

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 30 2022 10:45 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 128, PART 1**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.

Nevada Bar No. 2571

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

James J. Leavitt, Esq.

Nevada Bar No. 6032

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

Michael A. Schneider, Esq.

Nevada Bar No. 8887

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

Autumn L. Waters, Esq.

Nevada Bar No. 8917

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

704 South Ninth Street

Las Vegas, Nevada 89101

Telephone: (702) 733-8877

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

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.

Nevada Bar No. 4381

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

Philip R. Byrnes, Esq.

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

Nevada Bar No. 166

Rebecca Wolfson, Esq.

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

Nevada Bar No. 14132

495 S. Main Street, 6th Floor

Las Vegas, Nevada 89101

Telephone: (702) 229-6629

*Attorneys for City of Las Vegas*

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

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

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

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

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

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

Amanda C. Yen, Esq.

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

Nevada Bar No. 9726

Christopher Molina, Esq.

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

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702)873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

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

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

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

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

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

California Bar No. 321775

(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

*Attorneys for City of Las Vegas*

**CERTIFIED AS A TRUE COPY**

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



Agenda Item No.: 101.

*Scott D Widney*

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

**DEPARTMENT: PLANNING**

**DIRECTOR: TOM PERRIGO**

Consent  Discussion

**SUBJECT:**

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**412**

**Planning Commission Mtg.**

**60**

**City Council Meeting**

**191**

**City Council Meeting**

**33**

**RECOMMENDATION:**

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

**BACKUP DOCUMENTATION:**

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

ROR000001

**CITY COUNCIL MEETING OF: NOVEMBER 16, 2016**

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

Motion made by BOB BEERS to Withdraw without prejudice

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

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

Minutes:

Appearance List:

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

ROR000002

**CITY COUNCIL MEETING OF: NOVEMBER 16, 2016**

FRANK PANKRATZ

AUDIENCE

SECOND UNIDENTIFIED MALE SPEAKER

STEVEN D. ROSS, Councilman

BART ANDERSON, Engineering Project Manager, Public Works, City of Las Vegas

STEPHANIE ALLEN, Legal Counsel for the Applicant

LUANN D. HOLMES, City Clerk

GREG BORGEL, 300 South 4th Street

PATRICE TEW, Clark County School District Trustee, District E

STEPHEN COLLINS, Queensridge Resident

MICHAEL BUCKLEY, Representative for the Frank and Jill Fertitta Family Trust

ELAINE WENGER-ROESNER, President of the Queensridge Homeowners Association Board

GEORGE GARCIA, 1055 Whitney Ranch Drive, Henderson

FRANK SCHRECK, Queensridge Resident

YOHAN LOWIE, Applicant

NELSON STONE, Civil Engineer, T.Y. Lin International

BRAD NELSON, Land Developer

BRIAN GORDON, Consultant, Applied Analysis

RICHARD SCOTT DUGAN, Certified General Appraiser

PETER LOWENSTEIN, Planning Section Manager

BOB PECCOLE, Queensridge Resident

STEVE CARRION, Queensridge Resident

DAVID MASON, Developer

TOM LOVE, Queensridge Resident

HERMAL AHLERS, Queensridge Resident

ANTHONY CASABIANCA, Citizen

LEONARD SCHWIMMER, Queensridge Resident

ANNE SMITH, Queensridge Resident

CLYDE SPITZE, Citizen

ELISE CANONICO, Queensridge Resident

SUMMER DAVIES, Queensridge Resident

JUSTIN DAVIES, Queensridge Resident

TRESSA STEPHENS-HADDOCK, Queensridge Resident

KRIS ENGELSTAD, Queensridge Resident

PAULA QUAGLIANA, Queensridge Resident

DR. JOSEPH QUAGLIANA, Queensridge Resident

DINO REYNOSA, Representing Steven Maksin, CEO of Moonbeam Capital Investments

KIMBERLY TOBERGTE, Silvestone Ranch Resident

DARRYL ROESNER, Queensridge Resident

TOM BLINKINSOP, Henderson Resident

DUNCAN LEE, Queensridge Resident

MICHELLE KOMO, Queensridge Resident

LUCILLE MONGELLI, Queensridge Resident

FRANK PONTO, Queensridge Resident

ROR000003

**23220**

**CITY COUNCIL MEETING OF: NOVEMBER 16, 2016**

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



ROR000004

**23221**

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

November 1, 2016

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

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

Dear Mr. Perrigo:

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

Yours truly,

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

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

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

RECEIVED 11.1.16  
11.16.16 CC

1 | Page

ROR000005

23222







**AGENDA MEMO - PLANNING**

**CITY COUNCIL MEETING DATE: NOVEMBER 16, 2016**  
**DEPARTMENT: PLANNING**  
**ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL**

---

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

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

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      44

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

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

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

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

SS

ROR000008

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

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

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

**ISSUES**

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

SS

ROR000009

**Staff Report Page Two**  
**November 16, 2016 – City Council Meeting**

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

**ANALYSIS**

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

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

SS

ROR000010

**Staff Report Page Three  
November 16, 2016 – City Council Meeting**

**What the Proposed Major Modification Does**

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

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

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

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

SS

ROR000011

**Staff Report Page Four**  
**November 16, 2016 – City Council Meeting**

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

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

**FINDINGS (MOD-63600)**

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

**FINDINGS (GPA-63599)**

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

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

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

SS

ROR000012

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

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

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

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

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

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

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

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

**FINDINGS (ZON-63601)**

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

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

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

SS

ROR000013

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

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

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

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

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

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

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

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

SS

ROR000014

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
04/15/81	The Board of City Commissioners approved a General Plan Amendment (Agenda Item IX.B) to expand the Suburban Residential Land Use category and add the Rural Density Residential category generally located north of Sahara Avenue, west of Durango Drive.
	The Board of City Commissioners approved a Generalized Land Use Plan (Agenda Item IX.C) for residential, commercial and public facility uses on the Peccole property and the south portion of Angel Park lying within city limits. The maximum density of this plan was 24 dwelling units per acre.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval.
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston

SS

ROR000015

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

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
02/15/89	Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88) from N-U (Non-Urban) under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7 (Residential Planned Development – 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map (FM-0190-96) for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.

