

*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JUNE 21, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
DIR-70539	Staff recommends APPROVAL.	

**** NOTIFICATION ****NEIGHBORHOOD ASSOCIATIONS NOTIFIED 44NOTICES MAILED 1,550PROTESTS 30APPROVALS 5

Submitted after final agenda

6/20/17 Item 130

SS

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for consideration of and possible action on a development agreement between the Master Developer (180 Land Co, LLC) of the 250.92-acre golf course property (alternately referred to in the Agreement as “The Property,” “The Community” or “The Two Fifty”) and the City of Las Vegas, located at the southwest corner of Alta Drive and Rampart Boulevard. The Agreement addresses phasing, planning and restrictions of development of the Property and the obligations of the Master Developer. The Agreement also includes exhibits that contain design guidelines, development standards and permitted uses.

ISSUES

- The intent of this development agreement is to provide for an orderly and consistent plan of development for 250.92 acres of land at the southwest corner of Alta Drive and Rampart Boulevard. A 17.49-acre portion of the Property has already been reviewed and approved for site development against Title 19 standards for the R-3 (Medium Density Residential) zoning district.
- Development of the site is in conformance to LVMC Title 19.06.040 (adopted March 1997 and as revised and amended prior to March 16, 2011) for R-PD zoned developments and LVMC Title 19.06.110 (adopted March 16, 2011).
- The Development Agreement contains 2.13 acres of land zoned PD (Planned Development) for which no residential density is assigned.
- Nevada Revised Statutes (NRS) Chapter 278.0349 states that where the zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence. The parties to this agreement acknowledge that the extant approved zoning and land use designations for this site do not match. The City may request a General Plan Amendment at a future date to make the land use and zoning designations consistent.

ANALYSIS

A development agreement (DIR-63602) for the 250.92 acres was brought forward for review by the City of Las Vegas in 2016. On 11/16/16, the City Council, at the applicant's request, voted to withdraw the application for the agreement without prejudice, allowing for a new agreement to be presented at a future date. The current request incorporates some of the elements of the agreement filed under DIR-63602, but is a separate development agreement and not an amendment of that agreement.

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On 02/15/17, a portion of the overall development that includes 435 multi-family dwelling units on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard was approved through a Site Development Plan Review (SDR-62393). An accompanying General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to M (Medium Density Residential) and Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 units per Acre) to R-3 (Medium Density Residential) were approved concurrently with the Site Development Plan Review. Staff reviewed the proposed development against the applicable codes and found that the proposed development on 17.49 acres generally conformed to R-3 zoning district standards and contained a density that remained under the 25.49 dwelling units per acre allowed under the M (Medium Density Residential) General Plan Designation.

The site development proposed through this Development Agreement includes the approved development on 17.49 acres of the Property and adds 233 acres of existing R-PD7 and PD zoned land comprising the remainder of the former golf course. The analysis of Section Three of the Agreement includes tables indicating the number of units, acreage and density within each proposed development area. Although the site plan, landscape plan, elevations and floor plans for development on the 17.49 acres have already been approved, the Agreement includes this area for consistency with proposed development and the Master Studies.

This development agreement is based on the assumption that the portion of the Property currently zoned R-PD7 (Residential Planned Development – 7 Units per Acre) and PD (Planned Development) will remain zoned R-PD7 and PD throughout the duration of the Agreement. The development proposed thereon is intended to conform to the requirements and procedures of the R-PD zoning district prescribed within LVMC Title 19.06.040, the version of the zoning code prior to adoption of the Unified Development Code and under which this portion of the Property was originally rezoned. (Note: the Unified Development Code refers to this zoning district as a “legacy district.” New Rezoning applications to R-PD are no longer available under the UDC.) The “site development plans” as referred to in this code section were submitted as part of the Development Agreement. Instead of reviewing these plans and documents as part of a separate Site Development Plan Review application, the Development Agreement is sufficient to satisfy the review requirement in Title 19.06.040. However, a Site Development Plan Review will still be required for development in Development Areas 2 and 3 in accordance with the terms of the Development Agreement. With the approval of this development agreement, additional standards and restrictions will be in place to show the compatibility of the phased project as compared to Development Area 1.

An overview of the major terms of the Development Agreement follows:

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Development Agreement Summary

The Agreement begins with a preamble containing recitals followed by division into eight sections.

Recitals

This section establishes several grounding statements about the Property that form the basis for entering into a development agreement; namely, that 180 Land Co, LLC is Master Developer of the Property, defined as the 250.92 acres on which the former Badlands Golf Course is situated, and that the Master Developer intends to repurpose the Property in a manner that is complementary and compatible with adjacent uses due to the alleged infeasibility of maintaining the golf course as it presently exists. As a result of development of the Property, the City of Las Vegas will receive assurances with regard to phasing, timing and orderly development and infrastructure improvements. It is noted that 17.49 acres of the Property have already been entitled for the development of up to 435 multi-family units on R-3 (Medium Density Residential) zoning through previous actions of the City Council.

Section One: Definitions

This section assigns specific meanings to the terms used throughout the Agreement for consistency and the understanding of both parties.

Of note in this section is the definition of “Master Studies,” which refer to the Master Drainage Study, Master Sanitary Sewer Study and Master Traffic Study. Each study is to be approved by the Director of Public Works prior to the issuance of any permits except grub and clear permits outside of FEMA (Federal Emergency Management Agency) designated flood areas and/or demolition permits. A significant portion of this area is located in a FEMA designated flood zone.

Several definitions refer to specific documents noted as separate exhibits. These include the following:

- “Design Guidelines” – Exhibit C
- “Development Area(s)” – Exhibit B
- “Master Land Use Plan” – Exhibit B
- “Property” or “Community” – Exhibit A
- “Unified Development Code” or “UDC” – Exhibit E

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Section Two: Applicable Rules and Conflicting Laws

This section stipulates that the Agreement shall supersede any conflicting provision of Title 19 of the Las Vegas Municipal Code, provided that the City rules in force at the time of approval generally apply to development of the Property. If there are subsequent changes to federal or state law that conflict with the Agreement, the parties will endeavor to modify the Agreement to conform to the law through a City Council hearing. Exhibit E of the Agreement is offered for reference to memorialize the Unified Development Code at the time of recordation of the Agreement. This action is typical of previous development agreements between the City and developers in order to maintain the integrity of the agreements.

Section Three: Planning and Development of the Community

Section Three demonstrates compliance with the requirements of NRS 278.0201 regarding the content of development agreements. The permitted uses of land, density or intensity of land use, maximum height and size of proposed buildings, maximum number of units, phasing or timing of construction, construction operations, conditions, terms, requirements and restrictions for infrastructure and modification of the Agreement are addressed.

Specifically, the Master Developer is proposing to construct up to a maximum of 2,169 dwelling units on the Property, including an option for assisted living units, for a maximum overall density of 8.64 dwelling units per acre. Density within the area of the Property not currently entitled for development (i.e., 231.30 acres) will not exceed 7.49 dwelling units per acre as required by Title 19 prior to adoption of the Unified Development Code. This area does not include the 2.13 acres of PD (Planned Development) zoned property that is not assigned residential density and which will not contain any residential dwellings.

The Property is to be divided into four development areas that are characterized by land use type, zoning, density and unique standards for development. The areas are numbered southwesterly from Alta Drive, but are not necessarily in order of physical development.

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Proposed Development Areas*						
Development Area	Area (acres)	Proposed Land Use	Existing General Plan	Existing Zoning	Max. Dwelling Units	Max. Density (du/ac)
1	17.49	Multi-Family Residential	M	R-3	435	24.87
2	20.69	Multi-Family Residential/Commercial	PR-OS	R-PD7	1669	35.07
3	26.90	Multi-Family Residential/Commercial	PR-OS	R-PD7		
	2.13			PD	0	
4	183.71	Single-Family Residential	PR-OS	R-PD7	65	0.35
TOTAL	250.92				2169	8.64

*Established through this Development Agreement (DIR-70539) and provided here by reference.

Existing R-PD7 and PD Development Areas				Existing R-PD7 Development Area only			
Development Area	Area (acres)	Max. Dwelling Units	Max. Density (du/ac)	Development Area	Area (acres)	Max. Dwelling Units	Max. Density (du/ac)
2	20.69	1669	33.57	2	20.69	1669	35.07
3	29.03			3	26.90		
4	183.71	65	0.35	4	183.71	65	0.35
TOTAL	233.43	1734	7.43	TOTAL	231.30	1734	7.49

The R-PD7 classification is as approved through the 1990 Rezoning (Z-0017-90) for Phase 2 of the Peccole Ranch Master Plan.

Development Areas 1 will be mapped as condominiums and Development Area 2 & 3's will be a combination of for sale and for rent units. Development Area 1 is to contain a complex of four buildings of four stories each, for which a Site Development Plan Review (SDR-62393) for a maximum of 435 units has been approved. Development Area 2 is to contain four and six-story multi-family residential buildings, as well as two multi-family residential towers of up to 15 stories and 150 feet in height, sited so as to minimize impact on view corridors. Development Area 3 is to contain multi-family residential buildings of no more than four stories in height. As this area is nearest to existing single-family dwellings, Development Area 3 includes a 75-foot "No Building Structures" zone on the perimeter containing access roads, emergency vehicle access and landscaping and an additional 75-foot "Transition Zone" within which buildings cannot exceed 35 feet above the average finished floor elevation of the existing adjacent residence. All buildings are intended to conform to the residential adjacency requirements of the Unified Development Code. In addition, Development Areas 2 and 3 may contain an unspecified number of assisted living apartments and up to 15,000 square feet of ancillary commercial uses for the benefit of residents. A non-gaming boutique hotel with up to 130 units would also be permitted. The assisted living units would count toward the total number of units within Development Areas 2 and 3, whereas the hotel units would not.

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Development Area 4 occupies approximately 73 percent of the Property, but would be restricted to low density residential and associated uses and only contain up to 65 single-family residential dwellings. Lots of one-half acre minimum will be limited to the area of the Property north of Charleston, corresponding to Section A on the Master Land Use Plan. All other lots in this development area are to consist of at least two acres.

