49 Ac) from R-PD7 to R-4

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address _____

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* EHB Companies, LLC, IAHgr
* An authorized agent may sign in lieu of the property owner on Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16.
Leeann Stewart-Schencke

Notary Public in and for said County and State



LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ZON-63601
Meeting Date: _____

Total Fee: _____

Date Received:* _____

Received By: _____

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
PRJ-63491
ReportApplication PacketApplication Fee Form.pdf

CLV65-000485
0485

10520



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-31-702-002; 138-31-801-002 Ward # 2
General Plan: existing PROS proposed DR Zoning: existing R-PD7 proposed R-E
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 178.27 Lots/Units 2 Density _____
Additional Information _____

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

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature*

BY FRANK PANKRATZ AS MANAGER
Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16

Leeann Stewart-Scheneke

Notary Public in and for said County and State



LEEANN STEWART-SCHENEKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ZON-63601

Meeting Date:

Total Fee:

Date Received: *

Received By:

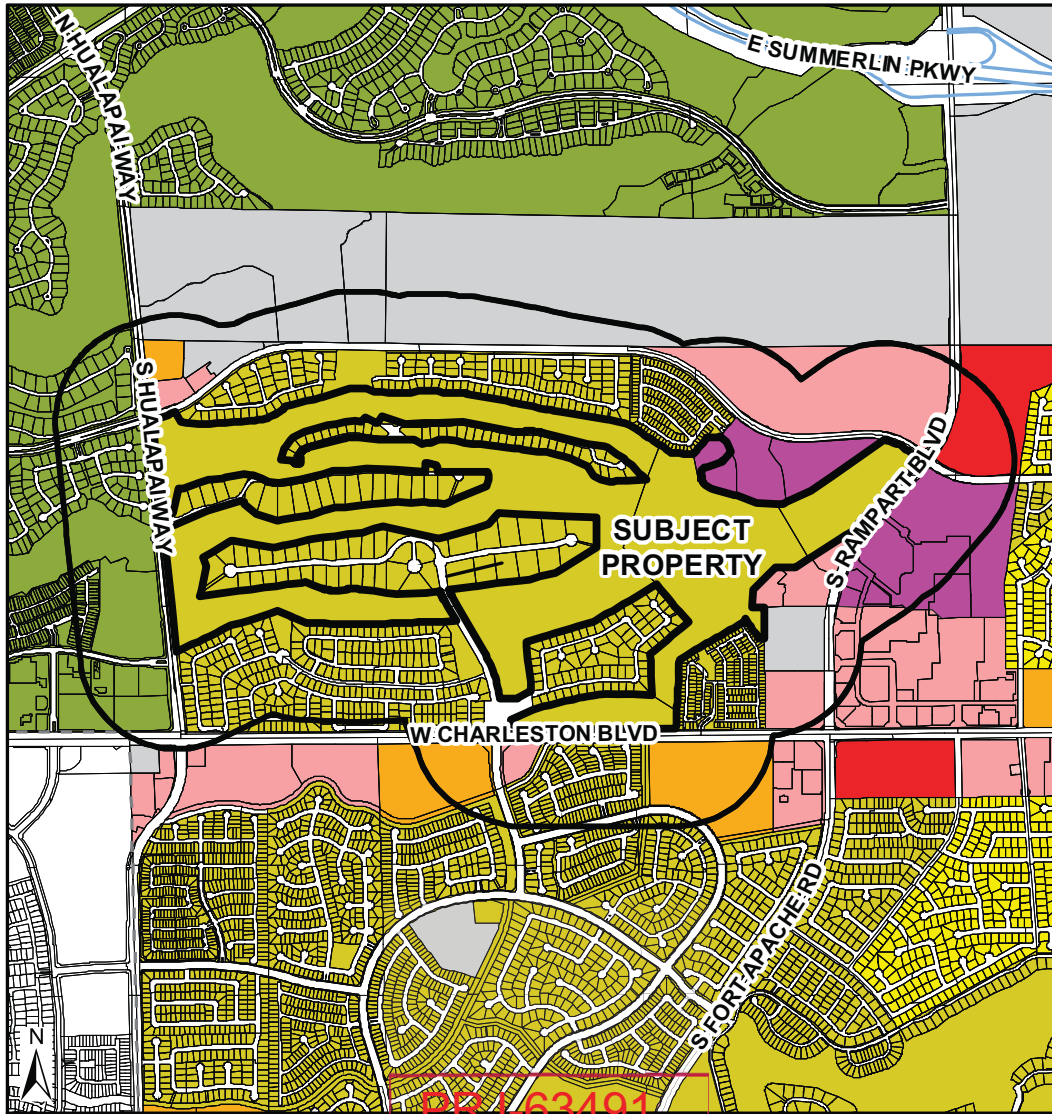
The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
HEJ 63491
028546
Application Packet Application Form.pdf

CLV65-000486

0486

10521

ZON-63601



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/ Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

**FROM R-PD7
TO R-E AND
FROM PD
TO R-4**

- Subject Property
- 1000ft Buffer
- City Limits



GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-8301
Date: Thursday, March 10, 2016

CLV65-000487

0487

10522



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-32-202-001 Ward # 2
General Plan: existing PROS proposed H Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Fore Stars, Ltd. Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address _____

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature*

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016.

LeeAnn Stewart-Schenck

Notary Public in and for said County and State

Revised 10/27/08



LEEANN STEWART-SCHENCK
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case # GPA-63599

Meeting Date: _____

Total Fee: _____

Date Received:*

Received By: _____

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
F:\Dep\Application Packets\GPA-63599\GPA-63599-App Form.pdf

CLV65-000488

0488

10523



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-32-301-006; 138-32-301-005 Ward # 2
General Plan: existing PROS proposed H Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 70.52 Lots/Units 3 Density _____
Additional Information (5.44 Ac) of 138-32-301-006 from PROS to DR; (47.59 Ac) of
138-32-301-006 and (17.49 Ac) of 138-32-301-005 from PROS to H

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address _____

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature*

EMB Companies LLC, Its Manager

FOR DEPARTMENT USE ONLY

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 2016

Leeann Stewart Schenke

Notary Public in and for said County and State



Revised 10/27/08

Case # GPA-63599
Meeting Date:
Total Fee:
Date Received:*
Received By:

The application will not be deemed complete until the stated materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.
PRJ-63491
Application Packet Application Form.pdf

CLV65-000489
0489

10524



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name Peccole Ranch Master Plan 250.92 Acres Proposed Use _____
Assessor's Parcel #(s) 138-31-702-002; 138-31-801-002 Ward # 2
General Plan: existing PROS proposed DR Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 178.27 Lots/Units 2 Density _____
Additional Information _____

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

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* Frank Pankratz, Esq.
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

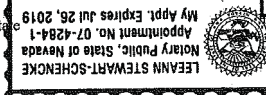
Subscribed and sworn before me

This 25 day of February, 2016

LeeAnn Stewart-Schnecke

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **GPA-63599**

Meeting Date:

Total Fee:

Date Received:*

Received By:

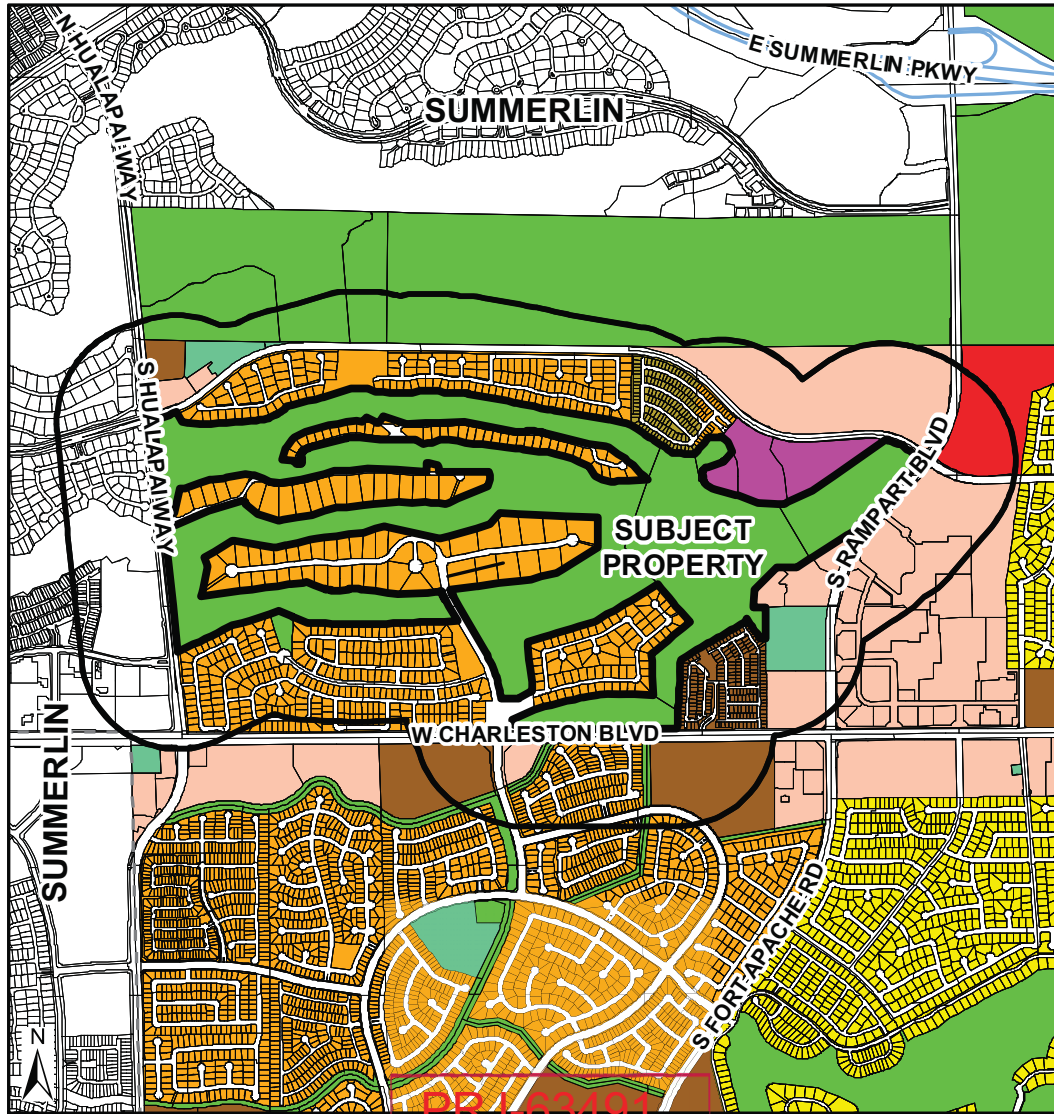
The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.

PRJ-63491
02/25/16
Applicant Application Packet Application Form.pdf

CLV65-000490

0490

10525



General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached	GTC - Tourist Commercial	PF-CC Public Facility Clark County
RE - Rural Estates	M - Medium	U/M/D - Use/Vegetation Medical District	TC - Town Center
DR - Desert Rural	H - High	U/R - Light Industrial / Research	RC - Resource Conservation
R - Rural	O - Office	PCD - Planned Community Development	C - Downtown - Commercial
L - Low	SC - Service Commercial	PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
ML - Medium - Low	GC - General Commercial	PF - Public Facility	TND - Traditional Neighborhood Development

FROM PR-OS TO DR AND H

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-6001 Date: Thursday, March 10, 2016

CLV65-000491
0491

10526



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name 2016 Peccole Ranch Master Plan Proposed Use _____
Assessor's Parcel #(s) 138-32-202-001 Ward # 2
General Plan: existing PROS proposed H Zoning: existing PD proposed R-4
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Fore Stars, Ltd. Contact Frank Pankratz
Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
City Las Vegas State Nevada Zip 89117
E-mail Address Frank@ehbcompanies.com

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* FRANK PANKRATZ, AS MGR
Print Name Frank Pankratz

Subscribed and sworn before me
This 25 day of February, 20 16.
Leeann Stewart-Schenck

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY	
Case #	DIR-63602
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning and consistent with applicable sections of the Zoning Ordinance.
PRE-53491
02/25/16
Report/Application Packet/Application Form.pdf

CLV65-000492
0492

10527



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT
 Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
 Project Name 2016 Peccole Ranch Master Plan Proposed Use _____
 Assessor's Parcel #(s) 138-32-301-006; 138-32-301-005 Ward # 2
 General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 70.52 Lots/Units 3 Density _____
 Additional Information (5.44 Ac) of 138-32-301-006 to be newly created GP PROS to DR;
Zoning R-PD7 to R-E

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

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* EHBCOMPANIES, ITS MANAGER
 BY FRANK PANKRATZ AS MANAGER

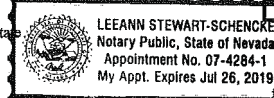
Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16.

Leeann Stewart-Schenck

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **DIR-63602**
 Meeting Date: _____
 Total Fee: _____
 Date Received: * _____
 Received By: _____

The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.
 02/25/16
 Report/Application Packet Application Form.pdf

CLV65-000493

0493

10528



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT
Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
Project Name 2016 Peccole Ranch Master Plan Proposed Use _____
Assessor's Parcel #(s) 138-31-801-002; 138-31-702-002 Ward # 2
General Plan: existing PROS proposed DR Zoning: existing R-PD7 proposed R-E
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 178.27 Lots/Units 2 Density _____
Additional Information _____

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

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

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
City Las Vegas State Nevada Zip 89146
E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* Frank Pankratz, EHB Companies, LLC Manager
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 14.

Leeann Stewart-Schenck

Notary Public in and for said County and State



LEEANN STEWART-SCHENCK
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **DIR-63602**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-63491

Support Application Packet Application Form.pdf

CLV65-000494

0494

10529

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

Revised

February 26, 2016

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

RE: Justification Letter regarding the 2016 Peccole Ranch Master Plan (Major Modification to the 1990 Approved Peccole Ranch Master Plan)

Dear Mr. Perrigo:

At the heart of this Major Modification lay a simple truth. The golf course is going away. It cannot reasonably be saved by the Applicants or by anyone else for that matter. But by purchasing the golf course property and thereby rescuing it from sale simply to the highest bidder, the Applicants could control and thereby guarantee that the development of the golf course property would be accomplished in a way that ensures that Queensridge will retain the uniqueness that makes living in Queensridge so special. As those who have worked with the Applicants from the very beginning will readily attest, this purpose has always been intended to be realized by creating very large Estate Lots and correspondingly beautifully designed custom homes; a development unparalleled anywhere else in Nevada. And by preserving, enhancing and providing a sanctuary for the large variety of the natural wildlife who also call Queensridge home. And by creating a development that Applicants believe will increase, not just maintain, property values for all who live in Queensridge, not just those who live on the golf course.

And additionally, to place needed residential density in an area of Queensridge that can be readily served by planned and existing roadways and where Luxury Multi Family development, with a variety of offerings, with substantial amounts of open space amenities and beautifully enhanced landscape buffers to adjacent residences, can be nestled among already existing commercial and higher density residential uses.

It is with this unwavering vision of these repurposed uses that this Major Modification is submitted.

The purpose of the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan"), which represents a Major Modification to the 1990 Approved Peccole Ranch Master Plan (hereinafter "1990 Master Plan") is to:

1. Reflect the as-built condition of the properties within the 1990 Master Plan, due to the material discrepancies existing between the 1990 Master Plan's designated land uses and their actual as-built condition.

MOD-63600

PRJ-63491
02/29/16 | Page

CLV65-000495
0495

10530

- 2 Modify, commensurate with its repurposing, the land use designations for 250.92 acres upon which the Badlands Golf Course (hereinafter "Property") is currently operated; and,
- 3 Amend the number of available Units under the 1990 Master Plan to three thousand eighty (3,080) Units.

