

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 12:21 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 128, PART 26**

LAW OFFICES OF KERMITT L. WATERS

Kermitt L. Waters, Esq.
Nevada Bar No. 2571
kermitt@kermittwaters.com
James J. Leavitt, Esq.
Nevada Bar No. 6032
jim@kermittwaters.com
Michael A. Schneider, Esq.
Nevada Bar No. 8887
michael@kermittwaters.com
Autumn L. Waters, Esq.
Nevada Bar No. 8917
autumn@kermittwaters.com
704 South Ninth Street
Las Vegas, Nevada 89101
Telephone: (702) 733-8877

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

LAS VEGAS CITY ATTORNEY'S OFFICE

Bryan K. Scott, Esq.
Nevada Bar No. 4381
bscott@lasvegasnevada.gov
Philip R. Byrnes, Esq.
pbyrnes@lasvegasnevada.gov
Nevada Bar No. 166
Rebecca Wolfson, Esq.
rwolfson@lasvegasnevada.gov
Nevada Bar No. 14132
495 S. Main Street, 6th Floor
Las Vegas, Nevada 89101
Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM

Micah S. Echols, Esq.

Nevada Bar No. 8437

micah@claggettlaw.com

4101 Meadows Lane, Suite 100

Las Vegas, Nevada 89107

(702) 655-2346 – Telephone

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

McDONALD CARANO LLP

George F. Ogilvie III, Esq.

Nevada Bar No. 3552

gogilvie@mcdonaldcarano.com

Amanda C. Yen, Esq.

ayen@mcdonaldcarano.com

Nevada Bar No. 9726

Christopher Molina, Esq.

cmolina@mcdonaldcarano.com

Nevada Bar No. 14092

2300 W. Sahara Ave., Ste. 1200

Las Vegas, Nevada 89102

Telephone: (702) 873-4100

LEONARD LAW, PC

Debbie Leonard, Esq.

debbie@leonardlawpc.com

Nevada Bar No. 8260

955 S. Virginia Street Ste. 220

Reno, Nevada 89502

Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP

Andrew W. Schwartz, Esq.

schwartz@smwlaw.com

California Bar No. 87699

(admitted pro hac vice)

Lauren M. Tarpey, Esq.

ltarpey@smwlaw.com

California Bar No. 321775

(admitted pro hac vice)

396 Hayes Street

San Francisco, California 94102

Telephone: (415) 552-7272

Attorneys for City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co LLC

Name of Representative: Frank Pankratz

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____ EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, LS MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: Frank Pankratz

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 15th day of February, 2016

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

Name of Representative: Frank Pankratz

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____
EHF COMPANIES, LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: *FRANK PANKRATZ, ITS MANAGER*

Subscribed and sworn before me

This *25th* day of *FEBRUARY* 20 *16*
Kathleen K Momot
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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

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

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

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

Property Owner Signature*

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 25 day of February, 20 16.

Leeann Stewart-Schencke

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **MOD-63600**

Meeting Date:

Total Fee:

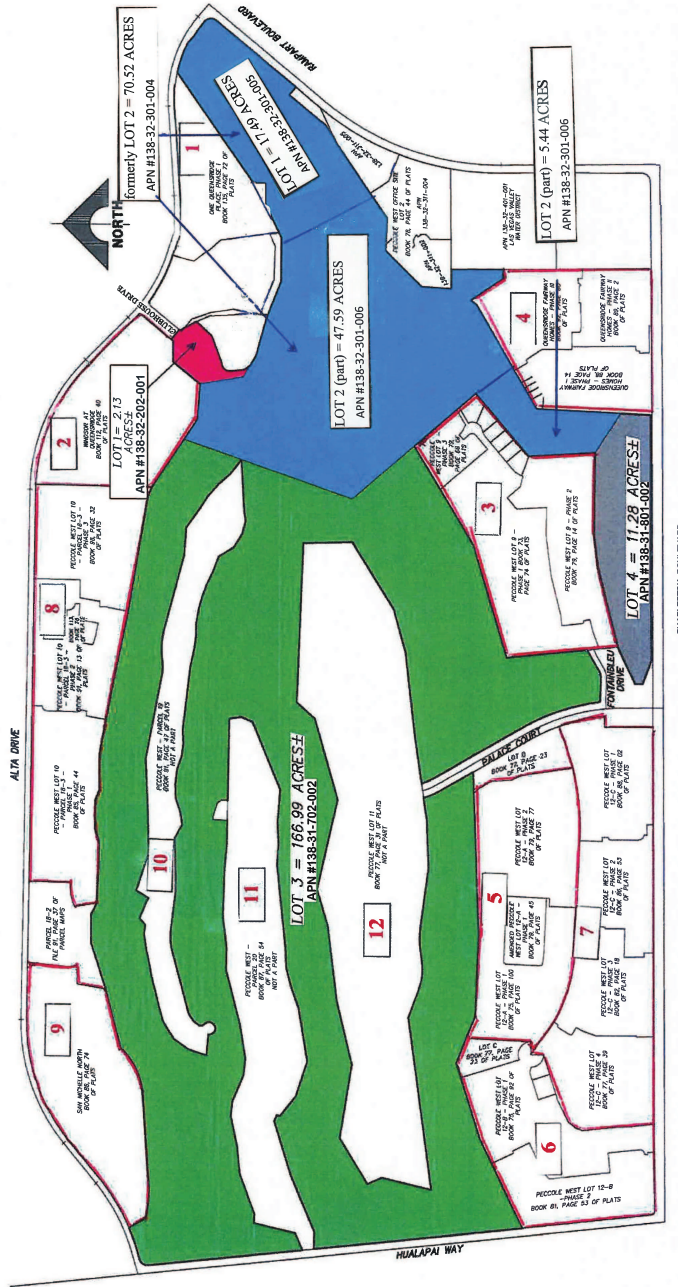
Date Received:*

Received By:

ROR025834

25920

EXHIBIT 1 PARCEL MAP



PRJ-63491
03/03/16

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

ROR025835

25921



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 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

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

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

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 2

Received

JAN 05 2015

Accounting Department

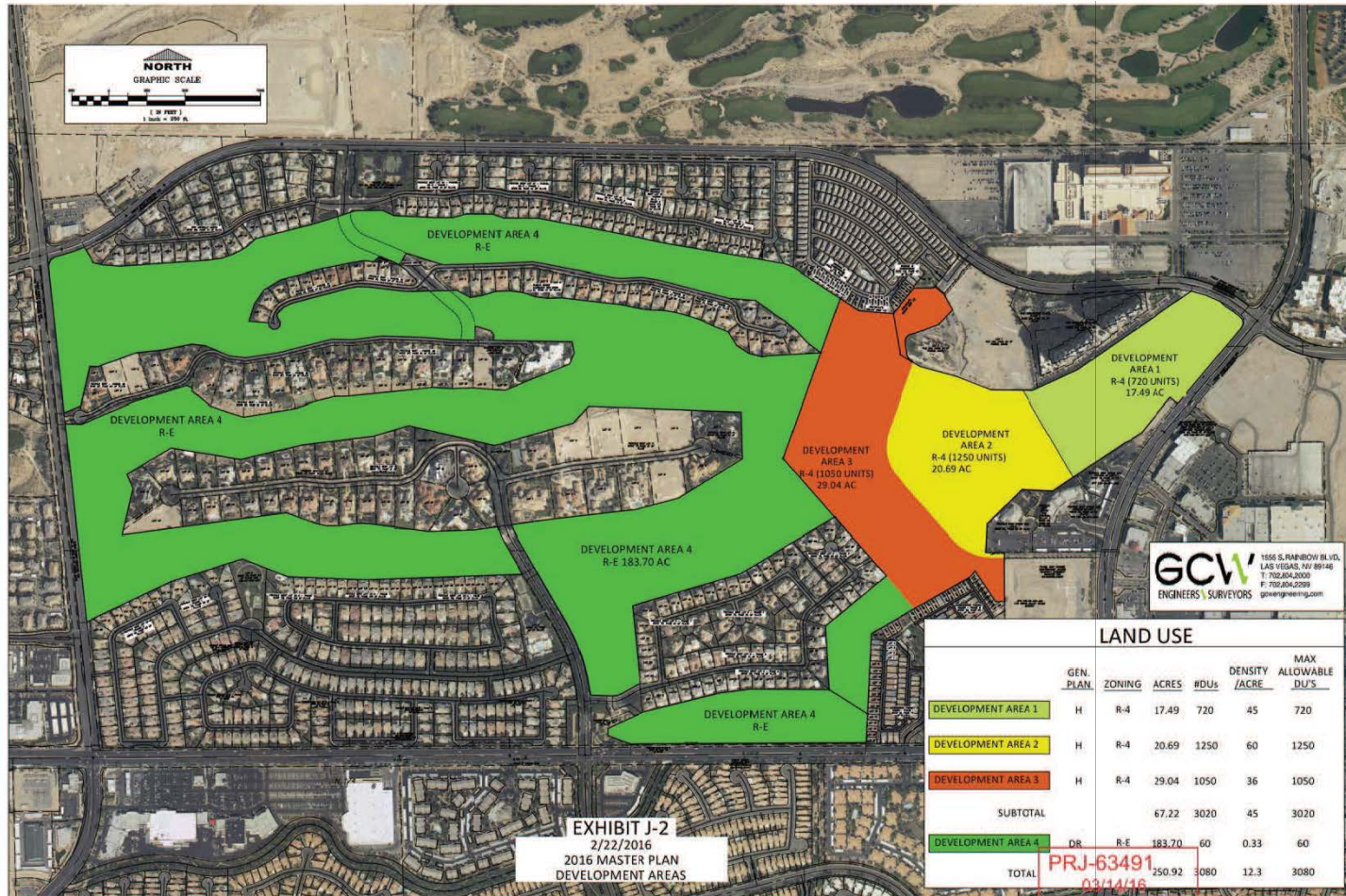
PRJ-63491
02/25/16

FM-0073a 04-12

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

ROR025836

25922



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

ROR025837

25923



SITE DATA - PHASE 1			
LAND USE	NET ACRES	NET DENSITY DU/AC	UNITS
Nursing Home	8.25		
Single Family	328.49	7.0	2259
Multi-Family	45.39	24.0	1088
Mixed Use Village Center			
Commercial Office	40.00		
Multi-Family	35.56	34.0	1209
Commercial Office	2.75		
Drainage Open Space	41.47		
R.O.W.	53.07		
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		
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

