

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 11:41 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 128, PART 15**

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*Attorneys for City of Las Vegas*

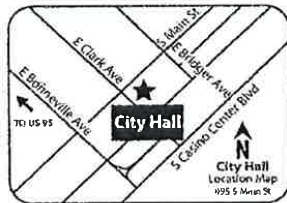
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The concerned land provides natural habitat for many wild animals. The proposed amendment will destroy the habitat, therefore irreversibly damage some endangered species.

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831410016  
ZHANG YING  
709 SIR JAMES BRIDGE WAY  
LAS VEGAS NV 89145

Case: GPA-68385

138 BROFNP1 89145



ROR023406

**24815**

Mar 07 17 09:36a

Tania Steffora

7024515350

p.3

City of Las Vegas  
Office Of The City Clerk  
95 South Main Street, 2<sup>nd</sup> Floor  
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I SUPPORT  
this Request



I OPPOSE  
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**GPA-68385**

City Council Meeting of March 15, 2017

13831214044  
FISCUS RONALD R  
SHEN HUI  
9713 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145-6675

Case: GPA-68385

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138 68385 89145



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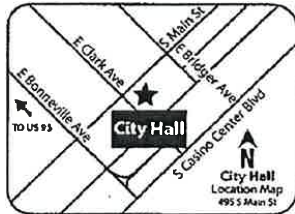


City of Las Vegas  
Office Of The City Clerk  
195 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

LAS VEGAS  
NV 890  
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I SUPPORT  
this Request

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I OPPOSE  
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**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831214035  
KOST RICHARD T & SALLY A LIV TR  
9813 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145-8678

133 BROFNP1 69145



ROR023408

24817

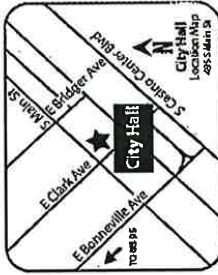
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☐ I SUPPORT  
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☒ I OPPOSE  
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**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831419039  
LEE R K FAMILY TRUST  
LEE ROBIN D & KATHLEEN J TRS  
9803 ROYAL LAMBS DR  
LAS VEGAS NV 89145-8662

133 BRDENE 1 85145



Submitted after final agenda

Date 3/9/17 Item 45

ROR023409

24818

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Las Vegas, Nevada 89101

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this Request



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**GPA-68385**

City Council Meeting of March 15, 2017

106 BRDFNP1 92656

13831416009  
SNYDER MATTHEW T & LYNDIA  
10 ANACAPA LN  
ALISO VIEJO CA 92656

Case: GPA-68385



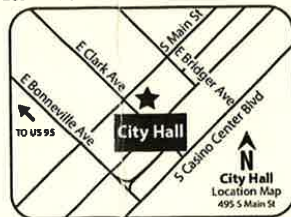
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I SUPPORT  
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I OPPOSE  
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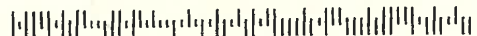
**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831810014  
RESNICK TRUST  
RESNICK MICHAEL L TRS  
9312 PROVENCE GARDEN LN  
LAS VEGAS NV 89145-8601

Case: GPA-68385



ROR023410

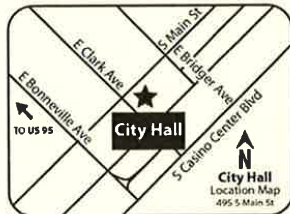
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**GPA-68385**

City Council Meeting of March 15, 2017

67 BRDFNP1 89101

13736615065  
SCHONFELD FAMILY TRUST  
520 S FORTH ST  
LAS VEGAS NV 89101

Case: GPA-68385

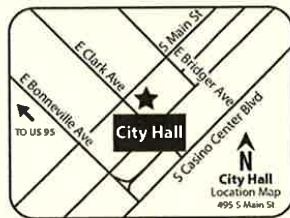


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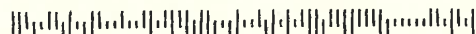
**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13736611011  
LAM ALBERT Y & LINDA Y REVOCABLE  
LAM ALBERT Y & LINDA Y TRS  
10013 CRESENT MESA LN  
LAS VEGAS NV 89145-8804

Case: GPA-68385



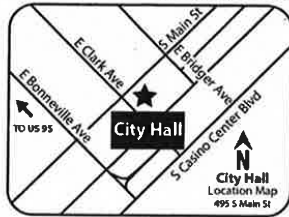
ROR023411

24820

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**Official Notice of Public Hearing**



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I SUPPORT  
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**GPA-68385**

City Council Meeting of March 15, 2017

133 BROFNPI 89145

13831311001 Case: GPA-68385  
ORIENTE V G REV INTER VIVOS TR  
ORIENTE VINCENT G TRS  
9700 WINTER PALACE DR  
LAS VEGAS NV 89145

Submitted after final agenda

Date 3/9/17 Item 45

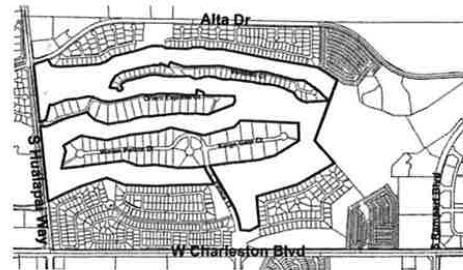


**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

No More buildings  
PLEASE.  
Too much traffic  
pollution & increased  
density. Dr. Oneto

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

ROR023412

24821

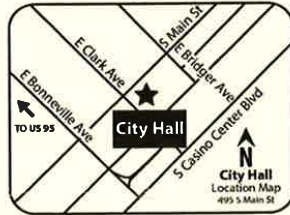
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**GPA-68385**

City Council Meeting of March 15, 2017

13831215013  
Case: GPA-68385  
PECCOLE ROBERT N & NANCY A  
8689 W CHARLESTON BLVD #109  
LAS VEGAS NV 89117

111 BRDFNPI 89117



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Office Of The City Clerk  
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I SUPPORT  
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I OPPOSE  
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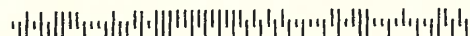
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**GPA-68385**

City Council Meeting of March 15, 2017

13831413022  
Case: GPA-68385  
ALLISON FAMILY TRUST  
ALLISON SANFORD L & MARIE T TRS  
9816 MISS PEACH AVE  
LAS VEGAS NV 89145-8644

133 BRDFNPI 89145



ROR023413

24822



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**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385  
13832415027  
MCNICHOLL JOHN B LIVING TRUST  
MCNICHOLL JOHN B TRS  
9122 HADDINGTON LN  
LAS VEGAS NV 89145



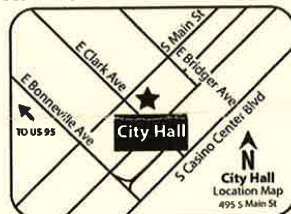
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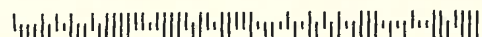
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**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385  
13831410034  
FOLDESI GEORGE  
SILVERSTEIN JOAN  
916 GRANGER FARM WAY  
LAS VEGAS NV 89145-8618



ROR023414

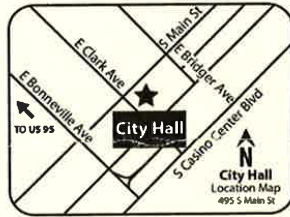
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I OPPOSE  
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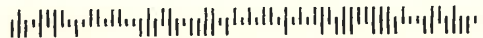
**GPA-68385**

City Council Meeting of March 15, 2017

13831814001  
BENNETT ROSE M  
664 RAVEL CT  
LAS VEGAS NV 89145-8628

Case: GPA-68385

133 BRDFNP1 89145

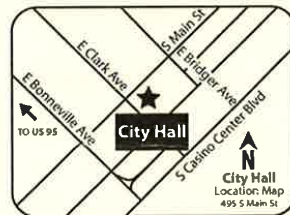


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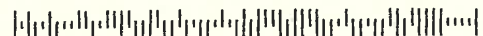
**GPA-68385**

City Council Meeting of March 15, 2017

13831810034  
MILLER FAMILY TRUST  
MILLER D CLIFFORD & DARLENE TRS  
808 PETIT CHALET CT  
LAS VEGAS NV 89145

Case: GPA-68385

133 BRDFNP1 89145



ROR023415

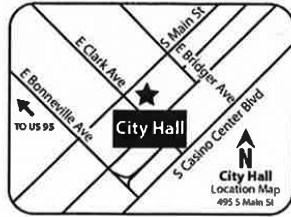
24824



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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Permit No. 1630

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

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2017 MAR -9 A 9:43

the Unscrupulous attempt  
by developer Yohan Lowie is  
totally wrong. If it were not  
for the "support" of Beers and  
the "Mayor" this would never  
have gotten to where it is.  
Fire them both!!!

Case: GPA-68385  
13831413034  
BOKA J A & PETERSON C REV LIV TR  
BOKA JON A TRS  
9817 ROYAL LAMB DR  
LAS VEGAS NV 89145-8624

133 BROFNP1 89145

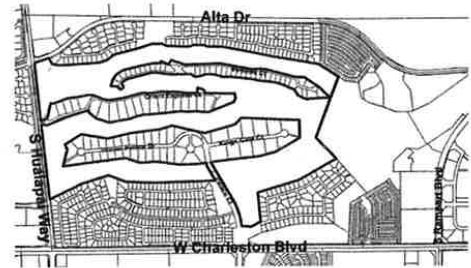


**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

VOTE  
NO!

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

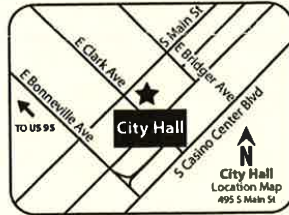
ROR023416

24825

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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2017 MAR -9 A 9 43

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I SUPPORT  
this Request



I OPPOSE  
this Request

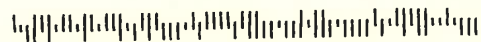
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831812005  
CAMERON RONALD G LIVING TRUST  
CAMERON RONALD G TRS  
9401 FONTAINBLEU DR  
LAS VEGAS NV 89145-8655

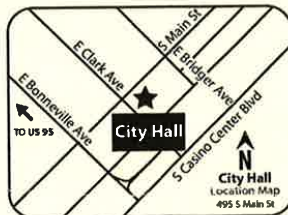
133 BRDFNP1 89145



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Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

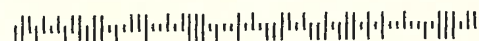
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831712002  
TURNER INVESTMENTS LTD  
9511 ORIENT EXPRESS CT  
LAS VEGAS NV 89145-8700

133 BRDFNP1 89145



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ROR023417

24826

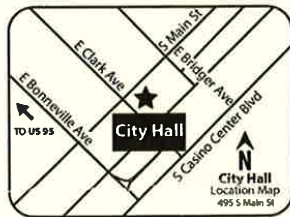
City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831812021  
BUCKLEY KEVIN M & SILVIA M  
2333 PINTO LN  
LAS VEGAS NV 89107-4625

97 BRDFNP1 89107



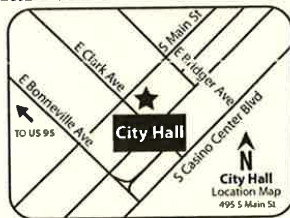
City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831416034  
MANRAY CAXTON J LIVING TRUST  
MANRAY CAXTON J TRS  
9633 GAVIN STONE AVE  
LAS VEGAS NV 89145-8627

*Put them in  
North Las Vegas*

133 BRDFNP1 89145



ROR023418

24827

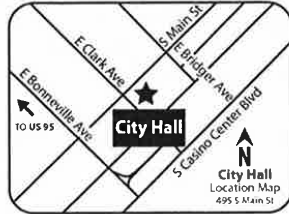
City of Las Vegas  
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495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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2017 MAR -9 A 9:51



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BPDFNP1 68145

13831314014

Case: GPA-68385

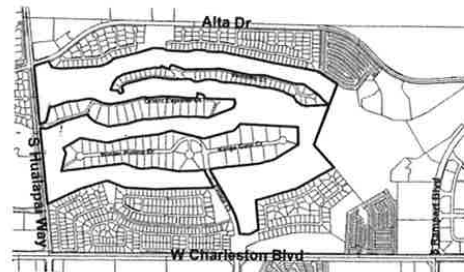
LEE FAMILY TRUST  
LEE DUNCAN R & IRENE TRS  
9631 ORIENT EXPRESS CT  
LAS VEGAS NV 89145-8701

**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

We strongly oppose this amendment. Badland is part of Queensridge & Pecole never intend to develop it like what is being proposed!! Who would have bought Queensridge back then if we knew this would happen -> Would You???

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

Meeting: City Council  
Date: March 15, 2017  
Time: 1:00 P.M.  
Location: City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

ROR023419

24828

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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Permit No. 1630

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2017 MAR -9 A 9:54



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

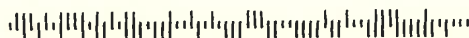
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385  
13831314005  
SANFILIPPO FAMILY TRUST  
SANFILIPPO ANTHONY & A TRS  
9900 ORIENT EXPRESS CT  
LAS VEGAS NV 89145-8704



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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2017 MAR -9 P 2:49



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385  
13831311027  
S J A REAL PROPERTY TRUST 2002  
BORETA RON TRS  
1120 N TOWN CENTER DR #160  
LAS VEGAS NV 89144



ROR023420

24829

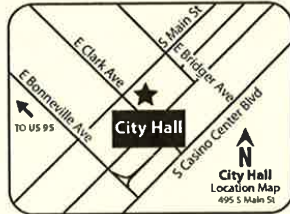


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Las Vegas, Nevada 89101

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**Return Service Requested** 11 MAR -9 P 2: 49  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385  
13831411011  
J & J REAL PROPERTY TRUST 2003  
1120 N TOWN CENTER DR #160  
LAS VEGAS NV 89144

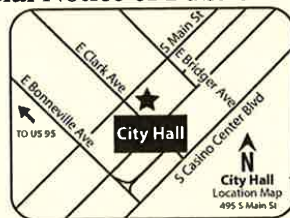


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Las Vegas, Nevada 89101

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Las Vegas, NV  
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**Return Service Requested** 11 MAR -9 P 2: 49  
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I SUPPORT  
this Request



I OPPOSE  
this Request

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**GPA-68385**

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385  
13831411010  
J & J REAL PROPERTY TRUST 2003  
1120 N TOWN CENTER DR #160  
LAS VEGAS NV 89144



ROR023421

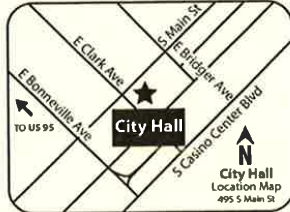
24830

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I SUPPORT  
this Request

☒

I OPPOSE  
this Request

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**GPA-68385**

City Council Meeting of March 15, 2017

131 BRDFNP1 09144

Case: GPA-68385  
13736615050  
SEROKA STEVEN G  
WONG NANCY C  
10100 STONY RIDGE DR  
LAS VEGAS NV 89144-4344

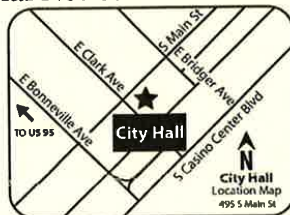


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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

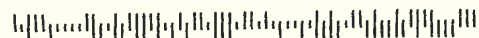
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 09145

Case: GPA-68385  
13831615038  
L F PORTFOLIO L L C  
9217 TUDOR PARK PL  
LAS VEGAS NV 89145



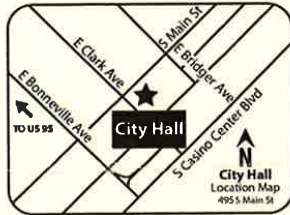
ROR023422

24831

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831810026  
BERLINER IRVING Y & R REV LIV TR  
BERLINER IRVING Y & ROBIN P TRS  
19189 MISSION GROVE PKWY S  
RIVERSIDE CA 92508-6602

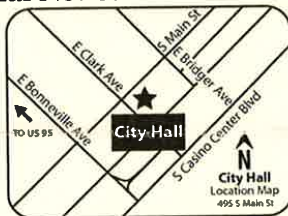
104 BRDFNP1 92508



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Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**OPPOSE**

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831614026  
SOBEK STUART TRUST  
SOBEK STUART M TRS  
9309 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145

133 BRDFNP1 89145



ROR023423

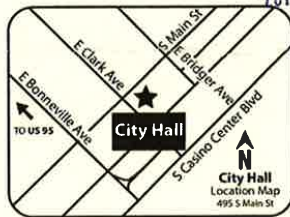
24832



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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Las Vegas, NV  
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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831611005

Case: GPA-68385

KO SHENLI  
9509 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145

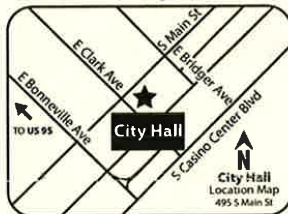
133 BRDFNP1 89145



City of Las Vegas  
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495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

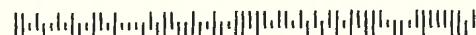
*Grossly disturbed and  
offended by the continued  
attacks and bastardization  
of our neighborhood  
Where's the support  
Councilmen??*

13831812017

Case: GPA-68385

SIMBAL MITCHELL  
900 PONT CHARTRAIN DR  
LAS VEGAS NV 89145-8650

133 BRDFNP1 89145



ROR023424

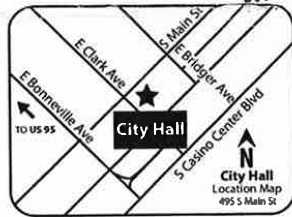
24833

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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☐

I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831613015  
ARIAS HECTOR A & ROSA MARTHA  
ARIAS ALEJANDRO  
9412 QUEEN CHAROLETTE DR  
LAS VEGAS NV 89145-8708

133 BRDFNP1 89145

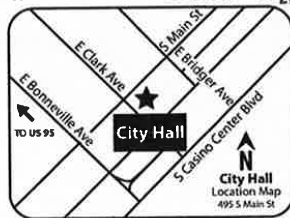


City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Official Notice of Public Hearing** P 2: 49



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☐

I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831214012  
JINGOLI THOMAS A LIVING TRUST  
CARDINAL SHAWN LIVING TRUST  
305 WINDFAIR CT  
LAS VEGAS NV 89145-8682

133 BRDFNP1 89145



ROR023425

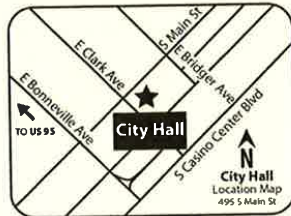
24834

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Return Service Requested** 011 MAR -9 P 2:50  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13736711010  
WU JEFFREY C  
CHAO JANET J  
633 EDGEBROOK DR  
LAS VEGAS NV 89145

Case: GPA-68385

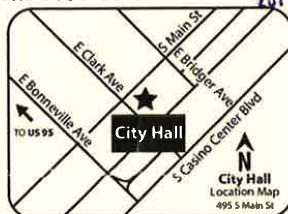


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Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

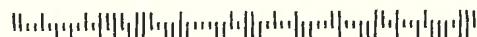
**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831615037  
L F PORTFOLIO L L C  
9217 TUDOR PARK PL  
LAS VEGAS NV 89145

Case: GPA-68385



ROR023426

24835

P.001/001

(FAX)

03/10/2017 09:38

ROR023427

24836

Submitted after final agenda

Date 3/13/17 Item 54

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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2017 MAR 13 A 7:31



### Return Service Requested Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

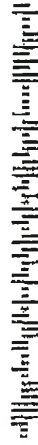
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831815011  
LAMBOS ANGELO  
1008 SECRET GARDEN ST  
LAS VEGAS NV 89145

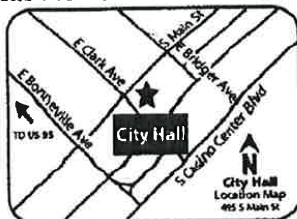
133 SEP 1 89145



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



# **Return Service Requested** **Official Notice of Public Hearing**



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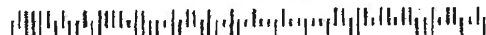
☐ I SUPPORT this Request  
☒ I OPPOSE this Request

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**GPA-68385**

City Council Meeting of March 15, 2017

193 BROFNP1 89145



2017 MAR 13 A 7:31  
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Case: GPA-68385  
13831213009  
BUI NEVADA L L C  
9605 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145

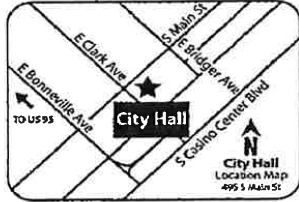
ROR023428

24837

City of Las Vegas  
Office Of The City Clerk  
95 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



**Return Service Requested**  
**Official Notice of Public Hearing**



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☐ I SUPPORT this Request  
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

2017 MAR 13 A 7:32  
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Case: GPA-68385

13831215011  
WEISMAN LARRY & IRIS  
9732 VERLAINE CT  
LAS VEGAS NV 89145

City of Las Vegas  
Office Of The City Clerk  
95 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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☐ I SUPPORT this Request  
☒ I OPPOSE this Request

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**WVR-68480 and SDR-68481**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

2017 MAR 13 A 7:32  
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Case: WVR-68480, SDR-68481

13831215011  
WEISMAN LARRY & IRIS  
9732 VERLAINE CT  
LAS VEGAS NV 89145

ROR023429

24838

Mar. 13. 2017 11:52AM

No. 6835 P. 1

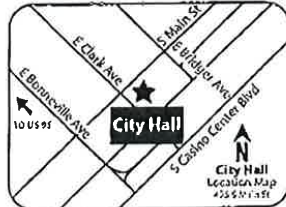
City of Las Vegas  
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2017 MAR 13 P 12:00

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831311017  
BRESEE DARREN  
9821 WINTER PALACE DR  
LAS VEGAS NV 89145-8639

Case: GPA-68385

138 BRESEE DARREN 03145



ROR023430

**24839**



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

PA-68385

City Council Meeting of March 13, 2017 April 17

133 BROOKFIELD BLVD

AGAIN! We oppose this  
GPA 68385! Require the  
developer to present a  
comprehensive development  
plan for entire property before  
granting any GPA amendments  
or zoning changes or piecemeal  
tentative maps that make no  
sense when pieced together over a  
The total impacts to neighbors?  
community need to be  
assessed before granting any  
approval.

