

RESOLUTION NO. R-85-2006

A RESOLUTION MAKING A PROVISIONAL ORDER FOR THE CREATION OF THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET) TO PROVIDE ANNUAL MAINTENANCE FOR A COMMERCIAL AREA VITALIZATION PROJECT; AND CALLING A HEARING.

Summary: Provisional Order

WHEREAS, the City Council (the "City Council") is of the opinion that the interest of the City of Las Vegas, Nevada, requires the creation of a special improvement district pursuant to the Consolidated Local Improvements Law (NRS Chapter 271) to defray the annual costs of a Commercial Area Vitalization Project, as defined in NRS 271.063 (the "Project") within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street)" (the "District"); and

WHEREAS, the Director of Public Works, together with the City Engineer Division of the City and certain consulting engineers (collectively, the "Engineer"), has filed at the Office of the City Clerk, in connection with the Project and with the District the following:

(A) Preliminary plans and specifications showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness for the Project;

(B) A preliminary estimate of the total cost of the Project, and further, including in the total estimate, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal expenses, printing, and such other expenses as in the judgment of the Engineer are necessary or essential to the completion of such work or improvement, and the payment of the cost thereof; and

(C) An assessment plat or map, including an addendum thereto (designated as a "Tabulation of Parcels") showing the descriptions of the property to be assessed, the area to be assessed, the market values, a description of each lot, tract or parcel of land, the name and address of each owner, the amounts of estimated preliminary assessments, and the amount of maximum benefits (and corresponding market value increases) estimated to be assessed against each lot, tract or parcel of land in the assessment area, such estimate being based on the method

of assessment set forth herein (an equitable adjustment having been made for assessments to be levied against wedge or "V" or other irregularly-shaped lots or lands, or for any lot, tract or parcel of land not specially benefited for other reasons in direct proportion to the method of assessment, so that assessments according to benefits will be equal and uniform); and

(D) The Engineer's Report to the City Council on Benefits, as to the method of determining benefits and corresponding market value increases and as to whether the creation of the District is economically sound and feasible; and

(E) A plan for the management of the District including:

(i) The improvements proposed for each year of the first five fiscal years of the District;

(ii) An estimate of the total amount to be expended on improvements in the first year of operation;

(iii) A list of any other special assessments that are currently being levied within the District;

(iv) The name of any proposed association; and

(v) Any other matter that the City Council requires to be set forth in the plan.

WHEREAS, the City Council has examined the plans, assessment plat, including the addendum thereto, typical section of contemplated improvements, preliminary estimate of the cost, estimate of maximum benefits, Engineer's Report, and the plan for the management of the District, so filed with the City Clerk, and has found, and does hereby declare the same to be satisfactory in all respects; and

WHEREAS, the City Council has also determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the Project in the District and only the property which is so specially benefited, is included in the District; and

WHEREAS, the City Council has also determined, and does hereby determine that the assessments proposed to be levied against any municipal land included in the District is less than fifteen percent (15%) of the total amount of assessments against all tracts of land within the District; and

WHEREAS, the City Council has determined, and does hereby determine, that the City shall pay the costs of the Project with funds derived from the levy of special assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS OF THE COUNTY OF CLARK, IN THE STATE OF NEVADA THAT:

Section 1. The special improvement district shall be designated "City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street).

Section 2. This Resolution shall be known as, and may be cited by, the short title "Special Improvement District 1516 Provisional Order Resolution" (hereinafter, this "Resolution").

Section 3. The City Council hereby ratifies the preparation by the Engineer of and does accept the plans and specifications, assessment plat (including the addendum and exhibits thereto), a typical section of the contemplated improvements, preliminary estimate of cost, the Engineer's Report on Benefits, the plan for the management of the District, and the estimate of maximum benefits (and corresponding market value increases) to be assessed against each lot, tract, or parcel of land in the assessment area.

Section 4. The Project shall be acquired, improved and maintained at an estimated preliminary annual cost of \$245,052, including engineering, legal, and incidental expenses, more particularly set forth hereinafter and described in the plans and specifications herein accepted, reference to which is hereby made and which are available for public inspection at the Office of the City Clerk at 400 Stewart Avenue, Las Vegas, Nevada 89101.