AWSS&A

3/20/89 0 500 1000 2000 FEET NORTH

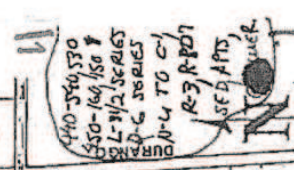
EXHIBIT B

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

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

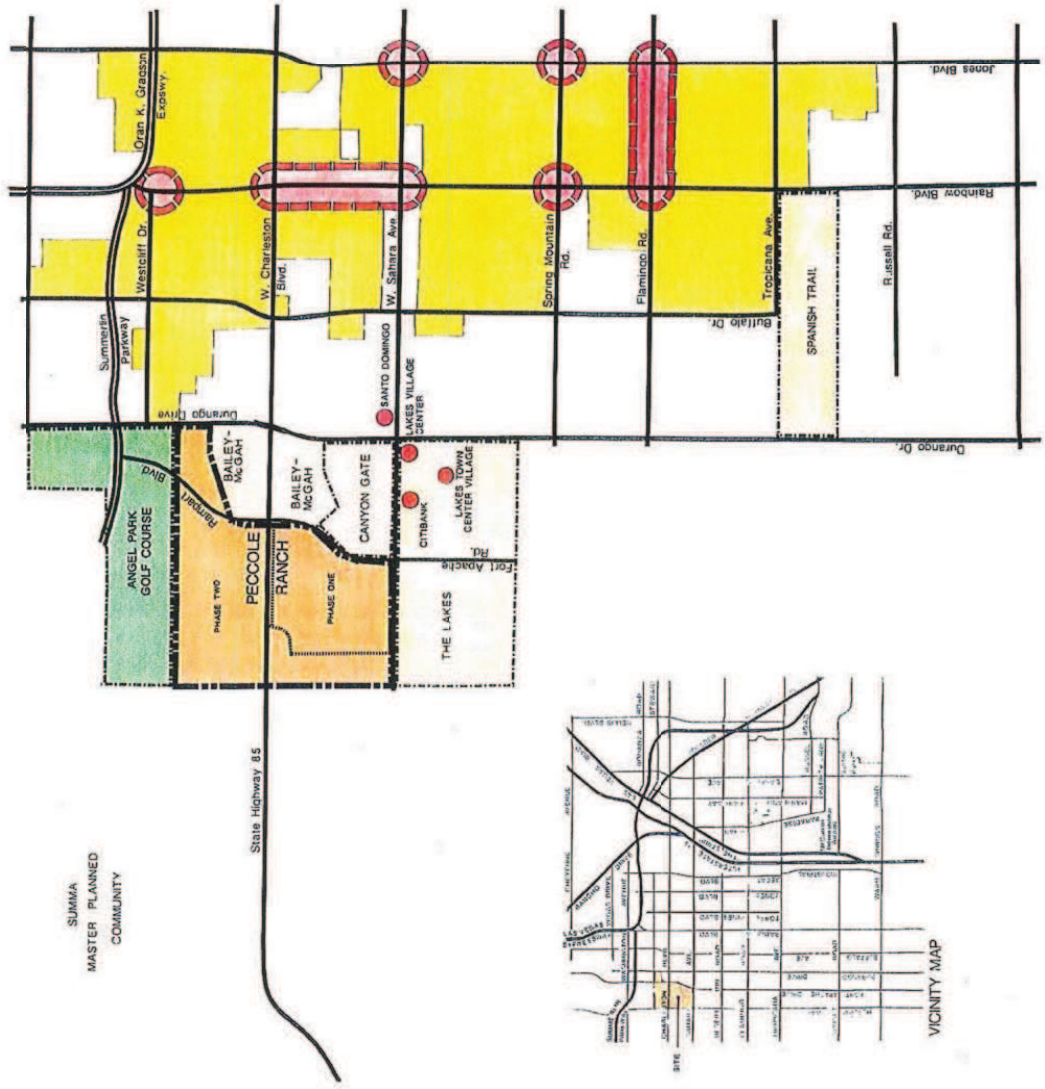
ROR025838

25924

PRJ-63491
02/25/16

25925

25925



SUMMA
MASTER PLANNED
COMMUNITY



AREA PLAN Peccole Ranch Partnership

Prepared By:
A. Wayne Smith & Associates
1919 East Missouri, Suite 130
Phoenix, Arizona 85014 (602) 234-3474



EXHIBIT C
2/22/2016

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

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

ROR025840