SS

ROR000016

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

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

SS

ROR000017

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

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

SS

ROR000018

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

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

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

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

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

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

SS

ROR000019

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

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

SS

ROR000020

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

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

SS

ROR000021

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

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

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

<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)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
MLA (Medium Low Attached Density Residential)		R-PD10 (Residential Planned Development – 10 Units per Acre)	
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)

SS  
ROR000022

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

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

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

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

SS

ROR000023

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

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

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

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

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

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

**DEVELOPMENT STANDARDS**

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

**Proposed R-4 lots:**

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

SS

ROR000024

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

**Proposed R-4 lots:**

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

SS

ROR000025

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

**Proposed R-E lots:**

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

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

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

SS  
ROR000026

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

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

SS

ROR000027



**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

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

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co LLC

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_ EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: \_\_\_\_\_

Print Name: FRANK PANKRATZ, LS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016

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





**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

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

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: *ETHB COMPANIES LLC, its MANAGER*

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 15th day of February, 2016  
Kathleen K Momot

Notary Public in and for said County and State



Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf  
PRJ-63491  
02/29/16

ROR000029

**23246**



**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

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

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

Name of Representative: Frank Pankratz

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

*EHB COMPANIES, LLC, ITS MANAGER*

Signature of Property Owner: \_\_\_\_\_

Print Name: *FRANK PANKRATZ, ITS MANAGER*

Subscribed and sworn before me

This 25th day of February 2016

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) Multiple

Project Name 2016 Peccole Ranch Master Plan Major Modification to 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 1,669.6 250.92 Lots/Units Density

Additional Information

4/25/16

4/25/16

PROPERTY OWNER Multiple Contact Address Phone: Fax: City State Zip E-mail Address
APPLICANT 180 Land Co LLC Contact Frank Pankratz Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931 City Las Vegas State Nevada Zip 89117 E-mail Address Frank@ehbcompanies.com
REPRESENTATIVE GCW, Inc. Contact Cindie Gee Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299 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 AGENT FOR EHB COMPANIES LLC, ITS MGR
Print Name Frank Pankratz

Subscribed and sworn before me
This 25 day of February, 2016.
LeeAnn Stewart-Schencke

Notary Public in and for said County and State

Revised 10/27/08



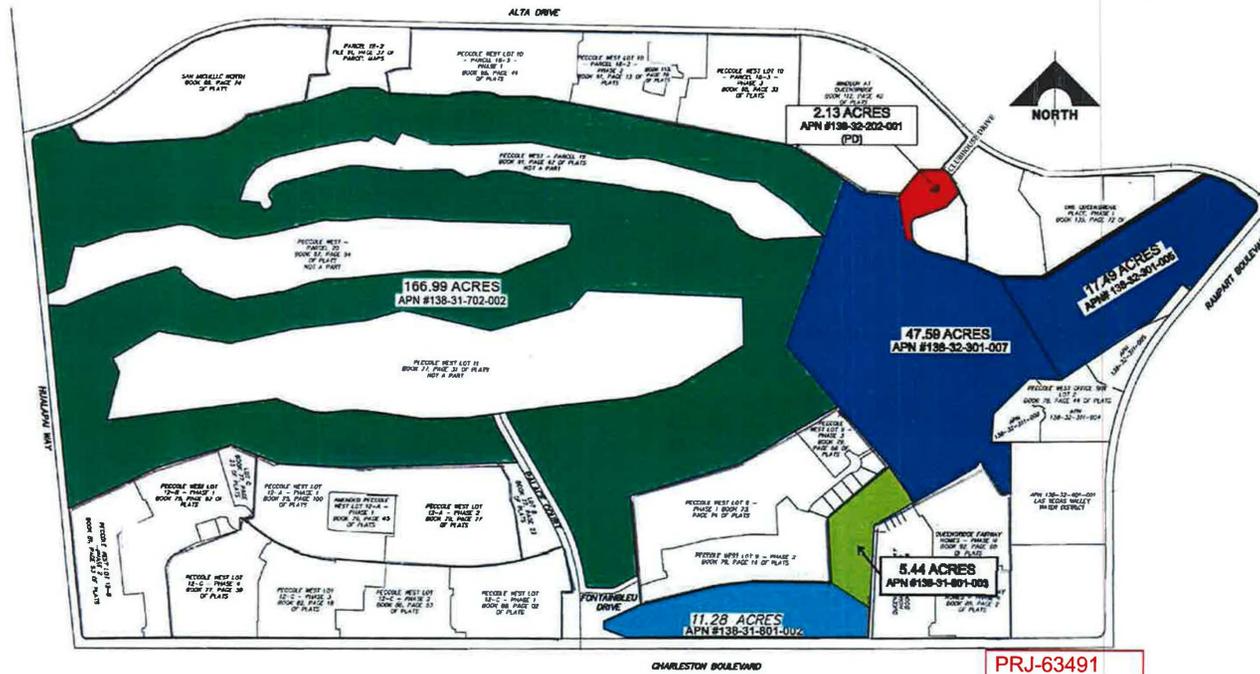
FOR DEPARTMENT USE ONLY
Case # MOD-63600
Meeting Date:
Total Fee:
Date Received: \*
Received By:

\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning and approved with applicable sections of the Zoning Ordinance.
REJ-63491
04/28/16
E:\dopot\Application Packet\Application Form.pdf