Section 5. The City Council has also determined and does hereby declare as follows:

(a) The public convenience and necessity require the creation of the District and the acquisition, improvement and maintenance of the Project;

(b) The creation of the District is economically sound and feasible; and

(c) The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is made.

Section 6. The boundaries of the District, within which is located the Project and the lots, tracts and parcels of land to be assessed, shall be as designated in the form of notice set forth in Section 7 of this Resolution. It is estimated that the total cost of the Project shall be apportioned as follows:

Estimated Annual Amount of Special Assessments	Amount Available from Other Sources	Total Annual Cost
\$ 245,052	\$ 0.00	\$ 245,052

The amounts to be assessed shall be made upon all tracts benefited in proportion to the special benefits received, as more fully described in the form of notice set forth in Section 7 of this Resolution.

Section 7. On Wednesday, December 6, 2006, at 1:00 p.m. in the City Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada (i.e., a time at least 20 days after the adoption of this Resolution) the City Council will consider the ordering of the Project and will hear all complaints, protests, and objections that may be made in writing, and filed as provided, or made verbally at the hearing, concerning the same, by the owners of land to be assessed or any interested person. The owners of the property to be assessed or any other persons interested therein, may file a written protest or objection, and may appear before the City Council and be heard as to the propriety and advisability of making such improvements, as to the estimated cost thereof, as to the manner of payment therefor, as to the amount thereof to be assessed against the property to be improved, and as to the amount of special benefits and corresponding market value increases. Twenty (20) days prior notice, in writing, of such time and place shall be given to such property owners and to each tenant who resides or owns a business located within the District, postage prepaid, as first-class mail, to each property owner or tenant, as the case may be, at his last known address, the names and addresses of such property owners are to be obtained from the records of the Clark County Assessor or from such other sources as the City Clerk deems reliable. Such notice shall also be given to the owner and each tenant of mobile home parks, if any, located on any tracts to be assessed. Any such list of names and addresses may be revised from time to time, but such list need not be revised more frequently than at twelve-month intervals. Notice shall also be given by posting on the web site of the City, or in three (3) public places located on public property at or near the site of the Project at least twenty (20) days prior to the hearing. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or Deputy City Clerk, proof of same to be filed with the City Clerk, provided that failure to mail such notice or notices shall not invalidate any assessment or any other of the proceedings hereunder.

Notice of the time and place of such hearing shall also be given by publication in the Las Vegas Review-Journal, a daily newspaper published in Las Vegas and of general circulation in the City, once each week for three (3) consecutive weekly publications, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to December 6, 2006. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Such service by publication shall be verified by the affidavit of the publishers and filed with the City Clerk. The proof of publication, the proof of mailing and the proof of posting shall be maintained in the records of the office of the City Clerk until all the assessments pertaining to the District shall have been paid in full as to principal, interest and any penalties or collection costs. Said notice shall be in substantially the following form:

(Form of Notice)

NOTICE OF HEARING ON A PROPOSED COMMERCIAL AREA VITALIZATION PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN to the property owners and tenants within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City," respectively), Clark County, Nevada, has provisionally ordered the acquisition, improvement and maintenance of a Commercial Area Vitalization Project (the "Project") in and along the following street:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

Except as shown on the preliminary plans and specifications now on file in the Office of the City Clerk and in the office of the Special Improvement District, Department of Public Works in Las Vegas, Nevada, the character of the Project which will be maintained is described more particularly as follows: The Project will consist of all or part of the following: the beautification and improvement of the public portions of any area zoned primarily for business or commercial purposes, including, without limitation, public restrooms, facilities for outdoor lighting and heating, decorations, fountains, landscaping, facilities or equipment, or both, to enhance protection of persons and property, ramps, sidewalks, rehabilitation or removal of existing structures, promotional activities including the promotion of public events that benefit business or real property, providing music in any public place, promotion of tourism marketing and economic development, including the recruitment and retention of retail business, providing services related to security, sanitation, the removal of graffiti, the cleaning of streets and sidewalks and providing other municipal services that are supplemental to those typically provided by the City and any other activity that benefits businesses and real property located in the District. The District is being formed to finance the annual costs of acquiring, improving and maintaining the Project. The City will annually adopt a budget for the Project and will annually assess the costs of maintenance against all benefited tracts in the District.