New development within Development Areas 1 through 3 will require a Site Development Plan Review. Site development within Development Area 4 will not require a Site Development Plan Review; however, development is subject to current subdivision regulations and procedures, and dwellings are subject to review by the Master Developer prior to the issuance of permits. Within Development Areas 2 and 3, any Site Development Plan Review will acknowledge that all proposed development will be in conformance with the Design Guidelines (Exhibit C), be generally compatible with adjacent development and satisfy the determinations necessary for approval of a Site Development Plan Review listed in LVMC Title 19.16.100(E).

Minor Modifications of the Design Guidelines, Development Standards and Permitted Uses ("Design Guidelines") in Exhibit C may be submitted to the Department of Planning for administrative review. If the proposed change is deemed to not qualify as a minor change, a Major Modification with a hearing by the Planning Commission and City Council would be necessary. Deviations from the Design Guidelines for specific Development Parcels or lots may be submitted to the Department of Planning for administrative review if minor or to the Planning Commission and/or City Council for public hearing if deemed major.

Phasing of development is indicated by Exhibit D. The actual sequence of construction, including infrastructure installation, is market-driven and not intended to follow any numeric or alphabetical sequence as shown on the exhibit. Portions of the construction are tied to milestones based on approval for construction of a certain number of units (typically measured by permits); however, no development in FEMA designated flood areas may commence, including grading, unless the Master Developer first receives a Conditional Letter of Map Revision from FEMA. Now that the golf course has been closed, the Agreement stipulates that the Master Developer would continue to maintain the Property by rough mowing, watering and/or clear and grub. The Master Developer would use best efforts to continue to water the Property until such time as construction activity commences in a given area.

Landscaping and open space would be constructed incrementally relative to the development phasing. Development of the Property contains an open space component whereby approximately 40 percent of the land (or exactly 100 acres) is to be landscaped and/or amenitized for residents. Most of this space is to be located within Development Area 4, maintained by individual property owners, a homeowner's association, sub-HOA or possibly a combination of these. Similar to phasing of construction of the main north-south

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interior drive, open space improvements within Development Areas 1 through 3 shall be completed prior to approval for construction of the 1,500th residential unit. A stated goal of the Parks Element of the City of Las Vegas 2020 Master Plan is to ensure new subdivisions are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized and where densities support transit. Per the 2012 Southern Nevada Regional Planning Coalition Regional Policy Plan, between 2.5 and 10 acres of open space per 1,000 residents is recommended. A minimum of 12.7 acres of landscaping and open space is proposed within Development Areas 1 through 3, including a 2.5-acre private park that may be open to the public from time to time at the discretion of the Master Developer. Pre-UDC Title 19 R-PD standards require a minimum of 28.85 acres (or 12.35 percent) of the R-PD zoned portion of the Property to contain usable open space, which will be satisfied through the terms of the Agreement (12.7 acres in Development Areas 1 through 3 and approximately 87 acres in Development Area 4).

Section Four: Maintenance of the Community

Sidewalks, common landscaped areas, landscaping within street rights-of-way and private drainage facilities are to be managed and maintained by a master homeowner's association, sub-homeowner's association or a combination of these as established by the Master Developer. This section defines the responsibilities of these entities and provides for a plan for maintenance of private amenities. The City would continue to maintain any public facilities dedicated within the Property.

Section Five: Project Infrastructure Improvements

The Master Sanitary Sewer Study shall determine the impact of proposed development on Off-Property sewer pipelines; updates to the sewer study may be required if proposed development substantially deviates from the approved Master Study. Major traffic improvements include the provision of an additional right turn lane on northbound Rampart Boulevard at Summerlin Parkway, an additional lane on the Property's Rampart Boulevard frontage and the installation of any traffic signals required by the Master Traffic Study. Drainage improvements are the sole responsibility of the Master Developer and stipulations are made to ensure timely provision of drainage facilities.

Section Six: Default

As is required by NRS 278, the Agreement specifies the events that constitute breach of the agreement and the periods during which any breach of the Agreement may be cured. The City may elect to amend or terminate the Agreement pursuant to state law if a finding of default is made by the City Council. The Master Developer has the right to scrutinize the finding of default and take legal action if necessary.

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Section Seven: General Provisions

This section includes NRS-mandated provisions such as the duration of the Agreement (30 years with an optional five-year extension), the assignment or transfer of the rights in this Agreement to another party, indemnity of the City in cases of damages incurred by the Master Developer and recordation of the Agreement. There is no third party to this Agreement in the cases of land sales to other entities.

Section Eight: Review of Development

NRS Chapter 278.0205 requires that Development Agreements be subject to review by the City of Las Vegas at least once every two years to assess the progress of the parties in fulfilling their obligations. The Master Developer will provide a report to the City of term compliance within each two-year period. Such review is typically brought forward to the City Council in a public hearing.

Development Agreement Exhibits Summary

Exhibit A: Property Legal Description

As required by NRS 278.0201, a signed and stamped legal description of the Property referenced by the Agreement is included. The area includes 250.92 acres and encompasses the former Badlands Golf Course.

Exhibit B: Development Areas

This exhibit divides the Property into four distinct Development Areas as described in Section 3. The zoning classification of each area is stated, as well as the number of acres in each area and section. Development Area 4 is further subdivided into seven sections (A-G) that are not intended to be subdivided or built out in any particular order. Development Area 1 as proposed is in conformance with the General Plan. Development Areas 2, 3 and 4 as proposed are in conformance with the allowable density under the R-PD zoning district.

Exhibit C: The Two Fifty Design Guidelines, Development Standards and Permitted Uses

In order to ensure orderly and consistent development and provide flexibility to fulfill the Master Developer's vision for redevelopment of the Property, the Master Developer has proposed a unique set of standards, procedures and permitted uses as part of the Development Agreement. The document allows the Master Developer to deviate from

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standards established by LVMC Title 19 where it deems necessary to effect imaginative and flexible design of buildings and open spaces. Per Title 19.06.040 (adopted March 1997 and as amended prior to March 24, 2011), standards within the R-PD7 zoned areas of the Property may be proposed in conjunction with a Rezoning or Site Development Plan. In this case, the Master Developer proposes standards within the framework of the Agreement and the Design Guidelines. Generally, the standards within Development Areas 2 and 3 are similar to those in the R-4 (High Density Residential) and C-1 (Limited Commercial) zoning districts, while those within Development Area 4 are similar to standards in the R-E (Residence Estates) zoning district. In Development Area 4, all standards for single-family home development are addressed in the Design Guidelines, except for the exterior elevations of the individual custom homes, which will be reviewed by the Master Developer.

The tables below indicate where the proposed standards meet, exceed or are less restrictive than Title 19.

R-3 Lot Standards (Development Area 1)			
Standard	Required per UDC	Proposed per DA	Compliance per UDC
Min. Lot Size	6,500 sf	7,000 sf	exceeds
Min. Lot Width	N/A	N/A	meets
Max. Lot Coverage	N/A	N/A	meets
Dwelling Units per Acre	13-50, but not to exceed General Plan designation	Max. 24.87 du/ac	meets
Min. Setbacks:			
Front	10 feet	10 feet	meets
Side	5 feet	5 feet	meets
Corner Side	5 feet	5 feet	meets
Rear	20 feet	10 feet	less restrictive
Min. Distance Between Buildings	10 feet	0 feet	less restrictive
Accessory Structures:			
Separation from Main Building	6 feet	6 feet	meets
Min. Corner Side Yard Setback	5 feet	5 feet	meets
Min. Side Yard Setback	3 feet	3 feet	meets
Min. Rear Yard Setback	3 feet	3 feet	meets
Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit	No limitations	less restrictive
Max. Building Height:			
Stories	Max. 5	4	more restrictive
Floors	N/A	See "Stories"	N/A
Height (Flat Roof)	55 feet to the top of the roof coping	55 feet to the top of the roof coping	meets

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R-3 Lot Standards (Development Area 1)			
Standard	Required per UDC	Proposed per DA	Compliance per UDC
Max. Building Height:			
Height (Pitched Roof)	55 feet to the midpoint between eaves and ridgeline	55 feet to the midpoint between eaves and ridgeline	meets
Accessory Buildings	2 stories, 35 feet or the height of the principal dwelling unit, whichever is less	No taller than the height of the principal dwelling unit	less restrictive
Landscape Buffers:			
Min. Buffer Depth			
Adjacent to public ROW	10 feet	10 feet within and/or adjacent to ROW	less restrictive
Interior Lot Lines	6 feet	Zero feet	less restrictive
Turf Coverage—front yard	30% of landscapable area	No limitations	less restrictive
Parking:			
1 BR or Studio Units	1.25 spaces per unit	1.25 spaces per unit	meets
2 BR Units	1.75 spaces per unit	1.75 spaces per unit	meets
3+ BR Units	2.00 spaces per unit	2.00 spaces per unit	meets
Guest Parking	1 space per 6 units	1 space per 6 units	meets

Fences and Walls:			
Front Yard:			
Max. Primary Wall Height	5 feet	12 feet	less restrictive
Max. Solid Wall Base Height	2 feet	N/A	less restrictive
Max. On-Center Distance Between Pilasters	24 feet	N/A	less restrictive
Max. Secondary Wall Height	2 feet	N/A	less restrictive
Min. Spacing Between Walls	5 feet	N/A	less restrictive
Perimeter/Retaining Walls:			
Max. Wall Height	10 feet for slopes $\leq 2\%$ 12 feet for slopes $> 2\%$	12 feet	meets
Max. Perimeter Wall Height	6-8 feet for slopes $\leq 2\%$ 6-8 feet for slopes $> 2\%$	12 feet	less restrictive
Max. Retaining Wall Height	4 feet for slopes $\leq 2\%$ 6 feet for slopes $> 2\%$	8 feet	less restrictive
Stepped Perimeter Walls:			
Max. Primary Wall Height	6-8 feet	No restrictions	less restrictive
Max. Secondary Wall Height	4 feet	No restrictions	less restrictive
Min. Spacing Between Walls	5 feet	No restrictions	less restrictive

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Signage:			
Development Entry Statement Signs	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	meets
Other Residential Sign Types	Per UDC Title 19.06 R-3 District Standards	Per UDC Title 19.06 R-3 District Standards	meets

R-PD Lot Standards – Multi-Family and Commercial (Development Areas 2-3)			
Standard	Required per UDC	Proposed per DA	Compliance per UDC
Min. Lot Size	Determined by SDR	N/A	N/A
Min. Lot Width	Determined by SDR	N/A	N/A
Max. Lot Coverage	Determined by SDR	N/A	N/A
Dwelling Units per Acre	N/A	Max. 33.57 du/ac (overall R-PD density is 7.49 du/ac)	N/A