ROR000031

23248

# EXHIBIT 1 PARCEL MAP

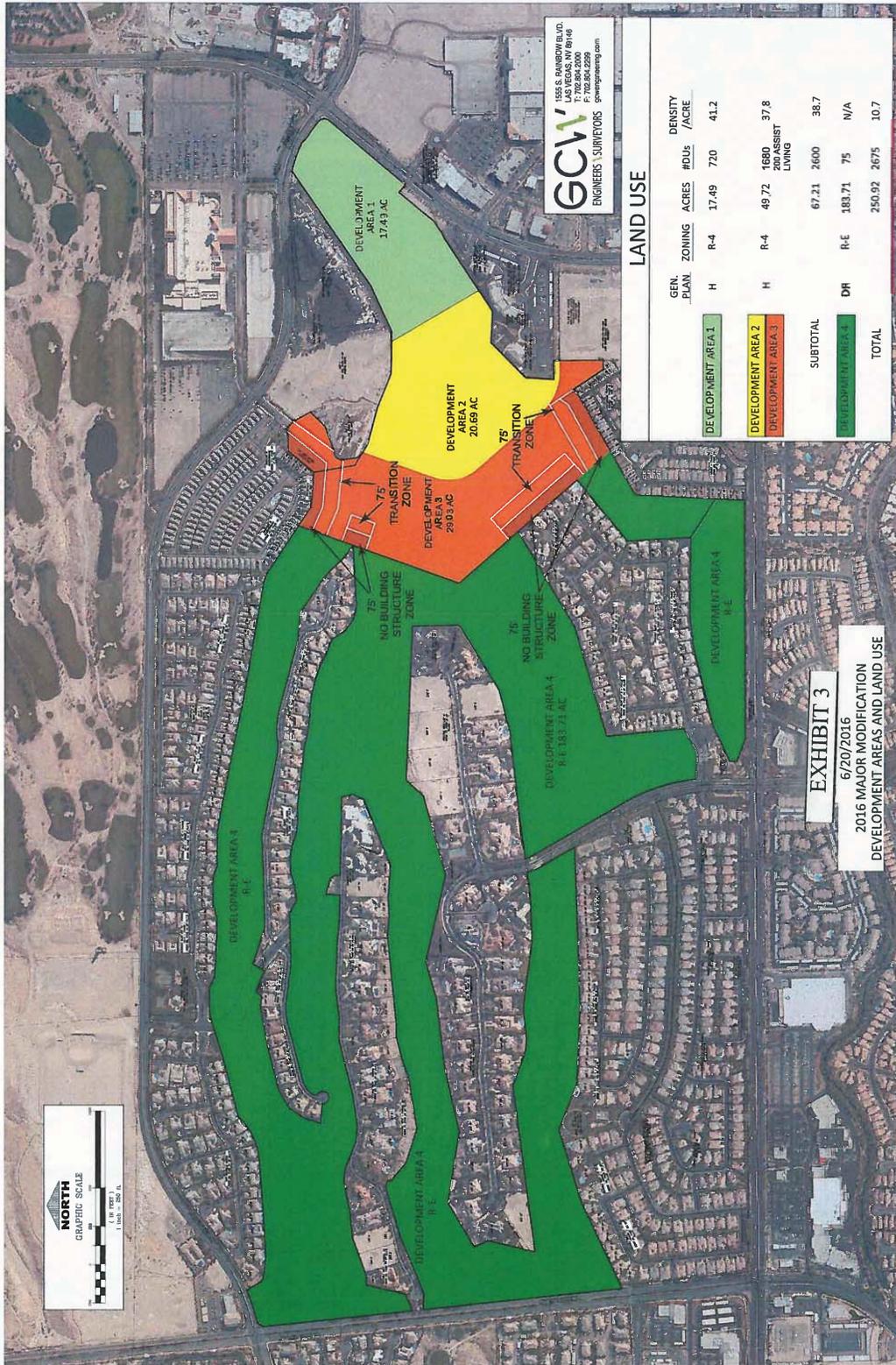


**PRJ-63491**  
09/26/16

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

ROR000032

23249



**GCW**  
ENGINEERS SURVEYORS  
1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89148  
P. 702.804.2000  
F. 702.804.2000  
www.gcweng.com

**LAND USE**

GEN. PLAN	ZONING	ACRES	#DUS	DENSITY /ACRE
DEVELOPMENT AREA 1	H	17.49	720	41.2
DEVELOPMENT AREA 2	H	49.72	1660	37.8
DEVELOPMENT AREA 3	H	67.21	2600	38.7
DEVELOPMENT AREA 4	DR	183.71	75	N/A
<b>SUBTOTAL</b>		<b>250.92</b>	<b>2675</b>	<b>10.7</b>

**EXHIBIT 3**  
6/20/2016  
2016 MAJOR MODIFICATION  
DEVELOPMENT AREAS AND LAND USE

**PRJ-63491**  
06/30/16

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

ROR000033

23250



**SITE DATA - PHASE 1**

LAND USE	NET ACRES	NET DENSITY DU/AC	UNITS
Nursing Home	8.25	7.0	2259
Single Family	328.49	24.0	1088
Multi-Family	45.39	34.0	1209
Mixed Use Village Center	40.00	2.75	
Commercial/Office	35.56	41.47	
Multi-Family	2.75	53.97	
Drainage/Open Space	41.47	17.34	
R.O.W.	53.97	8.8	4596
Elementary School	17.34		
<b>PHASE 1 TOTAL</b>	<b>573.19</b>		

**SITE DATA - FUTURE PHASES**

LAND USE	ACRES
Single Family	487.9
Multi-Family	133.9
Neighborhood Commercial/Office	137.7
Office	5.4
Hotel/Resort	56.6
Water Storage	10.9
Golf Course/Drainage	207.1
R.O.W.	90.5
School	13.1
<b>FUTURE PHASES TOTAL</b>	<b>1143.1</b>
<b>GRAND TOTAL</b>	<b>1716.3</b>

**MASTER PLAN**  
**Peccole Ranch**  
**Partnership**

Suite 900, Capital Place  
 9709-110 Street  
 Edmonton, Alberta T5K2L9 403-482-7800