The preliminary estimated annual cost of the Project and the amount to be assessed is as follows:

<u>Estimated Annual Amount of Special Assessments</u>	<u>Amount Available from Other Sources</u>	<u>Total Annual Cost</u>
\$ 245,052	\$ 0.00	\$ 245,052

Pursuant to NRS 271.300 any estimate of cost does not constitute a limitation upon such cost or a limitation upon the rights and powers of the City.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessment against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project. For example, the assessment for a .5 acre parcel fronting Fremont Street would be calculated as follows:

1.5 (weighting factor) times .5 (parcel acreage) divided by 20.86 (the total weighted acreage in the District), times the total amount to be assessed. If the total amount assessed for the Project was \$245,052 (the estimated preliminary annual cost to be assessed), the parcel in this example would have an annual assessment of \$8,810.60.

The boundaries of the District shall be the exterior boundary of each parcel of property bounded by Las Vegas Boulevard, Carson Avenue, Eighth Street, and Ogden Avenue.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements in the Project) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the annual cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed thereagainst, and the amount of maximum annual benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the Office of the Special Improvement District, Department of Public Works, and at the Office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

On Wednesday, December 6, 2006, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring, improving and maintaining such Project, as to the estimated cost thereof, as to the manner of payment therefore, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the Office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, December 1, 2006. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing periodically. Any person filing a written protest or objection as hereinabove provided, shall

have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

A person who owns or resides within a tract in the District which is used exclusively for residential purposes may file a protest to inclusion in the assessment plat pursuant to NRS 271.392. Pursuant to NRS 271.306, if written remonstrances by the owners of tracts constituting one-third or more of the basis for the computation assessments for the Project are presented to the City Council, the City Council shall not proceed with the Project.

After such hearing, the City Council shall determine the advisability of undertaking the Project, and, if it determines to proceed, shall determine the kind and character of such improvements so to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the annual assessments shall be paid each year in four (4) substantially equal quarterly installments of principal without interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month or such lower rate, which may be zero percent, for such period as determined by the City Treasurer) to be collected upon delinquent payments.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. A person desiring to apply for a Hardship Determination shall file an application no later than December 1, 2006 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City of Las Vegas, Nevada, and dated this November __, 2006.

BARBARA JO RONEMUS
City Clerk

(End of Form of Notice)

Section 8. That all action, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the District are hereby ratified, approved and confirmed.

Section 9. That the officers of the City are directed to effectuate the provisions of this Resolution.

Section 10. That all resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 11. That the invalidity of any provision of this Resolution shall not affect any remaining provisions hereof.


Section 12. That the City Council has determined, and does hereby declare, that this Resolution shall be in effect after its passage in accordance with the law.

PASSED, ADOPTED AND APPROVED this 1st day of November, 2006.



OSCAR B. GOODMAN, Mayor

Attest:



BARBARA JO RONEMUS, City Clerk

By: Beverly K. Bridges
Chief Deputy City Clerk

Approved as to Form:

18 OCT 06 W Flurry
Date Deputy City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen and qualified City Clerk of the City of Las Vegas (hereinafter the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (hereinafter the "City Council") at a meeting held on November 1, 2006.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Those Voting Aye:	Oscar B. Goodman Gary Reese Larry Brown Lawrence Weekly Steve Wolfson Lois Tarkanian Steven D. Ross
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Those Voting Nay:	NONE
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Those Absent:	NONE
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3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(A) by posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in

which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the city council, to wit:

- (i) Bulletin Board
City Hall Plaza (next to Metro Records)
Las Vegas, Nevada
- (ii) City Clerk's Bulletin Board
City Hall Plaza, 2nd Floor Skybridge
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

(B) by mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

5. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

6. A copy of the notice of the meeting was posted in the City's website no later than 9:00 a.m. on the third working day before the meeting.