R-PD Lot Standards – Multi-Family and Commercial (Development Areas 2-3)			
Min. Setbacks:			
Front	Determined by SDR	10 feet	meets R-3
Side	Determined by SDR	5 feet	meets R-3
Corner Side	Determined by SDR	5 feet	meets R-3
Rear	Determined by SDR	10 feet	N/A
Min. Distance Between Buildings	Determined by SDR	0 feet	N/A
Accessory Structures:			
Separation from Main Building	Determined by SDR	6 feet	meets R-3
Min. Corner Side Yard Setback	Determined by SDR	5 feet	meets R-3
Min. Side Yard Setback	Determined by SDR	3 feet	meets R-3
Min. Rear Yard Setback	Determined by SDR	3 feet	meets R-3
Size and Coverage	Determined by SDR	No limitations	N/A
Max. Building Height:			
Stories	Determined by SDR	4-6 – midrise (DA 2) 15 – towers (DA 2) 4 (DA 3)	N/A
Floors	Determined by SDR	See “Stories”	N/A
Height (Flat Roof)	Determined by SDR	55 feet to the top of the roof coping (DA 3)	meets R-4
		55 feet to the top of the roof coping (DA 2, 4-story buildings)	meets
		75 feet to the top of the roof coping (DA 2, 6-story buildings)	less restrictive

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R-PD Lot Standards – Multi-Family and Commercial (Development Areas 2-3)			
Max. Building Height:			
		150 feet to the top of the roof coping (DA 2, towers)	less restrictive
Height (Pitched Roof)	Determined by SDR	55 feet to the midpoint between eaves and ridgeline (DA 3)	meets R-4
		55 feet to the midpoint between eaves and ridgeline (DA 2, 4-story buildings)	meets R-4
		75 feet to the midpoint between eaves and ridgeline (DA 2, 6-story buildings)	N/A
		150 feet to the midpoint between eaves and ridgeline (DA 2, towers)	N/A
Accessory Buildings	Determined by SDR	No taller than the height of the principal dwelling unit	N/A
Transition Zone – Building Height (Development Area 3 only)	N/A	Buildings within the area 75 feet inward from the No Building Structure Zone shall not exceed 35 feet above the average finish floor of the adjacent existing residents' finish floor outside of the property as of the Effective Date.	N/A
Patio Covers:			
Setback to Post	Determined by SDR		
Overhang	Determined by SDR		
Other Restrictions	May not extend into front yard setback	Not stated	per UDC
Residential Adjacency:			
Building Height/Setback per Proximity Slope	3 feet of setback for each 1 foot of building height above 15 feet	3 feet of setback for each 1 foot of building height above 15 feet	meets
Building Setback	Must at a minimum match the established setback of the protected property	10 feet from existing commercial/professional/multi-family/PD property	exceeds
No Building Structures Zone (Development Area 3 only)	N/A	75 feet from the PL of any existing single family lot located outside the Property; no buildings permitted in this area	N/A

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R-PD Lot Standards – Multi-Family and Commercial (Development Areas 2-3)			
Landscape Buffers:			
Min. Buffer Depth			
Adjacent to public ROW	10 feet	10 feet within and/or adjacent to ROW	less restrictive
Interior Lot Lines	6 feet	Zero feet	less restrictive
Turf Coverage	30% of landscapable area	No limitations	less restrictive
Parking:			
1 BR or Studio Units	1.25 spaces per unit	1.25 spaces per unit	meets
2 BR Units	1.75 spaces per unit	1.75 spaces per unit	meets
3+ BR Units	2.00 spaces per unit	2.00 spaces per unit	meets
Guest Parking	1 space per 6 units	1 space per 6 units	meets
Fences and Walls:			
Front Yard:			
Max. Primary Wall Height	5 feet	12 feet	less restrictive
Max. Solid Wall Base Height	2 feet	N/A	less restrictive
Max. On-Center Distance Between Pilasters	24 feet	N/A	less restrictive
Max. Secondary Wall Height	2 feet	N/A	less restrictive
Min. Spacing Between Walls	5 feet	N/A	less restrictive
Perimeter/Retaining Walls:			
Max. Wall Height	10 feet for slopes $\leq 2\%$ 12 feet for slopes $> 2\%$	12 feet	meets
Max. Perimeter Wall Height	6-8 feet for slopes $\leq 2\%$ 6-8 feet for slopes $> 2\%$	12 feet	less restrictive
Max. Retaining Wall Height	4 feet for slopes $\leq 2\%$ 6 feet for slopes $> 2\%$	8 feet	less restrictive
Stepped Perimeter Walls:			
Max. Primary Wall Height	6-8 feet	No restrictions	less restrictive
Max. Secondary Wall Height	4 feet	No restrictions	less restrictive
Min. Spacing Between Walls	5 feet	No restrictions	less restrictive
Signage:			
Development Entry Statement Signs	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	meets
Other Residential Sign Types	Per UDC Title 19.06	Per UDC Title 19.06 R-4 District Standards	meets

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R-PD Lot Standards – Single Family (Development Area 4)				
Standard	Required per UDC	Custom Lots Proposed per DA	Estate Lots Proposed per DA	Compliance per UDC
Min. Lot Size	Determined by SDR	0.5 acre	2 acres	meets R-E
Min. Lot Width	Determined by SDR	100 feet	100 feet	meets R-E
Max. Lot Coverage	Determined by SDR	N/A	Subject to max. buildable area	N/A
Max. Buildable Area	N/A	N/A	45% - 2 to 2.24 acre lot	N/A
Lots ≥ 2 acre in size		N/A	40% - 2.25 to 4.99 acre lot	N/A
		N/A	33% - ≥ 5 acre lot	N/A
Dwelling Units per Acre	N/A	Max. 0.35 du/ac		N/A
Min. Setbacks:				
Front (public street)	Determined by SDR	50 feet	N/A	meets R-E
Front (private street or access easement)	Determined by SDR	30 feet	N/A	meets R-E
Side	Determined by SDR	10 feet	N/A	meets R-E
Corner Side	Determined by SDR	15 feet	N/A	meets R-E
Rear	Determined by SDR	35 feet	N/A	meets R-E
Accessory Structures:				
Separation from Main Building	Determined by SDR	6 feet	No separation required	custom meets R-E
Min. Corner Side Yard Setback	Determined by SDR	5 feet	N/A	less restrictive
Min. Side Yard Setback	Determined by SDR	5 feet	N/A	less restrictive
Min. Rear Yard Setback	Determined by SDR	5 feet	N/A	less restrictive
Size and Coverage	Determined by SDR	No limitations	N/A	less restrictive
Max. Building Height:				
Stories (above grade)	Determined by SDR	3 max	N/A	N/A
Floors	Determined by SDR	See Stories	N/A	N/A
Flat Roof	Determined by SDR	46 feet to the top of the roof coping	50 feet to the top of the roof coping	N/A
Pitched Roof	Determined by SDR	46 feet to the midpoint between eaves and ridgeline	50 feet to the midpoint between eaves and ridgeline	N/A
Accessory Structures	Determined by SDR	Lesser of 3 stories or 30 feet	Lesser of 3 stories or 50 feet	N/A
Patio Covers:				
Setback to Supports	Determined by SDR	Not stated	Not stated	per UDC
Overhang	Determined by SDR			
Other Restrictions	May not extend into front yard setback			

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R-PD Lot Standards – Single Family (Development Area 4)				
Residential Adjacency:				
Building Height/Setback per Proximity Slope	N/A	N/A	N/A	N/A
Building Setback	N/A	N/A	50 feet from existing SFD (R-PD7 or less density); 45 feet for lots between 2.0-2.5 ac	exceeds
		N/A	50 feet from existing SFD (greater than 7.49 du/ac)	exceeds
Residential Adjacency:				
		N/A	60 feet from existing SFD (R-PD7 or less density)	exceeds
			50 feet from existing SFD (greater than 7.49 du/ac)	exceeds
			10 feet from existing commercial/professional property	meets except rear setback
Landscape Buffers:				
Min. Buffer Depth				
Adjacent to public ROW	6 feet	6 feet within and/or adjacent to ROW	6 feet within and/or adjacent to ROW	meets R-E
Interior Lot Lines	0 feet	0 feet	0 feet	meets R-E
Turf Coverage	0% of front yard area	No limitations	No limitations	less restrictive
Parking:				
Single-Family Detached units	2 unimpeded spaces per unit	2 spaces per unit	2 spaces per unit	meets
Accessory Structure (Class I)	1 additional space beyond base requirements	Not addressed	Not stated	per UDC
Fences and Walls:				
Front Yard:				
Max. Primary Wall Height	5 feet	12 feet	12 feet	less restrictive
Max. Solid Wall Base Height	2 feet	8 feet	8 feet	less restrictive
Max. On-Center Distance Between Pilasters	24 feet	N/A	N/A	N/A
Max. Secondary Wall Height	2 feet	N/A	N/A	N/A

Min. Spacing Between Walls	5 feet	N/A	N/A	N/A
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R-PD Lot Standards – Single Family (Development Area 4)				
Fences and Walls:				
Perimeter/Retaining Walls:				
Max. Total Wall Height	10 feet for slopes $\leq$ 2% 12 feet for slopes $>$ 2%	12 feet	12 feet	meets
Max. Perimeter Wall Height	6-8 feet for slopes $\leq$ 2% 6-8 feet for slopes $>$ 2%	12 feet	12 feet	less restrictive
Max. Retaining Wall Height	4 feet for slopes $\leq$ 2% 6 feet for slopes $>$ 2%	8 feet	8 feet	less restrictive
Stepped Perimeter Walls:				
Max. Primary Wall Height	6-8 feet	no restrictions	no restrictions	less restrictive
Max. Secondary Wall Height	4 feet	no restrictions	no restrictions	less restrictive
Min. Spacing Between Walls	5 feet	no restrictions	no restrictions	less restrictive
Signage:				
Development Entry Statement Signs	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	2 signs at each entry No max. size 5-foot setback from PL Direct white light or internal illumination only	meets
Other Residential Sign Types	See UDC Title 19.06	Per UDC Title 19.06.140 for the R-1 District	Per UDC Title 19.06.140 for the R-1 District	meets R-1

As the table above shows, where the proposed standards are less restrictive than Title 19 (primarily setbacks and wall heights), additional controls mitigate any negative impact they might have to adjacent properties and uses. For example, although the proposed height of the towers is nearly three times as tall as the R-3 and R-4 standard, the towers would be situated in such a way that no tower would be adjacent to any single-family residential lot and would be shielded by other mid-rise buildings. Additionally, structures within Development Area 3 would be subject to the No Building Structures and Transition Zones as well as Title 19 Residential Adjacency Standards. Likewise, lots would be configured along the perimeter so that property line walls will be adequately buffered by access roads and landscaping. Within Development Area 4, buildable area restrictions would ensure lots are not overbuilt and sufficient open space is provided. Within this context, the larger size of the estate lots justifies the increased building height standard.