Material Discrepancies Between 1990 Master Plan and As-built Condition

The 1990 Master Plan was last amended with Las Vegas City Council approval on April 4, 1990. Development of the 1990 Master Plan's 1,569 acres failed to comply with the 1990 Master Plan and no subsequent corrective amendments occurred. This has resulted in numerous material discrepancies between the 1990 Master Plan's land use designations and their as-built condition. Because of these discrepancies, the City of Las Vegas has requested that Applicants amend the 1990 Master Plan to reflect the properties as-built condition of the properties as expressed in paragraph, above. Some of those discrepancies include:

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) were built on land designated for Golf Course/Open Space/Drainage in Phase Two.
2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/ Drainage/Open Space.
5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

MOD-63600

PRJ-63491
02/29/16 | Page

CLV65-000496
0496

10531

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

9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

History of Ownership

On March 4, 2015, the stock of Fore Stars, Ltd. was acquired (through various entities and family limited partnerships) by the same principals as EHB Companies LLC (hereinafter collectively "New Ownership"). The Peccole Ranch Partnership was the development entity which established and secured approval from the City of Las Vegas for both the 1989 Peccole Ranch Master Plan and the 1990 Master Plan. Subsequent to the formation of that Partnership and approval of the 1990 Master Plan, the Peccole Trust became the successor in interest to the 1990 Master Plan property. The Peccole Trust later transferred its interests in the 1990 Master Plan property, which included the Property, to Nevada Legacy 14 LLC. Nevada Legacy 14 LLC then transferred its interests in the Property to its affiliate, Fore Stars, Ltd.

On June 18, 2015, the 248.79 acres of the Property zoned RPD-7 was transferred from Fore Stars, Ltd. to two affiliates: (i) 180 Land Co LLC (178.27 acres) and (ii) Seventy Acres LLC (70.52 acres). Fore Stars, Ltd. retained the 2.13 acres of the Property zoned PD.

Current State of The Golf Industry

Despite the best efforts of New Ownership in exploring the continuation of golf course use on a portion of the Property, it became clear that the operation of a golf course on the Property was not viable. Some of the reasons for this include: the condition of the golf course, costs of deferred maintenance, drought conditions in the southwest, water costs, significant decline in the number of golfers and green fees, and oversupply of golf courses in the Las Vegas market (14, alone, within a 4 ½ mile radius of the Property). The golf industry has been devastated over the last decade. Las Vegas has not been immune therefrom. The "2015 State of the Golf Industry" report prepared by Pellucid Corp. & Edgehill Consulting states that nationwide:

1. In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.
2. The number of golfers has fallen from 29.4 million in 2000 to 21.3 million in 2015 and is projected to decline to 18.3 million by 2020.

MOD-63600

PRJ-63491
02/29/16 Page 3

CLV65-000497
0497

10532

Land Use Entitlements

Prior to purchasing the Property, New Ownership explored its land use entitlements. It was verified through Clark County Records and confirmed by the City of Las Vegas, through its Zoning Verification Letter dated December 30, 2014, that the Property is zoned R-PD7. This zoning permits densities up to 7.49 Units per acre.

With the state of the golf industry and the golf course not being viable, the golf course's closure was imminent. Additionally, with its R-PD7 zoning already in place, the Property's development was also imminent. New Ownership is the largest single owner of homes, lots and condominiums in Queensridge and One Queensridge Place; having built over the last twenty (20) years over two (2) million square feet of residential and commercial properties within one and one half miles of the Property, including 40 custom homes in Queensridge and 219 homes in One Queensridge Place. New Ownership's interest in the Property and the Queensridge community is unmatched and fully understands the neighborhood. Rather than seeing an outside developer acquire the Property and develop it with up to 7.49 Units per acre, New Ownership proceeded with the Property's acquisition. New Ownership then proceeded to further study how the Property could best be repurposed for the benefit of the entire Queensridge neighborhood.

Market Conditions and Repurposing of the Property

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute, among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

The repurposing of the Property is specifically detailed in the 2016 Master Plan (illustrated as Exhibits G and I through L), submitted in conjunction with this Justification Letter. The 2016 Master Plan allocates:

1. One hundred and eighty-three (183.7) acres as Estate Lots. New Ownership has chosen to build a maximum of sixty (60) home sites on this 183.7 acres, with approximately one hundred and twenty (120) acres reserved for conservation purposes. This conservation area will include approximately 7,000 additional trees, thousands of additional shrubs, grass and natural areas.
2. Sixty-seven (67.21) acres as Luxury Multi Family the development of 3,020 Units within one cohesive residential village, with a variety of Luxury Multi Family offerings, with architecture and landscaping inspired by the adjacent One Queensridge Place

Ancillary 2016 Master Plan Benefits

MOD-63600

PRJ-63491
02/29/16 Page 4

CLV65-000498
0498

10533

The approval and implementation of the 2016 Master Plan will also provide the following

1. FEMA flood plain designations will be removed from a number of properties that currently infringe into the FEMA designated flood plain with improvements such as tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include:
 - a. 15 of the 16 residential lots on the south side of Orient Express neighborhood in Queensridge North.
 - b. 3 residential lots and an HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that house the two tennis courts, in Queensridge South.
2. Granting of easements to thirty-one (31) homeowner lots and two (2) HOA parcels that presently encroach on the Property.

Remaining Developable Residential Units

The 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which includes vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 available for development.

While there is one 1990 Master Plan; that Plan, and its related zoning, specified a maximum of maximum 4,247 Units available in Phase Two the number of as-built Units and approved but not yet built Units are 2,904 Units in Phase Two. Therefore, taken on its own, this leaves 1,343 Units still available for development under Phase Two.

However, at the time the 1990 Master Plan was approved and the 4,247 Unit count in Phase Two was designated, there was no expressed intent that the total number of Allowable Units under the 1990 Master Plan were to be reduced. Therefore, while Phase Two, taken alone, would suggest that an additional 1,737 Units would be required for the implementation of the 2016 Master Plan, the actual number of additional Units still allowable under the 1990 Master Plan, taken as a whole, would remain at 2,380 Units. Consequently, the implementation of the 2016 Master Plan would still require only an additional 700 Units as referenced in the paragraph above.

In calculating further available Units available for construction, consideration must be given to the 184 acres zoned RPD-7 under the 1990 Master Plan but designated as Golf Course Drainage. While the 184 acres are not necessarily planned for residential development under the 1990 Master Plan, its subsequent zoning to RPD-7 cannot be ignored. Therefore, in addition to the 1,343 Units presently available for construction under Phase Two, alone; an additional 1,378 Units (184 acres @ 7.49 Units per acre) are available for construction. This represents a total available Unit count of 2,721 or just 359 additional Units required for the implementation of the 2016 Master Plan.

Separate and apart, the Queensridge CC&R's provide for a maximum of 3,000 units on the

PRJ-63491
02/29/15 Page

MOD-63600

CLV65-000499
0499

10534

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

Annexable Property of which 1,355 Units have been built leaving 1,645 Units available for development. Add to that are the 1,378 Units on the Property (184 acres zoned R-PD7 @ 7.49 Units per acre) that the CC&R's state as, "not part of the Annexable Property." In total 3,023 Units are available for development.

All of the above compares favorably to the 3,080 units requested on the repurposed Property.

Community Investment

Applicants project that the 2016 Master Plan repurposed uses will result in an approximately \$1.5 billion investment into the Property. Additionally, the residential will provide desired housing for those who work, or otherwise choose to live, in this prime and ever-expanding area of the City of Las Vegas. It will provide the much needed increased "rooftops" to support economic growth and the neighborhood's existing and future commercial developments, all of which benefit existing residents. In addition, these new inhabitants represent a buyer pool for the existing residences in the community.


With the opening of "Downtown Summerlin" just two miles away from the Property in Clark County, the already challenged retail and restaurant operations in the trade area are experiencing even greater challenges. In fact, over 500,000 square feet of vacant commercial space presently exists. By increasing the adjacent consumer base, through additional rooftops, the 2016 Master Plan will provide the necessary support for the businesses and shopping centers in the trade area. This will include but not be limited to drawing tenants filling vacant storefronts, adding permanent, temporary, full-time and part-time employment opportunities and increasing tax revenue, all as outlined in the Economic and Fiscal Benefits Study prepared by Mr. John Restrepo included as part of the 2016 Master Plan.

Additional justifications are contained in the Justification Letter relating to the General Plan Amendments and Zone Change requests filed concurrent with this Major Modification.