7. A copy of such notice so given of the meeting of the City Council on November 1, 2006, is attached to this certificate as Exhibit "A".

IN WITNESS WHEREOF, I have hereunto set my hand on this November 1, 2006.

(SEAL)


~~BARBARA JO RONEMUS, City Clerk~~

By: Beverly K. Bridges
Chief Deputy City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)



CITY COUNCIL AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) · COUNCILMAN GARY REESE, MAYOR PRO TEM
(Ward 3)

COUNCIL MEMBERS: LARRY BROWN (Ward 4), LAWRENCE WEEKLY (Ward 5),
STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

November 01, 2006

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION - LEROY SPOTTED EAGLE, SPIRITUAL LEADER, SOUTHERN PAIUTE NATION
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE CITIZEN OF THE MONTH
6. RECOGNITION OF THE CENTRAL LAS VEGAS 15 TO 16 YEAR OLD STATE BASEBALL CHAMPIONS
7. RECOGNITION OF NATIVE AMERICAN HERITAGE MONTH
8. RECOGNITION OF CENTENARIAN HARLEY LAMAY
9. RECOGNITION OF THE LAS VEGAS CENTENNIAL HISTORY BOOK, "SPRINGS IN THE DESERT"
10. RECOGNITION OF THE COMMUNITY INTERFAITH COUNCIL

BUSINESS ITEMS - MORNING

11. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

12. Approval of the Final Minutes by reference of the regular City Council meeting of September 20, 2006

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE SERVICES - CONSENT

13. Approval of the ratification of Michelle Thackston in a Council support position as the Executive Assistant to the Ward 6 office - All Wards

FIELD OPERATIONS - CONSENT

14. Approval of a Funding Agreement between the State of Nevada acting by and through its Division of State Lands and the Conservation and Resource Protection Grant Program (Grantor) and the City of Las Vegas (Grantee) for a Grant in the amount of \$500,000 for the purposes of acquiring land for Urban Parks and Greenbelts use located at the Southeast corner of Marion Drive and Harris Avenue, APN 140-29-801-001 - Ward 3 (Reese)
15. Approval of a Nonrevocable Agreement to Restrict Property between the City of Las Vegas and the State of Nevada for a deed restriction of real property located in the southeast corner of Marion Drive and Harris Avenue, APN 140-29-801-001 - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT

16. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT

17. Approval of a Special Event License for Beauty Bar Salon, Location: 517 Fremont Street, Dates: November 3, 22, December 1, 2, 30, 31, 2006, Type: Special Event General, Event: Music and Dancing Live Arts, Responsible Person in Charge: Scott Infantolino - Ward 5 (Weekly)
18. Approval of a Special Event License for Mr. D's Sportsbar & Grill, Location: Outside Parking Lot, 1810 South Rainbow Boulevard, Dates: November 4 - 5, 2006, Type: Special Event General, Event: Dallas Cowboy Parking Lot Party, Responsible Person in Charge: Dennis Haecke - Ward 1 (Tarkanian)
19. Approval of Change of Location for a Wholesale General License, Johnson Brothers of Nevada, Inc., dba Johnson Brothers of Nevada, From: 4409 McGuire Street, To: 4701 Mitchell Street, Scott Belsaas, Pres, Michael Johnson, VP, Secy, 50% and Todd Johnson, VP, Treas, 50% - North Las Vegas
20. Approval of Change of Business Name, Change of Location and Change of Ownership for a Package License and a new Restricted Gaming License for 10 slots subject to the provisions of the planning and fire codes and Health Dept. regulations, From: Myers Market 2, 22 East Oakey Boulevard, Ralph E. Myers, 100%, To: Acosta Enterprises, Inc., dba Rincon Latino #3, 3700 East Charleston Boulevard, Suites C & D, Leonardo A. Garcia, Dir, Pres, Treas, 50% and Graciela Garcia, Dir, Secy, 50% - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT

