

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  
Oct 27 2022 02:13 PM  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**AMENDED  
JOINT APPENDIX  
VOLUME 13, PART 3 OF 4  
(Nos. 2446-2460)**

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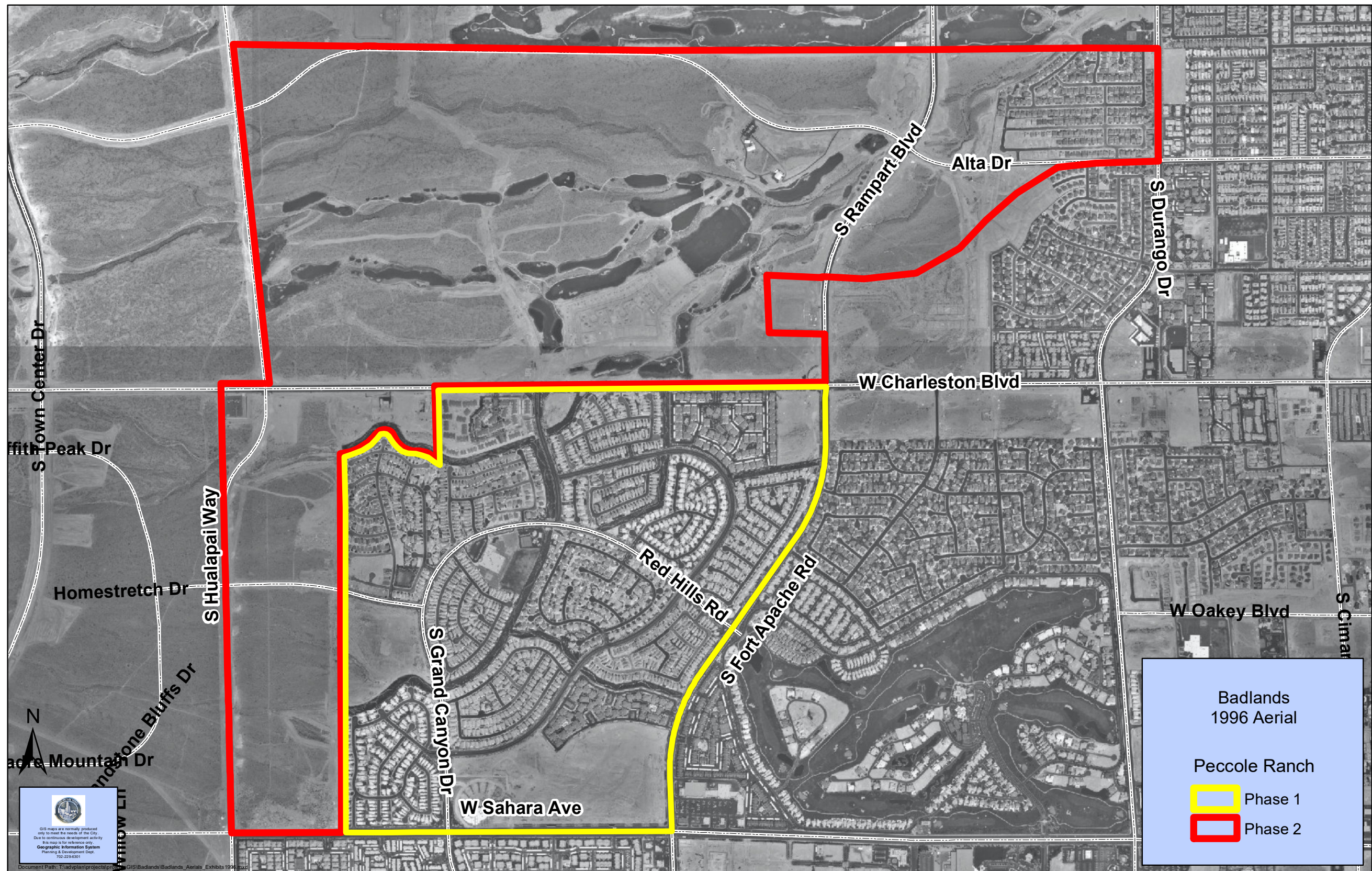
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*Attorneys for City of Las Vegas*