13831711003  
CULP GORDON & SMITH ROSEMARY TR  
CULP GORDON L TRS  
653 RAVEL CT  
LAS VEGAS NV 89145-8628

Case: GPA-68385

that is the City Council's  
responsibility

2017 MAR 13 A 7:32  
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ROR023431

24840

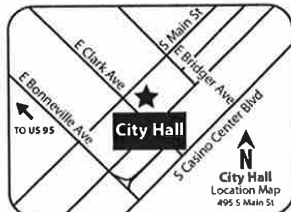


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Las Vegas, Nevada 89101

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**Return Service Requested**  
**Official Notice of Public Hearing**



*Will NOT support  
A PLAN THAT TAKES  
AWAY OPEN SPACE  
AND CREATES ISSUES  
FOR ADJACENT  
HOMEOWNERS*

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145



Case: GPA-68385  
13831213002  
NICHOLSON REVOCABLE TRUST  
NICHOLSON SAMUEL E & ANN M TRS  
305 NOTTINGHILL GATE CT  
LAS VEGAS NV 89145

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

129 BRDFNP1 89131



Case: GPA-68385  
13832415031  
TRUMAN GRANT S  
7145 HALEY AVE  
LAS VEGAS NV 89131-3481

ROR023432

24841

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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3-3-17

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

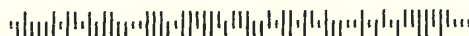
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

Case: GPA-68385  
13831410023  
KOERBER FAMILY TRUST  
KOERBER KENNETH & JOSEPHINE TRS  
941 GRANGER FARM WAY  
LAS VEGAS NV 89145-8619



City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

LAS VEGAS  
NV 890  
06 MAR '17

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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

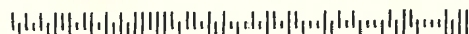
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

131 BRDFNP1 89144

Case: GPA-68385  
13736615028  
D G VENTURES TRUST  
BRANSCOME GENE TRS  
10332 SUMMIT CANYON DR  
LAS VEGAS NV 89144-4339



ROR023433

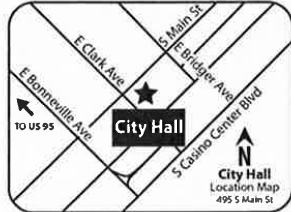
24842

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Return Service Requested** **Official Notice of Public Hearing**



② Thus ruining the reason people chose Greenridge in the first place.

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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831614027

Case: GPA-68385

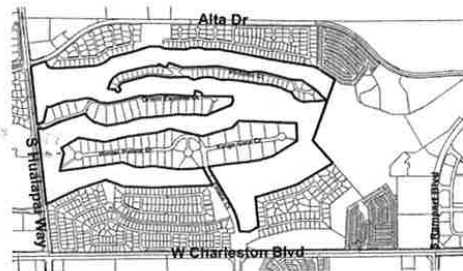
BERKOWITZ GIDEON & JODI  
9305 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145-8709

**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

This is terrible! The traffic on the streets of Alta, Rampart & Charleston Hualapai will be increased tenfold. Our already overcrowded schools will become impossible, forcing us to choose over academic options. And personally, I purchased this home for the landscape and quiet, both of which will be destroyed.

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Shame on do person who even allowed the badlands to be sold.

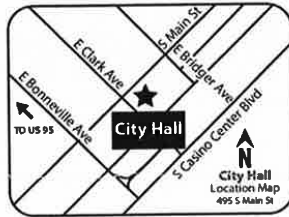
ROR023434

24843

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Official Notice of Public Hearing**



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

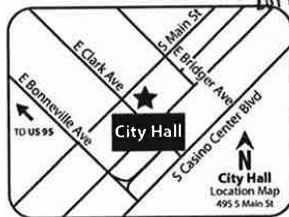


Case: GPA-68385  
13831214036  
M T M FAMILY TRUST  
TRAN MY GIA TRS  
9809 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145-8678

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Official Notice of Public Hearing**



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☐

I SUPPORT  
this Request

☒

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145



Case: GPA-68385  
13831215014  
MARSHALL ROBERT E & CHARONE C  
9744 VERLAINE CT  
LAS VEGAS NV 89145-8695

ROR023435

24844

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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☐ I SUPPORT this Request  
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831816010 Case: GPA-68385  
CAPOZZI BARBARA E  
1001 COLLINGTREE ST  
LAS VEGAS NV 89145

133 BRDFNP1 89145

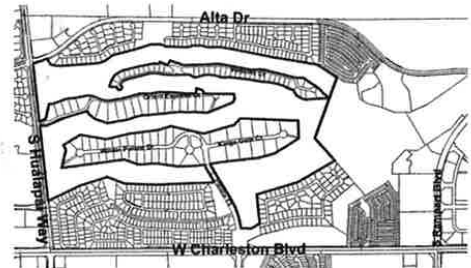


**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

1. MAINTAIN, PROTECT HOMEOWNERS VALUE OF THEIR ASSETS.
2. TRAFFIC PROBLEMS
3. ENVIRONMENT DANGERS
4. LOST VIEWS
5. CONSTRUCTION, NOISE, HEAVY EQUIPMENT PROBLEMS DAILY
6. SAFETY OF CURRENT HOMEOWNERS WITH MORE BREAKINS

**Application Location**



The proposed project may not pertain to the entire highlighted project site.

**Public Hearing Information**

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

ROR023436

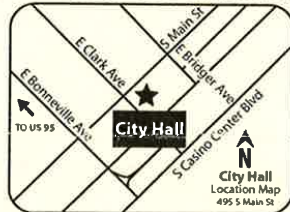
24845

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

133 BRDFNP1 89145

13831711002  
THOMAS EVA MAY  
652 RAVEL CT  
LAS VEGAS NV 89145-8628

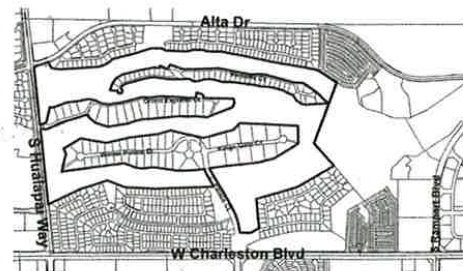
Case: GPA-68385

### Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

*Queensridge is a Master Plan community. Golf Course was never intended to have housing on it. The area cannot support any more traffic and schools are jammed ???*

### Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their

ROR023437

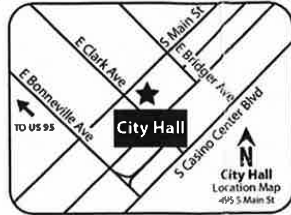
24846

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831422001  
BREISCH ROBERT W & PHYLLIS A  
701 EAST ST  
MAZON IL 60444

26 BRDFNP1 60444

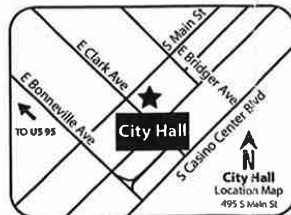


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Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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☐ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831613010  
SULLIVAN KENNETH J FAMILY TRUST  
SULLIVAN SUSAN TRS  
9337 QUEEN CHARLOTTE DR  
LAS VEGAS NV 89145-8708

133 BRDFNP1 89145



ROR023438

24847

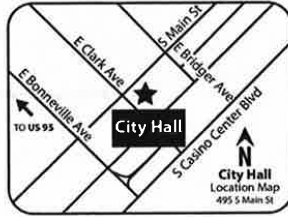
City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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2017 MAR -9 A 9:36

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**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831612019  
DEHART PAUL B & VICKIE NV RES TR  
DEHART PAUL B & VICKIE L TRS  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117

111 BRDFNP1 89117



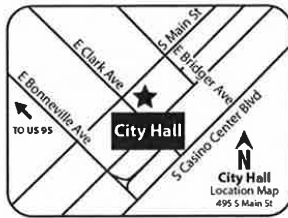
City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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2017 MAR -9 A 9:36

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**Official Notice of Public Hearing**



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I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831710005  
Y M LOWIE FAMILY L P  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117

Submitted after final agenda

Date 3/9/17 Item 45

111 BRDFNP1 89117



ROR023439

24848



City of Las Vegas  
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Las Vegas, Nevada 89101

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☒ I SUPPORT this Request  
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

SS BRDFNP1 69106

13831615004

Case: GPA-68385

FARROW STEPHEN A  
1716 N DECATUR BLVD #4  
LAS VEGAS NV 89108-2229

Submitted after final agenda

Date 3/9/17 Item 45

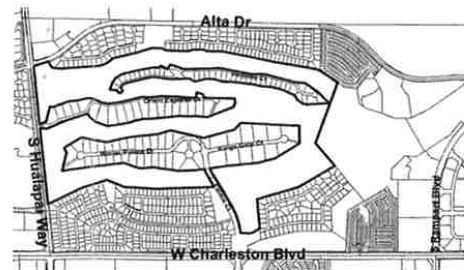


**Application Information**

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

*approval of this amendment to "L" is very reasonable and will benefit everyone who lives in the immediate area.  
Thank you. Stephen Farrow  
9237 Whitekirk Place*

**Application Location**



Submitted after final agenda

The proposed project may pertain to the highlighted project site.

**Public Hearing Information**

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2<sup>nd</sup> Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

ROR023440

24849

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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**Official Notice of Public Hearing** MAR -9 A 9 41



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☒ I SUPPORT this Request  
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831615088 Case: GPA-68385  
FARROW STEPHEN A  
1716 N DECATUR BLVD #4  
LAS VEGAS NV 89108-2229

99 BRDFNP1 89108



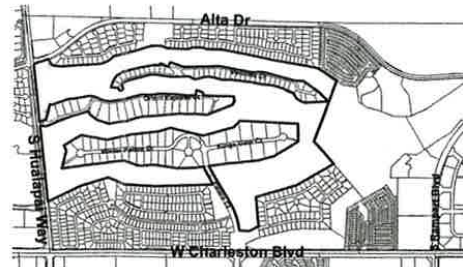
### Application Information

GPA-68385 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND COMPANY, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: L (LOW DENSITY RESIDENTIAL) on 166.99 acres at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-702-002), Ward 2 (Beers) [PRJ-67184].

*I believe that Low Density Residential zoning in this neighborhood is appropriate and to everyone's benefit.*

*Stephen Farrow, owner  
9208 Worsley Park Place*

### Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

**Meeting:** City Council  
**Date:** March 15, 2017  
**Time:** 1:00 P.M.  
**Location:** City Council Chambers  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada

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ROR023441

24850

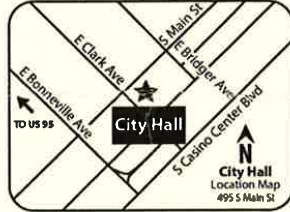
City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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2017 MAR -9 A 9:42

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I SUPPORT  
this Request



I OPPOSE  
this Request

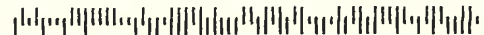
Please use available blank space on card for your comments.

**GPA-68385**

City Council Meeting of March 15, 2017

13831812032 Case: GPA-68385  
LOTTICE PAUL LIVING TRUST  
LOTTICE CAROL LIVING TRUST  
9324 FOUNTAINBLEU DR  
LAS VEGAS NV 89145-8653

133 BRDFNPI 89145



Submitted after final agenda

Date 3/9/17 Item 45

ROR023442

**24851**

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2nd Floor  
Las Vegas, Nevada 89101

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2017 MAR 13 A 7:32



### Return Service Requested Official Notice of Public Hearing



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☒ I SUPPORT this Request  
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017  
111 ERFNP 89117

Case: GPA-68385  
13831416026  
LOWIE YOHAN & MERAV  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117



Submitted after final agenda

Date 3/13/17 Item 54

ROR023443

24852

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2017 MAR 13 A 7:32

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

### Return Service Requested Official Notice of Public Hearing



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☒ I SUPPORT this Request  
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

Case: GPA-68385  
13831710004  
LOWIE YOHAN & MERAV NV RES TR  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117



111 BRDFTNPI 89117

ROR023444

24853

EHB

7029406931

03/06/2017 23:01

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2017 MAR 13 A 7 32

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101



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EHB

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

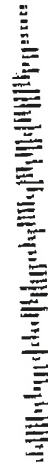
Please use available blank space on card for your comments.

GPA-68385

City Council Meeting of March 15, 2017

iii ERCPNP 89117

Case: GPA-68385  
13831710009  
DEHART P V FAMILY L P  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117



ROR023445

24854

03/06/2017 23:01 7029406931

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2017 MAR 13 A 7:32

City of Las Vegas  
Office Of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

### Return Service Requested Official Notice of Public Hearing



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☒ I SUPPORT this Request  
☐ I OPPOSE this Request  
Please use available blank space on card for your comments.

PA-68385

City Council Meeting of March 15, 2017

13831801003  
SEVENTY ACRES LLC  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117  
Case# GPA-68385

ROR023446

24855

03/06/2017 23:01

11 BRDFFP 1 83117

111 BRDFFP 1 83117

EHB

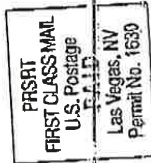




City of Las Vegas  
Office of the City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

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2017 MAR 13 A 1:32



# Return Service Requested Official Notice of Public Hearing



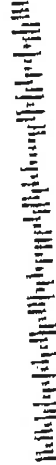
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☒ I SUPPORT this Request  
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-68385  
City Council Meeting of March 15, 2017

Case: GPA-68385  
13832301007  
SEVENTY ACRES L L C  
1215 S FORT APACHE RD #120  
LAS VEGAS NV 89117



EHB

7029406931 23:01 03/06/2017

ROR023447

24856

\* \* \* Communication Result Report ( May. 12. 2017 11:24AM ) \* \* \*

11

Date/Time: May. 12. 2017 11:24AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
2354	Memory TX	7023824803	P. 1	OK	

## Reason for error

E. 1) Hang up or line fail  
 E. 3) No answer  
 E. 5) Exceeded max. E-mail size

E. 2) Busy  
 E. 4) No facsimile connection

**KAEMPFER  
CROWELL**  
 ATTORNEYS AT LAW  
 LAS VEGAS OFFICE  
 STEPHANIE MARLENE ALLEN  
 sallen@kcacrowell.com  
 702.702.7049

LAS VEGAS OFFICE  
 1170 Fremont Street, Suite 200  
 Las Vegas, NV 89101  
 Tel: 702.702.7049  
 Fax: 702.702.7049  
 Email: sallen@kcacrowell.com  
 Web: www.kcacrowell.com  
 Las Vegas Office  
 1170 Fremont Street, Suite 200  
 Las Vegas, NV 89101  
 Tel: 702.702.7049  
 Fax: 702.702.7049  
 Email: sallen@kcacrowell.com  
 Web: www.kcacrowell.com

May 12, 2017

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk  
 City of Las Vegas  
 495 S. Main Street  
 Las Vegas, NV 89101

Re: Request for 30 Day Hold  
 May 17, 2017 Las Vegas City Council Hearing, Items 69-72  
 180 Land Company, LLC: GPA-68315, WYK-68416, SDR-68481  
 and TRAP-68483

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of May 17, 2017 until the Las Vegas City Council hearing of June 21, 2017 so that we can continue to work on an overall development plan for the property.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,  
**KAEMPFER CROWELL**

*Stephanie H. Allen*  
 Stephanie H. Allen

SHEA/adb

10/24/18,1

10/24/18,1

Submitted after final agenda

Date 5/15/17 Item 69-72

ROR023448

24857

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

[sallen@kcncvaw.com](mailto:sallen@kcncvaw.com)  
702.792.7045

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.792.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
610 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

May 12, 2017

*Via Fax: (702) 382-4803*

Ms. LuAnn D. Holmes, City Clerk  
City of Las Vegas  
495 S. Mail Street  
Las Vegas, NV 89101

**Re: Request for 30 Day Hold  
May 17, 2017 Las Vegas City Council Hearing, Items 69 - 72  
180 Land Company, LLC: GPA-68385, WVR-68480, SDR-68481  
and TMP-68482**

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **May 17, 2017** until the Las Vegas City Council hearing of **June 21, 2017** so that we can continue to work on an overall development plan for the property.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

**KAEMPFER CROWELL**



Stephanie H. Allen

SHA/adb

1973818\_1

17634.1

ROR023449

**24858**

**Memorandum**  
**Peccole Ranch Master Development Plan – Phase II**

From: Ngai Pindell  
Professor of Law, UNLV William S. Boyd School of Law

Submitted: June 21, 2017

  
Ngai Pindell

The hornbook definition of the relationship between zoning and land use planning is that "[t]he future land use plan is essentially a statement of objectives for the guidance of municipal officials and the public at large in making decisions for the future development of the community. The zoning map is the tool by which these objectives may be realized through the regulatory operation of the police power."<sup>1</sup> A city's master plan reflects a community's vision for future development, and zoning is a tool to implement this plan.

The Nevada Revised Statutes require the City of Las Vegas to develop a general or master plan that includes a land use element.<sup>2</sup> Las Vegas had a General Plan in place when Peccole Ranch Master Development Plan – Phase II ("Phase II") was approved in April 1990. The City's minutes reflect that the density of Phase II conformed to the General Plan.<sup>3</sup> The City adopted a new General Plan in 1992 and has continually updated its General Plans up to the adoption of the current Las Vegas 2020 Master Plan. The Las Vegas zoning ordinance states that zoning decisions must be consistent with the master plan,<sup>4</sup> and the Nevada Supreme Court has held that a "zoning Authority must adopt zoning regulations that are in substantial agreement with the Master Plan ... including any land use guide."<sup>5</sup>

The Las Vegas zoning ordinance and the Nevada Supreme Court require zoning decisions to be consistent with or in substantial agreement with the General Plan. The General Plan has designated the Badlands golf course area within Phase II as Park, Recreation, and Open Space (PR-OS) for well over 20 years. As the Land Use Designation table of the General Plan notes, there is no residential density under PR-OS. Moreover, under PR-OS, the only Allowable Zoning Category is Civic (C-V) which has no residential density. In short, the City has determined that there is no residential density permitted under a PR-OS General Plan designation. A zoning decision to build residential units in an area where residential density is not permitted would

<sup>1</sup> See, e.g., Sara C. Bronin and Dwight H. Merriam, An Overview of Zoning Regulation, in Arden H. Rathkopf, Daren A. Rathkopf, and Edward H. Ziegler, Jr., Rathkopf's The Law of Zoning and Planning (2017).

<sup>2</sup> See NRS 278.150 and NRS 278.160.

<sup>3</sup> See City Council Minutes and Map, Attachment 1.

<sup>4</sup> "For purposes of this Section, "consistency with the General Plan" means not only consistency with the Plan's land use and density designations, but also consistency with all policies and programs of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources." Las Vegas Unified Development Code 19.00.040

<sup>5</sup> Nova Horizon v. City Council of Reno, 105 Nev. 92 (1989). The court further "...determined that Master Plans are to be accorded substantial compliance under Nevada's Statutory scheme..."

Submitted at City Council

Date 6/21/17 Item 131 - 134

By: Ngai Pindell

not seem to be consistent with or in substantial agreement with the General Plan as required by the Las Vegas zoning ordinance and the Nevada Supreme Court.

The concept that zoning decisions must be consistent with or in substantial compliance with the General Plan is a straightforward doctrine that should end the dispute over building residential development on the golf course summarily. My understanding is that the developer has argued that there is underlying, preexisting zoning on the golf course that, in some way, should trump the General Plan designation. Upon review, I conclude that the actions of the original developer and the City do not support the existence of underlying zoning entitlements to build residential units on the golf course.

In 1990, the developer requested and the City approved Phase II. At that time, the City's land use practice was that the City would use the R-PD designation and, through a master plan submitted by the developer, add uses (commercial, residential, open space and others) under the R-PD consistent with the General Plan. This RPD district was designated RPD-7 – with seven describing the number of units permitted per gross acre. The developer and the City applied “RPD-7” to the entire parcel to come up with a ceiling for the total number of residential units that might be constructed on the property. The residential densities of particular areas of the property varied – some areas were planned for a higher density than seven units per acre (like the area designated for multifamily housing); some were planned for a lower density (like the area designated for the single family residential); and some were planned for zero density (like the area designated for the golf course). This designation of densities throughout the property was guided by the desire to create an attractive community bounded by a ceiling on total permissible density rather than the concept that any particular parcel would be zoned at a density of seven units per acre. The “seven” designation was used to provide a framework within which the developer and the city agreed on a master development plan that was subsequently reflected in the City's General Plan.

To create Phase II, the city and the developer engaged in a master planning process and used the Residential Planned Development (RPD) district as a tool to achieve these master plan goals. The purpose of the RPD district is to encourage flexibility, imagination, and innovation in developing residential communities.<sup>6</sup> In support of this purpose, a variety of uses are permitted within RPD districts including residential; parks, common landscaping and open space; golf courses and other similar uses. The developer requested a variety of uses to create an attractive community and the City zoned particular acreage in the development to implement

---

<sup>6</sup> City of Las Vegas Zoning Code 19.02.040 - R-PD Residential Planned Development. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

these land uses. As the Las Vegas City Council minutes from the April 4, 1990 meeting demonstrate, the Planning Commission and Staff approved seven land uses requested by the developer: 401 acres of Single Family, 60 acres of Multi-Family, 194 acres of Commercial, 56 acres of Resort/Casino, 212 acres of Golf Course/Drainage, 13 acres of School, and 60 acres of Rights-of-Way.<sup>7</sup> The land uses were also specific to particular acres as the minutes and the related map show.<sup>8</sup> There were densities approved for the 401 acres of single family and the 60 acres of multi-family. There were no densities approved for the 212 acres of golf course/drainage.<sup>9</sup> The property was zoned to implement these specific land uses and all other zoning was extinguished.<sup>10</sup> The golf course/drainage land use has continued since 1990, and was expanded in 1996 with the addition of a nine-hole golf course with the City confirming that the golf course was a permitted use under R-PD7.<sup>11</sup>

In 1992, the City reviewed land uses throughout Las Vegas, including open space, to create consistent General Plan designations. In previous years, the City had approved several master planned developments under the R-PD designation, and each of these developments contained open space uses allowed under an R-PD including parks, trails, golf courses, lakes, and similar uses. The City designated each of these open spaces PR-OS in the General Plan, including the golf course in Phase II. An additional nine holes of the Badlands Golf Course were also designated PR-OS in 1996.<sup>12</sup> Before this General Plan designation, there was never any density permitted on the golf course as detailed in the City's original land use approval in 1990.<sup>13</sup> Following the General Plan designation, there was no density allowed under the PR-OS General Plan category. As noted above, the Land Use Designation table does not allow residential density under PR-OS. In addition, under PR-OS, the only Allowable Zoning Category is Civic (C-V) which has no residential density.<sup>14</sup>

The current developer filed an initial application in February, 2016 with the City to have a "Development Agreement" approved which would create varying residential densities throughout the golf course. NRS 278.0203 mandates that a Development Agreement be in conformance with the General Plan and the General Plan designates the golf course as PR-OS with no residential zoning categories. To create the zoning categories required by the proposed Development Agreement, a General Plan Amendment must be approved by the City changing the PR-OS designated use to those residential zoning categories required by the Development Agreement. Because the General Plan Amendment would result in the modification of Phase II, the City also must approve a major modification to change the land use designation in Phase II from golf course/drainage to multi-family – single-family prior to the approval of a General Plan Amendment.