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Where the proposed standards are silent, such as standards for patio covers or parking for commercial development, the Unified Development Code as provided in Exhibit E applies. A note to this effect accompanies the Design Guidelines, Development Standards and Permitted Uses table provided in Exhibit C-II.

Permitted uses are named according to the terms used by the Unified Development Code, except those called out in the Permitted Uses table in Exhibit C-II of the Design Guidelines, Development Standards and Permitted Uses. Definitions of these uses are assumed to correspond to those used in LVMC 19.18.020, except as noted. All permitted uses in the R-3 and R-E zoning districts not listed in Exhibit B are permitted in Development Areas 1 and 4, respectively, according to the UDC. No additional uses beyond those listed in Exhibit C-II are permitted in Development Areas 2 and 3. Additional uses listed in Exhibit C-II not in LVMC 19.12.010 include the following:

- Guard Gate Entry Structure (not considered a use of land in UDC)
- Landscape Maintenance Facility
- Temporary Rock Crushing Operation
- Temporary Stockpiling Operation
- Water Feature (not considered a use of land in UDC)

Permitted uses: Deviations from LVMC Title 19.12					
Use	UDC		Proposed per DA		
	R-3	R-PD*	R-3	DA 2,3	DA 4
Accessory Structure (Class I)	Not allowed	SUP required	Not allowed	Not Permitted	Permitted
Accessory Structure (Class II)	Conditional	Conditional	Permitted	Permitted	Permitted
Mixed Use	SUP required	Not allowed	Permitted	Permitted	Not allowed
Restaurant with Alcohol (boutique hotel only)	Not allowed	Not allowed	Not allowed	Permitted	Not allowed
Lounge bar (boutique hotel only)	Not allowed	Not allowed	Not allowed	Permitted	Not allowed
Restaurant with Service Bar	Not allowed	Not allowed	Not allowed	Permitted	Not allowed
Beer/Wine/Cooler On-sale Establishment	Not allowed	Not allowed	Not allowed	Permitted	Not allowed

*Per LVMC Title 19, single-family and multi-family uses in the R-PD District are permitted to the extent that they are determined by the Director of Planning to be consistent with the density approved for the district and compatible with surrounding uses.

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Development Areas 2 and 3 are allowed per the Agreement to have a total of 15,000 square feet of ancillary commercial uses related to the multi-family development, with no one space exceeding 4,000 square feet. A boutique hotel is also permitted within this area with ancillary alcohol uses. The associated square-footage related to the ancillary and support facilities of the boutique hotel are not counted towards Development Area 2 & 3's ancillary commercial square-footage limitation. Alcohol Related Uses that would be permitted within Development Areas 2 and 3 include Beer/Wine/Cooler On-Sale Establishment, Restaurant with Service Bar, Restaurant with Alcohol and Lounge Bar as defined by the UDC. Normally, all such uses require either conditional approval or approval of a Special Use Permit prior to licensed operation. However, it has been determined that these uses would be compatible within the planned mixed-use development proposed in Development Areas 2 and 3 and therefore would be permitted in those areas. The only exception would be the ancillary commercial uses, which would require a Special Use Permit for Restaurant with Alcohol and Lounge Bar uses. Within the UDC, these uses are allowed as part of the Mixed Use use rather than as separate categories within the R-PD zoning district. The same applies to the ancillary commercial uses that are planned to serve residents of the multi-family development. The Agreement stipulates that Alcohol Related Uses be permitted adjacent to a private park.

The document also includes cross sections of various private road types and their locations within the Property (Exhibit C-III). The primary north-south street is planned to be 84 feet wide with two lanes in each direction and a median. The primary east-west street would have a maximum width of 59 feet with parallel parking stalls, attached sidewalks and landscaping on both sides. Private, gated streets within Development Area 4 are proposed to be 21 feet wide with no sidewalks, but would have widened turnouts every 800 feet for emergency access and parking. Primary access to the development would be from Hualapai Way, Rampart Boulevard and the southwestern boundary of Development Area 3. The access and circulation provided are adequate to meet the needs of the proposed residential development and would not create traffic conflicts within the Property. The proposed public street improvements as required by the approved Traffic Study will be necessary to handle the projected increase in traffic in the vicinity.

All site or lot development plans will first be reviewed by the Master Developer before review by the City of Las Vegas. Staff finds that the standards, procedures and permitted uses are compatible with the type of development proposed and would not have a negative effect on adjacent properties outside the 250.92 acres.

Exhibit D: Development Phasing

Phasing of construction is to be determined by market conditions and is not intended to be tied to any specific duration of time; however, milestones linked to a set number of

residential construction permits have been established to ensure completion of certain components of each Development Area:

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June 21, 2017 – City Council Meeting

- The extension of Clubhouse Drive (also termed “The Two Fifty Drive Extension”) is to be completed prior to the approval for construction of the 1,500th residential unit (or group of units that includes such permit).
- A new traffic signal at the Rampart Boulevard entrance to Development Area 1 is to be completed as soon as possible pursuant to updated traffic studies.
- Open space/amenities within Development Areas 1 through 3 are to be constructed incrementally as the multi-family residential units and commercial amenities are constructed. Prior to the approval for construction of the 1,500th residential unit, the 2.5 acres of private park area must be completed.
- Drainage infrastructure, including box culverts and/or drainage channels, access points and landscaping within Development Area 4, is to be completed prior to the approval for construction of the 1,700th residential unit.
- Development of areas currently designated as FEMA flood zones cannot commence until the Master Developer receives a Conditional Letter of Map Revision from FEMA.

Exhibit E: Unified Development Code as of the Effective Date

As permitted by NRS 278.0201, the Master Developer intends to “freeze” the standards and processes contained within LVMC Title 19 (Unified Development Code) in order to maintain consistency of development throughout the life of the Agreement. The version of the UDC in effect at the time of recordation of the Agreement would become the basis for all plan review and procedural activity not explicitly contained within the Agreement itself. This includes all amendments approved prior to the Effective Date of the Agreement that have not been published in the UDC.

Addendum:

The following amendments to the Development Agreement have been negotiated by both parties and adopted by the Planning Commission:

- 1) The following sentence shall be added to the end of **Section 3.01(f)(vii)**: “The final construction requirements of the Two Fifty Drive extension may be modified pursuant to an approved update to the Master Traffic Study.”
- 2) The following language shown as stricken shall be stricken from the last sentence of **Section 4.01(b)**: Maintenance of the drainage facilities, which do not meet the criteria for public maintained facilities as defined in Title 20 of the Code, shall be the responsibility of an HOA or Similar Entity ~~that encompasses a sufficient number of properties,~~ subject to this Agreement, to financially support such maintenance, which may include such HOAs or Similar Entities posting a maintenance bond in an amount to be mutually agreed upon by the Director of Public Works and Master Developer ~~prior to the~~

~~City's issuance of any grading or building permits within Development Area 4, excluding any grub and clear permits outside of FEMA designated flood areas and/or demolition permits.~~

- 3) The following language shall be added to the end of the first sentence of **Section 4.02**: "and the Maintenance Plan for drainage facilities - shall be approved by the Director of Public Works."
- 4) The fourth and fifth sentences in **Section 5.03(d)(ii)** shall be deleted and replaced with the following: "The Master Traffic Study proposes the installation of a new traffic signal located at Rampart Boulevard at the first driveway located south of Alta Drive to Development Area 1. The traffic signal on Rampart Boulevard at the first driveway located south of Alta Drive to Development Area 1 shall be installed as part of the initial Developer-constructed improvements for the first phase in Development Area 1. An update letter to the approved Master Traffic Study shall be submitted and approved prior to construction activities in Development Area 1 to address concerns identified by the property owner on the northwest corner of Alta Drive and Rampart Boulevard and formally reflect that the proposed signalization will mitigate those concerns. The Master Developer shall, concurrently with such traffic signal, construct that portion of the additional land dedicated pursuant to Section 5.03(c)(i) to the extent determined by the updated Master Traffic Study, unless such construction has already been performed as part of a public improvement project."
- 5) The following sentence shall be added to the end of **Section 3.01 (j)**: "Future ingress and egress shall have twenty-four (24) hours per day live or passive security equal to or greater than the existing Queensridge security."
- 6) The following shall be added to the end of **Section 3.01(a)**: Master Developer may give, sell or allow the use of portions of the Property to existing adjacent Queensridge residential lots in Development Area 4, for the purpose of extending those lots, which shall not count as part of the allowed Maximum Residential Units Permitted. Any portions of the Property transferred to existing adjacent Queensridge residential lots in Development Area 4 shall no longer be a part of The Two Fifty and, upon transfer, shall be automatically released from the encumbrances of this Agreement without the necessity of executing or recording any instrument of release.
- 7) The following language shall be added as a second and third paragraph in **Section 3.01(h)**:

Notwithstanding the foregoing, the Development Area 3's No Building Structure Zone immediately adjacent to Ravelle Court within Queensridge shall be extended to one hundred and five (105) feet from the rear property line of the Ravelle Court existing homes as of the Effective Date of this Agreement as shown on the attached exhibit that will be a new **Exhibit F** to the Development Agreement. Furthermore, those homeowners shall be given fifteen (15) feet of property adjacent to their existing residential lots, which upon transfer, shall no

longer be a part of The Two Fifty and shall be automatically released from the encumbrances of this Agreement without the necessity of executing or recording any instrument of release.