# **EXHIBIT J**

# **EXHIBIT J**







# **EXHIBIT K**

# **EXHIBIT K**



Civil Engineering  
Construction  
Management  
Land Surveying  
Planning  
ADA Consulting

## **PENTACORE**

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

PLANNING AND  
DEVELOPMENT

SEP 4 4 58 PM '96

RECEIVED

COS kmr

2-146-94  
2-17-90

6763 West Charleston Boulevard • Las Vegas, Nevada 89102 • (702) 258-0115 • Fax (702) 258-4956

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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

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 erh

CLV 7009  
3810 015 6/95

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



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# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

## AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

	ITEM	ACTION
Item Number	<b>CONSENT AGENDA</b>	
	<b>PLANNING AND DEVELOPMENT</b>	
<b>A.</b>	<b>CONSENT ITEMS:</b>	
	<p>CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.</p>	
<b>A-1.</b>	<p><u>TM-82-96 - PECCOLE WEST LOT 10 - PECCOLE 1982 TRUST</u></p> <p>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).</p> <p>Size: 179.70 Acres</p> <p>No. of Lots: 5</p> <p>Ward 2 (Adamsen)</p> <p><b>STAFF RECOMMENDATION:</b> APPROVAL, subject to the following:</p> <ol style="list-style-type: none"> <li>Conformance to the Conditions of Approval for Zoning Applications Z-17-90 and Z-146-94.</li> <li>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.</li> <li>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.</li> </ol>	<p><b>Buckley -</b> APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 5 AMENDED TO DELETE "CONCURRENT WITH THE FIRST PHASE OF DEVELOPMENT ANYWHERE ON THIS SITE." Unanimous</p> <p><b>NOTE:</b> There was a first motion by Brown to have Item Nos. A-1 and A-12 taken off the Consent calendar and heard at the beginning of the Non-Public Hearing Items. That motion carried unanimously.</p> <p>MR. CLAPSADDLE said the applicants would like to discuss the conditions for Item Nos. A-1 and A-12.</p> <p>CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared and represented the applicant. The only development that will take place as part of this map is to make parcels, except for the internal portion which is the addition of nine holes to the existing Badlands Golf Course. The other parcels will have subsequent Tentative and Final Maps to develop those parcels. The Engineering Department feels a part of Condition No. 5 needs to be deleted that indicates this property needs to be developed with the first phase of development.</p> <p>BART ANDERSON, Department of Public Works, said the first sentence in Condition No. 5 needs to be amended to delete the words "concurrent with the first phase of development anywhere on this site."</p> <p><b>This is final action.</b></p> <p>(7:10-7:11) 1 - 76 (7:16-7:19) 1 - 342</p>

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# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

## AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Item Number	ITEM	ACTION
	<b>CONSENT AGENDA</b>	
	<b>PLANNING AND DEVELOPMENT</b>	
A-1.	<p data-bbox="680 410 1031 443"><u>TM-82-96 - PECCOLE WEST LOT 10 -</u> <u>PECCOLE 1982 TRUST</u></p> <p data-bbox="680 459 1031 662">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.</p> <p data-bbox="680 678 1031 963">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.</p> <p data-bbox="680 979 1031 1206">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</p>	APPROVED

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# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
Item Number	<u>CONSENT AGENDA</u>
	<u>PLANNING AND DEVELOPMENT</u>
A-1.	<p>TM-82-96 - PECCOLE WEST LOT 10 - PECCOLE 1982 TRUST</p> <p>APPROVED</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM		ACTION
Item Number	<b>CONSENT AGENDA</b>  <b>PLANNING AND DEVELOPMENT</b>	
A-1.	<u>TM-82-96 - PECCOLE WEST LOT 10 -</u> <u>PECCOLE 1982 TRUST</u>  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.	APPROVED

