



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

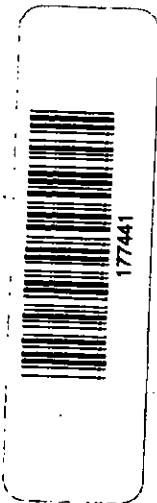
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

March 5, 2010

Mr. Flinn Fagg
City of Las Vegas Planning and Development Department
Comprehensive Planning Division
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: DIR-37342 – DIRECTOR'S BUSINESS
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Fagg:

The City Council at a regular meeting held March 3, 2010 APPROVED the Required review of a development report as required by Subsection 11.01 of that certain Development Agreement between the city of Las Vegas and College of Southern Nevada dated February 20, 2008, for 41.17 acres generally located north of Elkhorn Road on the east and west sides of Durango Drive (APNs 125-17-401-006 and 125-17-801-004). The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108
www.lasvegasnevada.gov

February 19, 2010

Mr. Flinn Fagg
City of Las Vegas
Planning and Development Department
Comprehensive Planning Division
731 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

RE: DIR-37342 - DIRECTOR'S BUSINESS

Dear Mr. Fagg:

Please be advised the City Council at its regular meeting on **March 3, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, February 26, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:clb

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





ice President, Finance & Budget
Charleston Campus
Sort Code W32E
6375 West Charleston Boulevard
Las Vegas, NV 89146-1164

702.651.5667
fax: 702.651.5825

February 2, 2010

RECEIVED
FEB 04 2010

Mr. Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Dept.
731 S. Fourth St.
Las Vegas, Nevada 89101

Re: Development Agreement between the City of Las Vegas and the
Board of Regents of the Nevada System of Higher Education on behalf of the
College of Southern Nevada, dated February 20, 2008

Biennial Report – February 2010

Dear Kagafas,

Pursuant to Nev. Rev. Stat. 278.0205 and sec. 11.01 of the aforementioned Development Agreement, the College of Southern Nevada (CSN) provides this report regarding its compliance with the terms of the Development Agreement.

1. Compliance status

CSN is in compliance with the Development Agreement and has diligently undertaken its required actions over the last two years to fulfill our mutual objective of the construction of a community college campus adjacent to the intersection of Elkhorn Rd. & Grand Montecito Pkwy. During this time, substantial time and effort has been made to push forward the congressional legislation granting the land patent for the property (currently under an R&PP lease to the City) to the Board of Regents. In December, 2009, the United States Senate, Committee on Energy and Natural Resources, voted favorably to report S.940 to the full Senate for consideration. S.940 encompasses other federal property for other institutions of higher education in southern Nevada, and all members of the Nevada congressional delegation and the Board of Regents remain committed to pushing this bill forward to conclusion. The Board of Regents and its executive staff confer regularly on status of this bill to ensure all appropriate steps are being taken.

"Exhibit 1 - Development Agreement
between the City of Las Vegas and
College of Southern Nevada"

Nevada System of Higher Education

Charleston Campus

Cheyenne Campus

Henderson Campus

Academic & Learning Centers

As is permitted under the law and in the Development Agreement, CSN has requested and received the necessary extensions in the term thereof, to accommodate the time necessary to process S.940.

2. Building preparations

As the efforts on the congressional legislation proceed, CSN is undertaking steps to be ready to move forward promptly after its passage. These activities include:

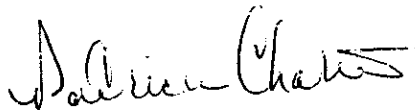
- a) coordination with the Regional Transportation Commission of Southern Nevada inasmuch as it is completing off-site improvements, street construction, and buildings comprising the Centennial Transit Center, all of which are immediately adjacent to CSN's site.
- b) evaluation of the current location of all underground utilities, other off-site improvements, and other factors in order to propose the best site plan and the location of the first CSN building(s).
- c) development of conceptual drawings of the first building and seeking an architectural firm to develop the design.
- d) evaluation of the alternatives for capital resources to support CSN's development of the site and construction of the building(s).

3. Continuing need for the campus in the northwest area

The need for the Northwest Campus has only increased since the signing of the Development Agreement. Student enrollment continues to surge at CSN taxing its existing campus facilities, and requiring its students to travel some distances to take advantage of a higher education opportunity. All voices declare that educational opportunities for Nevadans are a key element to Nevada exiting from this current severe economic recession and an improved economy. CSN is a critical provider in that process, and the Northwest Campus is a necessary addition to its resources.

Thank you for the opportunity to provide this report, and CSN looks forward to continuing collaboration with the City on this important project.

Sincerely,



Patricia Charlton
Senior Vice President, Finance & Facilities

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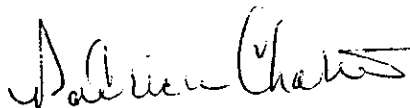
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- c) development of conceptual drawings of the first building and seeking an architectural firm to develop the design.
- d) evaluation of the alternatives for capital resources to support CSN's development of the site and construction of the building(s).

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Thank you for the opportunity to provide this report, and CSN looks forward to continuing collaboration with the City on this important project.

Sincerely,



Patricia Charlton
Senior Vice President, Finance & Facilities

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 3, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-37342 – APPLICANT/OWNER: COLLEGE OF SOUTHERN NEVADA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

DIR-37342 - Staff Report Page One
March 3, 2010 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for approval of a 24-month development report as required by Nevada Revised Statutes Chapter 278.0205 and Subsection 11.01 of the Development Agreement entered into between the College of Southern Nevada and the city of Las Vegas on February 20, 2008.