The Development Area's No Building Structure Zone immediately adjacent to Tudor Park within Queensridge shall be extended to eighty-five (85) feet from the property line of the Tudor Park existing homes that back up to Development Area 3 as of the Effective Date of this Agreement. Furthermore, those applicable homeowners shall be given fifteen (15) feet of property adjacent to their existing residential lots, which upon transfer, shall no longer be a part of The Two Fifty and shall be automatically released from the encumbrances of this Agreement without the necessity of executing or recording any instrument of release.

FINDINGS (DIR-70539)

The proposed Development Agreement conforms to the requirements of NRS 278 regarding the content of development agreements. The proposed density and intensity of development conforms to the existing zoning district requirements for each specified development area. Through additional development and design controls, the proposed development demonstrates sensitivity to and compatibility with the existing single-family uses on the adjacent parcels. Furthermore, the development as proposed would be consistent with goals, objectives and policies of the Las Vegas 2020 Master Plan that call for walkable communities, access to transit options, access to recreational opportunities and dense urban hubs at the intersection of primary roads. Staff therefore recommends approval of the proposed Development Agreement.

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June 21, 2017 – City Council Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
05/16/05	A Boundary Line Adjustment (BLA-6449) between 801 South Rampart Boulevard and the Badlands Golf Course was recorded [File 148 Page 62 of Surveys].
06/08/15	A two-lot Parcel Map (PMP-58527) on 10.54 acres on the south side of Alta Drive, approximately 1,590 feet west of Rampart Boulevard was recorded [File 120 Page 44 of Parcel Maps].
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [File 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [File 120 Page 91 of Parcel Maps].
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [File 121 Page 12 of Parcel Maps].

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/16	The City Council, at the applicant's request, voted to Withdraw Without Prejudice a request for a Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Plan to amend the number of allowable units, to the change the land use designation of parcels comprising the current Badlands Golf Course, to provide standards for redevelopment of such parcels and to reflect the as-built condition of the remaining properties on 1,569.60 acres generally located east of Hualapai Way between Alta Drive. The Planning Commission recommended denial. Staff recommended approval.
	The City Council, at the applicant's request, voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-63599) from PR-OS (Parks/Recreation/Open Space) to DR (Desert Rural Density Residential) and H (High Density Residential) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial. Staff recommended approval.
	The City Council, at the applicant's request, voted to Withdraw Without Prejudice a request for a Rezoning (ZON-63601) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-E (Residence Estates) and R-4 (High Density Residential) on 248.79 acres and from PD (Planned Development) to R-4 (High Density Residential) on 2.13 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial. Staff recommended approval.
	The City Council, at the applicant's request, voted to Withdraw Without Prejudice a proposed Development Agreement (DIR-63602) between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial. Staff recommended approval.
01/24/17	A four-lot Parcel Map (PMP-64285) on 166.99 acres generally located at the southeast corner of Alta Drive and Hualapai Way was recorded. [File 121 Page 100 of Parcel Maps]
02/15/17	The City Council approved a request for a General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to M (Medium Density Residential) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval. The original request was amended from H (High Density Residential) to M (Medium Density Residential).

Staff Report Page Twenty-Two
June 21, 2017 – City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/17	The City Council approved a request for a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-3 (Medium Density Residential) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval. The original request was amended from R-4 (High Density Residential) to R-3 (Medium Density Residential).
	The City Council approved a request for a Site Development Plan Review (SDR-62393) for a proposed 435-unit Multi-Family Residential (Condominium) development consisting of four, four-story buildings on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval. The original request was amended from 720 multi-family residential units to 435 units.
03/15/17	The City Council voted to abey a request for a General Plan Amendment (GPA-68385) 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 to the 04/19/17 City Council meeting. The Planning Commission failed to reach a supermajority recommendation, which is tantamount to denial. Staff recommended approval.
	The City Council voted to abey a request for a Waiver (WVR-68480) to allow 32-foot private streets with a sidewalk on one side where 47-foot private streets with sidewalks on both sides are required within a proposed gated residential development on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way to the 04/19/17 City Council meeting. The Planning Commission and staff recommended approval.
	The City Council voted to abey a request for a Site Development Plan Review (SDR-68481) for a proposed 61-lot single family residential development on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way to the 04/19/17 City Council meeting. The Planning Commission and staff recommended approval.
	The City Council voted to abey a request for a Tentative Map (TMP-68482) for a 61-lot single family residential subdivision on 34.07 acres at the southeast corner of Alta Drive and Hualapai Way to the 04/19/17 City Council meeting. The Planning Commission and staff recommended approval.
04/19/17	The City Council voted to abey GPA-68385, WVR-68480, SDR-68481 and TMP-68482 to the 05/17/17 City Council meeting.
05/17/17	The City Council voted to abey GPA-68385, WVR-68480, SDR-68481 and TMP-68482 to the 06/21/17 City Council meeting.

Staff Report Page Twenty-Three
June 21, 2017 – City Council Meeting

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/13/17	The Planning Commission considered a request for a Development Agreement (DIR-70539) between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-70542]
06/21/17	The City Council will consider a GPA-68385, WVR-68480, SDR-68481 and TMP-68482 to the 06/21/17 City Council meeting.

Most Recent Change of Ownership	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
11/16/15	Deeds were recorded for a change in ownership on APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; and 138-32-301-005 and 007.

Related Building Permits/Business Licenses	
There are no building permits or business licenses relevant to this request.	

Pre-Application Meeting	
Multiple meetings were held with the applicant to discuss the proposed development agreement and the timelines and requirements for application submittal.	

Neighborhood Meeting	
05/30/17	A voluntary neighborhood meeting was held at the Suncoast Hotel, 9090 Alta Drive in Las Vegas.

Details of Application Request	
Site Area	
Net Acres	250.92

Staff Report Page Twenty-Four
June 21, 2017 – City Council Meeting

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	M (Medium Density Residential)	R-3 (Medium Density Residential)
		PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
			PD (Planned Development)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Office, Other Than Listed		C-1 (Limited Commercial)
	Mixed Use	GC (General	C-2 (General

		Commercial)	Commercial)
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June 21, 2017 – City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Utility Installation	PF (Public Facilities)	C-V (Civic)
West	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Commercial Recreation/Amusement (Outdoor) – Golf Course	P (Parks/Open Space)	
	Multi-Family Residential	MF2 (Medium Density Multi-family – 21 Units per Acre)	

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

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495 South Main Street, 2nd Floor
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

13831419008

Case: DIR-70539

MAUCERI MATTHEW B & S REV FAM TR
MAUCERI MATTHEW B & SUSAN V TRS
9732 ROYAL LAMB DR
LAS VEGAS NV 89145-8661

133 000F4P1 00145



Submitted after final agenda

6/12/17 Item 130

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

Return Service Requested Official Notice of Public Hearing



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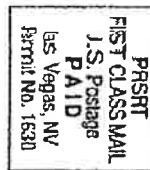
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DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

133 DRCENP1 09145



Case: DIR-7059
13831612003
YUAN YONG ZEN USA CORPORATDN
9609 VERLAINE CT
LAS VEGAS NV 89145-8694



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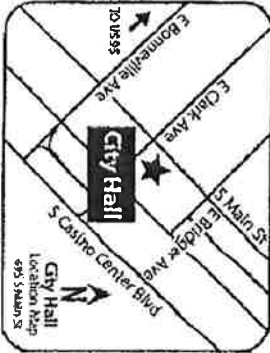
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Date: 6/13/17 Item: 130

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

I SUPPORT
this Request

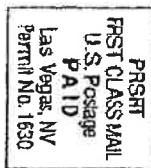
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I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

133 DFDENP1 89145



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Case: DIR-70339

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Las Vegas, Nevada 89101

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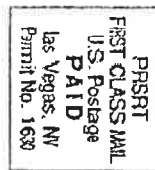
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
DIR-70539 [PRJ-70542]

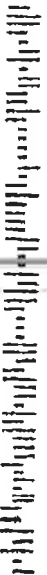
City Council Meeting of 6/21/2017



13831615059
GU XIAOLAN
HOU CHAO & YINI
9609 VERLANE CT
LAS VEGAS NV 89145

Case: DIR-70539

133 DRCFAP 1 89145



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2017 JUN 13 A 7:11

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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

Case: DIR-70539

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

133 DPDFNP1 89145



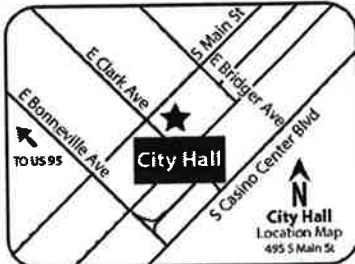
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2017 JUN 13 A 11: 25



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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

Case: DIR-70539

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

6-8-17

133 DPDFNP1 89145



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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145



1000% OPPOSE
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INCONCEIVED LAND
GRAB!

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13831812017
SIMBAL MITCHELL
900 PONT CHARTRAIN DR
LAS VEGAS NV 89145-8650

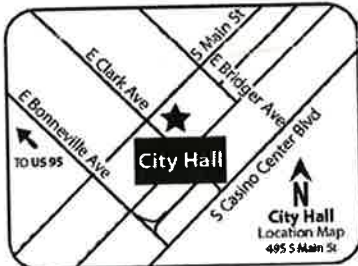
Case: DIR-70539

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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145



13832213074
BIGLER GREGORY & SALLY
9101 ALTA DR #901
LAS VEGAS NV 89145-8538

Case: DIR-70539

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRCFNP1 89135

13831417006
DORIAN STEVEN
10300 CHARLESTON BLVD #13-249
LAS VEGAS NV 89135-1037

Case: DIR-70539



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2017 JUN 13 P 4: 24

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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

The traffic on Rampart
Blvd is already very bad
Building new houses there
will paralyze that whole
area

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13831410016

Case: DIR-70539

ZHANG YING
709 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89143



Recipient Information

To: Office of The City Clerk
Company: City of Las Vegas
Fax #: 17023824803



Sender Information

From: Ying Zhang
Email address: yzhang121@gmail.com (from 24.120.247.1)
Phone #: 7027999221
Sent on: Tuesday, June 13 2017 at 6:46 PM EDT

The traffic on Rampart Blvd is already very bad. Building new houses there will paralyze that whole area.