CLV040556

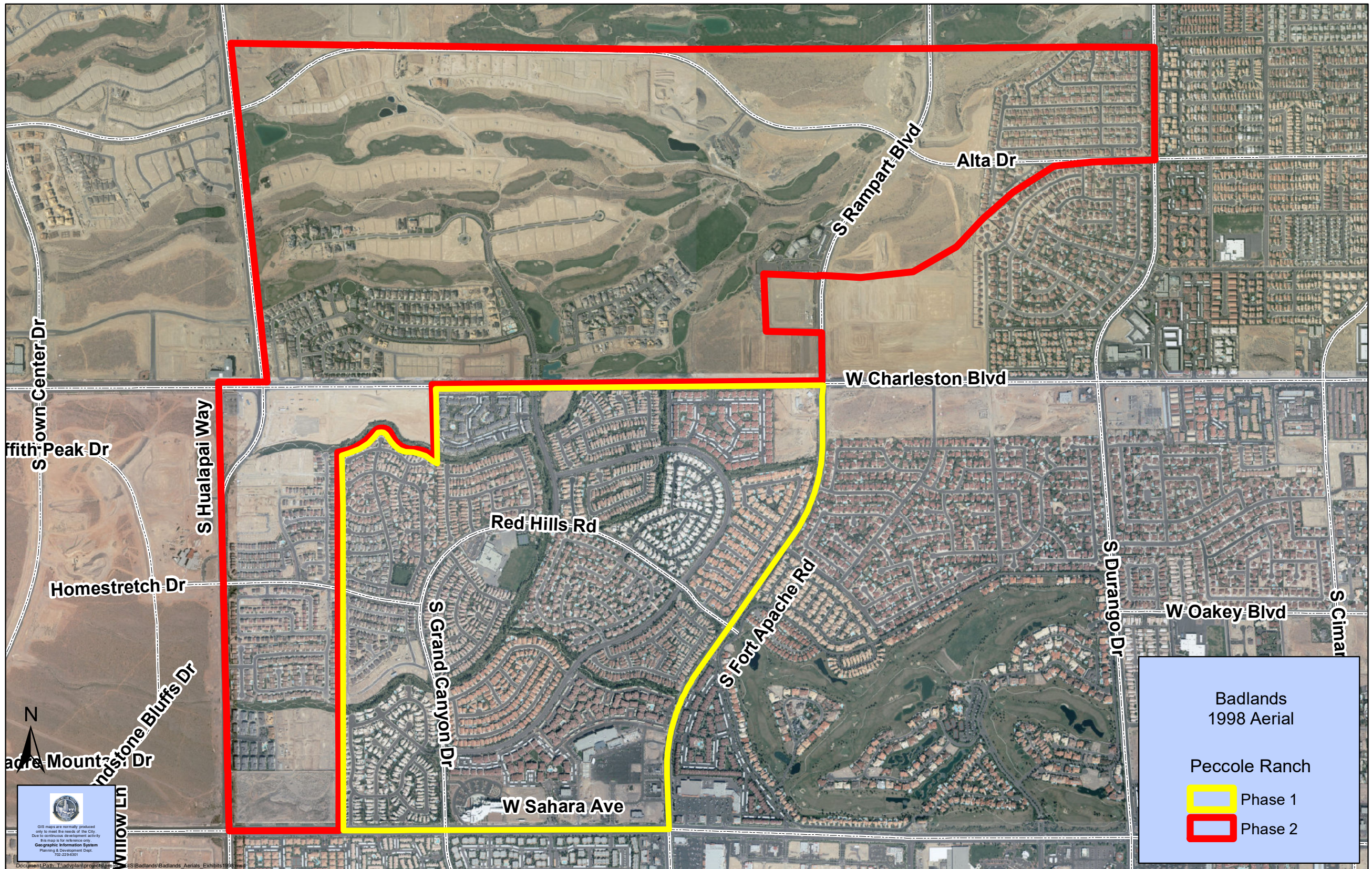
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# **EXHIBIT L**