21. Approval of award of Bid No. 06.1730.25-LED (Revised), City of Las Vegas (CLV) Intelligence Transportation System (ITS) Infrastructure, Corridor 5 Craig Road - US 95 to Decatur Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: ACME ELECTRIC (\$1,448,565 - Road and Flood Capital Projects Fund) - Ward 6 (Ross)
22. Approval of rejection of bid and award of Bid No. 06.1730.05-LED, Sahara Avenue Phase IV Sanitary Sewer Rehabilitation and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: INSITUFORM

TECHNOLOGIES, INC. (\$4,273,700 - Sanitation Enterprise Fund) - Ward 3 (Reese)

23. Approval of award of Modification No. 1 to Contract No. 050542-DD, for Professional Engineering Services related to the design of the Tenaya Way Overpass at Summerlin Parkway - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (\$140,177 - Road and Flood Capital Projects Fund) - Ward 1 (Tarkanian)
24. Approval of revision to Purchase Order No. 219386 for Access Control System for City of Las Vegas located at the Water Pollution Control Facility, 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: DIEBOLD, INC. (\$1,972,607.65 - Sanitation Enterprise Fund) - County
25. Approval of Professional Services Agreement No. 06.15341.13 for New Prototype Fire Station #48 at Elkhorn Road and Fort Apache Road - Department of Public Works - Award recommended to: MARTIN AND MARTIN CIVIL ENGINEERS AND SURVEYORS (\$168,350 - Fire Services Capital Projects Fund) - Ward 6 (Ross)

LEISURE SERVICES - CONSENT

26. Approval of State of Nevada Division for Aging Services Independent Living Grant (ILG) monies to the Senior Citizens Law Project (SCLP) for providing legal services to senior citizens 60 years of age and older who are residents of Las Vegas and Clark County with a priority for Las Vegas residents in the area of legal guardianships (\$71,250 Grant Revenue/Special Revenue Fund/Match Amount \$10,688) - All Wards

NEIGHBORHOOD SERVICES - CONSENT

27. Approval of \$2,500 Home Investment Partnership Program (HOME) funds awarded to owner Paulette Keith for a housing rehabilitation project located at 4822 Iowa Avenue - Ward 1 (Tarkanian)
28. Approval of \$150,000 of Community Development Block Grant (CDBG) construction funds for ADA improvements, minor rehabilitation including but not limited to asbestos and lead based paint abatement to bring the building located at 320 South 9th Street up to Code - Ward 3 (Reese)

PUBLIC WORKS - CONSENT

29. Approval of an Encroachment Request from Pardee Homes Nevada, owner (northeast corner of Tee Pee Lane and Dorrell Lane) - Ward 6 (Ross)
30. Approval of an Encroachment Request from Gaughan Richardson Development on behalf of MGR Investments, LLC, owner, 900 Antonio Drive - Ward 1 (Tarkanian)
31. Approval of an Encroachment Request from Gaughan Richardson Development on behalf of MGR Investments, LLC, owner, 904 Antonio Drive - Ward 1 (Tarkanian)
32. Approval of an Encroachment Request from Clark County School Board of Trustees, owner (southeast corner of Grand Canyon Drive and Bath Drive) - Ward 6 (Ross)
33. Approval of an Encroachment Request from Red Rock Engineering and Surveying, Incorporated, on behalf of William and Anne Dreibholz, owners (southwest corner of B Street and Monroe Avenue) - Ward 5 (Weekly)
34. Approval of an Encroachment Request from Fremont Construction on behalf of Cox Communications Las Vegas, Incorporated, owner (Ernest May Lane at Robin Lane) - Ward 5 (Weekly)
35. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Orndoff 1996 Trust, owner (southeast corner of Jensen Street and Regena Avenue, APN 125-30-101-030) - County (near Ward 6 - Ross)
36. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Martin and Martin Civil Engineers and Surveyors on behalf of Clark County School District, owner (southeast corner of O'Hare Road and Bonita Vista Street, APNs 125-05-803-001 and -002) - County (near Ward 6 - Ross)
37. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Art Consulting Engineers on behalf of Desert Palms Investment Group, LLC, owner (southeast corner of El Capitan Way and Brent Lane, APN 125-08-601-001) - County (near Ward 6 -