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☒ I OPPOSE
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DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

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omitted after final agency

6/14/17 item 130

133 DROPPED 89145



13831214035 Case: DIR-70539
KOST RICHARD T & SALLY A LUTR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

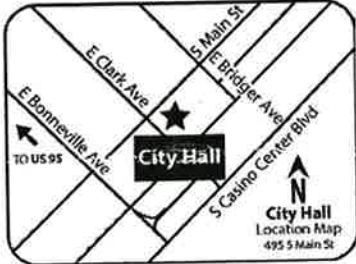
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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DPDFNP1 89145

13831416033
JOLY SANDRA E
9637 GAVIN STONE AVE
LAS VEGAS NV 89145-8627

Case: DIR-70539



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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DPDFNP1 89145

Proposed Development
HAS DESTROYED PROPERTY
VALUES IN QUEENSRIDGE.
PROPOSED DEVELOPMENT AND
CHANGES ARE MAKING
DEVELOPER RICH AT THE
EXPENSE OF ALL THE
PROPERTY OWNERS IN
QUEENSRIDGE.

13831213002
NICHOLSON REVOCABLE TRUST
NICHOLSON SAMUEL E & ANN M TRS
305 NOTTINGHILL GATE CT
LAS VEGAS NV 89145

Case: DIR-70539



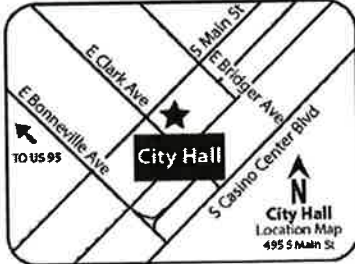
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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRCFNP1 89145

13832213180
GALLINA PROPERTIES I L L C
9101 ALTA DR #1101
LAS VEGAS NV 89145

Case: DIR-70539



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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRCFNP1 89145

13832213088
GALLINA MARKA QUAL PERS RES TR
GALLINA JOHN QUAL PERS RES TR
9101 ALTA DR #1101
LAS VEGAS NV 89145-8554

Case: DIR-70539

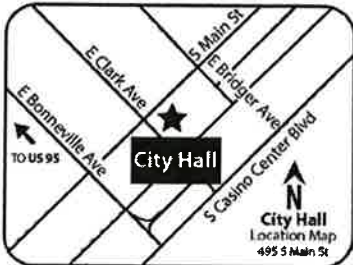


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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Vehemently !!

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145

*Drain the City Hall
Swamp!
Get rid
of Bob Beers*

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13831413034 Case: DIR-70539
BOKA J A & PETERSON C REV LIV TR
BOKA JON A TRS
9817 ROYAL LAMB DR
LAS VEGAS NV 89145-8624



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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

13831614026
SOBEK STUART TRUST
SOBEK STUART M TRS
9309 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145

Case: DIR-70539

133 DRDFNP1 89145

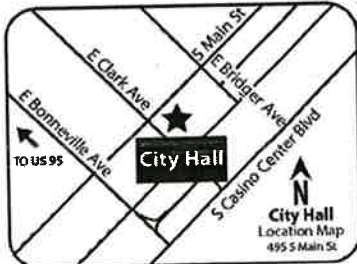


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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

13831419039
LEE R K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMB DR
LAS VEGAS NV 89145-8662

Case: DIR-70539

133 DRDFNP1 89145



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DEPT/4/1 69145

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

Case: DIR-70539

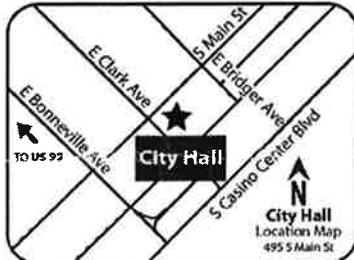


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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

101 DDFNPI 89109

13832213004
HELFREY DAVID B B & HONG C
2877 PARADISE RD #805
LAS VEGAS NV 89109

Case: DIR-70539

Application Information

DIR-70539 - DIRECTOR'S BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-70542].

Adversely will affect the existing condos adjoining the proposed site for development will increase traffic congestion.

*We own a condo at
Queenridge*

Helfrey

Application Location



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

Public Hearing Information

Meeting: City Council
Date: **JUNE 21, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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, 2nd 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.**

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*This should be
Abeyed! we have a
new Council Man.
Bears has been
the council / voted off
not vote on this issue
which lost him the seat
Debra takes*



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DJR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

13831814002
KANER STEVEN & DEBRA REV TR
KANER DEBRA R TRS
660 RAVEL CT
LAS VEGAS NV 89145-8828

Case: DJR-70539

138 020747 69145

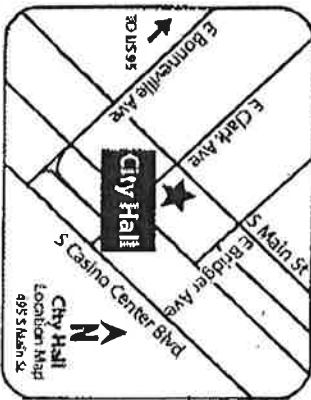


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2017 JUN 14 P. 3: 06

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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DIR-70539 [PRJ-70542]
City Council Meeting of 6/21/2017

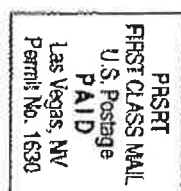
2 0606442 11743

Wed,

6/14/17

faxed: 702-

382-4803



*I oppose
Do Not Approve*

13832213197
MONGELLI LUCILLE
5 GOLF LN
HUNTINGTON NY 11743-2230

Case: DIR-70539



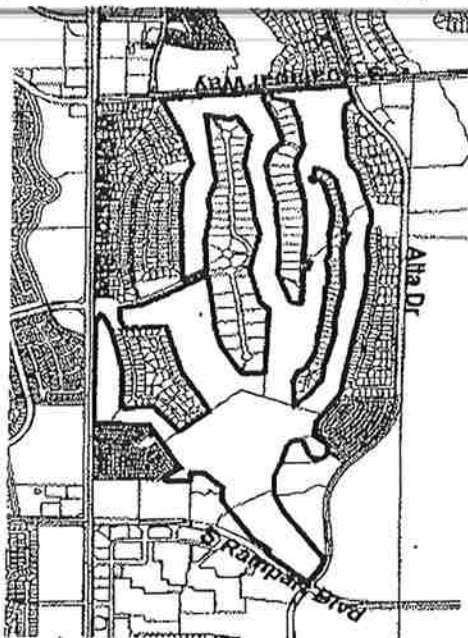
Application Information

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2017 JUN 14 P 3

Application Location

DIR-70539 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-70542].



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

Public Hearing Information

Meeting: City Council
Date: JUNE 21, 2017
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I oppose. This vote
Should not be done until
July when new Council
Members are on Council.

Vote is Not to be done.

I oppose.

Luella Mongelli

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd 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.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

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

Case: DIR-70539

133 00000001 05145

*May we please keep one place
nice in this town?*

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

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2017 JUN 15 A 7:12

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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.

DIR-70539 [PRJ-70542]

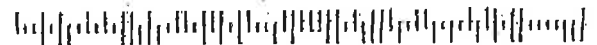
City Council Meeting of **6/21/2017**

22 DRAPER UT 84020

13832213128

Case: DIR-70539

CLARK JOINT FAMILY TRUST
CLARK STEVEN D & DIANNE TRS
13568 S TUSCALEE WAY
DRAPER UT 84020



Submitted after final agency

Date

Item

6/15/17

130

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd 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.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145

13831419023
CHERRY CREEK TRUST
1000 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8659

Case: DIR-70539



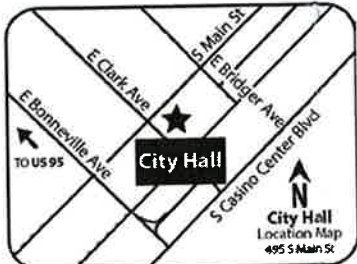
City of Las Vegas
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2017 JUN 15 P 12:04

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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145

13831213006

Case: DIR-70539

KELLEY R L & L 1982 LIV TR AGMT
KELLEY ROBERT L & LOLITA A TRS
308 NOTTINGHILL GATE CT
LAS VEGAS NV 89145-8670



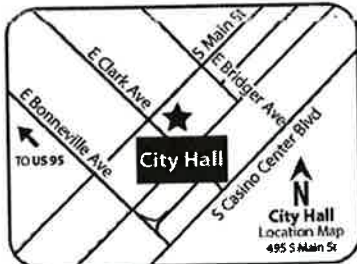
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Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

2 DRDFNP1 89164

13831612011

Case: DIR-70539

HUSSEY JAMES R TRUST AGREEMENT
3314 N 128TH CR
OMAHA NE 68164-4234



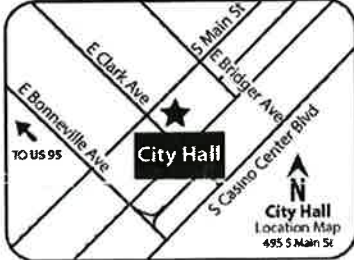
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2017 JUN 15 P 12:04



① My Property Value have decreased
by 50% Very Sad.?

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

131 DROFNPI 89134

Case: DIR-70539
13831314002
CHAUDHERY FAMILY TRUST
CHAUDHERY MOHAMMAD I & ISMAT TRS
9001 GROVE CREST LNE
LAS VEGAS NV 89134-0522



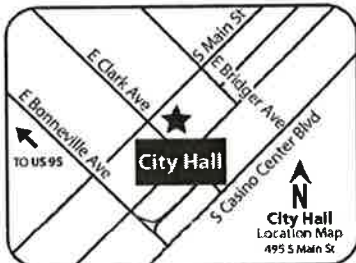
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2017 JUN 15 P 12:05



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DROFNPI 89145

Case: DIR-70539
13831815013
HARRY ROBERT T TRUST
HARRY ROBERT T TRS
1000 SECRET GARDEN ST
LAS VEGAS NV 89145



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2017 JUN 15 P 1:08

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

Abey - don't have
review by lame duck Council
Not fair - test of integrity
& ethics for Council if
they hear or not.