# **EXHIBIT L**

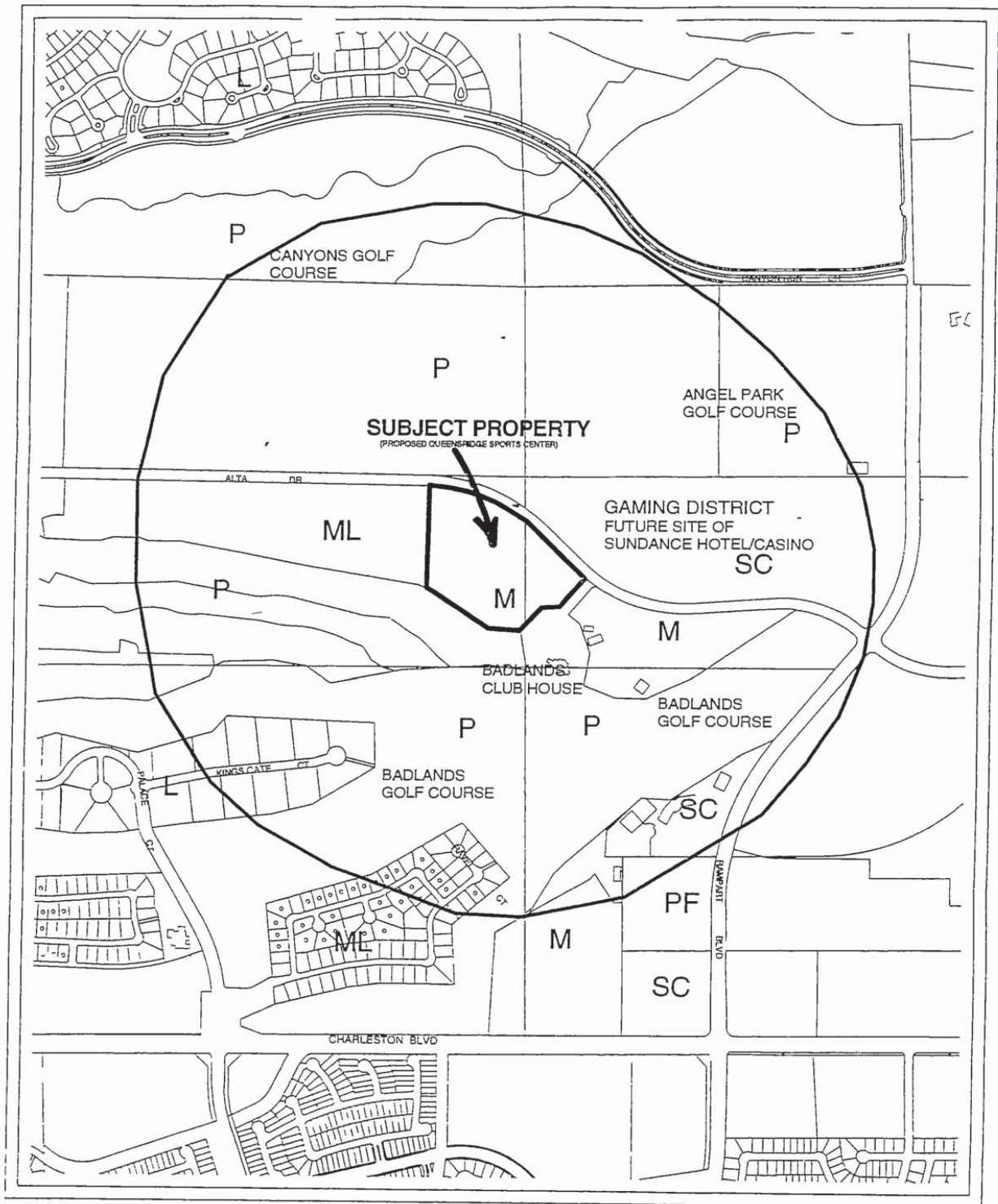






# EXHIBIT M

# EXHIBIT M



CASE **GPA-24-98**  
 NOTIFICATION RADIUS 2000 FT



CLV090750  
 00265

**2458**

AGENDA DOCUMENTATION

TO THE CITY COUNCIL	FROM THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-24-98 - NEVADA LEGACY 14, LIMITED LIABILITY COMPANY AND PECCOLE NEVADA CORPORATION

PURPOSE/BACKGROUND

DETAILS OF APPLICATION REQUEST

Site Area          16.87          Acres

EXISTING LAND USE

Subject Property	Unimproved
North	Golf Course
South	Golf Course
East	Unimproved
West	Unimproved