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



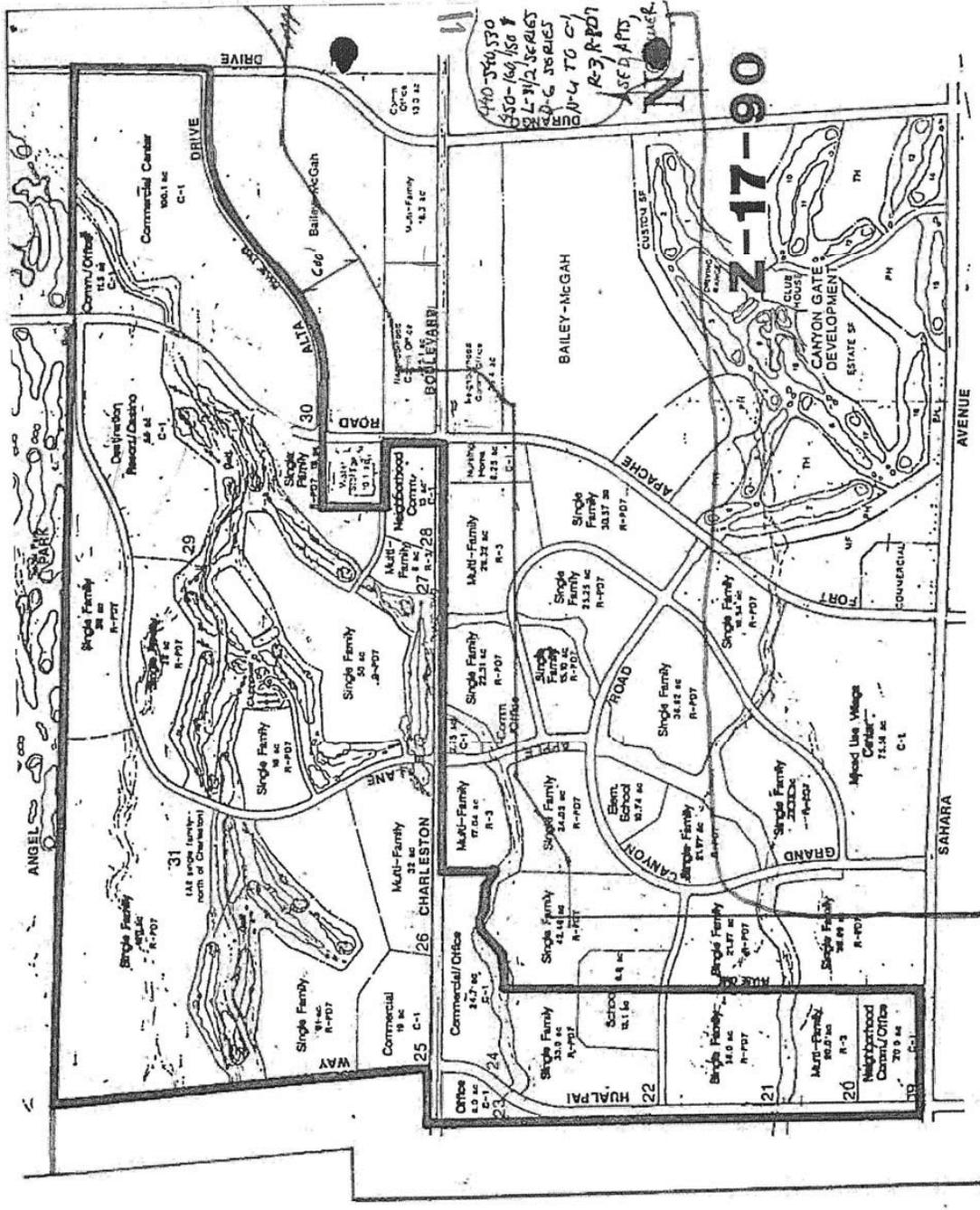
**EXHIBIT A**  
 2/22/2016  
 1989 APPROVED  
 PECCOLE RANCH  
 MASTER PLAN