Yours truly,

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

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

By: 
Name: Yohan Lowie
Its: Manager
Date: 2/26/16

MOD-63600

PRJ-63491
02/29/16 Page

CLV65-000500
0500

10535

PECCOLE RANCH MASTER PLAN

2016 Peccole Ranch Master Plan -
Major Modification of 1990 Peccole Ranch Master Plan

PREPARED FOR and BY:

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

(Collectively, "Applicants")

GCW Engineering
1555 S. Rainbow Blvd.
Las Vegas, NV 89146

Kaempfer Crowell
1980 Festival Plaza Drive, Suite. 650
Las Vegas, NV 89135-2958

February 23, 2016

PRJ-63491
03/17/16

1 | Page

MOD-63600

CLV65-000501
0501

10536

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Section I - Introduction	5
Section II - 2016 Master Plan Compared to 1990 Master Plan	7
Section III - Residential	8
Section IV - Residential Development Standards as the Property Only	11
Section V - Commercial/Office	11
Section VI - Land Currently Used as Golf Course Repurposed	12
Section VII – Drainage	13
Section VIII – Grading	13
Section IX - Roads/Streets	14
Section X – Schools	14
Section XI - Development Plan	14
Section XII - Quality of Development	14
Section XIII - General Plan Conformance	15
Section XIV – Conclusion	15
Exhibits	A-U

EXHIBITS

- Exhibit A 1989 Peccole Ranch Master Plan
- Exhibit B 1990 Peccole Ranch Master Plan
- Exhibit C Area Plan As Submitted With the Proposed and Subsequently
Approved 1990 Peccole Ranch Master Plan
- Exhibit D Peccole Ranch Master Plan Properties Both As-built
And As Presently Zoned
- Exhibit E-1 Peccole Ranch Master Plan As-Built (Exhibit D)
Overlaid On 1989 Approved Peccole Ranch Master Plan
(Exhibit A)
- Exhibit E-2 Golf Course Location in 1989 Approved Peccole Ranch
Master Plan vs. Current Location
- Exhibit F-1 Peccole Ranch Master Plan As-built (Exhibit D)
Overlaid On the 1990 Peccole Ranch Master Plan
(Exhibit B)
- Exhibit F-2 Golf Course Location in 1990 Peccole Ranch
Master Plan vs. Current Location
- Exhibit G 2016 Master Plan (Major Modification to the 1990 Master Plan)
- Exhibit H City of Las Vegas Zoning Verification Letter dated December 30, 2014
- Exhibit I Peccole Ranch Master Plan – 250.92 Acreage Tabulations with Both Current
And Proposed Zoning and General Plan Designations
- Exhibit J-1 2016 Master Plan Reflecting Repurposed Uses of the 250.92 Acre Property
- Exhibit J-2 2016 Master Plan's Development Areas
- Exhibit K-1 183.71 Acre Estates: Land Between Orient Express and Winter Palace -
Existing
- Exhibit K-2 183.71 Acre Estates: Land Between Orient Express and Winter Palace –
Conceptual Pursuant to 2016 Master Plan

- Exhibit L-1 2016 Conceptual Site Plan for 67.21 Acres Luxury Multi Family
- Exhibit L-2 2016 Conceptual Site Plan - Open Space Diagram for 67.21 Acres Luxury Multi Family
- Exhibit M ULI: High-Density Development – Myth and Fact
- Exhibit M-2 Brookings Institute Report
- Exhibit N Golf Courses within 4.5 Mile Radius
- Exhibit O Economic and Fiscal Benefits Study
- Exhibit P Land Use Data – 1989 versus 1990 Master Plan’s Acres Reconciliation
- Exhibit Q Land Use Data - 1990 Master Plan Acreage and Dwelling Unit Data
- Exhibit R Land Use Data – Master Plan Data Showing As-Built As Of February, 2016
- Exhibit S Land Use Data – Master Plan With Its February 2016 As Built Except The 250.92 Acres Currently Used As Golf Course Are Shown With Their Proposed Estate Lot And Luxury Multi Family Uses in this 2016 Master Plan
- Exhibit T Land Use Data – Master Plan Comparative Charts
- Exhibit U Residential Development Standards Table

PECCOLE RANCH MASTER PLAN

Section I - Introduction

In early 1990, the 1,569.6 acre proposed 1990 Peccole Ranch Master Plan was submitted to the City of Las Vegas for:

- the approval of an Amendment to the 1989 overall Conceptual Peccole Ranch Master Plan; and
- the rezoning of the 996.4 acres in Phase Two of the Peccole Ranch Master Plan to zoning designations of R-PD7, R-3, and C-1.

The narrative in the 1990 *Proposed* Peccole Ranch Master Plan described the intent of that Plan and compared the 1990 *Proposed* Peccole Ranch Master Plan with the *previously approved* 1989 Peccole Ranch Master Plan (hereinafter "1989 Master Plan"). This narrative clearly referenced that the 1990 *Proposed* Peccole Ranch Master Plan was intended to be "Conceptual" in nature. This reference certainly was in keeping with how the Peccole Ranch Master Plan has been implemented over the past 26 years; as there are very significant variances from what was proposed to be built in the 1990 *Approved* Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and what was actually built.

The 1990 Master Plan was last updated with Las Vegas City Council approval on April 4, 1990. All subsequent development was approved and conducted without amendments to the 1990 Master Plan, notwithstanding non-conformity to the 1990 Master Plan. This 2016 Proposed Peccole Ranch Master Plan (hereinafter "2016 Master Plan") represents a Major Modification to the 1990 Master Plan. As requested by the City of Las Vegas, this Major Modification reflects development under the 1990 Master Plan as it was actually built including for the 250.92 acres on which the golf course is currently operated. This 250.92 acres is hereinafter referred to as "Property". This Major Modification also reflects the repurposed uses sought by Applicants on the Property as follows:

- 183.71 acres: This 183.71 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990 Master Plan, are redesignated as "Estate Lots" in this 2016 Master Plan.
 - However, Applicants have chosen to provide a maximum of only 60 home sites on this entire 183.71 acres; with approximately 120 acres reserved for conservation purposes. (It is important to note that this reduction in permitted density from the already existing R-PD7 zoning, up to 7.49 Units per acre, is entirely voluntary and is not for the purpose of satisfying any City imposed open space requirement or otherwise serve in any regard as a "quid pro quo".)
- 67.21 acres: This 67.21 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990

PRJ-63491
03/17/16

5 | Page

MOD-63600

CLV65-000505
0505

10540

Master Plan, are redesignated as “Luxury Multi Family” in the 2016 Master Plan allowing a total of 3020 Luxury Multi Family Units.

By approval of this Major Modification, the 2016 Master Plan will reflect the as-built condition of the Master Planned property and, as noted above, the repurposed uses on the Property.

The 1989 Master Plan (**Exhibit A**) which was approved by the City of Las Vegas on February 15, 1989 comprised 1,716.3 acres. The 1990 Master Plan (**Exhibit B**) illustrated a reduction in the 1,716.3 acreage due to the elimination since the 1989 Master Plan of a previously included Multi-Family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. (These parcels lay on both the north and south sides of Charleston Boulevard between Rampart Boulevard and Durango Drive.). The 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed since the 1989 Master Plan. Another 51.84 acres with various land uses, some relating to the right of ways associated with the aforementioned land removed, were also removed since the 1989 Master Plan. Consequently, the 1990 Master Plan comprised 1,569.6 acres with 573.2 acres in Phase One and 996.4 acres in Phase Two.

The 1990 Master Plan noted that:

*“The Peccole Ranch Master Plan is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (**Exhibit C**), 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 these developments occurring in the Peccole Ranch vicinity.... Planning efforts for 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 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”.* (Emphasis added)

The above statements were in fact, necessary and appropriate in 1990 and are even more necessary and appropriate today. The 1990 Master Plan was specifically intended, designed and drafted to, “maintain flexibility to accommodate future market changes” with a clear recognition that, “The Plan is conceptual in nature to allow detailed planning at the time of development.” In fact, the developer under the 1990 Master Plan went to great lengths to both maintain and protect maximum flexibility for development purposes. This flexibility is evidenced, in particular, by the fact that the developer, while creating a golf course use on the property, nevertheless insisted that this same golf course property continually retain its R-PD7 zoning classification (**Exhibit D**), and that the development potential of this golf course property be disclosed, so that if and when changing market or other conditions necessitated it, the Property could be developed with, among other things, already permitted residential use.