Planning and Development Department staff has reviewed the submitted development report and has determined that the Applicant is currently in substantial compliance with the requirements of the Development Agreement.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/20/08	The City Council approved a Director's Report (DIR-26231) for a Development Agreement between the city of Las Vegas and the College of Southern Nevada.
09/02/09	The City Council approved a six-month extension to the Development Agreement (DIR-35636) between the city of Las Vegas and the College of Southern Nevada.
02/03/10	The City Council approved another six-month extension to the Development Agreement (DIR-37018) between the city of Las Vegas and the College of Southern Nevada.
02/03/10	The City Council approved an Amendment to the Development Agreement (DIR-37158) between the College of Southern Nevada, and the city of Las Vegas to allow for additional extensions.

ANALYSIS

In accordance with NRS Chapter 278 and Section 11.01 of the Development Agreement, the Owner is required to submit a development report every 24 months documenting compliance with the terms of the agreement during the preceding 24 months. Pursuant to Section 11.02 the City and the Owner shall be permitted an opportunity to be heard orally and/or in writing before the City Council regarding their performance under this Agreement.

This report (labeled "Exhibit I – Development Agreement between the City of Las Vegas and College of Southern Nevada") is the first formal report to track compliance with the Development Agreement.

DIR-37342 - Staff Report Page Two
March 3, 2010 - City Council Meeting

The College of Southern Nevada is still in the process of securing a lease for the property from the Bureau of Land Management (BLM) and thus no development has taken place at this time. Senate Bill S.940, the "Southern Nevada Higher Education Land Act of 2009," would convey the subject site to the college if signed into law. The bill is sponsored by Senator Reid, and was introduced in April 2009. On December 16, 2009, the Committee on Energy and Natural Resources ordered the bill to be reported with an amendment in the nature of a substitute favorably. No additional hearing dates have been announced. The applicant recently secured a six-month extension to the Development Agreement in order to finalize a lease.

All improvements called for in the Development Agreement are conditioned on the College of Southern Nevada being in legal possession of the property.

FINDINGS

Planning and Development Department staff has reviewed the submitted development report and has determined that the Owner is currently in compliance with the requirements of the College of Southern Nevada Development Agreement as amended and extended. Per Section 11.01 of the Agreement, pursuant to NRS 278.0205, the Owner shall provide another report in the next 24 months documenting compliance with the terms of the Agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS

PROTESTS

Report Date 02/04/2010 03:37 PM

Submitted By

Page 1

A/P # 37342 DIRECTORS BUSINESS

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/04/2010 10:55	981094	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

DIR-37342 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: COLLEGE OF SOUTHERN NEVADA - Required review of a development report as required by Subsection 11.01 of that certain Development Agreement between the city of Las Vegas and College of Southern Nevada dated February 20, 2008, for 41.17 acres generally located north of Elkhorn Road on the east and west sides of Durango Drive (125-17-401-006 & 125-17-801-004), Ward 6 (Ross).

Parent A/P #

Project # 37342 Project/Phase Name COLLEGE OF SOUTHERN NEVADA NOR Phase #
Size/Area 41.17 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12517401006

Location

Owner/Tenant

Contact ID AC845951 Name USA
Organization CITY OF LAS VEGAS LEASEE Position % CITY CLERK Profession
Mailing Address 400 STEWART AVE
City LAS VEGAS State/Province NV ZIP/PC 89101-2927
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 07/21/2005 To ☒ Primary 100.00 %

Contact ID AC999077 Name USA
Organization CITY OF LAS VEGAS LEASEE Position % CITY CLERK Profession
Mailing Address 400 STEWART AVE LAS VEGAS NV 89101-2927
City LAS VEGAS State/Province NV ZIP/PC 89101-2927
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 07/14/2005 To 07/21/2005 ☐ Primary 0.00 %

Contact ID AC845951 Name USA
Organization CITY OF LAS VEGAS LEASEE Position % CITY CLERK Profession
Mailing Address 400 STEWART AVE
City LAS VEGAS State/Province NV ZIP/PC 89101-2927
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 10/20/2004 To 07/14/2005 ☐ Primary 0.00 %

Report Date 02/04/2010 03:37 PM

Submitted By

Page 2

Owner/Tenant

Contact ID AC1114 Name USA Position
Organization Profession
Mailing Address
City WASHINGTON State/Province DC ZIP/PC 20260
Country ☐ Foreign Reference #
Day Phone (702)515-5000 x Evening Phone Fax (702)515-5010
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 10/20/2004 ☐ Primary 0.00 %

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7501 OSD BLANCA RD
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12517801004

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1737648 ☐ Foreign
Effective Expire
Name MS PATRICIA CHARLTON
Day Phone Eve Phone Organization COLLEGE OF SOUTHERN NEVADA
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6375 WEST CHARLESTON BOULEVARD
SORT CODE W32E
LAS VEGAS, NEVADA 89146-1164
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 02/04/2010 03:37 PM

Submitted By

Page 3

DIRECTOR'S BUSINESS

Y Will this go to City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public, or Admin NON-PUBLIC

Type of Director's Business DEVELOPMENT AGREEMENT

Staff Recommendation APPROVAL

Meeting Information

Meeting Information

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Comments</u>	<u>Add Date</u>	<u>Modified By</u>			
03/03/2010	CC	SCHEDULED	0	0	0
GKAGAFAS	02/04/2010				

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
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No children exist for this project

<u>Employee</u>	<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
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No Employee Entries

<u>Log</u>	<u>Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
	<u>Comments</u>					

No Log Entries