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

ROR000034

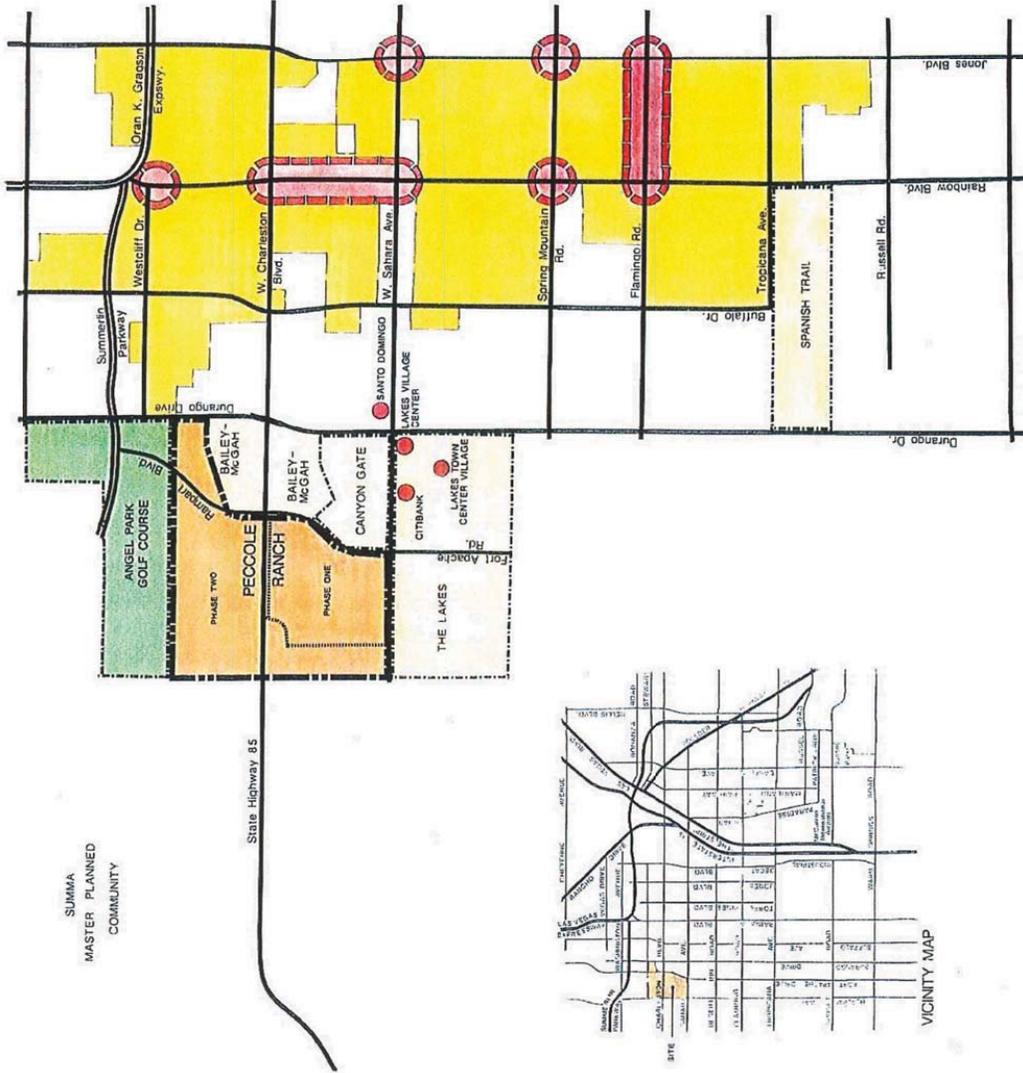
23251

EXHIBIT B  
 2/22/2016  
 1990 APPROVED  
 PECCOLE RANCH  
 MASTER PLAN



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

ROR000035



- Existing Development
- Shopping Center Locations
- Area Neighborhood Commercial

AREA PLAN  
**Peccole Ranch  
 Partnership**

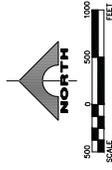
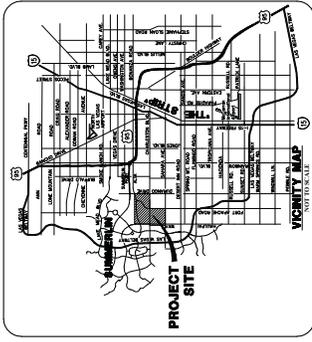
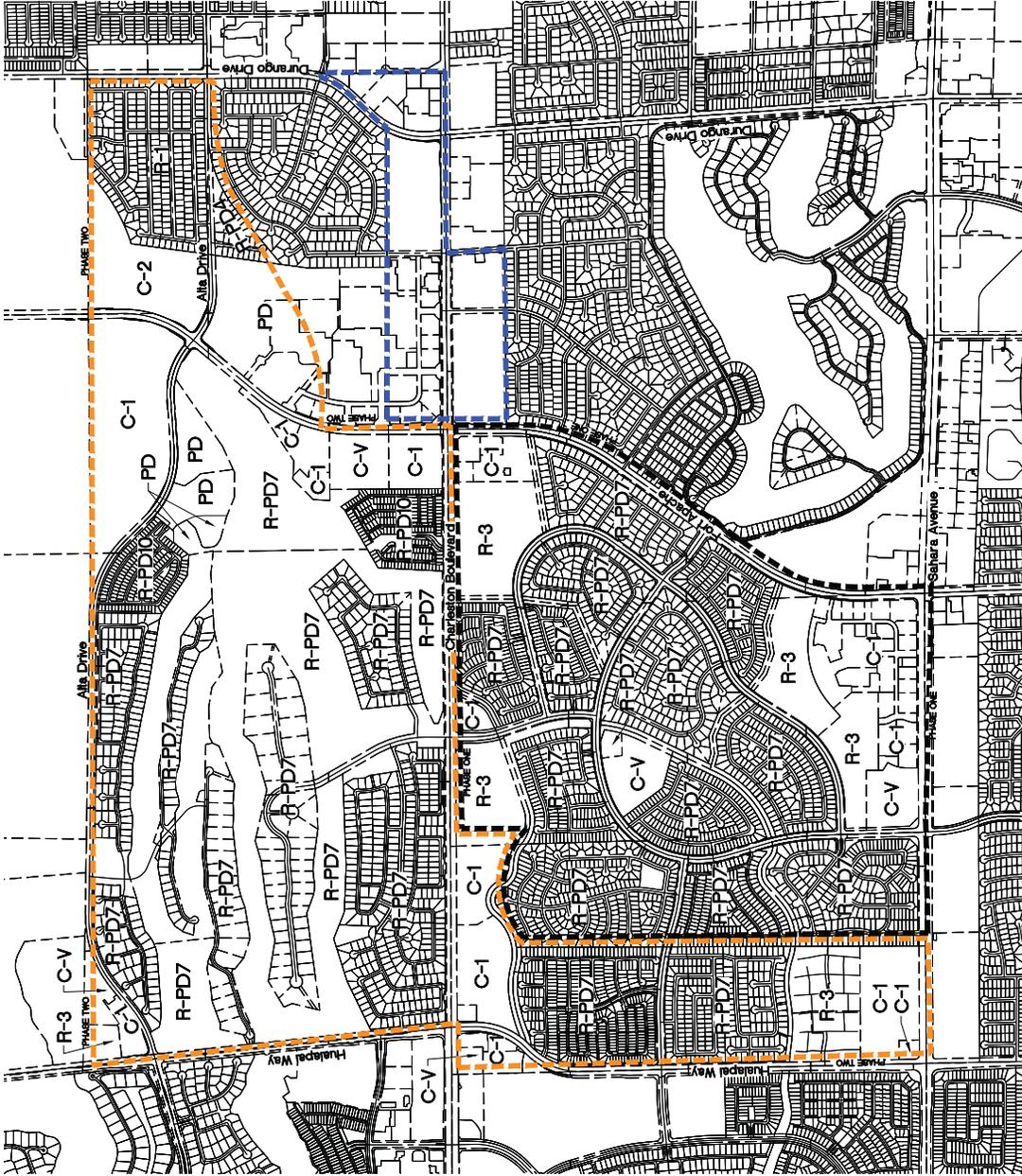
Prepared By:  
 A. W. Smith & Associates  
 1515 East Missouri, Suite 130  
 Phoenix, Arizona 85014 (602) 234-3474