Ross)

38. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Ronald DeMille and Alicia M. DeMille, owners (west of Campbell Drive, between Corbett Street and El Campo Grande Avenue, APN 125-29-306-007) - County (near Ward 6 - Ross)
39. Approval of Interlocal Agreement 111466 with the Las Vegas Valley Water District for construction and funding of water facilities as part of the St. Louis beautification project, located between Paradise Road and Maryland Parkway (\$6,012 - Public Works Capital Project Fund/Street Rehabilitation) - Ward 3 (Reese)

RESOLUTIONS - CONSENT

40. R-84-2006 - Approval of a Resolution Making Provisional Order and Directing that Notice of Public Hearing thereon be given for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)
41. R-85-2006 - Approval of a Resolution Making Provisional Order and Directing that Notice of Public Hearing thereon be given for Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)
42. R-86-2006 - Approval of Resolution of Intent to Annex Territory Generally Located on the North and South Sides of I-215 (Clark County Highway 215), between Shaumber Road and Fort Apache Road (ANX-12215); Acreage: Approximately 259 acres; Zoned: R-E and P-F (County zoning), U (R), U (RNP), U (L), U (PF-CC) and C-V (City equivalents) - Ward 6 (Ross)

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

43. Report from the City Manager on Emerging Issues

DETENTION & ENFORCEMENT - DISCUSSION

44. Discussion and possible action related to the report on the Department of Detention and Enforcement jail bed expansion at 3300 Stewart Avenue - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION

45. ABEYANCE ITEM - Discussion and possible action regarding Approval of a new Package License subject to the provisions of the planning codes and Health Dept. regulations, Senip CVS, LLC, dba CVS Pharmacy #2990, 6391 West Lake Mead Boulevard, Zenon P. Lankowsky, Pres and Thomas S. Moffatt, Secy (Note: Item to be heard in the afternoon session in conjunction with Item 81 - SUP-14687) - Ward 5 (Weekly)
46. Discussion and possible action regarding Temporary Approval of a new Wine/Beer/Cordial/Liqueur Tasting License subject to the provisions of the planning and fire codes and Health Dept. regulations, Wineaux, Inc., dba Vino 100, 7220 Azure Drive, Suite 120, Natalie E. Buster, Dir, Pres, Secy, 50% and Teresa J. Berry, Dir, Treas, 50% - Ward 6 (Ross)
47. Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to the provisions of the fire codes and Health Dept. regulations, MNDG LLC, dba Charleston Champ, 4030 West Charleston Boulevard, George Dima, Mgr, 100% - Ward 1 (Tarkanian)

PUBLIC WORKS - DISCUSSION

48. Public hearing and possible action regarding the continuation of the Traffic Signal Impact Fee Program and an update to the Capital Improvements Plan map - All Wards

BOARDS & COMMISSIONS - DISCUSSION

49. PARK & RECREATION ADVISORY COMMISSION - Heidi Hanusa, Term Expiration 12-7-2008 (Resigned 9-29-2006)
50. Discussion and possible action on the appointment of a member of City Council to serve as an alternate on the Clark County District Board of Health

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD

FOR THAT PURPOSE.

51. Bill No. 2006-59 – Establishes certain minimum community service requirements as part of the punishment for contributory delinquency or contributory neglect related to graffiti or property damage. Sponsored by: Mayor Oscar B. Goodman

NEW BILLS - DISCUSSION

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

52. Bill No. 2006-60 – Updates sign standards and related approval processes for the Downtown Casino and Downtown Entertainment Overlay Districts. Sponsored by: Mayor Oscar B. Goodman
53. Bill No. 2006-61 – Requires the applicant for a General Plan Amendment to conduct a neighborhood meeting. Sponsored by: Councilman Gary Reese
54. Bill No. 2006-62 – Updates Title 11 of the Municipal Code, relating to the regulation of traffic and parking. Sponsored by: Councilman Steven D. Ross

1:00 P.M. - AFTERNOON SESSION**BUSINESS ITEMS - AFTERNOON**

55. Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

HEARINGS - DISCUSSION

56. ABEYANCE ITEM - Hearing to review the conditions set by City Council regarding the Appeal to the Notice and Declaration of Chronic Nuisance located at 1616 S. Las Vegas Boulevard. PROPERTY OWNERS: COOK LIVING TRUST - C/O BROOKS ROBYNE J TRUST - C/O N COOK - Ward 3 (Reese)

PLANNING & DEVELOPMENT

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION.