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<sup>7</sup> See City Council Minutes and Map, Attachment 1.

<sup>8</sup> *Id.*

<sup>9</sup> See Peccole Ranch Land Use Data, Attachment 2.

<sup>10</sup> See Zone Change Letter, Attachment 4.

<sup>11</sup> See letter between developer and city, Attachment 5.

<sup>12</sup> See 1999 General Plan Map, Attachment 6.

<sup>13</sup> See Peccole Ranch Land Use Data, Attachment 2.

<sup>14</sup> See Land Use Designations, Attachment 3.

This procedure requiring the approval of a major modification of Phase II, an amendment to the General Plan and approval of the appropriate zoning categories is consistent with the requirements described by the City's Planning Department in its staff recommendations and report dated January 12, 2016 in response to the developer's application to redevelop 17.49 acres of the golf course with a multi-family condominium community with a maximum of 720 residential units. The developer subsequently filed another set of applications proposing to redevelop the 250.92 acres of Phase II pursuant to a proposed Development Agreement. Again, consistent with the requirements of State law and the City code, the staff recommendations and report required the approval of a major modification to Phase II to change the land use designation from golf course/drainage to multi-family, a General Plan Amendment to change the PR-OS to the requested zoning categories and an application for the specific zoning categories. In these staff reports, the planning department repeatedly stated that the current land use designations in Phase II of golf course/drainage and in the General Plan of PR-OS on the golf course do not allow for multi-family or single-family residential uses and the proposed developments required a major modification of Phase II and a General Plan Amendment as a condition prior to developing any residential uses on the golf course.

The developer has now revised his prior Development Agreement and submitted it to the City for approval without application for a major modification and General Plan amendment specifically required by the Planning Department in its report on July 12, 2016 relative to the developer's previously proposed Development Agreement and its report dated January 12, 2016 regarding the 720 residential units. In its report of June 13, 2017 in respect of the developer's current Development Agreement, the City acknowledges that the requested residential zoning in the proposed Development Agreement is inconsistent with the General Plan, but the City "may request a General Plan Amendment at a future date to make the land use and zoning designations consistent." This is contrary to, and directly conflicts with, the requirement of NRS 278.0203 that mandates the Development Agreement to be in conformance with the General Plan. The staff report does not mention the need for a major modification of Phase II that is specifically required in its staff reports dated January 12, 2016 and July 12, 2016.

In support of its determination that no General Plan Amendment was needed, the City stated: "Nevada Revised Statutes ("NRS") Chapter 278.0349 [actually 278.349 (3)(e)] states that where zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence." Although not referenced in the staff report, it is assumed that the City relies upon the Nevada Supreme Court case *Cassinelli v. Humboldt County*, No. 35649 (2001) (Nevada Supreme Court unpublished opinion) which references NRS 278.349 (3)(e). Neither the referenced statute which applies to tentative subdivision maps nor the *Cassinelli* decision provide any support for the City's position that it was unnecessary to file a General Plan Amendment to create the zoning categories required to be established pursuant to the proposed development plan.

In *Cassinelli*, the Court wrestled with how to apply a later adopted Paradise Valley Master Plan to previously enacted zoning regulations that already applied to the landowner's property. Here, Phase II was approved and found to be in conformance with an already existing Las Vegas



General Plan in 1990.<sup>15</sup> The zoning enacted in 1990 was requested by the land owner and approved by the City. Any previous zoning Resolutions of Intent were expunged with the Phase II approval by the City Council.<sup>16</sup> Therefore this is not a subsequently enacted General Plan that conflicts with preexisting zoning.

In Phase II, there has been a consistent General Plan narrative in place for over twenty years followed by the developer, the city, and homeowners. The developer carefully designed a master planned community with amenities that would be attractive to this group of buyers. The developer asked that the community include a variety of integrated land uses - single family residential development, multifamily residential development, commercial, parks and other open space, and a golf course – and the City approved these land uses. These land uses are reflected in the 1990 Phase II master development plan, and the open space uses are also included in the Las Vegas General Plan as PR-OS. Since 1990, the city has revisited its General Plan numerous times in connection to this community and in all instances reaffirmed the PR-OS designation of the golf course area – first in 1992 and again in 1996 (adding nine holes to the golf course) and continuing to the adoption and updates to the City’s 2020 General Plan.

On a policy note, this pattern of reaffirming the designation of the golf course acreage as open space in the General Plan is more than a technical assignment of a land use designation to a parcel or the inclusion of open space on a map. It reflects the shared understanding of the parties when the project was built, it communicates this understanding to the larger community to inform real estate purchase and use decisions, and, over time, it demonstrates how deeply entrenched these expectations have become within the larger community. The land uses in Peccole Ranch-Phase II have remained consistent with the original parties’ intent to create a master planned community and consistent with the settled development expectations of the community and the city over a twenty-year plus period.

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<sup>15</sup> See City Council Minutes and Map, Attachment 1.

<sup>16</sup> See City Council Minutes and Map, Attachment 1.

## Attachment 1

ROR023455

**24864**

X.

G. ZONE CHANGE - PUBLIC HEARING

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

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

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

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

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

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

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

SEE ATTACHED LOCATION MAP

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

ROR023456

24865



## Attachment 2

ROR023458

**24867**

## Exhibit C

### PECCOLE RANCH

### LAND USE DATA

### PHASE TWO

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

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

## Attachment 3

ROR023460

**24869**



# Land Use Designations

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL									COMMERCIAL/ INDUSTRIAL				OTHER				
Master Plan Designation	PNP	DR	R	E	ML	MLA	M	H	PCD	O	SC	GC	LIR	TC	PR-CS	PF	TND	LVMD
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U*, R-E	U R-E	U, R-E, R-D, R-1	U, R-1, R-E, R-D, R-SL, R-MH	U, R-E, R-1, R-2, R-SL, R-CL, R-MH	R-2, R-TH, R-MH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, C, P-O	C-2, C-1, C, P-O	M, C-M, C-2, C-1, C, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

\* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

ROR023461

24870

## Attachment 4

ROR023462

**24871**

Exhibit 6

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



CITY of LAS VEGAS

CORRECTED LETTER

January 29, 1991

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

RE: Z-17-90 - ZONE CHANGE

Gentlemen

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

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



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

ROR023463

24872

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

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

Sincerely,

  
KATHLEEN M TIGHE  
City Clerk

KMT.cmp

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

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

1515

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

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

ROR023464

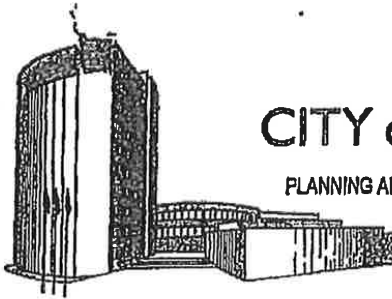
24873

## Attachment 5

ROR023465

**24874**

MAYOR  
JAN LAVERTY JONES  
COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE  
CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

## Exhibit I

October 8, 1996

Mr. Clyde O. Spitze, Vice President  
Pentacore  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102

Re: BADLANDS GOLF COURSE, PHASE 2

Dear Mr. Spitze:

City records indicate that an 18 hole golf course with associated facilities was approved as part of the Peccole Ranch Master Plan in 1990. The property was subsequently zoned R-PD7 (Residential Planned Development - 7 Units Per Acre). Any expansion of the golf course within the R-PD7 area would be allowed subject to the approval of a plot plan by the Planning Commission.

If any additional information is needed regarding this property please do not hesitate to contact me.

Very truly yours,

Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG:eh

**GPA-68385**

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

CLV 7006  
0810 015 595



ROR023466

24875



**PENTACORE**

Civil Engineering  
Construction  
Management  
Land Surveying  
Planning  
ADA Consulting

0171 0030

September 4, 1996

Mr Robert Genzer  
City of Las Vegas  
Planning Division  
400 E Stewart Avenue  
Las Vegas, NV 89101

RE Badlands Golf Course, Phase 2

Dear Bob

As you know the Badlands Golf Course in Peccole Ranch is proposing to develop an additional 9 hole course between the existing golf course and Alta Drive. The existing Master Plan zoning of this area is RPD-7, and the golf course would be developed within this zoned parcel. I would like a letter from the City stating that a golf course would be compatible within this zoning. I need the letter for the bank.

Thank you for your consideration in this matter.

Sincerely,

  
Clyde O. Spitzer  
Vice President

RECEIVED  
SEP 4 4 58 PM '96  
PLANNING AND  
DEVELOPMENT

3-146-94  
2-17-90

**GPA-68385**

6763 West Charleston Boulevard • Las Vegas, Nevada 89102 • (702) 258-0116 • Fax (702) 258-4956

PRJ-67184  
9/28/96

ROR023467

24876



## Attachment 6

ROR023468

**24877**

## Exhibit J-1

11/21/96 PLANNING COMMISSION

- A-1. TM-82-96 - PECCOLE WEST LOT 10 - PECCOLE 1982 TRUST - Request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

### APPLICATION REQUEST:

This request is for the approval of a Tentative Subdivision Map which contains 5 lots.

### BACKGROUND DATA:

- 04/04/90 The City Council approved R-PD7 (Residential Planned Development - 7 units per acre) zoning for this site as part of a larger request (Z-17-90).
- 01/04/95 The City Council approved R-PD7 (Residential Planned Development - 7 units per acre) zoning for this site as part of a larger request (Z-146-94).

### FINDINGS:

These 5 lots are development parcels which will be developed as single family compact lots and a golf course, and conform to the two related zoning cases associated with this development.

### STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

A-1. TM-82-96 - Page Two

ROR023469

24878

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.
11. Standard Condition Nos. 1 - 5.

ROR023470

**24879**

PLANNING AND DEVELOPMENT DEPARTMENT

November 26, 1996

Mr. Bruce Bayne  
Peccole 1982 Trust  
9999 West Charleston Boulevard  
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST LOT 10 - TM-82-96

Dear Mr. Bayne:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen), was considered by the Planning Commission on November 21, 1996.

The Planning Commission unanimously voted to approve your request, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.

ROR023471

**24880**

TO: Mr. Bayne  
RE: TM-82-96

November 26, 1996  
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

ROR023472

24881

TO: Mr. Bayne  
RE: TM-82-96

November 26, 1996  
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. 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.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,

David Clapsaddle, Senior Planner  
Current Planning Division

DC:cc

cc: Ms. Liz Ainsworth  
Pentacore Engineering, Inc.  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102

ROR023473

**24882**

MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE  
  
CITY MANAGER  
LARRY K. BARTON



## Exhibit J-2

### CITY of LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT

November 26, 1996

Mr. Bruce Bayne  
Peccole 1982 Trust  
9999 West Charleston Boulevard  
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - PECCOLE WEST LOT 10 - TM-82-96

Dear Mr. Bayne:

Your request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 179.70 Acres, No. of Lots: 5, Ward 2 (Adamsen), was considered by the Planning Commission on November 21, 1996.

The Planning Commission unanimously voted to approve your request, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.
2. The Peccole West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.
3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Peccole West Tentative Map (TM-101-95) as required by the Department of Public Works.
4. If such has not already been completed by the Master Developer, construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

CLV 7009  
5010-015 6/96

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24883



TO: Mr. Bayne  
RE: TM-82-96

November 26, 1996  
Page Two

5. Construct full width street improvements along Alta Drive between Rampart Boulevard and Hualapai Way as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites; however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Hualapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.
6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the Individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a final map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected prior to any recordation of final maps for those individual residential subdivisions. A payment plan shall be provided and payments are expected prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.
8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.
9. Site development to comply with all applicable conditions of approval for the overall Peccole West Tentative Map TM-101-95, Z-17-90, Z-146-94 and all other site-related actions as required by the Department of Public Works.
10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

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24884

TO: Mr. Bayne  
RE: TM-82-96

November 26, 1996  
Page Three

11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
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13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
15. 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.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,



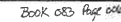
David Clapsaddle, Senior Planner  
Current Planning Division

DC:cc

cc: Ms. Liz Ainsworth  
Pentacore Engineering, Inc.  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102

ROR023476

**24885**



**NGAI PINDELL**  
Vice Provost for Faculty Affairs  
International Gaming Institute Professor of Law  
University of Nevada, Las Vegas  
4505 Maryland Parkway, Box 451014  
Las Vegas, Nevada 89154  
(702) 895-2417 ngai.pindell@unlv.edu

**EDUCATION**

**HARVARD LAW SCHOOL, J.D.**, June 1996  
Harvard BlackLetter Journal, Executive Editor

**DUKE UNIVERSITY, A.B.** in Economics, June 1993

**EXPERIENCE**

**UNIVERSITY OF NEVADA, LAS VEGAS**  
Vice Provost for Faculty Affairs: March 2016-present

**WILLIAM S. BOYD SCHOOL OF LAW, UNLV**  
Associate Dean of Academic Affairs: January 2012-September 2014  
Vice Dean: September 2014 to May 2016

- Played a key role in developing the law school's first new degree program, an LL.M. in Gaming Law and Regulation. Developed effective, interdisciplinary partnerships in gaming across campus and in the business and regulatory community
- Supervise Budget and Finance Manager, Director of Information Technology, and Director of Communications

**WILLIAM S. BOYD SCHOOL OF LAW, UNLV**  
Las Vegas, NV Summer 2000 to present (granted tenure 2005-2006)  
Assistant Professor 2000-2003; Associate Professor 2003-2008; Full Professor 2008

- Courses: Property; Land Use Regulation; Land Use and Community Development; Local Government Law; Wills, Trusts, and Estates
- Research interests: cities, community development and affordable housing, state and local government regulation, gaming law and policy
- Committee service: Admissions (Chair), Dean's Advisory Committee (Chair) Appointments, Clinic, Faculty Research and Development, Strategic Planning and Assessments, Placement

**COLUMBUS SCHOOL OF LAW AT CATHOLIC UNIVERSITY**  
Washington, DC Spring 2009  
Visiting Professor of Law. Courses: Property

**UNIV. OF BALTIMORE SCHOOL OF LAW COMMUNITY DEVELOPMENT CLINIC**

Baltimore, MD Spring 1999 to Summer 2000

Visiting Assistant Professor. Planned and taught a community development clinic course for second and third year law students. Directly supervised students on client matters involving corporate formation and governance, land use, real property transactions, and general community development issues.

**UNIV. OF BALTIMORE SCHOOL OF LAW COMMUNITY DEVELOPMENT CLINIC**

Baltimore, MD Spring 1997 to Spring 1999

Fellow. Planned and team-taught a community development clinic course for second and third year law students. In addition to corporate and real estate issues, represented a tenant organization in development of HOPE VI public housing project.

**EMPOWERMENT LEGAL SERVICES PROGRAM, INC.**

Baltimore, MD Fall 1996 to Spring 1997

Staff Attorney. Represented community associations organized in Village Centers under Baltimore's Empowerment Zone designation. Worked on the economic development of these Village Centers and small business development. Assisted Executive Director in supervision of clinical students from the University of Maryland School of Law.

**PUBLICATIONS**

REGULATING LAND BASED CASINOS: POLICIES, PROCEDURES, AND ECONOMICS (Anthony Cabot and Ngai Pindell, eds. 2014)

REGULATING INTERNET GAMING: CHALLENGES AND OPPORTUNITIES (Anthony Cabot and Ngai Pindell, eds. 2013)

*Teaching Social Justice, Expanding Access to Justice: An Introduction*, 13 U MD L.J. OF RACE, RELIGION, GENDER AND CLASS 1 (2013) (short introduction with Jackie Gardina)

*Nevada's Residential Real Estate Crisis: Local Governments and the Use of Eminent Domain to Condemn Mortgage Notes*, 13 NEV. L.J. 888 (2013)

"Further Consideration: Recent Transformations of Public Housing Policy," in COMMUNITY ECONOMIC DEVELOPMENT LAW: A TEXT FOR ENGAGED LEARNING (Susan Bennett, Brenda Blom, Louise Howells, Deborah Kenn eds. 2012) (short essay)

*Planning for Housing Requirements*, in THE LEGAL GUIDE TO AFFORDABLE HOUSING 2<sup>nd</sup> ed. 21 (Tim Iglesias and Rochelle Lento eds., 2011)

*Home Sweet Home? The Efficacy of Rental Restrictions to Promote Neighborhood Stability*, 29 ST. LOUIS U. PUB. L. REV. 41 (2010)

*The Fair Housing Act at Forty: Predatory Lending and the City as Plaintiff*, 18 J. AFFORDABLE HOUSING & COMMUNITY DEV. L. 169 (2009)

*The Right to the City*, 24 HARV. BLACKLETTER L.J. 69 (2008) (short essay)

"*Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S.419 (1982)," in *Encyclopedia of the Supreme Court of the United States* (2008) (short essay)

*Developing Las Vegas: Creating Inclusionary Affordable Housing Requirements in Development Agreements*, 42 WAKE FOREST L. REV. 419 (2007) (reprinted in 2008 ZONING AND PLANNING LAW HANDBOOK, Patricia E. Salkin, ed.)

*Fear and Loathing: Combating Speculation in Local Communities*, 39 U. MICH. J.L. REFORM 543 (2006)

*Finding a Right to the City: Exploring Property and Community in Brazil and in the United States*, 39 VAND. J. TRANSNAT'L L. 435 (2006)

*Community Economic Development Under Protest*, 32 WM. MITCHELL L. REV. 1719 (2006) (reviewing, ANNELISE ORLICK, *STORMING CAESARS PALACE: HOW BLACK MOTHERS FOUGHT THEIR OWN WAR ON POVERTY* (2005))

*Planning for Housing Requirements*, in *THE LEGAL GUIDE TO AFFORDABLE HOUSING 3* (Tim Iglesias and Rochelle Lento eds., 2005)

*Is There Hope for HOPE VI?: Community Economic Development and Localism*, 35 CONN. L. REV. 385 (2003)

#### ORGANIZATIONS AND SERVICE

Board of Directors, Association of Law, Property, and Society (2013-2015)

Executive Committee, American Association of Law Schools Section on State and Local Government Law (President Elect 2017)

Chair, University Policy Committee, UNLV (2015 to the present)

UNLV Leadership Development Academy Co-Chair (2014-2015, 2015-2016)

Society of American Law Teachers (SALT) Co-President 2012 and 2013  
Board of Directors 2008-2015

ABA Section on Legal Education and Admissions to the Bar site team member (four schools) and chair (two schools)

Maryland Bar (inactive)

#### SELECTED PRESENTATIONS

Panelist, “Managing People, Managing Resources, Managing Teams,” at 2016 ABA Associate Deans Conference, Minneapolis, MN June 2016.

Panelist, “Poirier, Property, and Community” at Association of Law Property and Society Annual Conference, Belfast, Northern Ireland, May 2016.

Panelist, “Current Issues in Property Teaching,” at Association of Law Property and Society Annual Conference, Athens, GA, April 2015.

Moderator, “Taking the Lessons of Critical Competencies into the Curriculum” at Associate Dean’s Conference, Boulder, CO, April 2014.

Panelist, “Eminent Domain, Mortgages, and Local Governments” at AALS State and Local Government Law, New Orleans, LA, January 2013.

Panelist, “Eminent Domain, Mortgages, and Local Governments” at Association of Law and Property Conference, April 2013.

Moderator, Gaming Law and Compliance: Critical Issues in a Changing Landscape, International Gaming Institute Gaming Conference, Las Vegas, NV, May 2013.

Presenter, “Time Management,” Langston Scholars Conference, Denver, CO July 2013.

Presenter, “On Progressive Law Teaching: SALT Principles, SALT Values” at LatCrit Conference, October 2013.

Panelist, “Climate Change and Affordable Housing” at Association of Law, Property, and Society, Washington DC, March 2011.

Presenter, “On Progressive Law Teaching: SALT Principles, SALT Values” at LatCrit Conference, October 2013.

Panelist, “Climate Change and Affordable Housing” at AALS Annual Meeting, San Francisco, CA, January 2011.

Panelist, “Superlien statutes and homeowner associations: one community defense to the effects of foreclosures” at LatCrit XV, Denver, Colorado, October 2010.

Panelist, “New Urbanism in Las Vegas,” at SEALS Annual Conference, Palm Beach, Florida, August 2009.

Presenter, “Rental Restrictions on Single Family Homes” at Property Ownership and Economic Stability: A Necessary Relationship (symposium), Saint Louis University School of Law, March 2009.



Presenter, "Cities Addressing the Impacts of Foreclosure: What Effect Will They Have on How We View 'Private' Property" at the Public Nature of Private Property, Georgetown University, Washington DC, November 2008.

Moderator, "60<sup>th</sup> Anniversary of the Universal Declaration of Human Rights: Its Impact and Future Implications," at SEALS Annual Conference, Palm Beach, Florida, July 2008.

Moderator, "Local Interaction, Constitutive Community, and the Role of Law: The Place of Identity," Law and Society, Montreal, Canada, May 2008.

Panelist, "Local Administrative Law," Law and Society, Montreal, Canada, May 2008.

Presenter, "Challenges in Experiential Teaching," at SALT Teaching Conference, Berkeley, California, March 2008.

Presenter, "The Right to the City in Brazil" at Harvard Black Law Students Association Spring Conference, February 2008.

Presenter, "Property and the Right to the City" at Property Transactions and Transitions in an Age of Globalization, Chapman University School of Law, February 2008.

Panelist, Evolution of the Dream: Creative Options for the JD Graduate, Black Law Student Association, Boyd School of Law, February 2008.

Presenter, "Cities, Property, and Exclusion" at Affordable Housing and Public/Private Partnerships: The Intersection of Housing, Property, and Real Estate, University of Colorado School of Law, October 2007.

Panelist, "Town Hall Meeting: Prioritizing African American Issues in 2008," DNC American Majority Partnership Summit, Las Vegas, NV August 2007.

Panelist, "Sex Offender Residency Restrictions," State and Local Government Issues, 16<sup>th</sup> ABA Forum on Affordable Housing and Community Development Law, Washington DC, May 2007

Presenter, Land Use and Community Development Practicum, Colloquium on Service Learning and Civically-Engaged Scholarship, Boyd School of Law, April 2007

Panelist, "Homelessness in Las Vegas," Association of American Geographers Annual Conference, San Francisco, CA, April 2007.

Panelist and moderator, "Property Rights Ballot Initiatives," Mountain West Clinical Conference, Boyd School of Law, November 2006.

Panelist, *Kelo* and Eminent Domain, Federalist Society sponsored debate at Boyd School of Law, November 2005.