**AWS**  
 27/08/80 0 2000 3200 6400 FEET  
 NORTH  
**EXHIBIT C**  
 2/22/2016

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

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

ROR000036



**LEGEND**

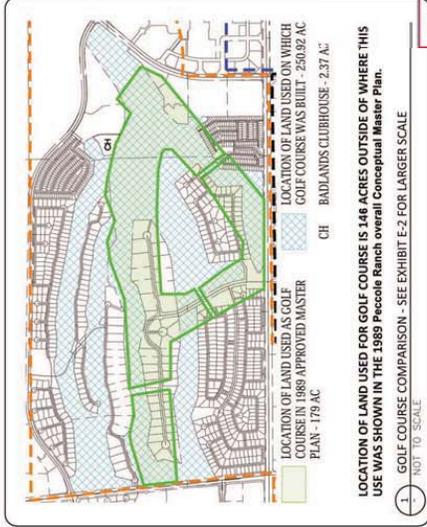
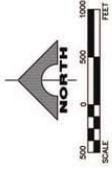
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

**ecv'**  
 ENGINEERS & SURVEYORS  
 1855 S. RAINBOW BLVD.  
 LAS VEGAS, NV 89146  
 P: 702.486.2200  
 F: 702.486.2200  
 www.ecvsurveyors.com

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

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

ROR000037



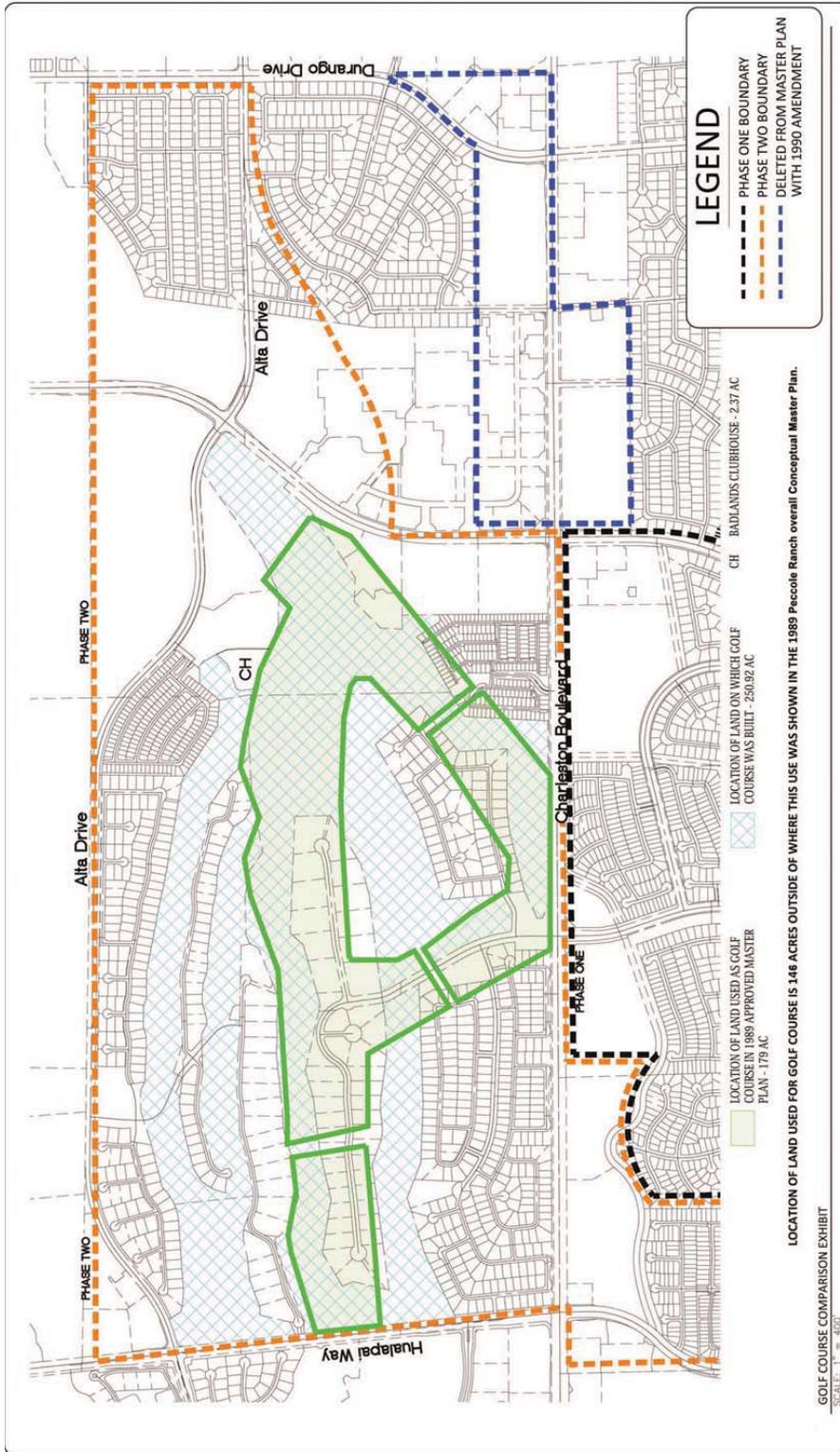
**EXHIBIT E-1**  
 2/22/2016  
 As-Built (Exhibit D) Overlaid on  
 The 1989 Peccole Ranch overall  
 Conceptual Master Plan (Exhibit A)

LOCATION OF LAND USED AS GOLF COURSE IS 148 ACRES OUTSIDE OF WHERE THIS USE WAS SHOWN IN THE 1989 Peccole Ranch overall Conceptual Master Plan.