PLANNING & DEVELOPMENT - CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED "FOR APPROVAL". ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

57. EOT-16950 - APPLICANT: DAVID MASON - OWNER: H & GG LP - Request for an Extension of Time of an approved Variance (VAR-4671) THAT ALLOWED A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL
58. EOT-16951 - APPLICANT: DAVID MASON - OWNER: H & GG LP - Request for an Extension of Time of an approved Site Development Plan Review (SDR-4606) THAT ALLOWED A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO

ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED; AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff Recommends APPROVAL

59. EOT-17091 - APPLICANT/OWNER: JAMES & ELIZABETH BRACY, JR. - Request for an Extension of Time of an approved Special Use Permit (U-0072-00) THAT ALLOWED A CHURCH/HOUSE OF WORSHIP at 330 North 9th Street (APN 139-35-112-001), R-4 (High Density Residential) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
60. EOT-17074 - APPLICANT/OWNER: AQUINO BENITO ARMAND ET AL - Request for an Extension of Time of an approved Rezoning (ZON-4646) FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly). Staff recommends APPROVAL
61. EOT-17075 - APPLICANT/OWNER: AQUINO BENITO ARMAND ET AL - Request for an Extension of Time of an approved Variance (VAR-4648) THAT ALLOWED A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
62. EOT-17076 - APPLICANT/OWNER: AQUINO BENITO ARMAND ET AL - Request for an Extension of Time of an approved Site Development Plan Review (SDR-4647) THAT ALLOWED A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PLANNING & DEVELOPMENT - DISCUSSION

63. ROC-17081 - PUBLIC HEARING - APPLICANT/OWNER: AQUINO BENITO ARMAND ET AL - Request for a Review of Condition Number 4 of an approved Site Development Plan Review (SDR-4647) TO ALLOW ZERO FOOT SETBACKS ON ALL SIDES WHERE A MINIMUM OF 20 FEET ARE REQUIRED IN THE FRONT OF THE HOUSE, 10 FEET ON THE SIDE, 22 FEET ON THE CORNER SIDE, AND 20 FEET IN THE REAR on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
64. EOT-16956 - APPLICANT/OWNER: RINKAI AMERICA INC - Request for an Extension of Time of an approved Special Use Permit (SUP-5028) THAT ALLOWED A 73-STORY MIXED-USE DEVELOPMENT at 2423 and 2417 Las Vegas Boulevard (APN 162-04-813-070 and 071; 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL
65. SUP-16176 - PUBLIC HEARING - APPLICANT: MT. ZION CHURCH; OWNER: JOHN W. ARNOLD - Request for a Special Use Permit FOR CHURCH/HOUSE OF WORSHIP at 4901 Jean Avenue (APN 138-13-801-061), R-E (Residence Estates) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
66. SDR-16178 - PUBLIC HEARING - APPLICANT: MOUNT ZION CHURCH; OWNER: JOHN W. ARNOLD - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 2,826 SQUARE FOOT RESIDENCE AND 375 SQUARE FOOT CASITA TO A PLACE OF WORSHIP on 0.85 acres at 4901 Jean Avenue (APN 138-13-801-061), R-E (Residence Estates) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