Panelist and moderator, "State and Local Government Issues," 14<sup>th</sup> Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, May 26, 2005

Panelist, "Growth and Affordable Housing," Las Vegas Growth and Health Day, April 8, 2005

Guest, "Affordable Housing in Las Vegas," John Ralston, Face to Face television program, March 11, 2005

Guest, "Statute of Frauds," John Ralston, Face to Face television program, Fall 2004

Guest, "The progress of the Clark County Growth Task Force," KNPR radio program State of Nevada on December 16, 2004.

Member of Clark County Growth Task Force charged with studying impacts of growth on Clark County, NV and recommending policies for addressing impact to Clark County Commission, Spring 2004 - Spring 2005.

Panelist, "Class and Land Use - The Effects of Speculation in Residential Housing Markets," Society of American Law Teachers Annual Conference, Las Vegas, NV, October 15, 2004.

Keynote Speaker, "The Importance of Asset Development in Community Economic Development Efforts," Nevada Fair Housing Center Partnership Awards Breakfast, Las Vegas, NV, October 12, 2004.

Presenter, "Exploring the Social Function of Property and the Social Function of the City in Brazil and the United States," LatCrit Colloquium on International and Comparative Law, Buenos Aires, Argentina, August 14, 2003.

Moderator, Fair Housing Hot Topics: 9<sup>th</sup> Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, May 26, 2000.

Moderator, Fair Housing Hot Topics: 8<sup>th</sup> Annual Conference on Affordable Housing and Community Development Law, ABA Forum on Affordable Housing and Community Development, Washington, DC, June 3, 1999.

Panelist, Community Development Session: Community Organizing Skills Workshop for Clinical Legal Instructors, Clinical Legal Education Association, Toronto, Canada, June 26, 1999.

Panelist, HOPE VI: National Public Housing Resident/Tenant Summit, Empowering Residents to Meet the Challenges of the New Millennium, Baltimore, MD, Sept. 1998.

*THE CITY OF LAS VEGAS  
CITY COUNCIL MEETING  
Of  
June 21, 2017*

**GENERAL PLAN HISTORY  
CITY OF LAS VEGAS  
1985 TO PRESENT**

QR Development Agreement  
For The Two Fifty  
(DIR-70539)



**GCGARCIA**

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: [ggarcia@gcgarciainc.com](mailto:ggarcia@gcgarciainc.com)

Submitted at City Council

Date 6/21/17 Item 131 - 134

By: Doug Rankin

ROR023484

**24893**

**The City's General Plan -Administration for the Peccole Ranch Master Development  
Plan Area from 1985 to Present**

Over the past 30 years, the City of Las Vegas has administered its General Plan Land Use in various methods and procedures. In the 1985 the City adopt an overall General Plan with land use designated in general areas and not specific to any parcel ([See Appendix 01](#)). Planning practices refer to this type of plan as a blob map. Underlying the "blob map" of land uses were Short-Range Plans ([See Appendix 03](#)) adopted for specific areas of the City, an example of this was the Venetian Foothills Land Use Plan ([See Appendix 02](#)). The Short-Range Plans were also non-specific to parcels and also utilized blob mapping to indicate different land uses. As land develops, developers had options of entitling the land through the traditional Euclidian Zoning or by means of Planned Unit Development (PUD). If the developer chose to develop by means of a PUD, then the General Plan was further refined by means of a Master Development Plan ([See Appendix 04](#)). Master Development were also non-parcel specific and establish general areas within the PUD with land uses of residential, commercial, open space, office and other land uses. Master Development Plans received a public hearing at both Planning Commission and City Council and were indicated on the agenda as a Master Development Plan ([See Appendix 15 & 16](#)). Master Development plans would also be accompanied by a zoning case which would provide in detail the specific densities of residential, amount of open space, amount of commercial, design guidelines for development and other details required for a PUD by State Law and City Ordinances. No specific City case numbers were assigned to Master Development Plans; the zoning case did receive a case number by the City for tracking purposes. The developer often combined the land use plan and the zoning requirements in one document, as in the case the Peccole Ranch Master Development Plan Phase II.

In 1992, the City of Las Vegas under a new Director of Planning, adopts a revised and expanded General Plan ([See Appendix 05](#)). The City introduces a concept of Sector mapping to break the City into small planning areas within which goals, objectives and land uses are provided for each sector. This new general plan creates three subsectors of the Master Plan (Southeast, Southwest and Northwest). ([See Appendix 06 & 07](#)) The Peccole Ranch Master Development Plan is included in the Southwest Sector of the 1992 Las Vegas General Plan. This new General Plan sets the location of land uses for Peccole Ranch Master Development Plan Phase II as they were approved in 1990. At this time, the City also begins a more formalized process for land owners to amend the General Plan for a change in land use. In 1992 we see on Planning Commission agenda's applications to amend the General Plan, an example would be GPA-6-92 ([See Appendix 19](#)). This process continues to date with only minor changes.

Below are milestone dates in the General Plan History of Peccole Ranch Master Development Plan Phase II.

**1985**

January 16, 1985 City adopts per NRS (Nevada Revised Statutes) the updated "Las Vegas General Plan (1985)". Contained in the 1985 General Plan is the Short-Range Plan ([See Appendix 03](#)), which is *"the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the long and Mid-Range Plans"* (reference 1985 CLV General Plan). The Short Range Plan is focused on residential development and includes three

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**24894**

basic types of Residential Planning Districts: Urban, Suburban and Rural. The Short Range Plan is further broken down into Community Profiles which comprise two or more residential planning districts. The area which later became the Peccole Ranch Master Development Plan is designated in 1985 as Suburban Density Residential (See Appendix 01), Suburban Density Residential and Service/General Commercial. Densities in this Community Profile area were to range from 3-6 units per acre, 6 to 12 units per acre, 12 to 20 units per acre and to over 20 units per acre. The mix of residential densities were expected within in each particular residential planning district per Table 3-4\_ (See Appendix 03). These densities reflect those found in the City of Las Vegas 1985 General Plan.

#### **1986**

Circa 1986, the City of Las Vegas produced a map titled "Peccole Property Land Use Plan". (See Appendix 02). The "Peccole Property Land Use Plan" includes the area which initial was known as Venetian Foothills and later became the Peccole Ranch Master Development Plan Phase I and II.

#### **1989**

On February 15, 1989 the City of Las Vegas City Council approved a Conceptual Master Development Plan for all of Peccole Ranch Master Planned Development. This approval replaced the Venetian Foothill Plan. At that same time, the City also approved the applicant's Master Development Plan of Peccole Ranch in a rezoning action (Z-139-89), which consisted of R-PD7, R-3, C-1 for single family residential, multifamily residential, commercial and mixed use commercial, which consisted of retail/service commercial, office commercial and multifamily residential. It approved a maximum of 3,150 dwelling units. It also included open space drainage along the washes throughout the development.

#### **1990**

On April 4, 1990, the City Council approved Phase II of the Peccole Ranch Master Development. The significant changes to the Phase II Master Plan from the 1989 plan is the addition of a golf course, a larger resort/casino site and the 100-acre commercial center site north of Alta Drive, between Durango Drive and Rampart Boulevard. The proposed multi-family uses have been reduced from 105 acres to 60 acres. A 19.7 acres' school site is designated on a site south of Charleston Blvd. At that same time, they also approved Phase II of Peccole Ranch planned unit development zoning, which consisted of R-PD7, R-3, C-1 for single family residential, multifamily residential, commercial and mixed use commercial (Z-17-90). They were allowed a maximum of 2,807 single family dwelling units 1,440 multifamily units. It also included 211.6 acres of open space/ drainage/golf course. (See Attached Appendix 4, 15, 16 & 18)

Phase I of Peccole Ranch was the area west of Fort Apache Road, much of the property south of Charleston, north of Sahara and east of the Grand Canyon alignment. Phase II covered the remainder of the property which pertains to the property addressed in this Memorandum. Note that Phase II is not exactly the same as the property now known as Queensridge, since it included property south of Charleston as well as property north of Alta and east of Rampart.

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## 1992

On March 12, 1992 the City of Las Vegas adopts an updated General Plan. (See Appendix 01, 06 & 07) This new general plan creates three subsectors of the Master Plan (Southeast, Southwest and Northwest). The Peccole Ranch Master Development Plan is included in the Southwest Sector of the 1992 Las Vegas General Plan. Within the Southwest Sector, the land uses designated for the Peccole Ranch Master Development Plan include Medium Low Density Residential (>9 units per acre), Medium Density Residential (>13.27 units per acre), Service Commercial and Parks / Schools / Recreation / Open Space. Note that the area eventually becomes "The Badlands Golf Course" is designated as Parks/Schools/Recreation/Open Space and Medium Low Density Residential (>9 units per acre). At this place and time, the planned land use is in conformance with the Peccole Ranch Master Development Plan Phase II and the approved zoning (Z-17-90).

## 1993

On April 21, 1993 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-7-93) (See Appendix 13) amended the General Plan from SC (Service Commercial) to M (medium Density Residential) on property located on the northeast corner of Rampart Boulevard and Alta Drive. Note this amendment did not include the area that becomes "The Badlands Golf Course".

## 1995

On January 4, 1995 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-54-94) (See Appendix 12) amended the General Plan from SC (Service Commercial), ML (Medium-Low Density Residential) and M (medium Density Residential) to SC (Service Commercial), ML (Medium-Low Density Residential) and M (medium Density Residential) on property located on the north side of Charleston Boulevard, between Rampart Boulevard and Hualapai Way. Note this amendment does not include the area that becomes "The Badlands Golf Course" but the submitted plan showing the affected areas contains the golf course and is shown with dashed lines. In our research of the history of the Map Plan of the golf course the City of Las Vegas provided two photos from the General Plan Land Use Map showing the General Plan for the Badlands Golf Course as P (Parks/Recreation/OS). These maps are dated October 17, 1995 and April 16, 1996 (See Appendix 17 Photo L31 & L32).

## 1997

On February 5, 1997 the City of Las Vegas approves a request to amend the General for portions of the Peccole Ranch Master Development Plan Phase II. This General Plan Amendment (GPA-53-96) (See Appendix 14) amended the General Plan from ML (Medium-Low Density Residential) to SC (Service Commercial) on property located on the north side of Alta Drive 400 feet east of Hualapai Way. Note this amendment did not include the area that becomes "The Badlands Golf Course".

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**1999 to 2007**

Circa 2007, the City of Las Vegas updated the Southwest Sector Plan of the City's General Plan to reflect all General Plan Amendments from August 18, 1999 to September 05, 2005 (See Appendix 08 & 11). The map indicates the land use for the Peccole Ranch Master Plan Phase II as Medium -Low Residential, General Tourist Commercial, Park/ Recreation/Open Space, Service Commercial, Medium Residential, Public Facility and Medium Low Attached Residential. Note that the Badlands Golf Course is shown as Park/ Recreation/Open Space.

**Present day**

The current Southwest Sector Land Use Plan of the City's General Plan (See Appendix 09 & 11) indicates there have been no changes to the General Plan in the Peccole Ranch Master Plan Phase II. The map indicates the land use for the Peccole Ranch Master Plan Phase II as Medium -Low Residential, General Tourist Commercial, Park/ Recreation/Open Space, Service Commercial, Medium Residential, Public Facility and Medium Low Attached Residential. Note that the Badlands Golf Course is shown as Park/ Recreation/Open Space.

ROR023488

**24897**

**QR DEVELOPMENT AGREEMENT FOR THE TWO FIFTY  
(DIR-70539)  
Presentation Binder for 06/21/17 CC MTG  
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<b>TAB 3</b>	Short Range plan CLV_1985_General_Plan&LandUse
<b>TAB 4</b>	Master Plan Submitted with Z-17-90
<b>TAB 5</b>	Master Plan 1992 Adopted Color map Peccole Area indicated
<b>TAB 6</b>	1992 Gen Plan Update process
<b>TAB 7</b>	1992 Gen Plan Existing Land Use Conditions
<b>TAB 8</b>	Southwest Sector (land use) 01-05-07
<b>TAB 9</b>	Southwest Sector Master Plan revised 2-18-15
<b>TAB 10</b>	Master Development plans form 2020 Land Use Element
<b>TAB 11</b>	LU_RNP Intro
<b>TAB 12</b>	<ul style="list-style-type: none"> <li>• Pages from file folder for GPA-54-94-2 staff rppt</li> <li>• Pages from file folder for GPA-54-94-3 Map</li> </ul>
<b>TAB 13</b>	Pages from GPA-0007-93
<b>TAB 14</b>	Pages from GPA-0053-96
<b>TAB 15</b>	Agenda and final minutes for Planning Commission 3-8-1990
<b>TAB 16</b>	Minutes for 04-04-1990 CC Peccole Ranch Master Devel Plan II
<b>TAB 17</b>	<ul style="list-style-type: none"> <li>• Photo of L31_GPA_1995_2</li> <li>• Photo of L32_GPA_1996_2</li> </ul>
<b>TAB 18</b>	Correct approval letter 01-29-1991 z-17-90
<b>TAB 19</b>	Pages from GPA-0006-92

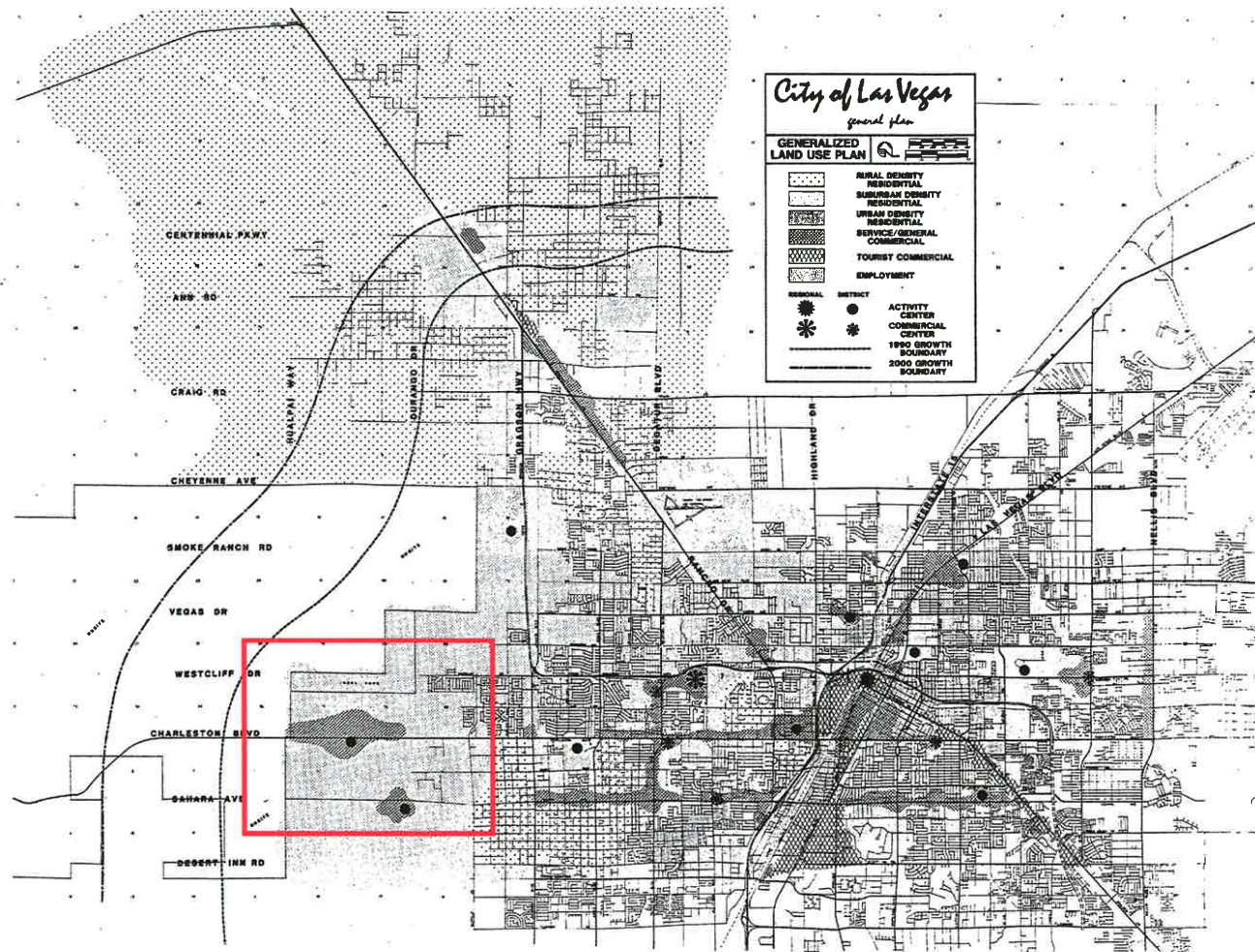
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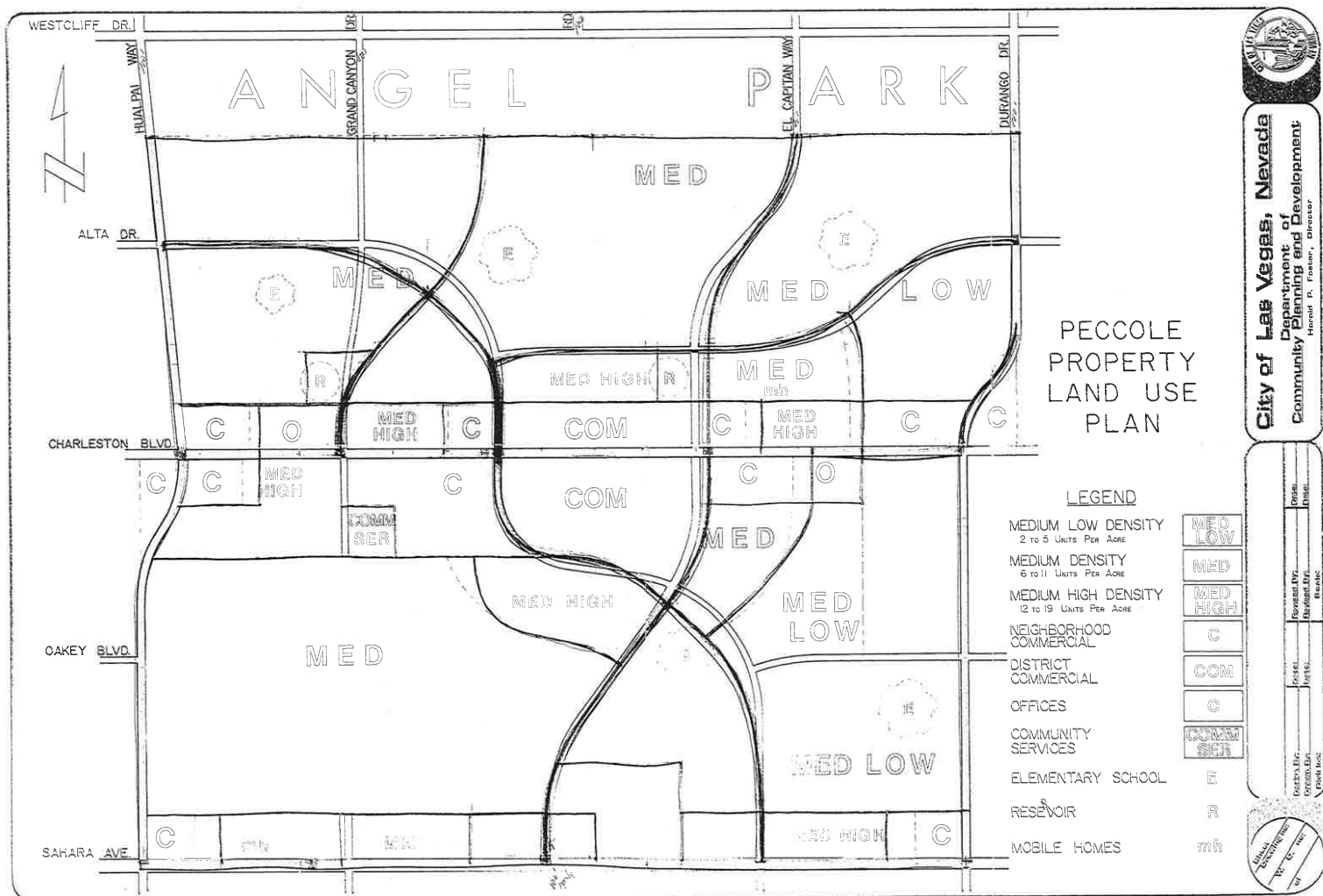


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## A. INTRODUCTION

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

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

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

## B. CONCEPT OF THE SHORT-RANGE PLAN

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

## C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

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

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan.