To further evidence this flexibility of purpose, and as can be seen in **Exhibits E-2 and F-2**, the as-built condition of the Master Plan property is not at all similar to either the 1989 or 1990 Approved Master Plans.

The repurposing of uses, reflected in the 2016 Master Plan, of the Property presently used

PRJ-63491 03/17/16	6 Page
-----------------------	----------

MOD-63600

CLV65-000506
0506

10541

for golf course is in response to continued market changes, not the least of which is the erosion of the golf industry, an erosion from which Las Vegas is not exempt. The number of golfers in the United States has fallen from a high of nearly 30 million in 2000 to less than 22 million today. That is a reduction of over 25%. Additionally, continually escalating operating costs, the cost of water and its availability (especially in a desert community such as Las Vegas), dramatic reduction in revenues and a significant demand/supply imbalance have rendered many golf courses simply financially unsustainable and/or terribly underperforming. Nationally, golf course closures, 732 in the last 4 years, 1503 in the last ten years (*and 234 closures in 2015, alone*), with more closures planned or anticipated over the next several years, has necessitated golf course land owners and local jurisdictions to come together with respect to the repurposing of what was once golf course land.

The previously approved 1989 and 1990 Peccole Ranch Master Plans incorporated 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 were approved in the most northern portion of the project area. Special attention was given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. The vision and goal of those Master Plans continues with this 2016 Master Plan.

Also of importance to the 2016 Master Plan is the nearby and conveniently located transportation network, consisting of “freeways” such as I-215, US-95 and the Summerlin Parkway and major section lines roadways, including Durango Drive, Charleston Boulevard, Sahara Avenue, Rampart Boulevard, Hualapai Way and Town Center Drive. All of these freeways and roadways are designed to carry elevated amounts of traffic volumes, including the traffic that will result from the repurposed uses under this 2016 Master Plan. A traffic study to address traffic considerations is being prepared and will be submitted to the City in support of this Major Modification.

In 1989 and again in 1990, The Peccole Ranch Master Plan was designed to benefit the current and long range needs of the Las Vegas Metropolitan Area. The same is true of this 2016 Master Plan. Overall project character and identity of the Property now proposed to be developed as outlined in this 2016 Master Plan will continue to reflect the highest standards of quality as demonstrated by the many adjacent and nearby developments built by affiliated companies of the Applicants. Such development includes the building of: (i) forty (40) very high end estate homes, built in Queensridge North and South, representing nearly 40% of all estate homes in Queensridge North and South, (ii) the towers at One Queensridge Place, (iii) Tivoli Village, (iv) Fort Apache Commons and (v) Sahara Center, all built upon Peccole Ranch Master Plan properties.

Section II - 2016 Master Plan Compared to 1990 Master Plan

This 2016 Master Plan (**Exhibit G**) is an amendment to the 1990 Master Plan which was approved by the City of Las Vegas on April 4, 1990. As shown by the as-built, and as reflected in the **Exhibit F-2** overlay, the differences between the two Plans are very extensive and include:

PRJ-63491
03/17/16 7 | Page

MOD-63600

CLV65-000507
0507

10542

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) in Phase Two were built on land designated for Golf Course/Open Space/Drainage.
2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.
3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.
4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/Open Space/Drainage.
5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.
6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.
7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.
8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.
9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.
10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

Section III - Residential

The entirety of the Property presently used as golf course (except for 4.5 acres zoned PD) is zoned R-PD7 as reflected in Clark County Records and as confirmed in City of Las Vegas Zoning Verification Letter dated December 30, 2014 (**Exhibit H**). By approval of this 2016 Master Plan (Major Modification), the additional zoning designations of R-E and R-4 will be added to be consistent with the planned development of the Estate Lots and Luxury Multi Family.

The demand for housing remains strong in the Peccole Ranch Master Plan area, reflecting the continued volume of in-migration to the Las Vegas Valley and internal population growth. The repurposed designations of the above Property are based upon market conditions and the continuing market demand for extremely high end Estate Lots/custom homes as well as Luxury Multi Family homes, both of which are reflected as part of this 2016 Master Plan.

Exhibits J-1 and J-2 reflect the repurposed land uses and Development Areas of the Property.

PRJ-63491 03/17/16	8 Page
-----------------------	----------

MOD-63600

CLV65-000508
0508

10543

In particular, the 183.71 acres is devoted to very large Estate Lot development. **Exhibits K-1 and K-2** illustrate, by way of example an area between Orient Express Court and Winter Palace Drive that shows its current status compared to a conceptual rendering of its enhancement with the repurposing of the Property. Other portions of the 183.71 acres will have enhancements and open space commensurate with their lot sizes. These Estate Lots range in size from a *minimum* of one acre to *over 5 acres*. The *smallest lots* proposed under this 2016 Master Plan for these 183.71 acres, with only a couple of exceptions, are larger than the *largest lots* existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large Estate Lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development.

Each Estate Lot to be developed will have a limited developable area. This means that the portion of the lot that is developed with footprints of the main residence and ancillary structures, (hereinafter "home site") will be limited as follows: The developable area for a home site on a one (1) acre lot will be limited to a maximum of 50% of the total lot or one-half (1/2) acre of the one acre lot. The developable area for a home site on a three (3) acre lot will be limited to a maximum of 33% of the total lot or one (1) acre of the three acre lot. The developable area for a home site on a five (5) acre lot will be limited to a maximum of 25% of the total lot or 1.25 acres of the 5 acre lot. Lots over 5 acres shall have a maximum developable area of 25% of the total lot. Home sites on lots not enumerated herein will be correspondingly sized. Lots smaller than one and one half (1 ½) acres may have a pool and its related structures, as well as hardscape, constructed outside the home site.

In addition to each Estate Lot having a limited developable area, each Estate Lot will also have enhanced landscaping, which may consist of large areas of both grass and/or artificial turf; with an abundance of trees planted throughout, and on the borders of, each Estate Lot. Water retention areas may be utilized on many of the larger lots, subject to appropriate governmental approval. A walking trail system throughout, or perhaps adjacent to, these 183.71 acres, that could have connectivity to Queensridge North and Queensridge South existing roadways and parks, could become part of this 2016 Master Plan (if and to the extent approved by the Queensridge Master Homeowner Association). **Exhibit J-1** shows in dark green the area to be developed with the large Estate Lots; again, ranging in size from a minimum of 1 acre to over 5 acres *and limited to a maximum of 60 home sites*. It is intended that the entirety of the 183.71 acres will be designated in the General Plan as Desert Rural Density Residential (DR) and zoned Residence Estates District (R-E).

Additionally, with the support and approval by the Queensridge Master Homeowner Association, and upon the implementation of the 2016 Master Plan, the approximate 4 acre and 1 acre sites, located near the Queensridge South and Queensridge North entrances, respectively, will be developed with enhanced park areas for the use and enjoyment of the respective Queensridge neighborhoods.

Finally, as part of the development of these large Estate Lots (and as described in more detail in the "Drainage" section below), box culverts will be put in place to carry the flows presently handled by open flow channels. An ancillary, yet very important, benefit to the Queensridge community from the placement of these box culverts is that the security of the community will be enhanced as these box culverts will eliminate the underpasses which operate as one of the ways a

variety of unauthorized and unwelcome people presently access the Property.

The 67.21 acres (consisting of 65.08 and 2.13 acres) shown in yellow on **Exhibit J-1** represent the area to be developed with Luxury Multi Family homes. This Luxury Multi Family development will be done in three Development Areas, with the first area consisting of the development of 720 Luxury Multi Family Units on the southwest corner of Rampart Boulevard and Alta Drive, specifically located on 17.49 acres and legally described as assessor parcel number 138-32-301-005 (**Exhibit J-2**, light green).

The balance of these 67.21 acres, that is, the 49.72 remaining acres, will be built out over time, as the second and third Development Areas and as market conditions permit, with a variety of Luxury Multi Family offerings.

The second Development Area is the approximately 20.69 acres that lie to the southwest of the aforementioned 17.49 acres (**Exhibit J-2**, yellow). Present development plans contemplate a combination of 4 to 6 story Luxury Multi Family offerings and 3 buildings similar in height to the adjacent One Queensridge Place, approved third tower. Again, the time frame for actual development is dependent on market conditions.