**PRJ-63601**  
 06/29/16

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

ROR000038



**EXHIBIT E-2**

2/22/2016

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

PRJ-63491  
06/29/16

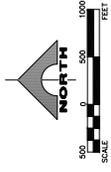
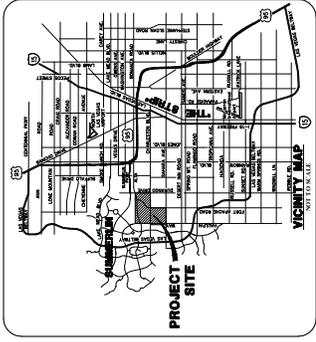
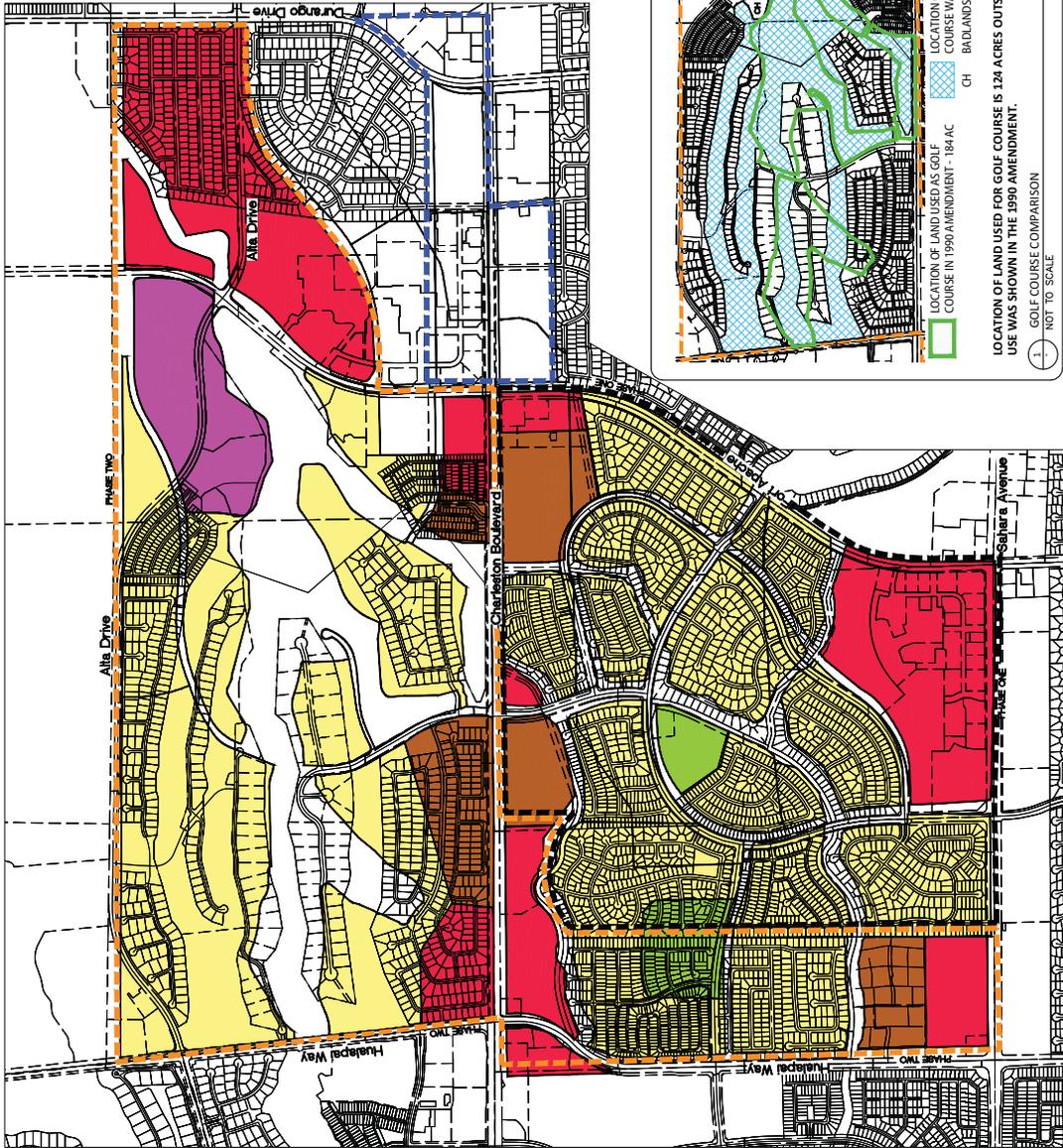
**GCW** ENGINEERS SURVEYORS  
1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146  
T: 702.854.2000  
F: 702.854.2259  
gpcwengineering.com



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

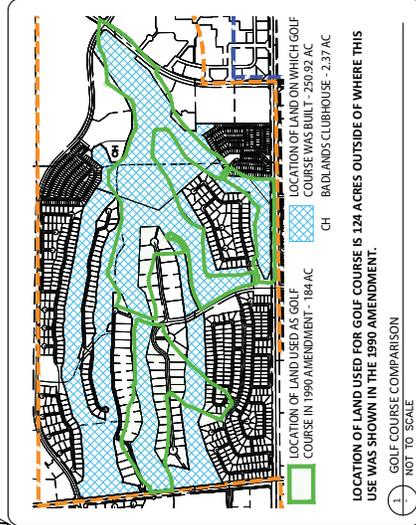
ROR000039

23256



**LEGEND**

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT
- SINGLE FAMILY
- MULTI FAMILY
- HOTEL/RESORT
- COMMERCIAL
- SCHOOL
- GOLF COURSE/OPEN SPACE/DRAINAGE