The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:

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

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

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

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

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

#### E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

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

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

TABLE 3-3  
Residential Planning Districts Planning Capacities

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

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

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

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

#### F. COMMUNITY PROFILE SYSTEM

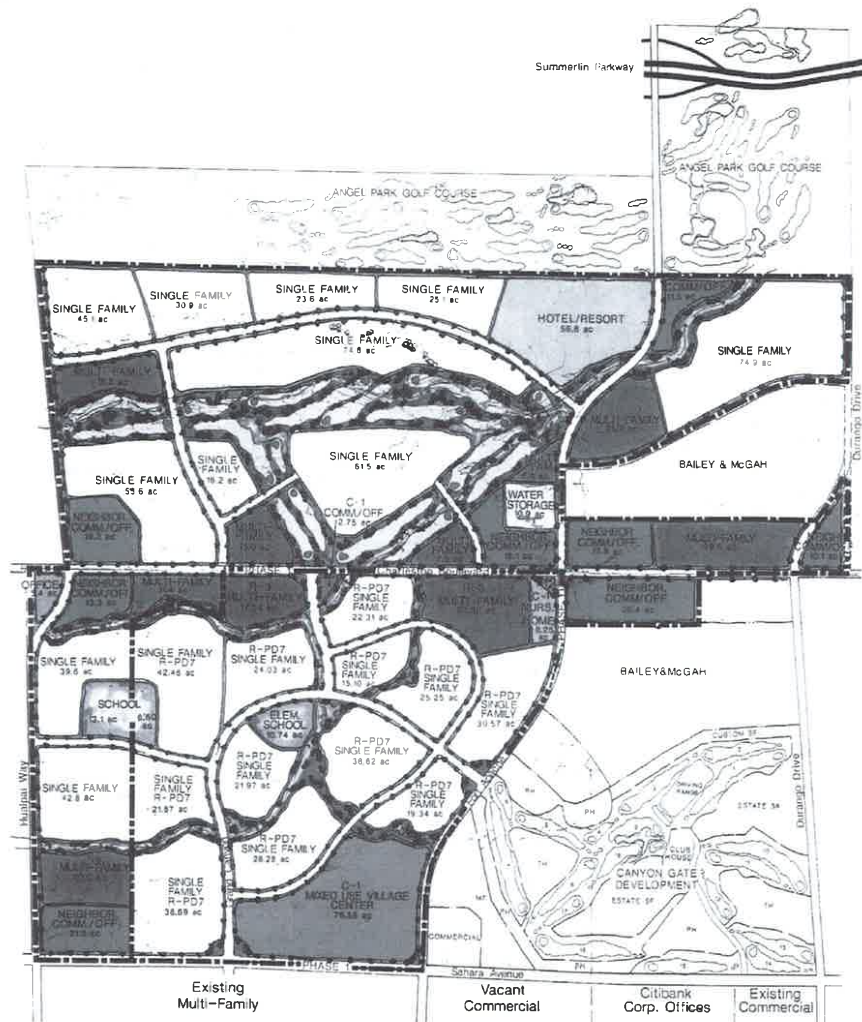
Community Profiles are designated areas of the City comprising two or more residential planning districts and having a predominant or homogeneous characteristic, such as the City's "downtown" area or the medical facility area in the vicinity of the Southern Nevada Memorial Hospital. The community profile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



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

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#### SITE DATA - PHASE 1

LAND USE	NET ACRES	NET DENSITY DU/ac	UNITS
Nursing Home	8.25		
Single Family	328.49	7.0	2299
Multi-Family	45.39	24.0	1088
Mixed Use Village Center			
Commercial Office	40.00		
Multi-Family	35.56	34.0	1208
Commercial/Office	2.75		
Drainage/Open Space	41.47		
R.O.W.	53.97		
Elementary School	17.34		
PHASE 1 TOTAL	573.19	8.8	4596

#### SITE DATA - FUTURE PHASES

LAND USE	ACRES
Single Family	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
FUTURE PHASES TOTAL	1143.1
GRAND TOTAL	1716.3

#### MASTER PLAN

## Peccole Ranch Partnership

Suite 900, Capital Place  
9707-110 Street  
Edmonton, Alberta T5K2L9 403-482-7800

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

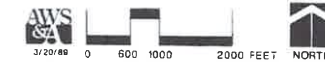


EXHIBIT B

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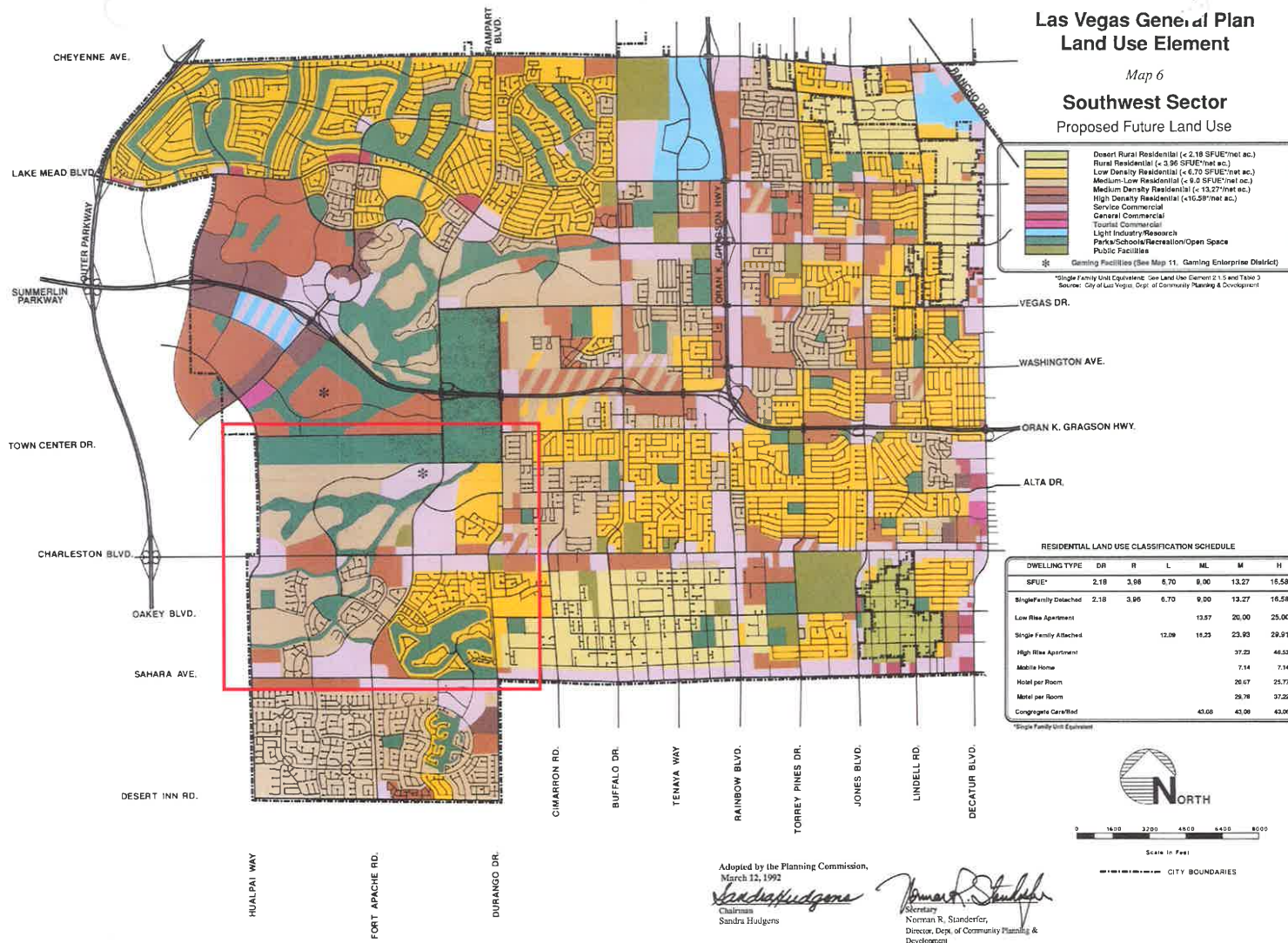
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# Las Vegas General Plan Land Use Element

Map 6

## Southwest Sector Proposed Future Land Use



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# I. INTRODUCTION

## 1.1 Purpose and Scope of the Updated General Plan

The City of Las Vegas General Plan is the primary growth management tool and policy document used by City staff, the Planning Commission and City Council to guide the future growth and development of the City.

This General Plan has three basic characteristics:

- **It is generalized:** It provides general guidance and direction for City growth and development. More specific guidance is given with the implementation tools of the General Plan which include (primarily) the City's Zoning Regulations and Subdivision Regulations, and the Capital Improvement Plan for financing of public improvements.

- **It is comprehensive:** In addition to the primary components of Land Use, Community Facilities and Circulation, the General Plan addresses all of the components which affect the physical, economic and social concerns of the City and its residents. The elements include: Infrastructure (sewer, water supply, flood control, and solid waste); Public Finance; Economic Development; Housing; Urban Design; Environmental Quality and Natural Resource Conservation; and Historic Preservation.

- **It is long range:** It plans not only for the pressing concerns of today, but considers the ultimate needs of the community, with projections for "buildout" scenarios of its population based on recommended future land uses.

This General Plan is intended to function as a policy document that will guide growth and development within the City. It is not designed nor in-

tended to create rights in any person nor to create obligations on the part of the City.

## 1.2 The "Las Vegas 2000 and Beyond" Strategic Planning Program

The dynamic pace of growth, and related planning concerns, prompted the Mayor and the City Council to organize a community wide citizens task force to address a number of growth concerns and to provide a vision for the future of our City, and for the entire Valley. In January, 1989, the "Las Vegas 2000 and Beyond" Strategic Planning Program was inaugurated, chaired by the Mayor and co-chaired by the Chairman of the Clark County Board of Commissioners. This program involved over 300 citizens from throughout the Las Vegas Valley, representing a broad cross section of our population. Eight citizen committees were formed to address both the strengths and the weaknesses of Las Vegas, and to provide guidance for future planning in the following areas:

- Public Safety
- Environment
- Transportation
- Human Resources
- Economic Development
- Growth
- Quality of Life
- Resource Availability

Each of the "Las Vegas 2000 and Beyond" committees adopted a variety of specific "actions" to implement their areas of concern for growth management into the 21st century. All appropriate actions from each of the committees were integrated into the update of the General Plan. The updated General Plan also reflects the "Las Vegas 2000 and Beyond" Mission State-

ment: "create a continuing process which encourages economic growth, and which enhances our quality of life through innovative planning and implementation of actionable programs".

All relevant land use "actions", and in particular, the specific following actions of the Land Use Sub-Committee have been emphasized in this update:

1. Update the City's General Plan in coordination with the General/Master Plans of adjoining jurisdictions, and with ongoing regional transportation planning.

2. Develop methods of increased jurisdictional cooperation such as formation of a Las Vegas Valley Council of Governments, consolidation and/or a Valley-wide planning authority.

3. Improve Valley-wide coordination of zoning, building and code enforcement regulation and processing.

4. Investigate and encourage urban form alternatives to suburban sprawl, including nodal development concepts such as urban villages and activity/service centers, and neo-traditional (pedestrian oriented) planning concepts.

5. Implement neighborhood scale planning programs to maintain new neighborhoods, improve and revitalize older neighborhoods, and redevelop neighborhoods when appropriate.

## 1.3 The General Plan Update Process

In order to prepare an effective General Plan update, the following approach and steps were undertaken (see Figure 1, Critical Path for Major General Plan Elements):

1. Completion of the "Las Vegas 2000 and Beyond" strategic planning program, with the assistance of over 300 Las Vegas Valley citizens.

2. Preparation of initial draft revisions to the 1985 General Plan\* by staff of the Department of Community Planning and Development, with input from the following departments: Building and Safety, Design and Development, Detention and Enforcement, Economic and Urban Development, Fire Services, Parks and Leisure, and Public Works.

3. Appointment by City Council of an 18 member Northwest Citizens Advisory Committee to work with staff to develop an Interim Northwest Area General Plan to deal with the immediate growth concerns of this rapidly developing rural area. The Interim Plan was completed and adopted by City Council on February 20, 1991.

4. Appointment by City Council of a 35 member General Plan Citizens Advisory Committee (CAC), and formation of a General Plan Technical Advisory Committee (TAC) comprised of City department heads.

5. Review, analysis and update of the 1985 General Plan by the CAC and TAC, with support and assistance by Planning staff and staff of all related City departments and regional agencies, to include:

- background data, research and analysis, and identification of issues;
- update of the Policy Document (City-wide Goals, Objectives, Policies and Programs); and
- update of the Community Profile Document (future land use designations), including review of all City land parcels.

6. Preparation by Planning staff, and review and recommendation by CAC and TAC, of an expanded format General Plan to include specific new

Elements pertaining to:

- Land Use
- Economic Development
- Circulation
- Housing
- Community Facilities
- Urban Design
- Infrastructure
- Environmental Quality and Natural Resource Conservation
- Public Finance
- Historic Preservation

7. Preparation of an Evaluation and Implementation Matrix (EIM) for each of the above Elements to provide:

- a method of measuring the implementation progress of the General Plan;
- a budgeting document for the programs of each Element; and
- a tool for further developing work programs.

8. Aggregation of the 16 individual Community Profile Area maps into three "sector" scale proposed future land use maps (Northwest, Southwest and Southeast: see Section 2.5 in the following Land Use Section) to provide a broader scope of reference for land use relationships than was possible with the smaller land areas covered by the Community Profile maps.

9. Preparation, with input of Planning staffs of Henderson, North Las Vegas and Clark County, of a generalized Valley-wide scale Future Land Use Plan Map.

10. Concurrent review and adoption of the Downtown/West Las Vegas Development Plan in conjunction with the Department of Economic and Urban Development.

11. Introduction of a new approach to the categorization of proposed future land uses by identifying Development Intensity Levels (D.I.L.) by traffic generation, rather than by the typical land use designations, for all land

parcels. A pilot study is underway in the Southwest Sector to demonstrate the application of this process, which will be applied to residential land parcels, non-residential parcels and a combination of both.

## 1.4 Population Growth and the Need for Growth Management

The Las Vegas Valley is one of the fastest growing areas in the country. Since adoption of the previous General Plan in 1985, extensive growth has occurred, and continues, in both the City and throughout the Valley. Existing development extends beyond the projected northwest growth boundary lines shown on the 1985 General Plan for the year 2000. The population of the City of Las Vegas increased by 57% from 1980 (164,674) to 1990 (258,295). Overall Clark County had a similar rate of growth (60%), with an increase in population from 463,087 in 1980 to 741,459 in 1990. The increases in specific sectors of the City are noted in the following table:

Table 1

### CLV Population Changes: 1980-1990

Sector	Increase	% Change
SE	33,566	28
SW	57,859	186
NW	2,196	14
City-wide	93,621	57

## 1.5 Growth Management

Growth Management is a conscious government program intended to influence the rate, amount, type, location, and quality of future development

\* See Appendix Volume, Chapter I, for overview of key elements of 1985 General Plan



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activities (air quality planning and management, solid-waste management and open-space planning to list the most obvious) consider land use as part of the problem, and land use planning and management as part of the solution. Land use decisions on the location and size of automobile-dependent facilities are critical in maintaining acceptable ambient air quality standards. The density and intensity of land use in close proximity to critical natural resources and endangered species is a significant planning issue.

#### *Historic Preservation Element*

Historic preservation is now an important part of urban land use planning. More than being just a museum for historic architecture, historic preservation includes the adaptive reuse and rehabilitation of buildings, and the revitalization and redevelopment of older areas.

### **2.1.2 Existing Land Use Conditions**

Accurate assessment of existing land use is an essential step in developing the recommended future land use patterns in a General Plan. A major task accomplished in the General Plan update was documentation of existing land use conditions throughout the City. This included the preparation of Existing Land Use Maps, by sector, as noted on the following maps for the Northwest, Southwest and Southeast sectors of the City. The process involved measuring the number of acres of each (generalized) land use category, including vacant land, as noted on Table 1 on the following page.

*Northwest Sector Generalized Existing Land Use* (Map 1). This sector has an established rural/agricultural lifestyle in the area north of Cheyenne

Avenue and west of Decatur Boulevard. It is concurrently experiencing active and continuing development pressure, including non-residential uses along the commercially zoned US-95 corridor. This sector has several large planned residential communities, Painted Desert, Los Prados, and Rancho Alta Mira which are shown on Map 4, Planned Communities.

*Southwest Sector Generalized Existing Land Use* (Map 2). This sector is the area west of Decatur Boulevard and south of Cheyenne Avenue. This sector contains many excellent examples of planned communities, including: The Lakes at West Sahara, Peccole Ranch, Canyon Gate Country Club, Desert Shores, South Shores, and the 23,180 acre (5,267 acres presently annexed) Summerlin satellite new town, with its first residential "village", Sun City Summerlin. These planned communities are also shown on Map 4.

*Southeast Sector Generalized Existing Land Use* (Map 3). This sector encompasses the more mature area of the City, east of Decatur Boulevard. As it is more fully built out, future growth in this area will include more extensive "infill" development. This sector includes the Downtown Las Vegas area, the world renowned entertainment and gaming center, which also functions as a regional commercial and office activity center, for which a comprehensive Downtown Development Plan has been completed, as discussed in Section 2.5.1.

### **2.1.3 Relationship of Zoning to Land Use Planning**

Zoning is the major implementation tool of the General Plan. It is the process whereby a specific Zoning

District classification is assigned to a land parcel by the City Council, following recommendation by the Planning Commission. Zoning is based on the "police powers" of the community: health, safety and welfare, and in more recent years, the aesthetic impact of the land use. The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District requirements. The relationship of the Zoning District classifications to the General Plan Future Land Use categories is shown in the following Table 2. This Table correlates the General Plan Land Use Categories with appropriate zoning district classifications. As such, each Land Use Category permits only specific zoning districts. This provides a basis for determining consistency of prospective land use development proposals as to dwelling unit density and non-residential intensity with the adopted Land Use Sector maps. Compatibility with existing uses, infrastructure capacity, urban design requirements, traffic circulation and other design factors are also considered in determining appropriateness of zoning and land use development requests. The intent is to preserve neighborhood characteristics and progressively offer a wider selection of housing types as the Land Use Categories successively become less restrictive and more intense. Based upon Nevada Case Law (*Nova Horizon, Inc., v. The City of Reno*) the courts have held that the Master Plan is "a standard that commands deference and a presumption of applicability." The Nevada Supreme Court has held that Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in substantial agreement with the Master Plan.

\* *Berman vs. Parker*, 348 US 26, 75 Supreme Court 98, Ed. 27 (1954): "The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, and well-balanced as well as carefully patrolled."

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## SOUTHWEST SECTOR

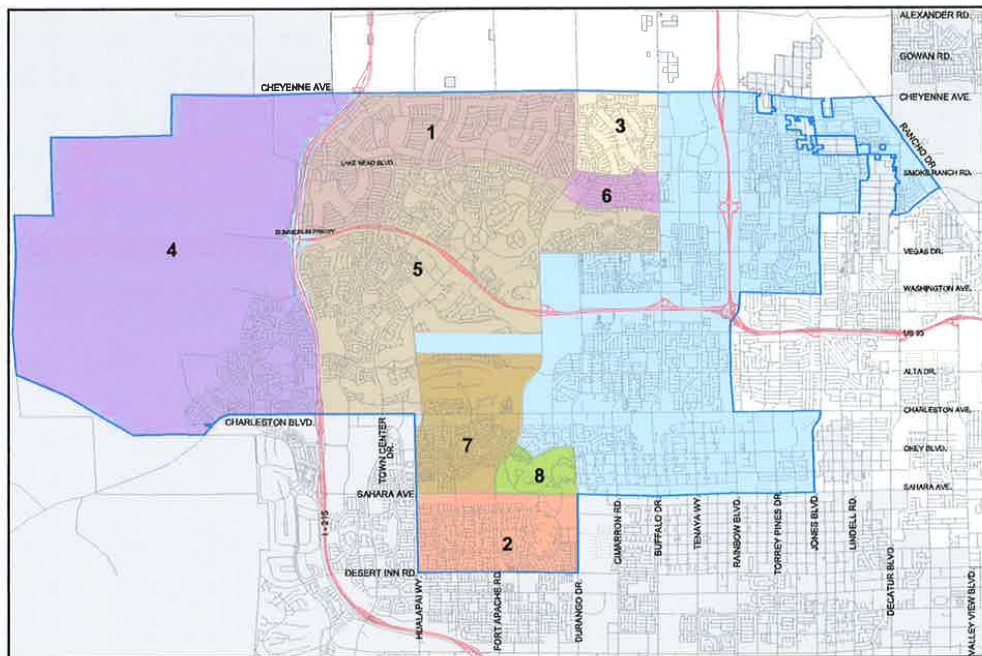
The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Bruce Woodbury Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

Canyon Gate  
The Lakes  
South Shores  
Summerlin West

Desert Shores  
Peccole Ranch  
Summerlin North  
Sun City



**Exhibit 4:  
Southwest Sector Map**



Printed: November 18, 2008

- |                 |                   |                  |
|-----------------|-------------------|------------------|
| 1 Sun City      | 4 Summerlin West  | 7 Peccole Ranch  |
| 2 The Lakes     | 5 Summerlin North | 8 Canyon Gate    |
| 3 Desert Shores | 6 South Shores    | Southwest Sector |
|                 |                   | Freeway          |

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# INTRODUCTION

Land Use is the central element of the Master Plan. It serves as the long-range planning tool used in conjunction with other elements of the Master Plan to guide the city's future growth, revitalization, and preservation efforts. In 2000, the City Council adopted the City of Las Vegas 2020 Master Plan with goals, objectives and policies designed to guide growth through 2020. Since its adoption, many Elements of the Master Plan have been updated. This Land Use and Rural Neighborhoods Preservation Element is one in a series of required Elements to be updated and added to the 2020 plan.

## PURPOSE

This update to the 2005 Land Use Element is designed to provide updated information regarding existing land use and to be a quick reference for future land use definitions, allowable densities and corresponding zoning categories. In addition, the existing section on the Rural Preservation Overlay District is expanding to meet the intent of the Nevada Revised Statutes, which requires a Rural Neighborhoods Preservation Plan. There are a number of plan documents that have been adopted by the City Council that dictate allowable land use throughout the city. By including maps and summarizing the land use categories and contents of the various plans, it is hoped that this document will serve to simplify the land development process and clarify allowable land use and densities throughout the city.

## ENABLING LEGISLATION

Under Nevada Revised Statutes (NRS), land use has long been a recommended component of a city's Master Plan. In 2001, during the 71st session of the Nevada State Legislature, a land use plan became a required part of a city or county's master plan in counties of at least 400,000 population.<sup>1</sup>

The Nevada Revised Statutes, Sections 278.150 through 278.230, contain legislation enabling the development and adoption of a master plan. Subsection 4 of NRS Section 278.150 states:

*In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

<sup>1</sup> NRS 278.150 as amended by AB 182 (2001).

in 1959. Since then the City Council has adopted a new or updated Land Use Element in 1975, 1985, 1992 and 2005. The 2005 Land Use Element shall remain in effect until the adoption of this document.

## **PLANNING CONTEXT**

The Master Plan Policy Document, adopted in September 2000, represents Phase I of the Master Plan project and forms the framework for the contents of Phase II: a series of elements, special area plans, and long-term land use designations, including a revised future land use map. The Land Use and Rural Neighborhoods Preservation Element is among the elements identified for completion during Phase II of the Master Plan project.

## **RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN**

The intent of this Land Use and Rural Neighborhoods Preservation Element is to provide a framework for the orderly planning of land uses within the city of Las Vegas. This element may be the most visible element in the planning process, and it is related to the other elements found within the 2020 Master Plan. The following is a brief description of the various roles played by other elements and their influence on land use planning.

### **Conservation Element**

The Conservation Element addresses many issues ranging from improving air quality to protecting endangered species to soil management, solid waste recycling and energy conservation. Sound land use planning is essential to ensure the success of all aspects of this element.

### **Housing Element**

The Housing Element is a major component of the Master Plan and is highly related to land use. While the Land Use and Rural Neighborhoods Preservation Element provides a general overview of the city's residential areas, the Housing Element provides a detailed analysis of all aspects of residential development. Examples of data within the Housing Element include state and federal housing policies, analysis of current and future housing trends, affordable housing needs, neighborhood revitalization, downtown reurbanization and demographics. The Housing Element is an important component of the Las Vegas 2020 Master Plan and is essential to ensure sound land use planning for all aspects of future residential development.