PLANNED LAND USE

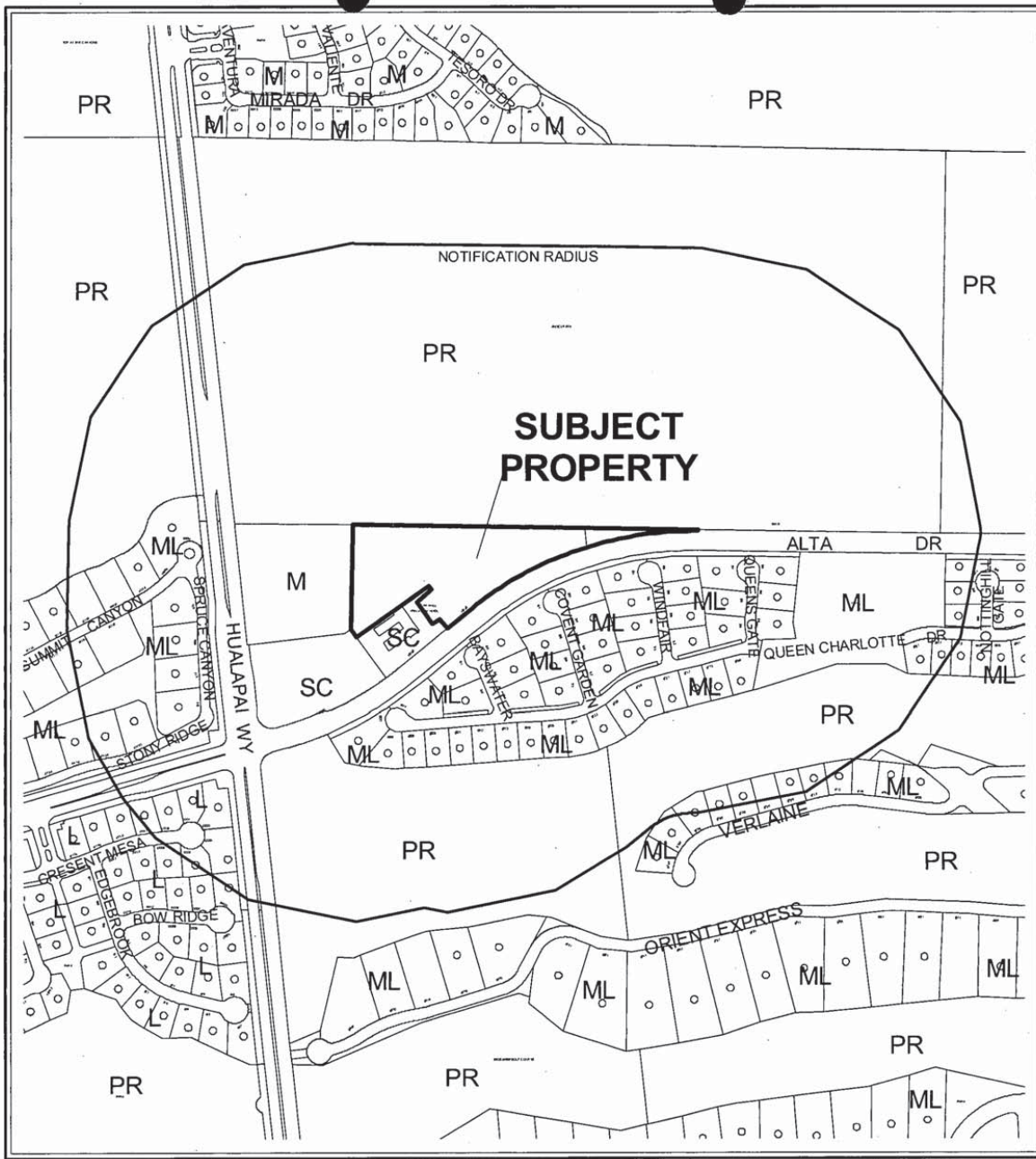
Subject Property	ML	(Medium-Low Density Residential)
North	P	(Park)
South	P	(Park)
East	SC	(Service Commercial)
West	ML	(Medium-Low Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES

Subject Property	ROI to R-3	(Limited Multiple Family)
North	C-V	(Civic)
South	ROI to R-PD7	(Residential Planned Development)
East	ROI to C-1	(Limited Commercial)
West	ROI to R-PD7	(Residential Planned Development)

Agenda Item

CLV090789  
00266



**CASE: GPA-6199**

**RADIUS: 1000 FT**

**GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

PF (PUBLIC FACILITIES)

**PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

SC (SERVICE COMMERCIAL)



CLV091792

00267

**2460**