The third Development Area is the approximately 29.03 acres nearest to the east side of the aforementioned 183.71 acre Estate Lot development (**Exhibit J-2**, orange). Development of Luxury Multi Family homes in this area will be limited to 4 stories; and as noted above, the time frame for actual development is dependent on market conditions.

Much of the planned Luxury Multi Family development in these 67.21 acres is located near or adjacent to the presently existing (and substantial) commercial and multi-family developments along the Rampart Boulevard corridor.

As part of this proposed Luxury Multi Family development, a roadway will be constructed through the 67.21 acres, connecting Alta Drive and Rampart Boulevard. This roadway will provide an alternative route to traffic that would otherwise use the Rampart Boulevard and Alta Drive intersection. It is clearly anticipated that this roadway would be used significantly by residents in these newly proposed Luxury Multi Family developments.

As with the 183.71 acre Estate Lot development, this 67.21 acre Luxury Multi Family development, in addition to having a variety of Luxury Multi Family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing Single-Family and Multi-Family residences. A block wall, no less than 10 feet in height, will serve to separate the 67.21 acres from the 183.71 acres; with gated access being provided to Estate Lots within the 183.71 acres. It is intended that 67.21 acres will be designated in the General Plan as Residential High (H) and zoned High Density Residential District (R-4).

Attached (**Exhibit M-1**) is a report prepared by the Urban Land Institute entitled, "Higher Density Development—Myths and Facts". This report addresses multi-family development and

its misconceptions—and perceived impacts—on a community. The findings in that report are very helpful in determining just how limited the effects are on nearby and adjacent neighborhoods from properly planned and properly executed multi-family development.

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced in part, by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute (**Exhibit M-2**), among others, which demonstrate that the present desire is for “vibrant, compact and walkable communities.”)

Section IV – Residential Development Standards

The Residential Development Standards set forth herein, (**Exhibit U**) applies to the Property only; and with regard to the Property specifically replaces and supersedes the design criteria set forth in both 19.06.060 and 19.06.120 of the Las Vegas Municipal Code. To the extent there is a conflict between the Las Vegas Municipal Code and the Development Agreement, the Development Standards set forth herein and in the Development Agreement shall govern.

Section V - Commercial/Office

The Peccole Ranch Master Plan area, as well as a number of adjacent and nearby properties, offers very significant amounts of commercial. Some of this commercial is built out and operating. Other commercial is built out but vacant or is under-performing. Still other commercial has been approved but has not yet been built. The fact is that in order to have any real chance at success, commercial in this area, whether it is already built, or approved but not yet built, must be supported by nearby residential development. It is also a fact that nearby commercial operates as a significant convenience and benefit to nearby residents. Consequently, to be successful, commercial and residential must work together and there must be adequate amounts of each to serve the other.

High intensity uses such as commercial and office, with their attendant employment opportunities, are incorporated into the commercial/office and neighborhood commercial areas in The Peccole Ranch Master Plan area. With respect to this trade area there are, specifically, and representing some of the millions of square feet of commercial/office development included in the Peccole Ranch Master Plan area.

- The retail uses in the Sahara Center at the northeast corner of Sahara Avenue and Hualapai Way,
- The retail and restaurant at the Hualapai Commons at the southeast corner of Charleston Boulevard and Hualapai Way,
- The retail and restaurant uses at the Rampart Commons at the northwest corner of Charleston Boulevard and Rampart Boulevard,

PRJ-63491 03/17/16	11 Page
-----------------------	-----------

MOD-63600

CLV65-000511
0511

10546

- The office complex at Sir Williams Court at the northwest corner of Rampart Boulevard and Sir Williams Court,
- The mixed use development at Tivoli Village at the northeast corner of Rampart Boulevard and Alta Drive,
- The retail and restaurants at the northern portion of Boca Park located near the southeast corner of Alta Drive and Rampart Boulevard;
- The office complex and preschool at the northeast corner of Hualapai Way and Alta Drive.
- The Fort Apache Commons at the southwest corner of Charleston Boulevard and Fort Apache Road.
- Village Square at the northwest corner of Sahara Avenue and Fort Apache Road; and
- A medical office at the southeast corner of Charleston Boulevard and Apple Drive.

Also, while not within the Peccole Ranch Master Plan, per se, there is a large amount of additional commercial located within the adjacent Boca Park at the northeast corner of Charleston Boulevard and Rampart Boulevard and the Crossroad Commons at the southeast corner of Charleston Boulevard and Rampart Boulevard. And all of this commercial development does not take into consideration the significant amount of commercial now existing and still planned for the new “Downtown Summerlin” just two miles away from the Peccole Ranch Master Plan area.

Also, the Peccole Ranch Master Plan area contains a 52.5 acre destination resort-casino site, being the Suncoast Hotel and Resort, which is located at the northwest intersection of Alta Drive and Rampart Boulevard. Neighborhood amenities, such as bowling alleys, movie theatres and restaurants are provided as part of the Suncoast Hotel and Resort. In addition, the immediate area provides significant other amenities at both the J.W. Marriott/Rampart Casino and the Red Rock Hotel & Casino. These hotel/resorts will benefit as well from the additional residential development planned in the 2016 Master Plan.

The bottom line is that, as evidenced from the above, there is substantial commercial both already built and planned to be built in and around the area of the Peccole Ranch Master Plan; and this commercial must have nearby residential in order to remain, or become, successful.

The 1990 Master Plan provided for 237 acres of commercial. The 2016 Master Plan reflects 197 acres. This variance results from land that was planned as commercial in the 1990 Master Plan but which was actually developed as Single- Family residential. *No new destination commercial is planned as part of this Major Modification and the 2016 Master Plan.*

Section VI - Land Currently Used As Golf Course Repurposed

By virtue of this Major Modification, no golf course is provided in the 2016 Master Plan.

PRJ-63491
03/17/16 12 | Page

MOD-63600

CLV65-000512
0512

10547

- 1 The land currently used as golf course will be repurposed as detailed in and as provided throughout this Major Modification.
- 2 Golfers in this area and in the Peccole Ranch community are easily served by the adjacent two eighteen hole championship courses (and a twelve hole lighted course) with their related facilities, at the Angel Park Golf Course on Rampart Boulevard, as well as by eleven additional golf courses in a 4 ½ mile radius (**Exhibit N**).

Section VII - Drainage

The flows that currently traverse through portions of the Property presently used as golf course will be incorporated into underground concrete box culverts. All drainage must comply with the Clark County Regional Flood Control District Drainage Design Manual. The design of these culverts will be subject to appropriate governmental approval from the City of Las Vegas Public Works, Clark County, Nevada, the State of Nevada and the federal government. The drainage considerations for the Property are not, in any real way, different from what was required downstream of the development of Tivoli Village, a development with which an affiliated entity of the Applicants was the developer.

The FEMA designated flood plain covers 67.23 acres of the Property (representing only 26%). The 67.23 acres contain 22.9 acres of a drainage flow line easement in favor of the City of Las Vegas. An additional 12.4 acres of such drainage easement lay outside of the FEMA designated flood plain. With the repurposing of the land currently used as golf course, concrete box culverts will replace current open flow channels.

Once these box culverts are completed and all appropriate governmental approvals have been obtained, these box culverts will be maintained by the City of Las Vegas. However, until such completion and approval, the existing open flow channels shall be maintained by Applicants who shall provide to the City, prior to the obtaining of any grading permits, a "Maintenance Plan" for the maintenance of these channels. In connection therewith, Applicants shall provide to the City of Las Vegas a maintenance bond in favor of the City of Las Vegas in the amount of two hundred fifty thousand dollars (\$250,000), replacing the seventy five thousand dollar (\$75,000) Maintenance Bond presently in effect.

Completion of the box culverts will result in an underground concrete drainage system from Hualapai Way and Charleston Boulevard to the northeast corner of Tivoli Village.

Section VIII - Grading

Based on studies done by Applicants' engineers, Applicants have been advised, and are confident, that the site can be balanced so that during development trucks hauling fill material either in or out of the Property will not be necessary.