In addition, Subsection 3 of NRS 278.170 also states:

*In counties whose population is 400,000 or more, the Commission shall prepare and adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection 1 of NRS 278.160.*

The appropriate subject matter of master plans is stated in NRS 278.160:

*Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof:*

NRS 278.160, Subsections (f) and (k) state that the master plan must include the following elements:

*(f) Land use plan. An inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan:*

*(1) Must address, if applicable:*

*(I) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and*

*(II) The coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.<sup>2</sup>*

*(2) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.*

*(k) Rural neighborhoods preservation plan. In any county whose population is 400,000 or more, showing general plans to preserve the character and density of rural neighborhoods.<sup>3</sup>*

A Land Use Element has provided guidance to policymakers in the city of Las Vegas for nearly half a century. The city first adopted a Land Use Element as part of its Master Plan

<sup>2</sup> NRS 278.160 (f)(1)(I) as amended by AB 425 (2005);

NRS 278.160 (f)(1)(II) as amended by SB 269 (2007).

<sup>3</sup> NRS 278.160 (k) as amended by SB 391 (1999).

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City of Las Vegas

CITY COUNCIL MINUTES

MEETING OF

JANUARY 4, 1995

Date: \_\_\_\_\_

AGENDA DOCUMENTATION

TO: The City Council

FROM: JOHN L. SCHLEGEL, ACTING DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-54-94 - Peccole Ranch Trust

PURPOSE/BACKGROUND

FINDINGS:

Staff has no objection to the request. Given the change in alignment of Alta Drive and the golf course, some changes to the master development plan are to be expected. Also, the change in designation does not increase the total number of units permitted for the project.

Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

NOTICES MAILED: 875

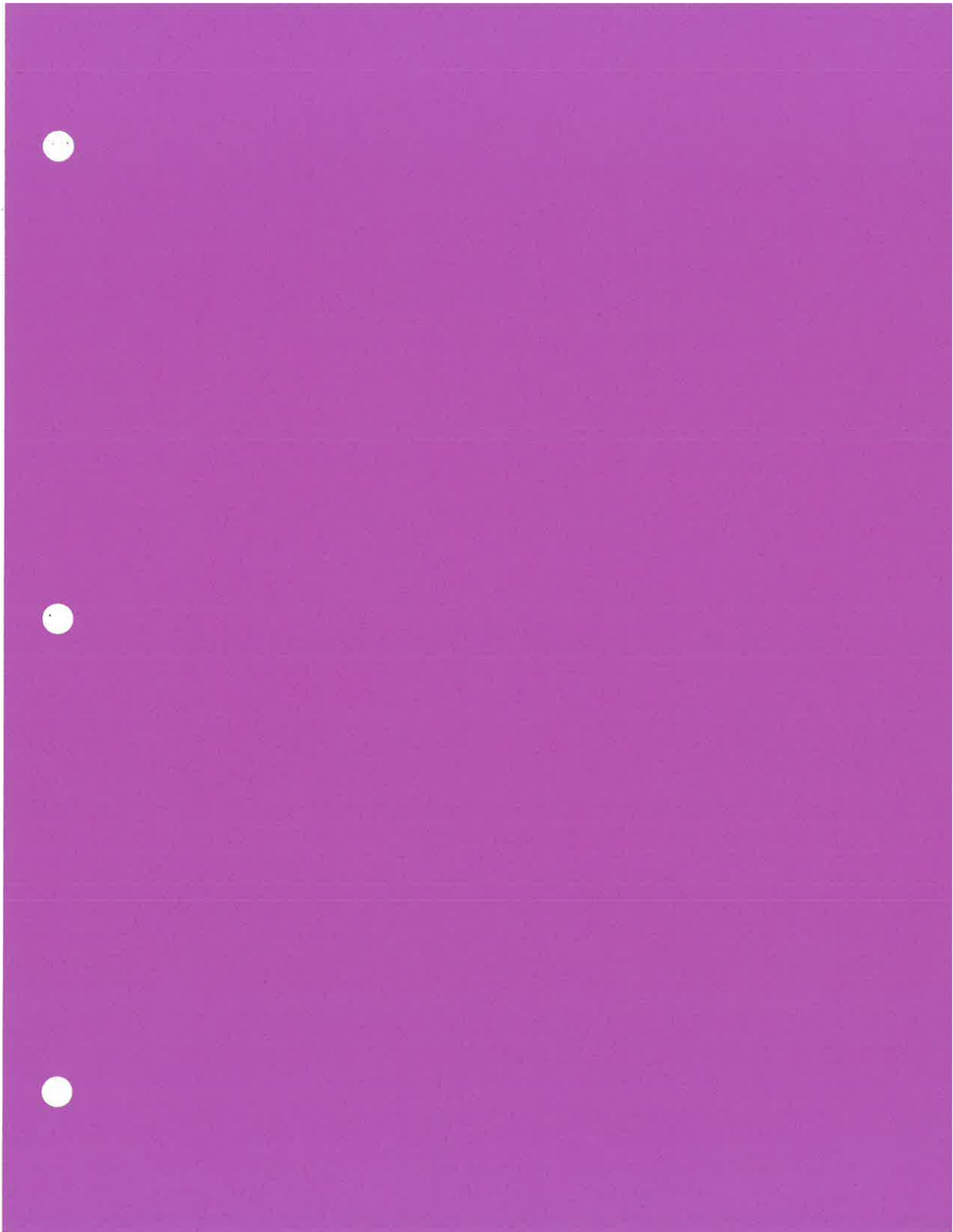
SEE ATTACHED LOCATION MAP

Agenda Item

510-015-5/94

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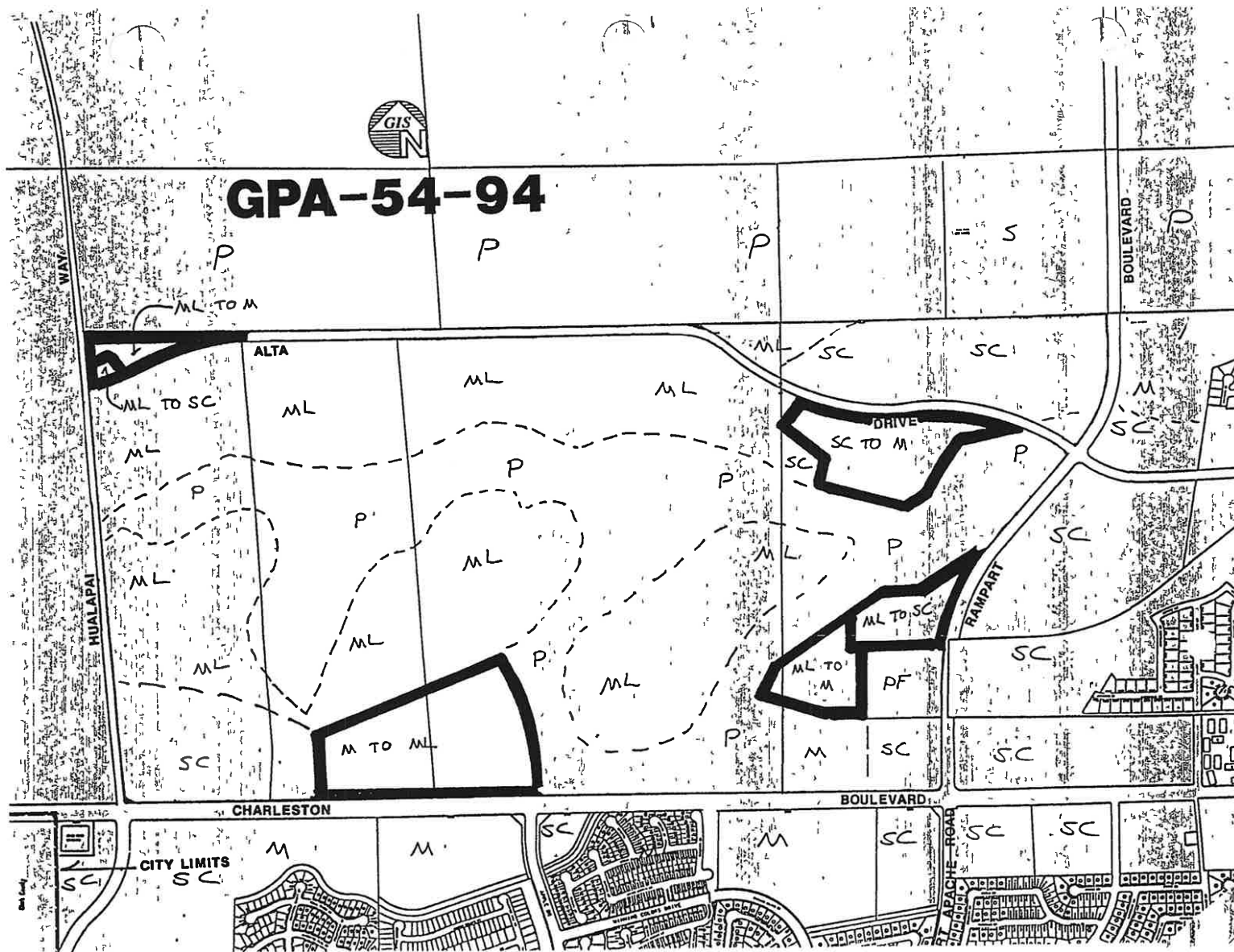
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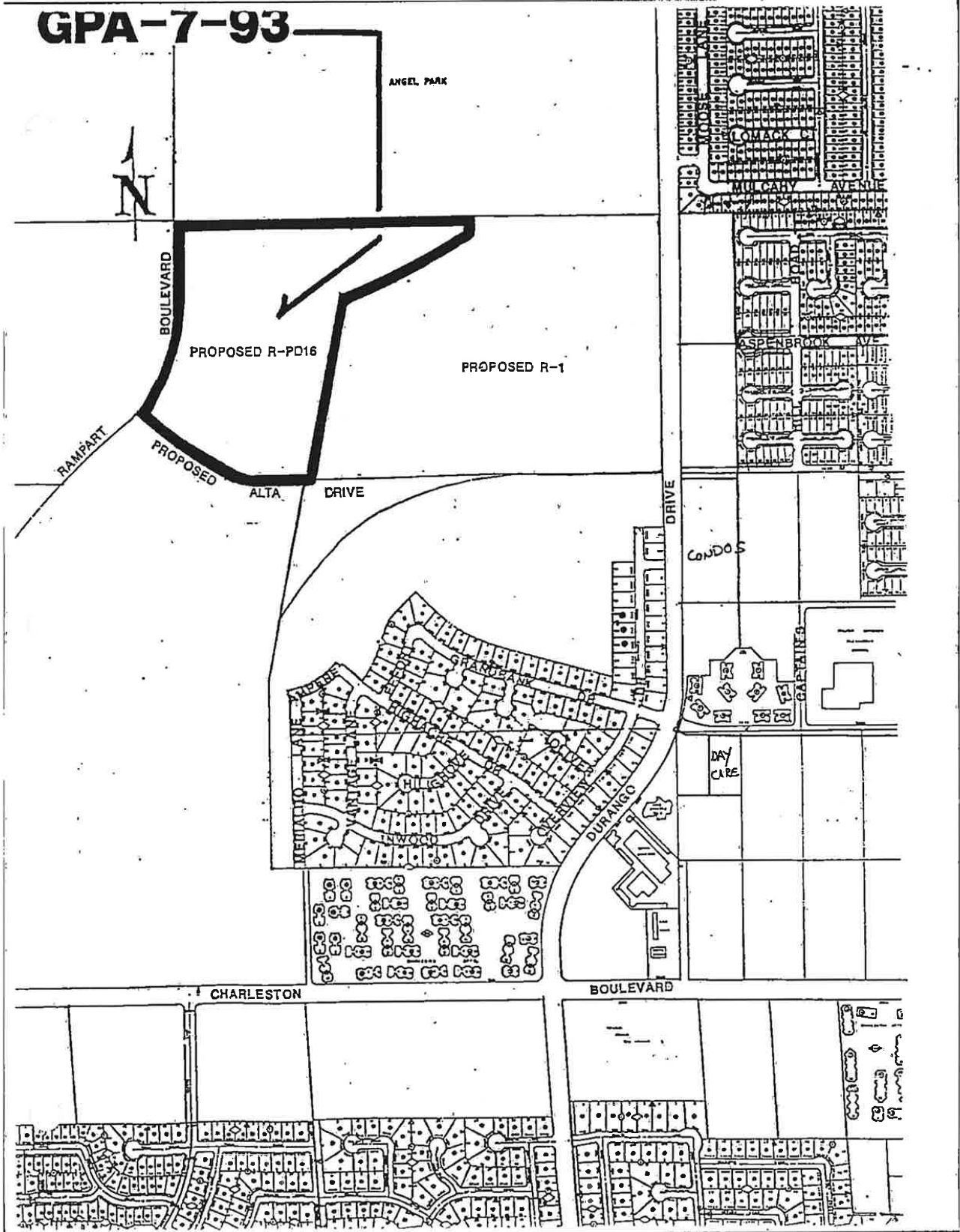
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GPA-7-93



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# NOTICE OF PUBLIC HEARING

## GENERAL PLAN AMENDMENT

**MEETING:** PLANNING COMMISSION  
**DATE:** MARCH 25, 1993  
**TIME:** 7:00 P.M.  
**LOCATION:** COUNCIL CHAMBERS, CITY HALL  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA

GPA-7-93

REQUEST BY THE PECCOLE 1982 TRUST TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN FROM SC (SERVICE COMMERCIAL) TO M (MEDIUM DENSITY RESIDENTIAL) ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF RAMPART BOULEVARD AND ALTA DRIVE (PROPOSED).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 E. Stewart Ave., Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

*Norman R. Standerfer*  
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

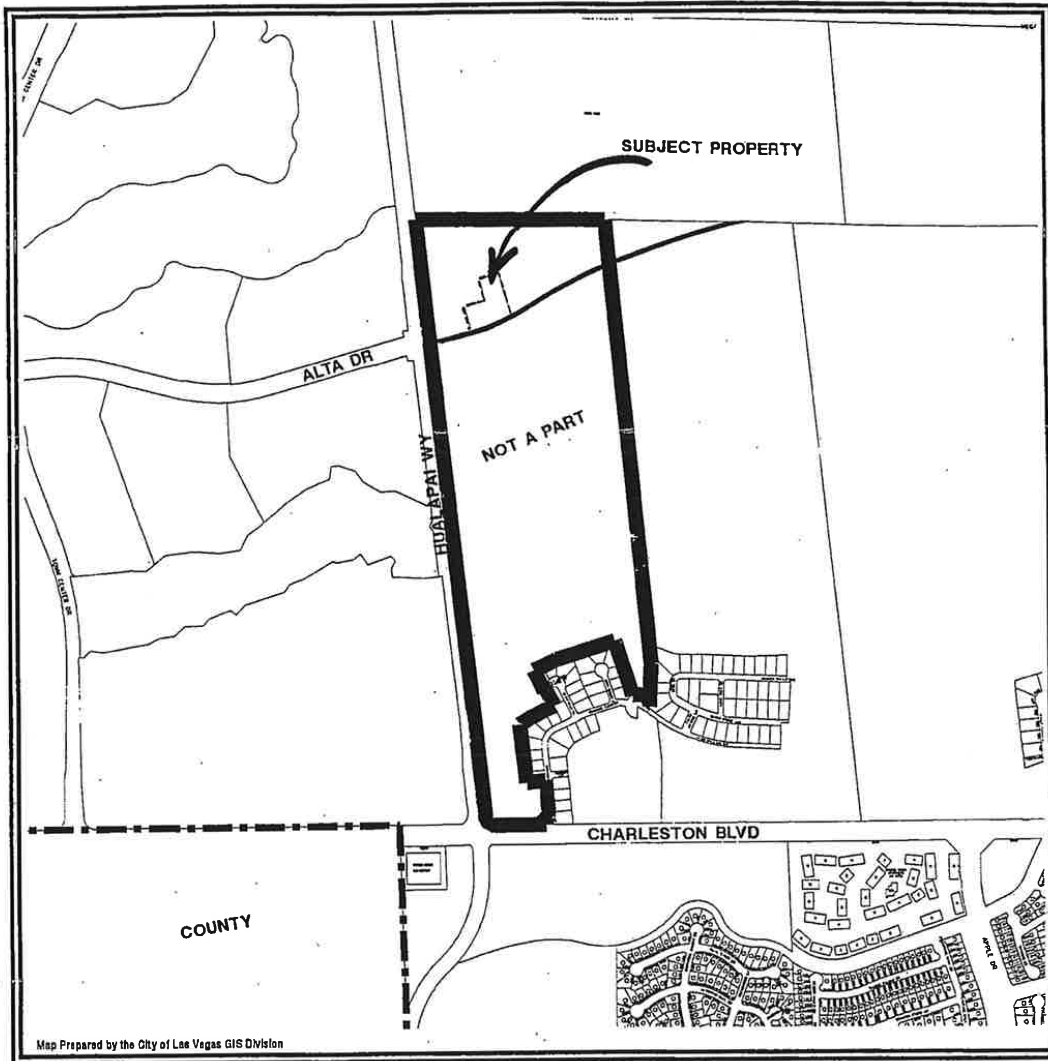
PH Notice/pm/forms 2;kb/9-25-92

ROR023525

24934

ROR023526

**24935**



**Case Number:** GPA-53-96    **Applicant:** PECCOLE NEVADA



ROR023527

**24936**

# NOTICE OF PUBLIC HEARING

## GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION  
DATE: DECEMBER 19, 1996  
TIME: 7:00 P.M.  
LOCATION: COUNCIL CHAMBERS, CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA

GPA - 53 - 96

GPA-53-96 - PECCOLE NEVADA - REQUEST TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN ON PROPERTY LOCATED ON THE NORTH SIDE OF ALTA DRIVE APPROXIMATELY 400 FEET EAST OF HUALAPAI WAY, FROM : ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL), WARD 2 (ADAMSEN), APN: 138-31-201-003.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, 400 Stewart Avenue, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS, NEVADA



A handwritten signature in cursive script, reading "David Clapsaddle".

DAVID CLAPSADDLE, SENIOR PLANNER  
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ROR023528

24937

ROR023529

**24938**



# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

March 8, 1990

## PLANNING COMMISSION

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386 6301

ITEM	COMMISSION ACTION
<p>25. <u>Z-17-90</u></p> <p>Applicant: WILLIAM PECCOLE 1982 TRUST  Application: Zoning Reclassification  From: N-U (under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, C-1, C-2, P-R and C-V)  To: R-PD7, R-3 and C-1  Location: East side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue  Proposed Use: Single Family Dwellings, Multi-Family Dwellings, Commercial, Office and Resort/Casino  Size: 996.4 Acres</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to the following:</p> <ol style="list-style-type: none"> <li>1. A maximum of 4,247 dwelling units be allowed for Phase II</li> <li>2. Conformance to the Conditions of Approval for the Peccole Ranch Master Development Plan, Phase II.</li> <li>3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development</li> <li>4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.</li> <li>5. The existing Resolution of Intent on this property is expunged upon approval of this application</li> <li>6. Resolution of Intent with a five year time limit.</li> <li>7. Standard Conditions 6 - 8 and 11</li> </ol> <p><u>PROTESTS:</u> 2 on record with staff  1 speaker at meeting</p> <p><u>FAVOR:</u> 1 speaker at meeting</p>	<p>Babero - APPROVED, subject to staff's conditions and additional conditions requiring the applicant to post signs on property indicating the zoning and that a public hearing be held on the development plan on the commercial and casino sites.  Unanimous  (Bugbee and Dixon excused)</p> <p>MR WILLIAMS stated this request is to approve the zoning that was indicated on the Master Development Plan. The development plans will be submitted to the Planning Commission for review prior to development. Staff recommended approval, subject to the conditions</p> <p>WILLIAM PECCOLE appeared and represented the application. He concurred with staff's conditions</p> <p>GREGORY BARLOW, 704 Minto Court, appeared in favor if certain conditions are met. He wants a review of each parcel before the Planning Commission with a notice posted announcing that a public hearing will be held. Before any building is completed Rampart Boulevard must be finished. He would like the feeder routes also improved</p> <p>ULRICH SMITH, 8813 Brescia Drive, appeared in protest. He objected to the casino</p> <p>WILLIAM PECCOLE appeared in rebuttal. The casino will be buffered on the north by the Angel Park Golf Course and on the south by his golf course. On the east side will be commercial and on the west side a tennis court.</p> <p>A WAYNE SMITH, Land Planner, 1515 East Missouri Avenue, Phoenix, Arizona, appeared and represented the applicant. The applicant has reduced the density by about 2,200 units to help balance the traffic flow.</p> <p>To be heard by the City Council on 4/4/90.  (8.09-8.23)</p>

ROR023530

24939

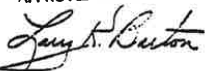
ROR023531

**24940**

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

000648

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ITEM	ACTION
X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)	
1433 to 1437	
G. <u>ZONE CHANGE - PUBLIC HEARING</u>	
3. <u>Master Development Plan Amendment related to Z-17-90</u>	
Request for approval to amend the Master Development Plan for property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.	NOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.
Planning Commission unanimously recommended APPROVAL, subject to:	Clerk to Notify and Planning to Proceed.
1. A maximum of 4,247 dwelling units be allowed for Phase II.	*****
2. Hualpai Way be extended as a public street north of Charleston Boulevard to the north property line as required by the Department of Public Works.	ROBERT PECCOLE, 2760 Tioga Pine Circle, appeared. He stipulated to the conditions indicating that the hotel and casino along with the commercial center plans would be approved by the Council.
3. Extend Apple Lane along the north side of this site and adjacent to Angel Park, east of Rampart Boulevard to Durango Drive, as required by the Department of Public Works.	COUNCILMAN ADAMSEN said he previously wrote a letter to both the Peccole and Summerlin people asking them to post signs on the property indicating the hotel and casino sites. He also asked that when people buy property they be given a plot plan and a map which would show the future casino site in relation to their property and they are asked to sign an acknowledgment when they receive this information to resolve any problems of notification.
4. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.	No one appeared in opposition.
5. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.	
Staff Recommendation: APPROVAL	
PROTESTS: 5 (at meeting)	
APPROVED AGENDA ITEM: 	