13832213078
SADOFF LAURENCE R & PATRICIA L
9101 ALTA DR #1004
LAS VEGAS NV 89145

Case: DIR-70539

Jun. 15, 2017 1:14PM
One Queensridge Place HOA
No. 2302 P. 1

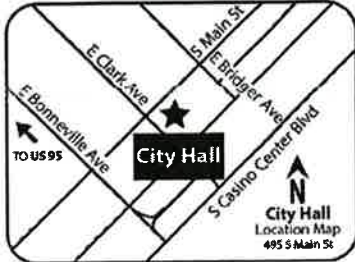
City of Las Vegas
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495 South Main Street, 2nd Floor
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2017 JUN 19 P 12:32

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

111 DRDFNFI 89117

Case: DIR-70539
13831215013
PECCOLE ROBERT N & NANCY A
8689 W CHARLESTON BLVD #109
LAS VEGAS NV 89117



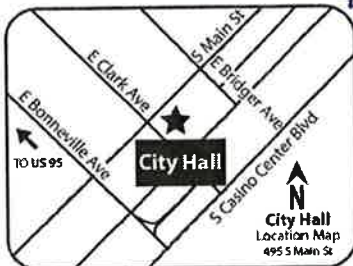
City of Las Vegas
Office Of The City Clerk
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Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

2 DRDFNFI 07950

Case: DIR-70539
13832213086
STEPHEN & LOUISA L L C
12 FORREST WAY
MORRIS PLAINS NJ 07950

Submitted after final agenda

Date 6/19/17 Item 130



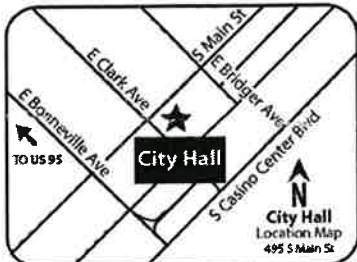
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2017 JUN 19 P 12: 34

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

136 DRDFNP1 98072

13831214043

Case: DIR-70539

BLAKEY FAMILY PROPERTY TRUST
BLAKEY BRUCE H & CHERYL L TRS
P O BOX 7201
WOODINVILLE WA 98072-4001



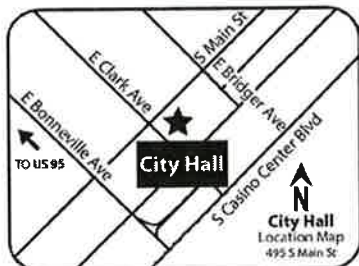
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Las Vegas, Nevada 89101

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2017 JUN 19 P 12: 29

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

136 DRDFNP1 89145

13832415016

Case: DIR-70539

ERPICUM BERNARD R
936 COATBRIDGE ST
LAS VEGAS NV 89145-8524



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

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2017 JUN 19 P 12:32



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I SUPPORT
this Request



I OPPOSE
this Request

X2

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

Case: DIR-70539

13831314015
QUAGLIANA JOSEPH M & PAULA
9621 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8701

133 DRDFNPI 89145



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Office Of The City Clerk
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Las Vegas, Nevada 89101

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2017 JUN 19 P 12:32



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNPI 89145

Please No!

Case: DIR-70539

13736711001
ROWE FAMILY TRUST
ROWE HAROLD C TRS
10001 BOW RIDGE CT
LAS VEGAS NV 89145-8809



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Office Of The City Clerk
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Las Vegas, Nevada 89101

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2017 JUN 19 P 12: 26



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
DIR-70539 [PRJ-70542]
City Council Meeting of **6/21/2017**

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

Case: DIR-70539

133 DEDFNPI 89145



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Office Of The City Clerk
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2017 JUN 19 P 12: 26



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
DIR-70539 [PRJ-70542]
City Council Meeting of **6/21/2017**

13831615038
L F PORTFOLIO L L C
9217 TUDOR PARK PL
LAS VEGAS NV 89145

Case: DIR-70539

133 DEDFNPI 89145



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

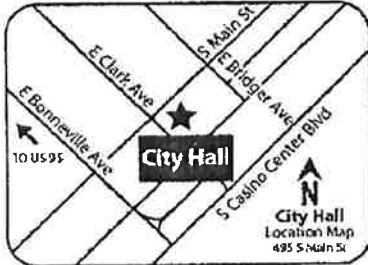
*Any discussion or decision's
on Bad Lands should
not be done before*

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*the new council members
are seated.*

Please



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

134 DDDFNP1 98604

13831214023

Case: DIR-70539

SCHUETTE FAMILY TRUST
SCHUETTE WALTER H & MAUREEN TRS
20517 NE 159TH AVE
BATTLEGROUND WA 98604



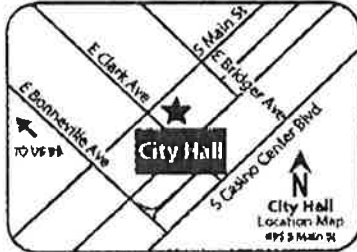
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2017 JUN 19 A 6:57

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd 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.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

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2017 JUN 19 A 6:58

- ① This will create excessive population density in the area
- ② Same duck council members do not represent their constituents and should not be voting on this.

13832213061
D G H LIVING TRUST
HORWITZ DAVID L & GLORIA J TRS
9101 ALTA DR #702
LAS VEGAS NV 89145

Case: DIR-70539

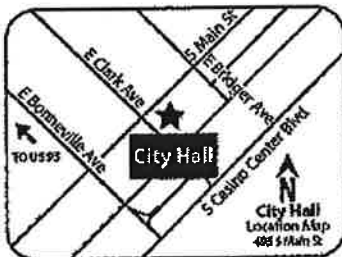
13832213061 6/21/2017



City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd 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.

DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

133 DRDFNP1 09145

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JUN 12 2017

City of Las Vegas
Dept. of Planning

2017 JUN 19 A 10:15

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Base: DIR-70539

13831815011
LAMBOS ANGELO
1008 SECRET GARDEN ST
LAS VEGAS NV 89145



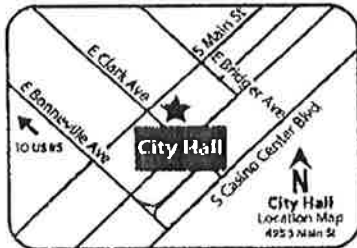
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2017 JUN 19 P 4:27

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
DIR-70539 [PRJ-70542]
City Council Meeting of 6/21/2017

Case: DIR-70539
13831314008
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

*The Development Agreement
is incomplete*

1 3 3 0 7 0 5 3 9 1 0 5 1 0 5



Submitted after final agenda

Date 6/19/17 Item 130

6/20/17 130

Submitted after final agenda

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

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2017 JUN 20 A 7:02

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

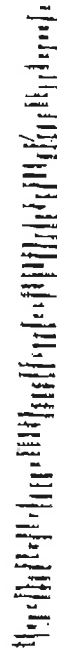
Case: DIR-70539

13532213197
MONGELLI LUCILLE
5 GOLF LN
HUNTINGTON NY 11743-2230

Wed,
6/14/17
faxed: 702-
382-4803

I oppose
Do Not Approve

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Application Information

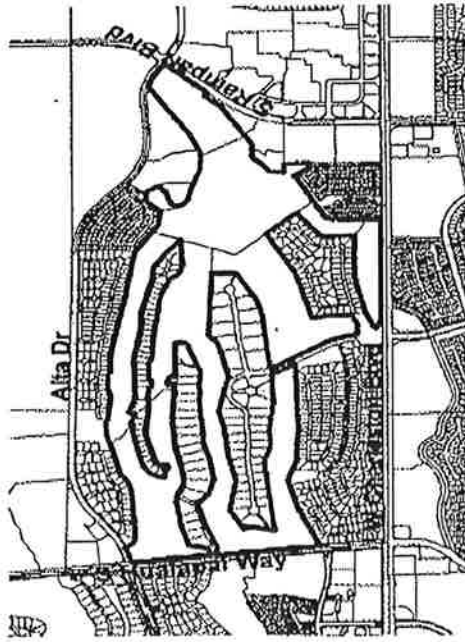
2017 JUN 20 A 7:02

DIR-70539 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-201-005; 138-31-601-008; 138-31-702-003 and 004; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-70542].

*I oppose. This vote
Should not be done until
July when new Council
members are on Council.*

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, 2nd 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.**

Application Location



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

Public Hearing Information

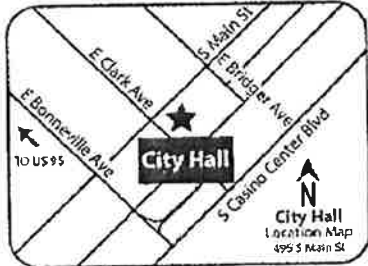
Meeting: City Council
Date: **JUNE 21, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

*Vote is Not to be done. I oppose.
Luella Mongelli*

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd 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.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

**30 YEARS OF NOISE DUST,
CHAOS TO A QUIET NEIGHBOR
HOOD. INSANITY!**

13832213100

Case: DIR-70539

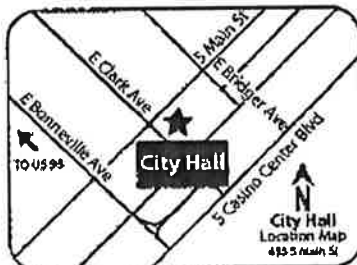
SHAW STEVEN L & JAN M FAMILY TR
SHAW STEVEN L & JAN M CO-TRS
9101 W ALTA DR #1406
LAS VEGAS NV 89145-8542

133 DRDFNPI 89145

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



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDF4P1 00145

2011 JUN 21 A 8:02

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Case: DIR-70539

13831420011
ALKI L L C
9820 ROYAL LAMB DR
LAS VEGAS NV 89145-8625

Submitted after final agenda

Date 6/21/17 Item 130

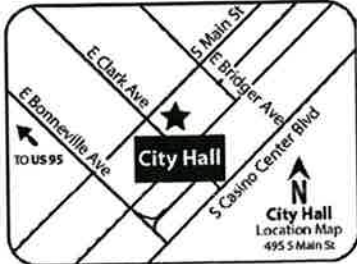


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I OPPOSE
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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

99 DRDFNP1 89108

Case: DIR-70539
13831615015
FARROW STEPHEN A
1716 N DECATUR BLVD #4
LAS VEGAS NV 89108-2229



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I SUPPORT
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I OPPOSE
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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

99 DRDFNP1 89108

Case: DIR-70539
13831615016
FARROW STEPHEN A
1716 N DECATUR BLVD #4
LAS VEGAS NV 89108

Submitted after final agenda

6/14/17 Item 130



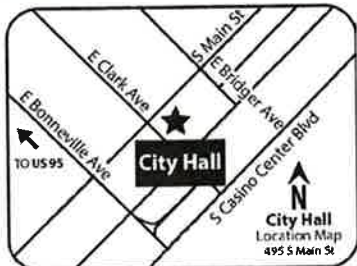
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2017 JUN 14 A 11: 35