Section IX - Roads/Streets

Roads /Streets sections in built areas are as-built. Roads/Streets sections on the Property and relating to the repurposed uses of the Property, will be approved as part of their respective Site Development Reviews and as provided in an approved traffic study.

Section X – Schools

No new schools sites are planned as part of this Major Modification. The 19.7 acre school site proposed in the 1990 Master Plan, was subsequently built out as Single-Family. Practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development referenced earlier herein) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from high end multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, “The Next Real Estate Boom”, “85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home”. That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may be of assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

Further, as can be seen in the Economic & Fiscal Benefits Study (**Exhibit O**), there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. As the attached report shows, the estimated “One-time /Non-Recurring Tax Revenue” to be received by the School District is \$30,915,000 with an estimated “Annual Recurring Tax Revenue” of \$4,208,000.

Section XI - Development Plan

Development Standards and Design Guidelines for the Property will be affected pursuant to the terms and conditions of a Development Agreement which will be presented and considered as part of this 2016 Master Plan. Additionally, Applicants, as “Master Developer” under the Development Agreement must review and approve any and all site plans, landscape plans, architecture, grading and color palettes prior to submittal to the City of Las Vegas of any Site Development Reviews or other land use applications affecting the Property.

Section XII - Quality of Development

Design, Architecture, and Landscape standards will be established for the development. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within

PRJ-63491
03/17/16 14 | Page

MOD-63600

CLV65-000514
0514

10549

individual development parcels to maintain the common areas within those developments. In addition to these protections, the City of Las Vegas will be able to monitor development standards through any Site Development Review process that may be required with regard to the development of the individual Luxury Multi Family components.

Section XIII - General Plan Conformance

Just 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 2016 Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the 2016 Master 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.

In addition to the above, transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Section XIV - Conclusion

The 2016 Major Modification of the 1990 Master Plan serves several important functions and delivers numerous benefits to various parties.

First of all, the 2016 Master Plan reflects the actual as-built condition of the Peccole Ranch Master Plan property. It certainly is in the best interests of the City, the Applicants and all the related property owners that what was actually built on the property be accurately shown.

Secondly, the 2016 Master Plan reflects the repurposed uses on the Property

Third, the 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of Units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which consists of vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 Units available for development. This number compares favorably to the 3,080 Units provided under the 2016 Master Plan.

Fourth, after the installation of the approved drainage culverts, the FEMA flood plain designations will be removed from a number of Queensridge properties, portions of which currently infringe into the FEMA designated flood plain with improvements that include tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include (i) in Queensridge North, 15 of the 16 residential lots on the south side of Orient Express Court and (ii) in Queensridge South, 3 residential lots and a HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that houses the two tennis courts. Obviously, those private property owners, as well as the HOA, are beneficiaries of an approved and implemented 2016 Master Plan.

Fifth, the Clark County School District, among others is directly, significantly and continually benefited by the tax revenue realized from development under the 2016 Master Plan

Sixth, the approval of the 2016 Master Plan will permit Applicants the ability to grant easements to those thirty-one (31) private homeowners whose properties presently encroach onto the Property.

Seventh, the approval of the 2016 Master Plan will put into place significantly enhanced security measures around the Queensridge property that will benefit all of the residents of Queensridge, both North and South.

Eighth, there will be significant economic and fiscal benefits derived from the development of the Property as outlined in the study prepared by Mr. John Restrepo (**Exhibit N**).

Finally, by the approval of this Major Modification of the 1990 Master Plan, and the implementation of Major Modification through the approval of this 2016 Master Plan, the orderly and proper development of the Property can begin to be realized and then accomplished. While the elimination of the Badlands Golf Course is inevitable, its repurposing into (i) very low density, high end, multi-million dollar Estate Lot home sites with limited developable footprints, large areas of perpetually protected open space, enhanced landscaping, an abundance of trees and integrated walking trails; and (ii) Luxury Multi Family developments , with enhanced landscaping, an abundance of trees and first class amenities, will together create a community unlike anywhere else in southern Nevada; a community of varying lifestyles but one which will ensure that Queensridge/One Queensridge Place continues to be the place in the heart of the City of Las Vegas where one wants to call home.



SITE DATA - PHASE 1			
LAND USE	NET ACRES	NET DENSITY DU/AC	UNITS
Multi-Family	8.25	8.25	2239
Single Family	328.49	7.0	2239
Multi-Family	45.39	24.0	1088
Mixed Use Village Center	40.00	34.0	1300
Commercial Office	35.98		
Multi-Family	17.34		
Commercial Office	43.17		
Drainage Open Space	33.07		
Elementary School	17.34		
PHASE 1 TOTAL	572.19	8.8	9390

SITE DATA - FUTURE PHASES			
LAND USE	ACRES		
Single Family	487.9		
Multi-Family	133.9		
Neighborhood Office	137.7		
Office	5.4		
Hotel/Resort	56.6		
Water Storage	10.8		
Golf Course/Drainage	200.1		
Future Phases	10.0		
School	13.1		
FUTURE PHASES TOTAL	1143.1		
GRAND TOTAL	1765.3		

MASTER PLAN
Peccole Ranch Partnership
 Suite 900, Capital Place
 9707-110 Street
 Edmonton, Alberta T5K 2L9 403-482-7600
 Prepared by: Smith & Associates
 A. Wayne Smith & Associates
 10000-110 Street, Suite 100
 Phoenix, Arizona 85014 (602) 234-3474