ROR023532

24941

G. ZONE CHANGE - PUBLIC HEARING

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

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

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

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

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

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

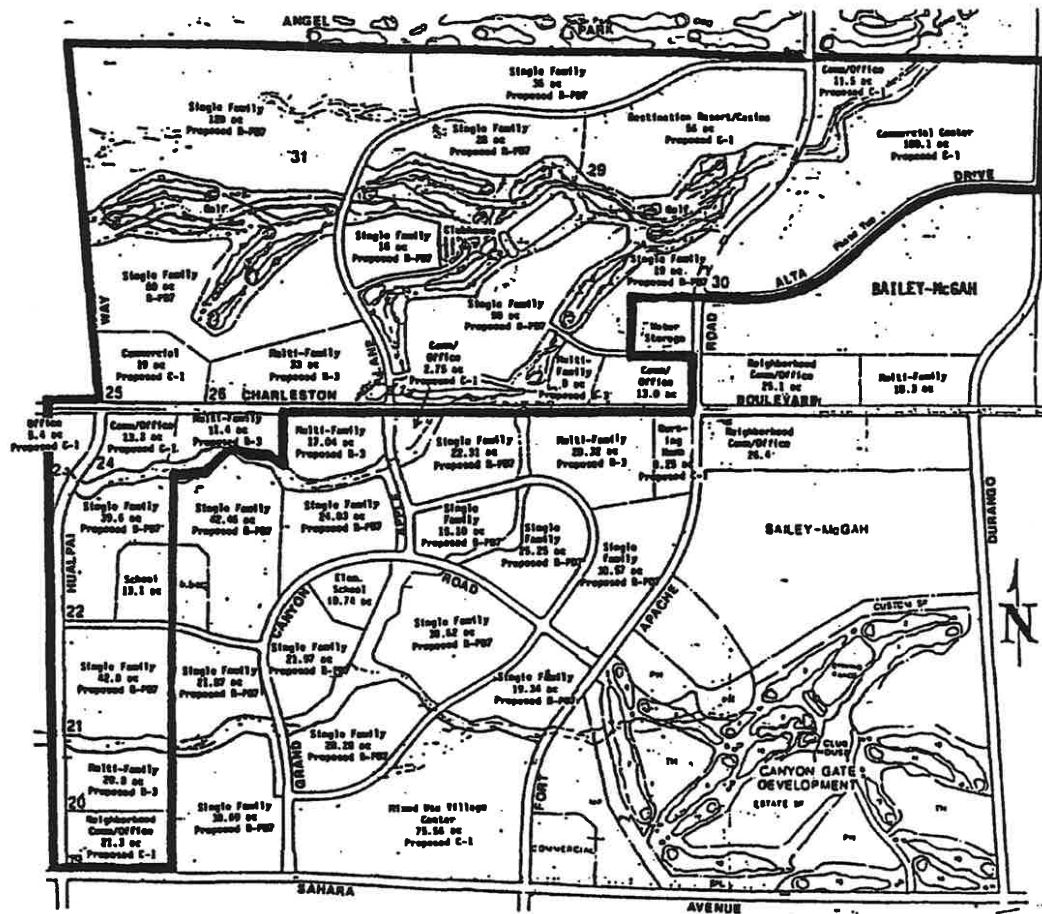
Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 5 (at meeting)

SEE ATTACHED LOCATION MAP

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



## MASTER DEVELOPMENT PLAN AMENDMENT

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

CITY COUNCIL MINUTES  
MEETING OF  
APR 04 1990

000650

ROR023534

24943

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990  
**AGENDA** *City of Las Vegas*  
CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-8011

000651

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ITEM	ACTION
X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)	
1437 to 1438 G. <u>ZONE CHANGE - PUBLIC HEARING</u>	
4. <u>Z-17-90 - William Peccole 1982 Trust</u>	NOLEN - APPROVED as recommended subject to the conditions. Motion carried with Higginson "abstaining" because his employer had done business with Mr. Peccole.
Request for reclassification of property located on the east side of Hualpai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue.	Clerk to Notify and Planning to Proceed.
From: N-U (Non-Urban)(under Resolution of Intent to R-1, R-2, R-3, R-PD7, R-PD8, R-MHP, P-R, C-1, C-2 and C-V)	***** WILLIAM PECCOLE, 2760 Tioga Pine Circle, was present.
To: R-PD3 (Residential Planned Development) R-PD7 (Residential Planned Development) and C-1 (Limited Commercial)	COUNCILMAN ADAMSEN said this was in conformance with the General Plan. The multi-family acreage was reduced from 100 to 60 and it will all be located on the major streets.
Proposed Use: SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, COMMERCIAL, OFFICE AND RESORT/CASINO	No one appeared in opposition. There was no discussion.
Planning Commission unanimously recommended APPROVAL, subject to:	NOTE: The portion of this agenda which indicates this reclassification includes a request for R-PD3 zoning, in addition to R-PD7 and C-1, is a typographical error. The application and all other documentation correctly identifies the request as <u>R-3 (Limited Multiple Residence)</u> , R-PD7 and C-1.
1. A maximum of 4,247 dwelling units be allowed for Phase II.	
2. Conformance to the conditions of approval for the Peccole Ranch Master Development Plan, Phase II.	
3. Approval of plot plans and building elevations by the Planning Commission for each parcel prior to development.	
4. At the time development is proposed on each parcel appropriate right-of-way dedication, street improvements, drainage plan/study submittal, drainageway improvements, sanitary sewer collection system extensions and traffic signal system participation shall be provided as required by the Department of Public Works.	
- continued -	
APPROVED AGENDA ITEM	
<i>L. H. R. L.</i>	

ROR023535

24944

## CITY COUNCIL MINUTES

MEETING OF  
APRIL 4, 1990

## AGENDA

City of Las Vegas

000652

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 385-8011

Page 50

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.  
(CONTINUED)

## G. ZONE CHANGE - PUBLIC HEARING

APPROVED - See page 49

4. Z-17-90 - William Peccole 1982  
Trust (continued)

5. Signs shall be posted on the resort/casino and commercial center sites to indicate the proposed uses.
6. The surrounding property owners shall be notified when the development plans for the resort/casino and commercial center sites are submitted for review.
7. The existing Resolution of Intent on this property is expunged upon approval of this application.
8. Resolution of Intent with a five year time limit.
9. Standard conditions 6-8 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

APPROVED AGENDA ITEM



ROR023536

24945

CITY COUNCIL MINUTES  
MEETING OF  
APRIL 4, 1990

000653

X.

G. ZONE CHANGE - PUBLIC HEARING

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

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

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

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

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

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

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

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 3 (2 letters, 1 at meeting)

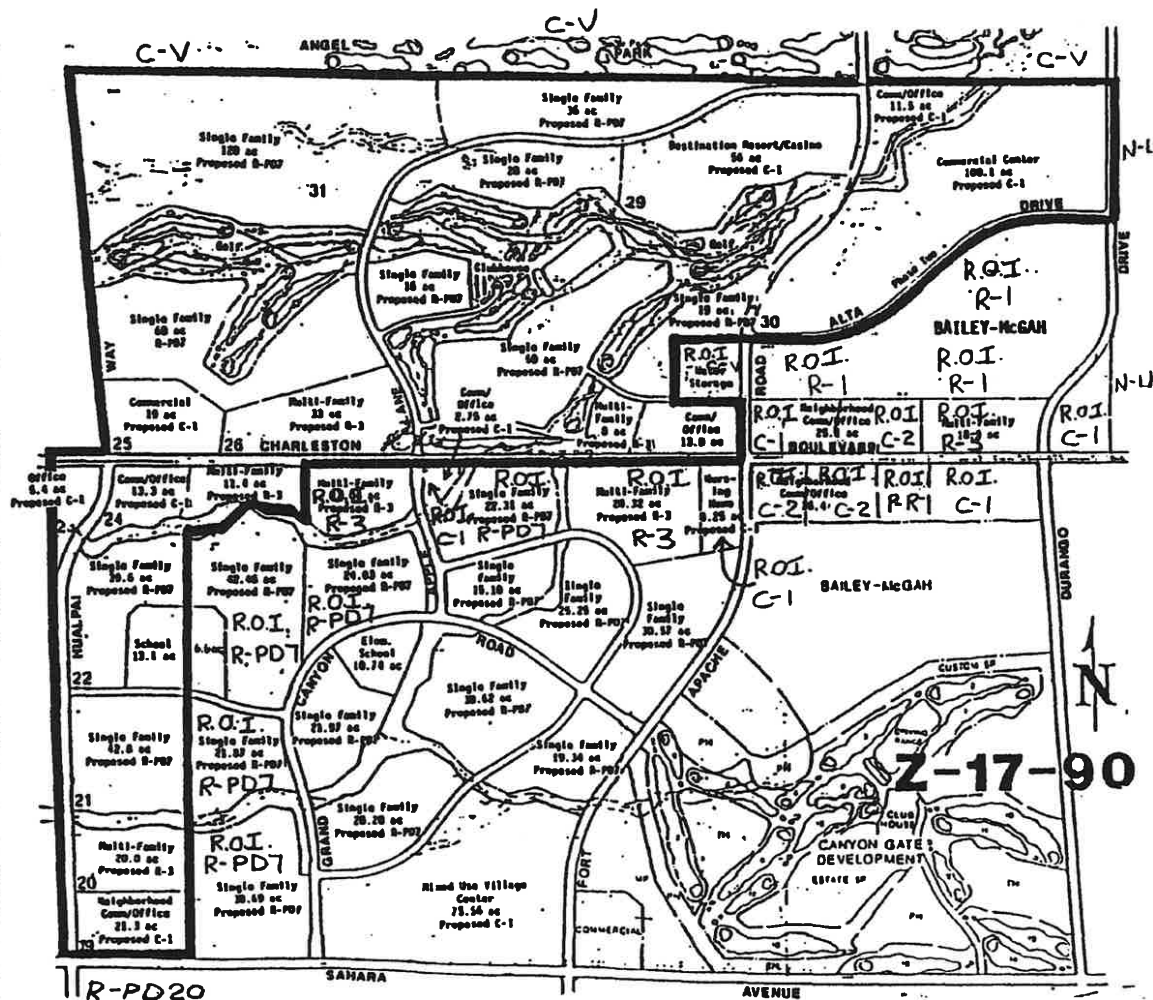
SEE ATTACHED LOCATION MAP

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

ROR023537

24946





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

CITY COUNCIL MINUTES  
MEETING OF  
APR 04 1990

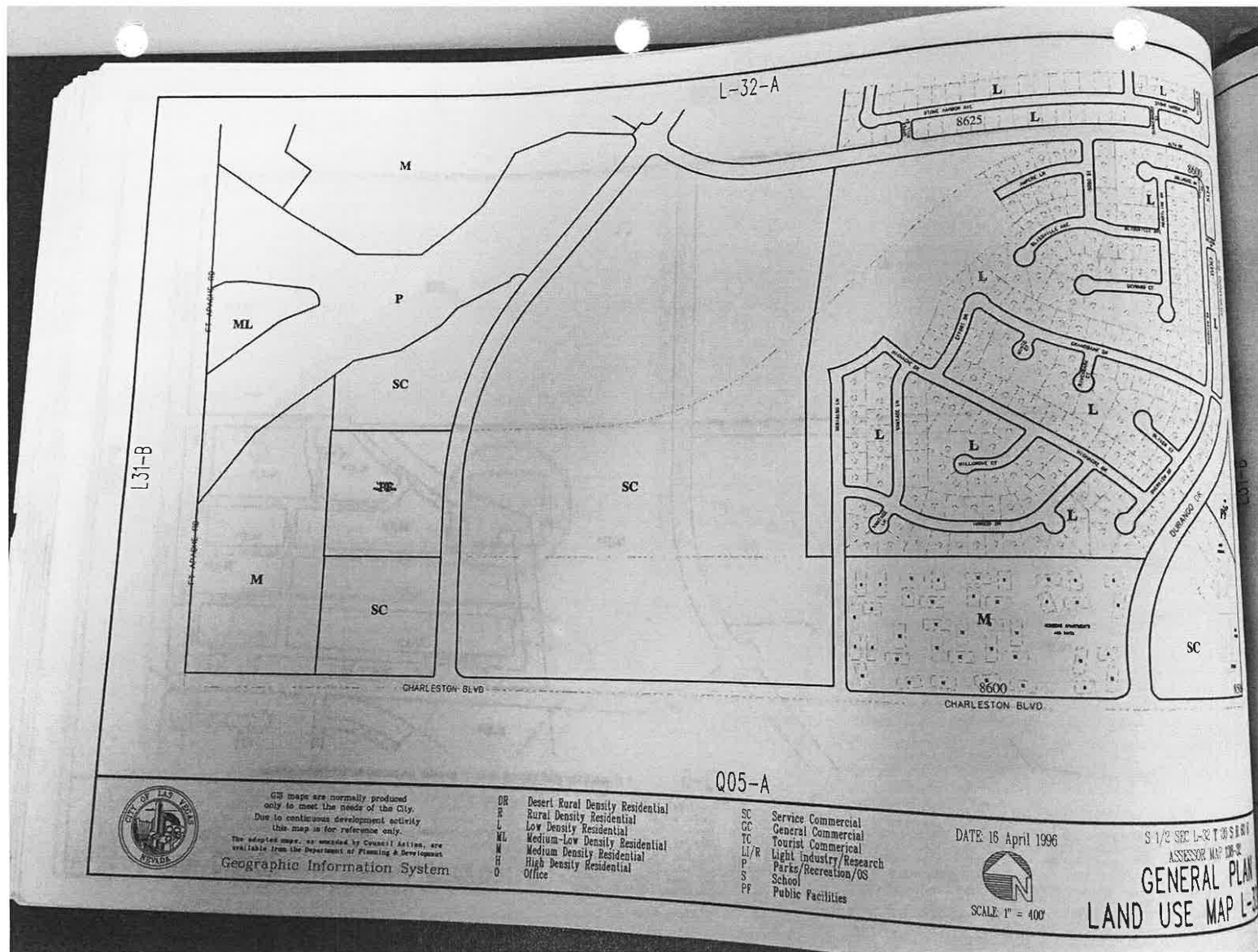
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ROR023538

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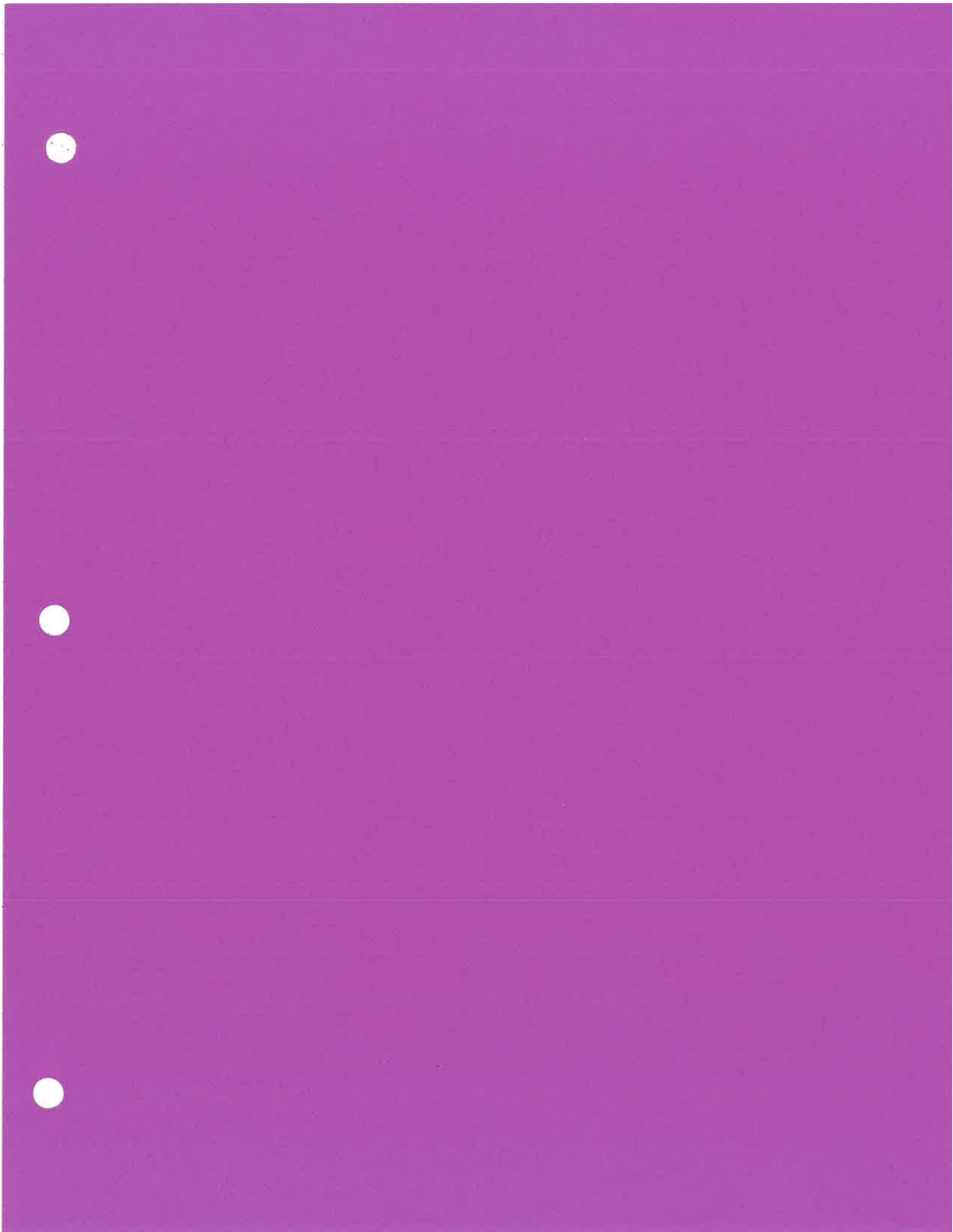
ROR023539

**24948**



ROR023540

24949



ROR023541

**24950**



ROR023543

**24952**

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



# CITY of LAS VEGAS

## CORRECTED LETTER

January 29, 1991

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

RE: Z-17-90 - ZONE CHANGE

Gentlemen

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

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

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



ROR023544

24953

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

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

Sincerely,

  
KATHLEEN M TIGHE  
City Clerk

KMT.cmp

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

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

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

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

ROR023545

24954



ROR023546

**24955**

# NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT  
GPA-6-92

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** MAY 28, 1992  
**TIME:** 7:00 P.M.  
**LOCATION:** COUNCIL CHAMBERS, CITY HALL  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA

REQUEST BY WILLIAM PECCOLE TO AMEND A PORTION OF THE SOUTHWEST SECTOR OF THE GENERAL PLAN FROM L (LOW DENSITY RESIDENTIAL) TO M (MEDIUM DENSITY RESIDENTIAL), ON PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF DURANGO DRIVE AND ALTA DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE EAST HALF (E½) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

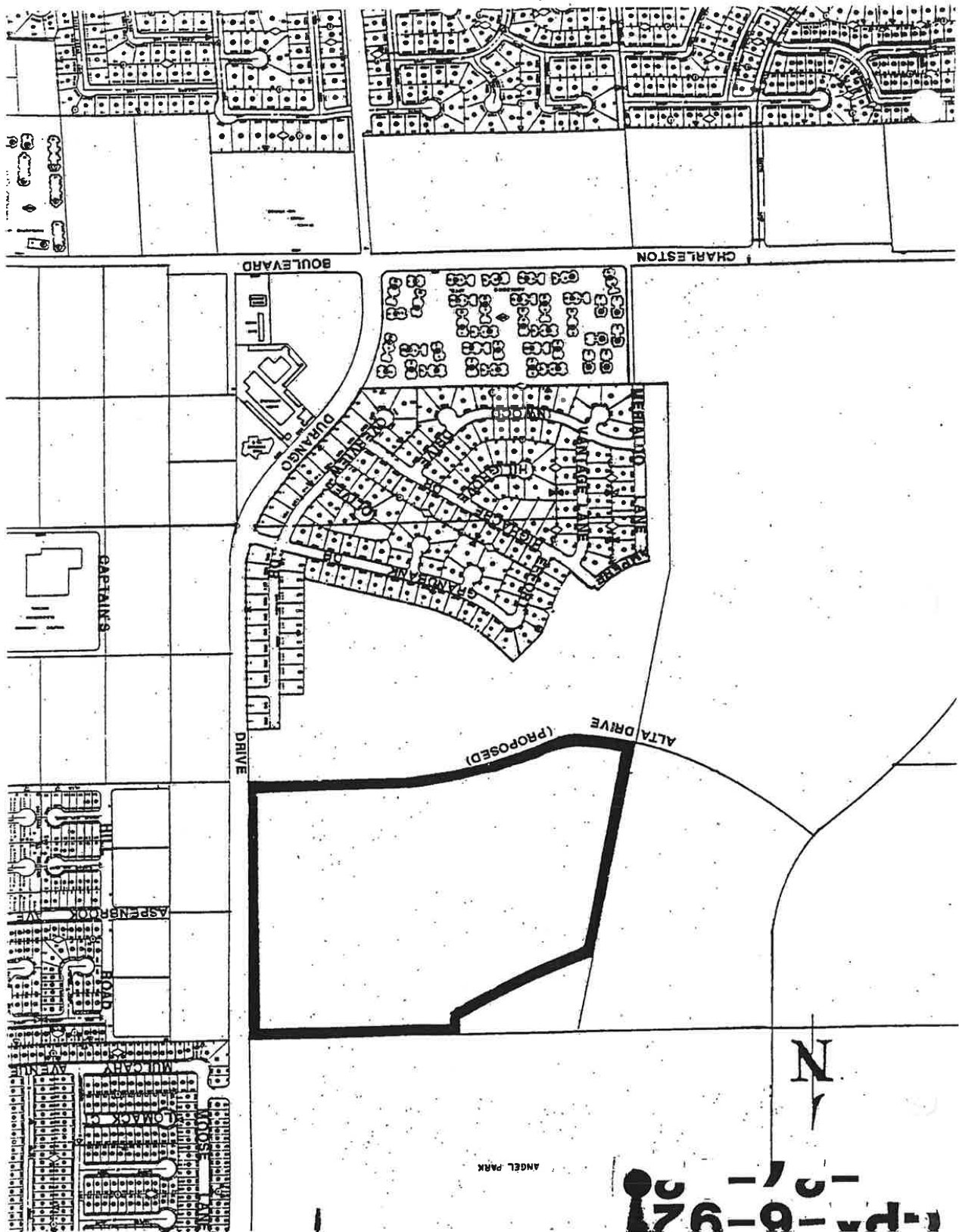
*Norman R. Standerfer*  
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

PC

ROR023547

24956



1-P-6-9-21

ROR023548

**CITY COUNCIL  
MEETING  
JUNE 21, 2017**

**CD of the General Plan History  
CLV 1985 to Present  
(DIR-70539)**

**SUBMITTED AS BACKUP FOR  
ITEMS 131-134**

**FILED WITH  
MEETING MATERIAL**

ROR023549

**24958**

**EVERYTHING YOU WANTED  
TO KNOW ABOUT R-PD7  
BUT WERE AFRAID TO ASK**

Submitted at City Council

Date 6/2/17 Item 131-134

By: George Garcia

ROR023550

**24959**

# R-PD7

**Residential Planned Development**

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ROR023551

**24960**

## What is R-PD7?

- R = Residential
- PD= Planned Development
- 7 = The potential number of residential units on average per **gross** (means “total”) acre covering the entire **District** (Not single parcel) aka Master Planned Development area or Peccole Ranch Master Plan, Phase II.