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I SUPPORT
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I OPPOSE
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Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

13831615004
FARROW STEPHEN A
1716 N DECATUR BLVD #4
LAS VEGAS NV 89108-2229

Case: DIR-70539

99 DRDFNP1 69108

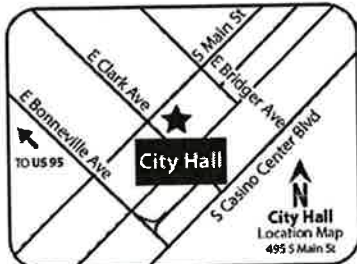


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I SUPPORT
this Request



I OPPOSE
this Request

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DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

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

Case: DIR-70539

99 DRDFNP1 69108

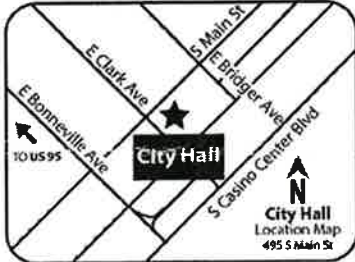


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I SUPPORT!
De Etta D. Ewing
702-382-8767

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13831411043
EWING DE ETTA L
805 LANE TREE ST
LAS VEGAS NV 89145

Case: DIR-70539



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145

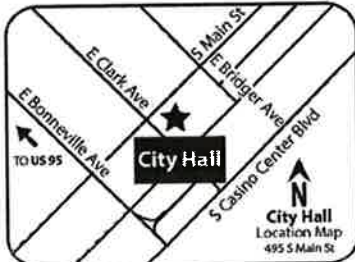


City of Las Vegas
Office Of The City Clerk
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Las Vegas, Nevada 89101

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Enough already!!
Pass it

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13831812032
LOTTICE PAUL LIVING TRUST
LOTTICE CAROL LIVING TRUST
9324 FOUNTAINBLEU DR
LAS VEGAS NV 89145-8653

Case: DIR-70539



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

DIR-70539 [PRJ-70542]

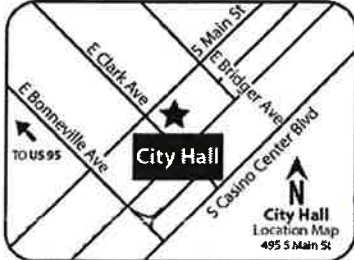
City Council Meeting of **6/21/2017**

133 DRDFNP1 89145



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Office Of The City Clerk
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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.

DIR-70539 [PRJ-70542]

City Council Meeting of **6/21/2017**

133 DRDFNP1 89145



*Gentlemen: I have followed this
from the start and would like
the project to move ahead.
You have listened & acted
the wishes of the opponents.
Now it is time to move
ahead Do not table this
and allow for progress.
Erdine Skolnick*

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2017 JUN 19 P 12:32

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Case: DIR-70539
13832415004
SKOLNICK RICHARD A & ERDINE C
984 COATBRIDGE ST
LAS VEGAS NV 89145-8525

Submitted after final agenda

Date *6/19/17* Item *130*

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Office Of The City Clerk
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JUN 19 P 4: 32

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I SUPPORT
this Request



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DIR-70539 [PRJ-70542]

City Council Meeting of 6/21/2017

133 DEPRFI 83145



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→ City meeting agenda

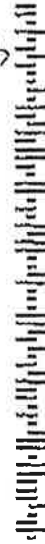
Case: DIR-70539

13831810006

KANTOR PHILIP A & RENA
9408 PROVENCE GARDEN LN
LAS VEGAS NV 89145-8603

Agenda #130

I am just for



Submitted after final agenda

Date

Item

6/19/17 130

Ashley Foster

From: LuAnn D. Holmes
Sent: Wednesday, June 21, 2017 10:36 AM
To: City Clerk, Deputies
Subject: FW: Queensridge community

Late, Late, Late

From: John Bear
Sent: Wednesday, June 21, 2017 10:28 AM
To: Tom Perrigo; LuAnn D. Holmes
Subject: FW: Queensridge community

From: Mark Sylvain [<mailto:gmsylvain@yahoo.com>]
Sent: Wednesday, June 21, 2017 9:33 AM
To: Carolyn G. Goodman; Lois Tarkanian; Bob Coffin; Bob Beers; Ricki Y. Barlow; Steven Ross; Stavros Anthony
Subject: Queensridge community

Good Evening, Mayor Goodman & Las Vegas Council-Members.

As a nearly 10 year resident of Queensridge and lifetime Las Vegas resident I wanted to take a moment to support the comprehensive development initiative planned for Queensridge by Executive Home Builders.

I've seen the improvements they've brought to our neighborhood with One Queensridge Place, Tivoli Village and their other commercial developments. My family and I shop, dine and live in the captivating places that the EHB team have brought to Las Vegas.

Based on their previous work, and the fact they are invested as

homeowners in the community, I am excited to see their development plans for the Queensridge community and hope to see their success in achieving this vision.

I would like to encourage your support of the comprehensive vision for the 250 acre Queensridge community.

Thank you for your consideration Mark Sylvain

Submitted after final agenda

Ashley Foster

From: LuAnn D. Holmes
Sent: Wednesday, June 21, 2017 10:59 AM
To: John Bear; Tom Perrigo
Cc: City Clerk, Deputies
Subject: RE: A message in support of Executive Home Builders

John

Please send these to the Deputy City Clerk group.

From: John Bear
Sent: Wednesday, June 21, 2017 10:49 AM
To: LuAnn D. Holmes; Tom Perrigo
Subject: FW: A message in support of Executive Home Builders

From: Justin Cohen [<mailto:justin@internetmarketinginc.com>]
Sent: Tuesday, June 20, 2017 6:16 PM
To: Carolyn G. Goodman; Lois Tarkanian; Bob Coffin; Bob Beers; Ricki Y. Barlow; Steven Ross; Stavros Anthony
Subject: A message in support of Executive Home Builders

Good Evening, Mayor Goodman & Council-Members.

As a nearly 5 year resident of Queensridge North and 15 year resident of Las Vegas, I strongly support the development initiatives planned for Queensridge by Executive Home Builders.

I've seen the improvements and evolution they've brought to our neighborhood with One Queensridge Place, Tivoli Village and their other commercial developments. We shop, dine and live in the wonderful places that the EHB team have brought to Las Vegas.

We encourage you to support Executive Home Builders in this next evolution of Queensridge.

Have a great evening,

Justin Cohen | President | IMI

Mobile 702.686.0268 | **Direct** 702.835.6986 | **Fax** 702.835.6987

8170 West Sahara Avenue, Suite 204 | Las Vegas, NV 89117

Justin@imi.biz | www.imi.biz

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Ashley Foster

From: John Bear
Sent: Wednesday, June 21, 2017 12:01 PM
To: City Clerk, Deputies; Tom Perrigo
Subject: FW: EHB Support

From: Ken Miller- Miller Construction Survey Supply [<mailto:ken@millerconstructionsurveysupply.com>]
Sent: Wednesday, June 21, 2017 11:56 AM
To: Carolyn G. Goodman; Lois Tarkanian; Bob Beers; Bob Coffin; Stavros Anthony; Ricki Y. Barlow; Steven Ross
Subject: EHB Support

I am unable to be there today but I want it to be known that I am in full support of the comprehensive plan on the Badlands. We need to be able to sell our homes.

Ken Miller
MILLER CONSTRUCTION SUPPLY, LLC

(702) 210-9964 C
(702) 233-4190 F

millerconstructionsurveysupply.com

STATEMENT OF LAW AND RIGHTS TO A FINAL DECISION

1. The Landowner has vested property rights to develop its land up to 7.49 dwelling units per acre.

2. Landowner is entitled to a final decision.

A. The continual delays are amounting to a final decision that the City will never allow development 19 abeyances; 15 different meetings

B. Futile to proceed - it is becoming very clear that with the continual delays and abeyances, that it is entirely futile to proceed further with the City.

3. Vested property rights are being taken or have been taken

A. Unlawful Exaction - the City is engaging in a pattern of conduct to require the "unlawful exaction" of property in exchange for approval to use an already vested property right.

4. Three Regulatory Taking Factors - ALL are considered

A. "Economic Impact of regulation on claimant" - the economic impact of the City action in this case has been "devastating." The Landowner has had to carry the property to a cost of **"at least"** \$200,000 per month. The Landowner cannot continue to carry the property and the delay has caused nearly the entire elimination of the potential to develop the property. Any further delay will result in an entire loss of the potential to develop.

B. "Interference with Investment Backed Expectations" - the Landowner has investment backed expectations. The investment backed expectations are real - he has the funds, he has the plans, and he is ready, willing, and able to develop the property and the City is prohibiting the

Submitted at City Council

Date 6/21/17 Item 130

By: STEPHANIE ALLEN

Landowner from developing this property that already has vested rights to develop.

C. "Character of the Government Actions" - the City's actions in delaying this matter and simply refusing to approve the development has no rational basis. The City has provided no good reason to prohibit development. The City over the past 18 months has entered into a continual pattern of unreasonable delay without any rational basis other than delay itself.

4. "Direct and Substantial Impact" - the City's actions to date have had a "direct and substantial impact" on the Landowner. He is carrying the property at a cost of "at least" \$200,000 per month. The property has sat idle without producing income for 27 months.

- A. Imposed engineering costs;
- B. Survey Costs
- C. Huge value of manpower
- D. Attorney Fees

Note: - add any other ways the City action has had a direct and substantial impact on the Landowner.

5. "Taken steps that directly and substantially interfere with the owners rights to the extent that it renders the landowner's property unusable or valueless to the owner." - The City's action in refusing to approve the development and continually delaying has so substantially interfered with the landowners rights that it has rendered the property unusable and valueless to the owner. This can be seen in the fact that the landowner has not been able to develop the property.

- There is no way the property can be sold
- There is no way further loans can be obtained on the property - no lender will lend on property that the City will prevent from being developed.

- The City has created a de facto "blight" that has prohibited all use of the Landowners' Property.
- The City has rendered the Landowners' property "unusable in the open market"
- The City has "severely limited" and "entirely prohibited" all use of the property.
- Refusing to approve and delays have substantially interfered with landowners rights - rendered it unsalable and valueless.