EXHIBIT B

300' 600' 1000' 2000 FEET NORTH

EXHIBIT A
 2/22/2016
 1989 APPROVED
 PECCOLE RANCH
 MASTER PLAN

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

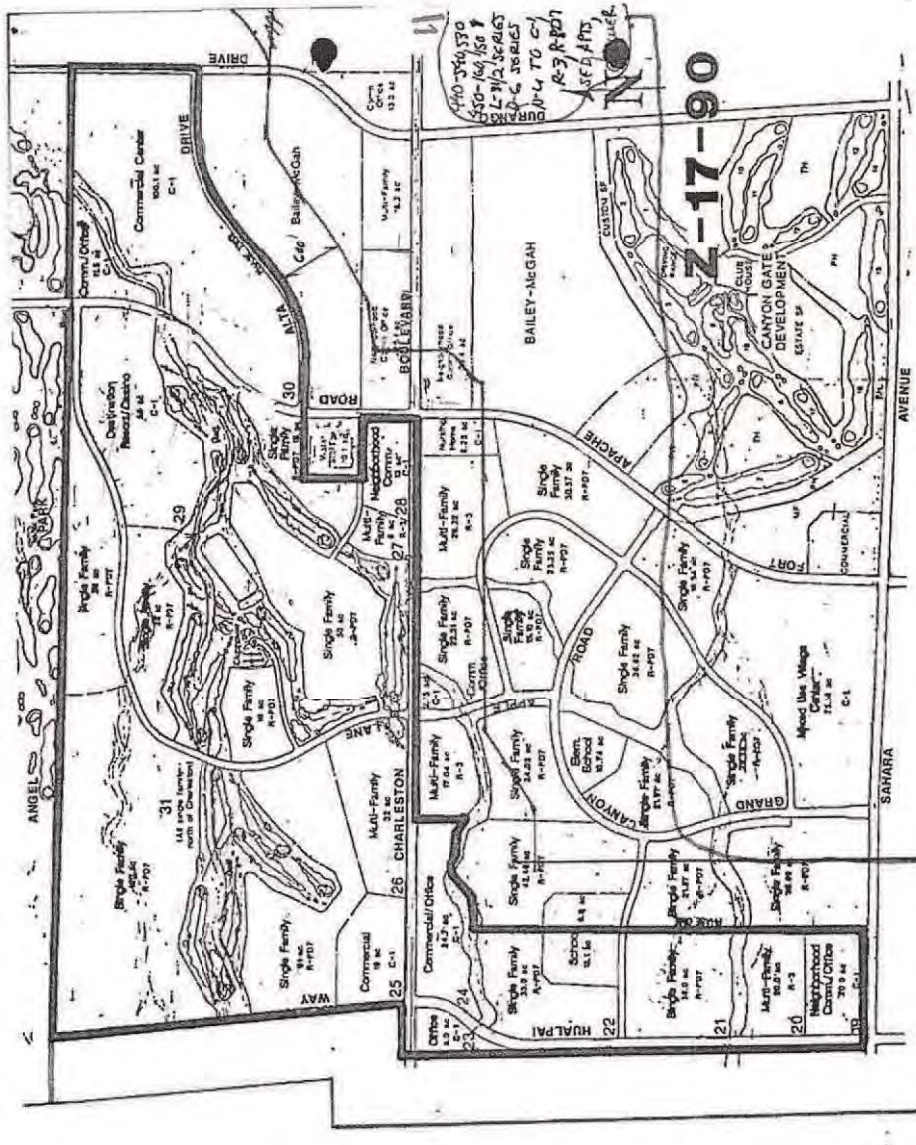
CLV65-000517
 0517

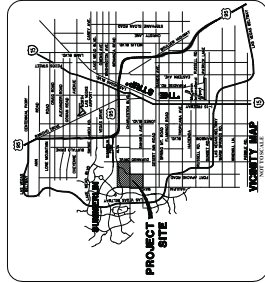
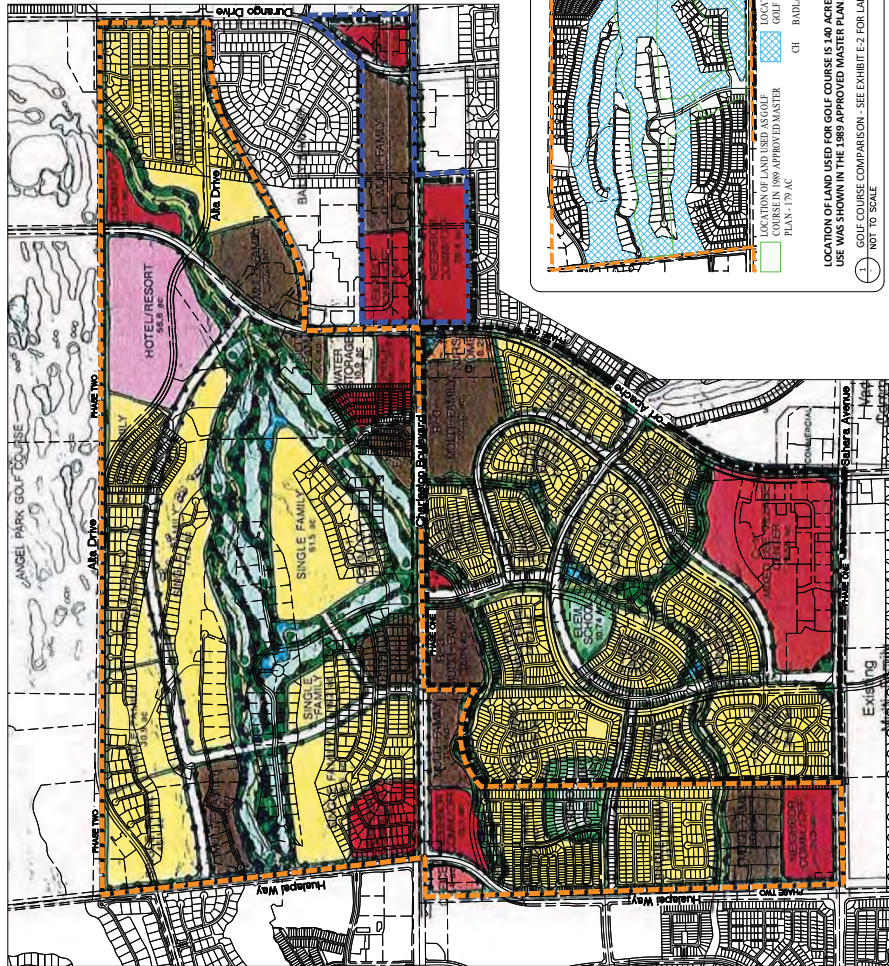
10552

RJ-63491
0-137071-000

CLV65-000518
0518

10553





LEGEND

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

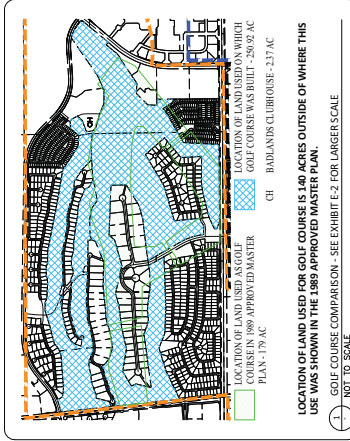


EXHIBIT E-1

2/22/2015
 PECCOLE RANCH MASTER PLAN
 AS-BUILT (EXHIBIT D) OVERLAYED ON
 THE 1989 APPROVED PECCOLE RANCH
 MASTER PLAN (EXHIBIT A)

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

CLV65-000521
 0521

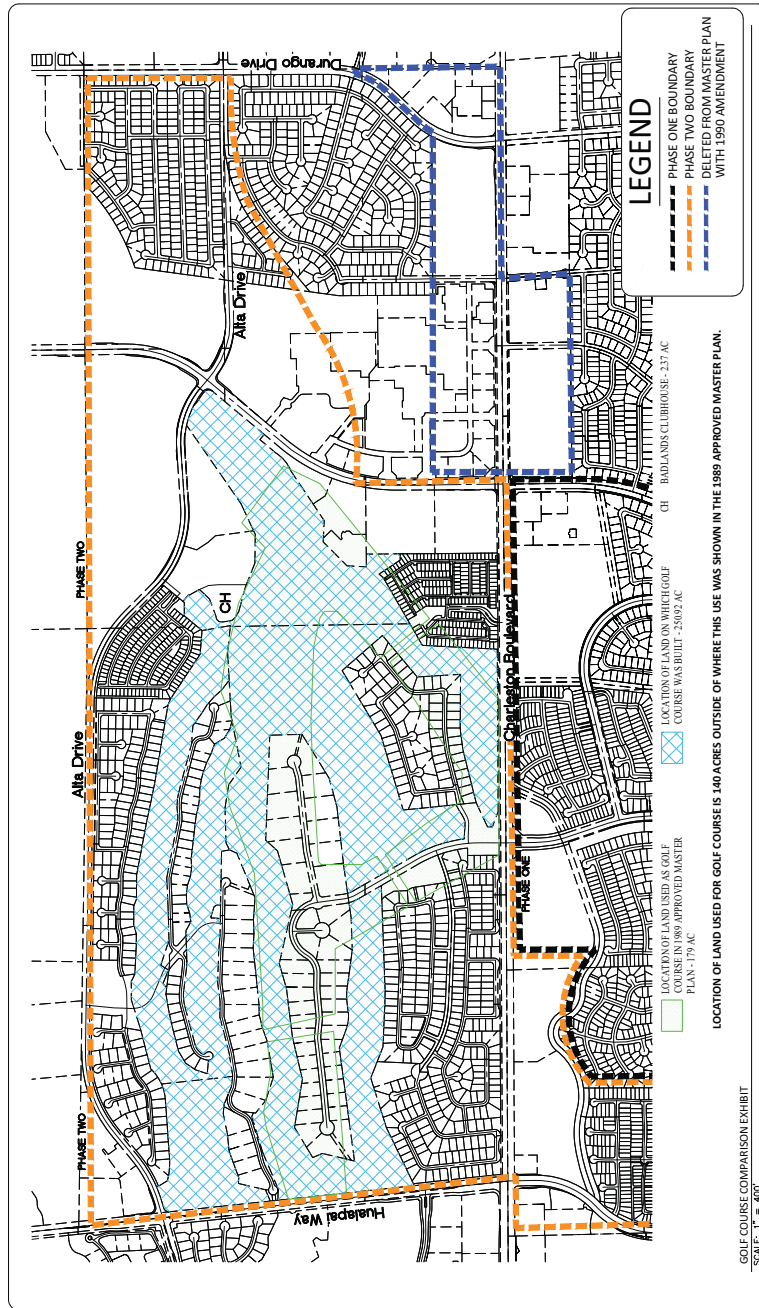


EXHIBIT E-2

2/22/2016

PECCOLE RANCH MASTER PLAN
 GOLF COURSE LOCATION IN 1989
 APPROVED PECCOLE RANCH MASTER PLAN
 VS CURRENT LOCATION

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

CLV65-000522

0522

10557