## What does the PD in R-PD mean?

PD means a planned unit development

- Allows maximum flexibility for imaginative and innovative design for projects that don't fit comfortably under traditional zoning
- Promotes enhancement of residential amenities like open space, golf courses, trails
- Allows for a mix of housing types, densities and land uses
- Encourages the preservation of natural resources and open space
- It is the plan of development offered by the original Master Developer/Declarant and approved by the City.
- See the current City Zoning Ordinance No. 6135 (2011)
- City's Zoning Verification letter to Frank Pankratz dated December 30, 2014 attached as Exhibit A.

2

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ROR023553

**24962**



## What does the “Number” in R-PD mean?

- The Number in a R-PD is proposed by the original developer. City Examples: R-PD4 (Canyon Gate), R-PD9 (Los Prados), R-PD3 (Silverstone), R-PD-7 (Peccole Ranch) and R-PD 4 (The Lakes) (See Exhibits B1 to B5)
- It establishes the potential average number of dwelling units allowed per gross acre and is placed after the zoning symbol “R-PD” (See Exhibit A)
- The potential average number is utilized to determine the maximum number of residential units allowed in the PD and is derived from all the acreage of the project including open space/golf course/drainage
- **It is not the permissible density for any particular parcel or lot as the proposed developer and City staff argue.**

## What activities are found in an R-PD Zoning District in the City of Las Vegas?

- Single Family homes/Condominiums /Town Houses
- Apartments
- Open Space
- Parks
- Golf Courses
- Man made lakes
- Drainage for flood control
- Common Landscaping

4

## What are the City rules to create an R-PD?

- A Development Plan:
- Proposed List of Uses, Acreages, Density/Intensity
- Conceptual Location of Activities and Uses
- Number and Types of Dwelling Units & Commercial Floor Area
- Common Areas/Recreation/Open Space & Amenities
- Public Streets & Parking
- Drainage
- Design Guidelines, CC&R's & Often Development Agreements

5

## In Peccole Ranch Phase II what was approved by the City Council in 1990?

- Master Development Plan:
- 4,247 units of single family and multifamily
- 2,807 units of single family on 401 acres
- 1,440 units of multi-family on 60 acres; which exceeds the average gross density allocation of 420 units (7.0 units/acre X 60 acres = 420 units) by 1020 units (1,440 units – 420 units = 1020 units). The additional 1,020 multi-family units were transferred from approximately 145.7 acres of golf course acreage (7 units/ac x 145.7 ac = 1,020 units).
- 211 acres of golf course/drainage
- 194 acres of Commercial/Office
- 56 acres of Resort Casino
- 60 acres of Right of Way
- 13 acres of school
- Approved Master Development Plan Excerpt with Planning & City Council Minutes of March 8, 1990 & April 4, 1990.
  - ❖ See Exhibit C - Land Use Table a Master Development Plan Excerpt;
  - ❖ See Exhibit D-1 & D-2 - Planning Commission Agenda Minutes for Master Development Plan & Zone Change Z-17-1990;
  - ❖ See Exhibit E-1 & E-2 - City Council Agenda Minutes for Master Development Plan & Zone Change Z-17-90;
  - ❖ See Exhibit F – City Action letter for Z-17-90, associated with Zoning Ordinance #5353)

6

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ROR023557

**24966**

## How was the Number “7” in R-PD7 Used in Peccole Ranch Phase II?

- First the developer determined the gross acreage of Phase II which was 936 acres (996.4 acres minus the 60.4 acres of Public Right of Way). (See Exhibit C, portion of approved Master Development Plan)
- Second, the developer multiplied the 936 acres times “7” to determine the overall gross density allowed in Phase II. That maximum potential gross residential density was 6,552 allowable units.
- At the Planning Commission meeting in March 8, 1990, the developer voluntarily reduced his allowable residential density by almost 2,200 units. (See Planning Commission meeting minutes March 8, 1990, Exhibits D-1 & D-2)
- The developer asked for, and was granted by the City on April 4, 1990, the right to build a maximum of 4,247 residential units. (See and the Minutes of the City Council on April 4, 1990, Exhibit E-1, E-2 & Exhibit F).
- The Number of Approved residential units has not changed since April 4, 1990 City Approval

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ROR023558

**24967**

## What was the density of residential approved in all of Peccole Ranch Phase II

- Total of 4,247 units of single family and multi-family on 996.4 acres. This number has not changed since 1990 approval.
- 4.3 dwelling units per acre with Right-of-Way (Gross Density)
  - ❖  $4,247/996.4 = 4.26$  This is to show the effective density if all land is included before specific locations and changes in density by development transfer
- 4.5 dwelling units per acre without Right-of-Way (Net Density)
  - ❖  $4,247/(996.4 - 60 = 936.4) = 4.53$

What is amount & density of single family approved?

- 2,807 units of single family on 401 acres
- This equals 7 dwelling units per acre on the areas requested for single family development  $2,807 \div 401 = 7$

## What was the density approved for Multi-Family

- 1,440 units of multi family on 60 acres
- This equals 24 dwelling units per acre on the areas requested for multi-family development  $1,440 \div 60 = 24$



What was the Density approved for the 250 acres of golf course/open space/drainage?

- **NONE:** And this has not changed in more than twenty years
- **See Exhibit C**

Did the Developer use Residential units generated by the 250 acres of Golf Course/Open Space and Drainage in other developments within Phase II?

- **YES**

- Residential units that could have been used by the original developer on the 250 acres of golf course/open space/drainage were intentionally assigned to the 60 acres of multi-family (1,440 units) which assignment was approved by the City in 1990 as part of the Peccole Master Development Plan.
- Additional residential units generated by the 250 acres of golf course/open space/drainage were assigned to the 21.63 acres of multi-family (516 units) development known as Queensrigde One Towers as well as to other residential developments within Phase II that exceeded 7 units per acre.
- Beginning with the City's 1990 approval of the Peccole Master Development Plan Phase II and through the addition of the last nine holes in 1996 to present, there has never been any residential units permitted on the 250 acres of golf course/open space/drainage
- Therefore, no residential units have ever been approved on the 250 acres of golf course/open space/drainage. The 250 acres has been designated by the City in its General Plan as Park/Recreation/Open Space for more than 20 years. However, residential units generated by the application of the R-PD7 formula to the 250 acres ( $7 \times 250 = 1750$  units) were used by the original developer in multi-family developments within the Master Development Plan and were specifically approved by the City.

## What did the Master Developer/Declarant choose to build as approved by the City?

- Built 1,838 Single-Family on 362 acres
- Built and Entitled 1,157 Multi-Family on 60 acres
- 250 Acres of Golf Course Drainage
- 4.92 Acres Park/Open Space
- 194 Acres of Commercial/Office
- 53 Acres of Right of Way
- Zero Acres of School

Has the City confirmed by ordinance the Park/Recreation/Open Space designation under its General Plan for the original 18 holes of the Badlands Golf Course which is a permissible use under R-DP?

- In 1992 by adoption of a new General Plan which covered the original 18 holes. (See Exhibit G)
- In 1996 by adoption of a Final Map (FM-8-96) the 18 holes' parcel was established. The General already reflected Park/Recreation/Open Space designation from the 1992 General Plan (See Exhibit H)

Has the City confirmed by ordinance the Park/Recreation/Open Space designation under its General Plan for the additional 9 holes of the Badlands Golf Course which is a permissible use under R-PD?

- In 1996 by adoption of a Tentative Map (TM-82-96) and Final Map (FM-190-96) the additional nine holes are added to the original 18 holes' parcel (See Exhibit I; Spitz and Genzer Letters; Exhibits J-1, J-2 & J-3)
- In 1999 City adopts an update to the General Plan (GPA-14-99) that reflects all 27 holes as Park/Recreation/Open Space. (See Exhibit K)

## What is left to Build?

- On the 401 acres of Single Family - No new lots, some homes on those approved lots not yet constructed
- On the 60 acres of Multi-Family - entitled but not yet built included in total; 166 units at QR Towers, 300 units at Tivoli, and 100 units at Renaissance
- Nothing on the 250 acres of Golf Course/Open Space/Drainage which was required as part of the PD and approved by the City pursuant to the Master Development Plan which was completed more than 15 years ago without any surviving Master Developer or Declarant.

# EXHIBIT A

ROR023568

**24977**



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89108

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FAX 702.474.0352  
TTY 702.388.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

December 30, 2014

Frank Pankratz  
ENB Companies  
9755 W. Charleston Blvd.  
Las Vegas, NV 89117

RE: 138-31-713-002  
138-31-712-004  
138-31-610-002  
138-31-212-002 (ZVL-57350)

Mr. Pankratz,

This letter is in response to a request for zoning verification on properties located within Las Vegas, Nevada with Assessor's Parcel Numbers of 138-31-713-002; 138-31-712-004; 138-31-610-002; and 138-31-212-002. The subject properties are zoned R-PD7 (Residential Planned Development District - 7 Units per Acre).

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.) A detailed listing of the permissible uses and all applicable requirements for the R-PD Zone are located in Title 19 ("Las Vegas Zoning Code") of the Las Vegas Municipal Code. The Las Vegas Zoning Code may be found on the City of Las Vegas website:

[http://www.lasvegasnevada.gov/LawsCodes/zoning\\_laws.htm](http://www.lasvegasnevada.gov/LawsCodes/zoning_laws.htm)

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050 located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website:

[http://www.lasvegasnevada.gov/files/CLV\\_Unified\\_Development\\_Code.pdf](http://www.lasvegasnevada.gov/files/CLV_Unified_Development_Code.pdf)

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement Division of the Building and Safety Department at (702) 229-2330.

If you have any questions concerning this matter, please contact me at (702) 229-6745.

Sincerely,

Nicole Eddowes  
Planner I  
Planning & Development Department

## Exhibit A



PRJ-63491  
02/25/16

FM-0073a 04-12

ROR023569

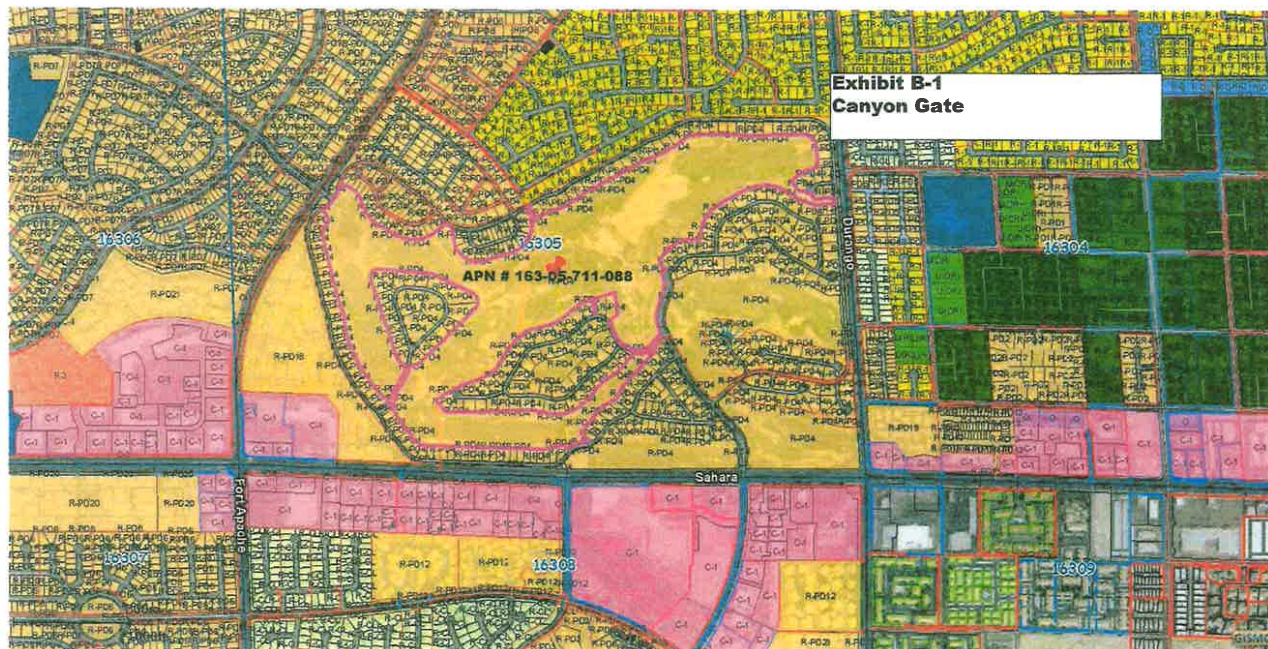
24978



# **EXHIBIT B-1**

ROR023570

**24979**



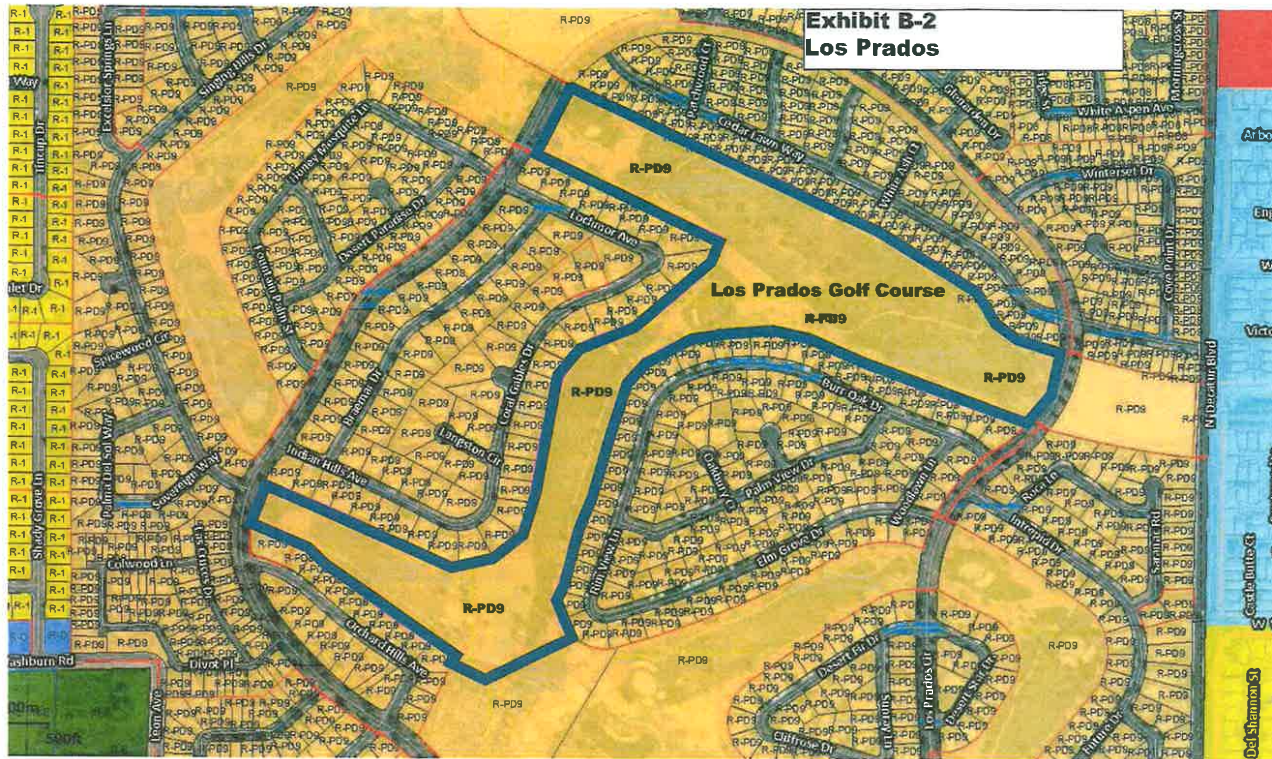
ROR023571

24980

# **EXHIBIT B-2**

ROR023572

**24981**



ROR023573

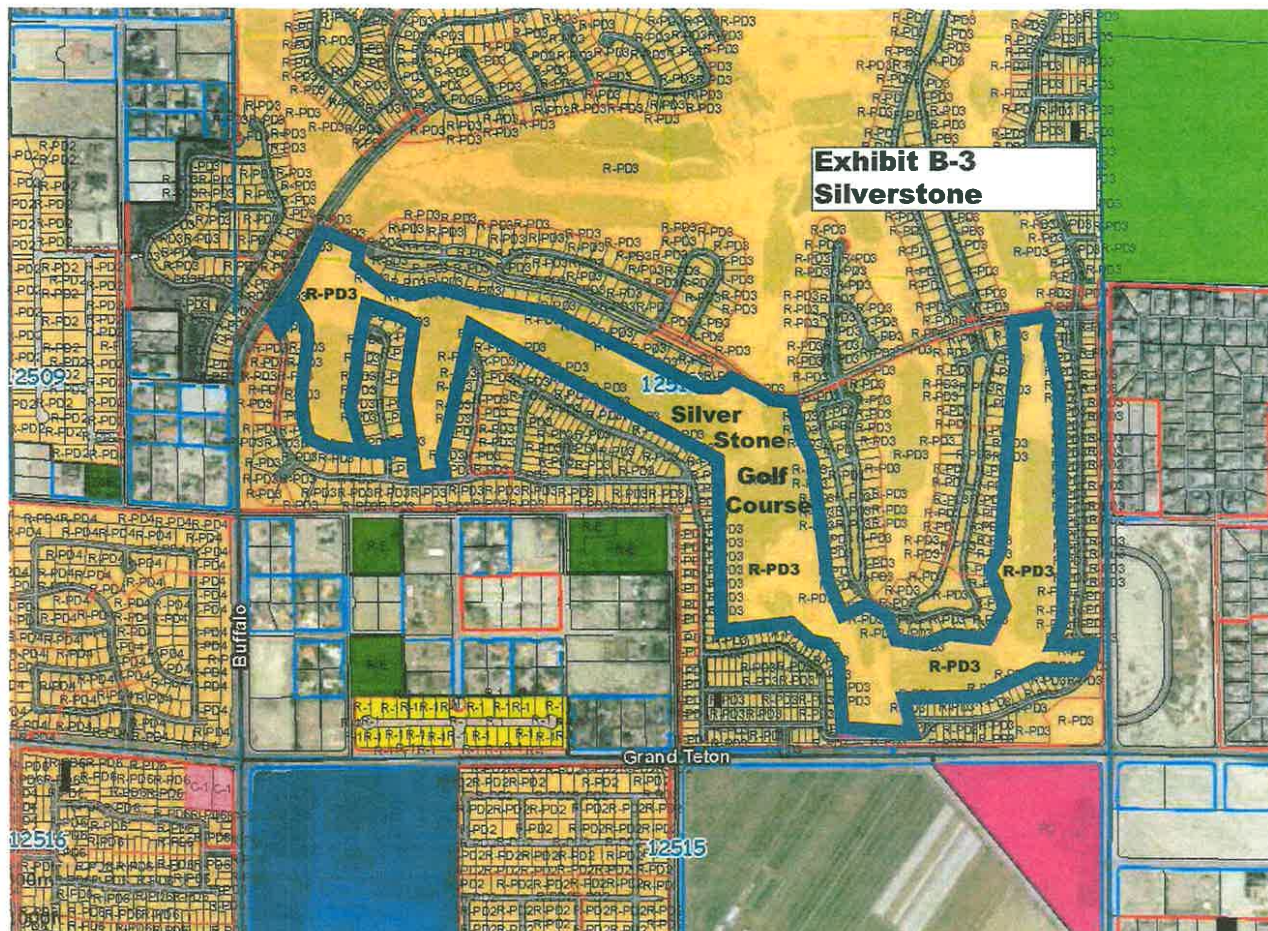
24982



# **EXHIBIT B-3**

ROR023574

**24983**



ROR023575

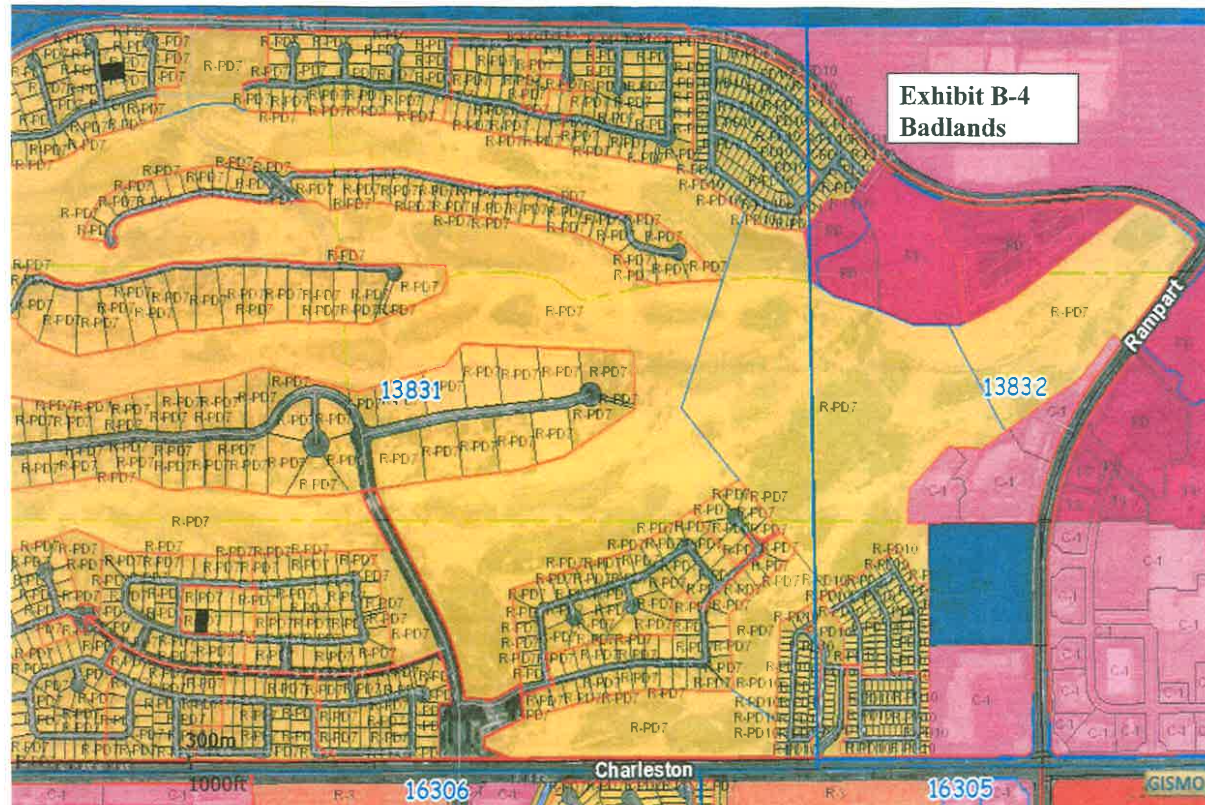
24984

# **EXHIBIT B-4**

ROR023576

**24985**





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24986