**EXHIBIT F-1**  
2/22/2016

Pecolle Ranch overall Conceptual Master Plan As-Built (Exhibit D) Overlaid On The 1990 Amendment (Exhibit B) [View PDF](#)

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

ROR000040

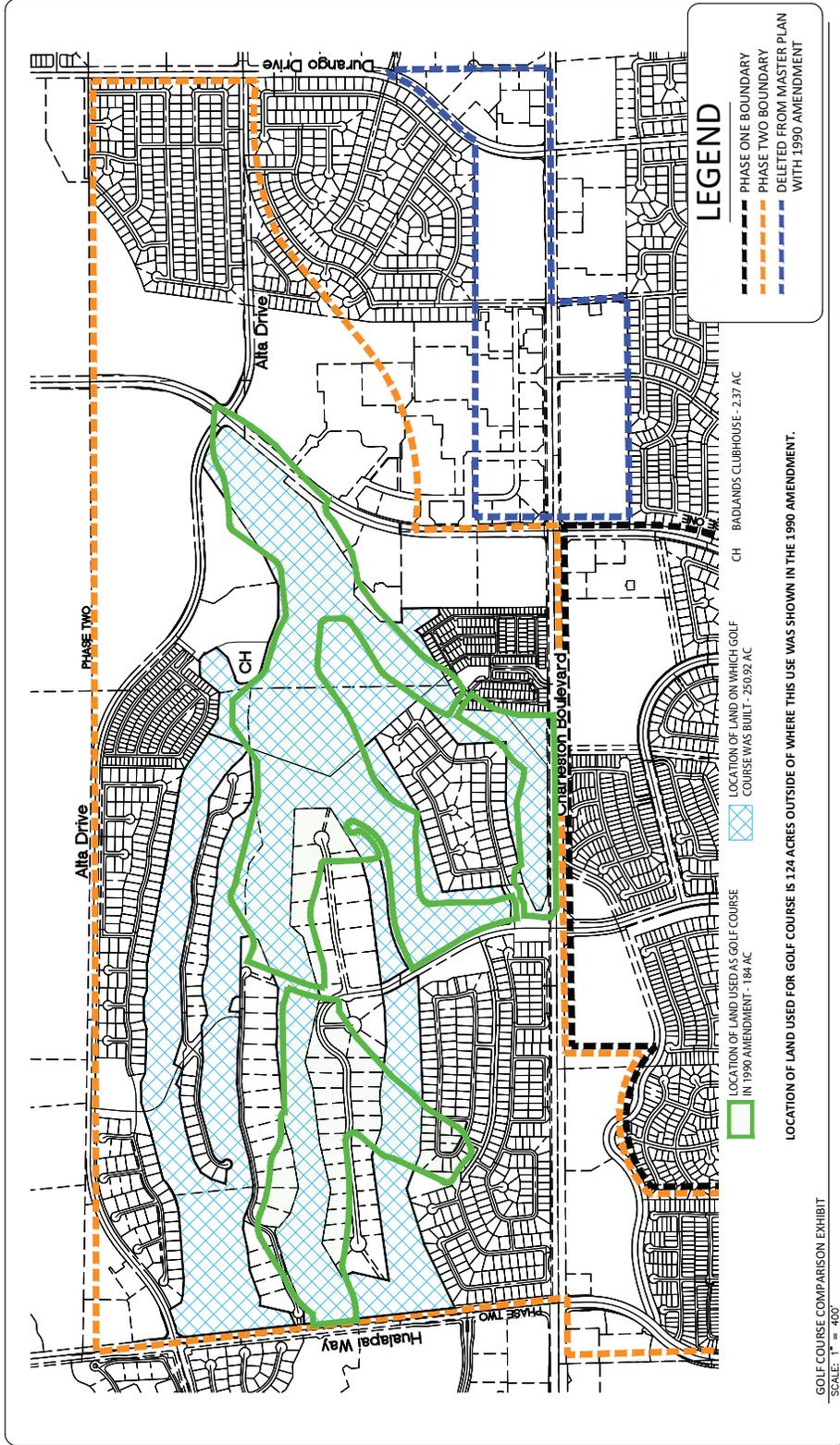


EXHIBIT F-2  
2/22/2016  
GOLF COURSE LOCATION IN 1990  
AMENDMENT VS CURRENT LOCATION

**GCV**  
ENGINEERS & SURVEYORS  
1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146  
T: 702.894.2000  
F: 702.894.2259  
gcvengineering.com



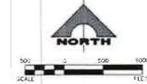
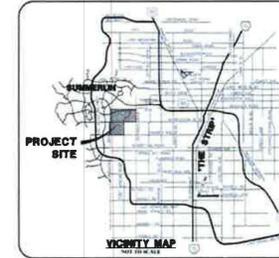
# MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ROR000041

23258



Date: 10/15/16  
 Initial Agenda: b-9



**LEGEND**

- R-4 - MULTI FAMILY 2400 UNITS(2600 w/ ASSIST LIVING)
- R-E - SINGLE FAMILY - R-E ZONING ALLOWS 367 LOTS (A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-PD7 WHICH @ 7.49 DU/AC ALLOWS 1376 DU'S); NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1/2 ACRE LOT SIZES WITH A MAXIMUM OF 75 HOMESITES.
- 1990 PECCOLE RANCH MASTER PLAN'S PHASE ONE BOUNDARY
- 1990 PECCOLE RANCH MASTER PLAN'S PHASE TWO BOUNDARY

**GCV**  
 ENGINEERS SURVEYORS  
 1555 S. RAINBOW BLVD.  
 LAS VEGAS, NV 89146  
 T: 702.864.2000  
 F: 702.864.2299  
 gcv@rainbow.com

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

**EXHIBIT G**  
 2016 Major Modification  
 (Major Modification to 1990  
 Amendment)

ROR000042

23259