67. RESCIND PREVIOUS ACTION - SUP-15282 - PUBLIC HEARING - APPLICANT: TVC 707, LLC - OWNER: WINEAUX, INC - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE-SALES LIQUOR STORE at 7220 Azure Drive, Suite 110 (APN 125-27-113-007), TC (Town Center) Zone, [GC-TC (General Commercial) Town Center Land Use designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
68. SUP-15282 - PUBLIC HEARING - APPLICANT: TVC 707, LLC - OWNER: WINEAUX, INC - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE-SALES LIQUOR STORE at 7220 Azure Drive, Suite 110 (APN 125-27-113-007), TC (Town Center) Zone, [GC-TC (General Commercial) Town Center Land Use designation], Ward 6 (Ross). NOTE: This item is being reheard to correct the suite number which is #120. The Planning Commission (7-0 vote) and staff recommend APPROVAL
69. GPA-14325 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request to amend the Downtown Redevelopment Area Land Use Plan FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 1.33 acres at 700, 708, 712, 714 and 716 South 10th Street and 715 and 717 South 9th Street (APNs 139-34-810-101 through 105, 074 and 075), Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-3 vote on a motion for approval) failed to obtain a supermajority which is tantamount to DENIAL
70. ZON-14338 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: FIRST STREET PROPERTIES, LLC - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at 700, 708 and 712 South 10th Street (APNs 139-34-810-101 through 103), Ward 5 (Weekly). NOTE: As Of August 6, 2006 this item is located in Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
71. VAR-14342 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW NO STEPBACK BEYOND THE BUILDING SETBACK LINE WHERE A 1:1 STEPBACK TO HEIGHT RATIO IS REQUIRED ALONG A STREET CLASSIFIED AS COLLECTOR OR LARGER IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommend DENIAL
72. VAR-14345 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
73. VAR-14347 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW 624 PARKING SPACES WHERE 635 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE

DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). As of August 6, 2006 this item is located in Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

74. SUP-14339 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
75. VAC-12884 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: STEVE GREGORY - OWNER: CASINO CENTER PROPERTIES, LLC. - Petition to Vacate public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
76. SDR-14349 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 350 RESIDENTIAL CONDOMINIUM UNITS AND 18,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN ONE 14-STORY AND ONE 17-STORY BUILDING, AND A WAIVER OF THE RESIDENTIAL ADJACENCY REQUIREMENTS on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
77. ARC-13764 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: MONTECITO MARKETPLACE, LLC - Appeal filed by the applicant of the Denial by the Centennial Hills Architectural Review Committee of a request for A Major Modification to an approved Master Sign Plan (CHR-0019-05), TO ADD AN ADDITIONAL 24' PYLON SIGN AND AN ARRIVAL STATEMENT WALL SIGN adjacent to the east side of Durango Drive, approximately 1200 feet south of Elkhorn Road (APN 125-20-510-019), PD (Planned Development) Zone, Ward 6 (Ross). The Centennial Hills Architectural Review Committee (2-1 vote) and staff recommend DENIAL of the additional 24' pylon sign
78. SUP-13891 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - Request for a Special Use Permit FOR A PROPOSED 517-FOOT TOWER IN THE MCCARRAN AIRPORT OVERLAY DISTRICT at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-2-1 vote) recommends DENIAL. Staff recommends APPROVAL
79. SUP-13897 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1431 Las Vegas Boulevard South (APNs 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-2-1 vote) recommends DENIAL. Staff recommends APPROVAL
80. SDR-13899 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC - Request for a Site

- Development Plan Review FOR A 45-STORY MIXED-USE DEVELOPMENT CONSISTING OF 421 RESIDENTIAL UNITS AND 1,190 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE STEPBACK, STREETScape AND BUILD-TO-LINE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 1.26 acres at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-2-1 vote) recommends DENIAL. Staff recommends APPROVAL
81. SUP-14687 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.55 acres at 6391 West Lake Mead Boulevard (APN 138-23-720-005), C-1 (Limited Commercial), Ward 6 (Ross). NOTE: As of August 6, 2006 this item is located in Ward 5 (Weekly). NOTE: To be heard in conjunction with Morning Session Item 45. The Planning Commission (7-0 vote) and staff recommend APPROVAL
82. SUP-15347 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 7591 Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). NOTE: The correct applicant is Jim Marchesi/Check City and the correct owner is Buffalo Washington III. Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
83. RQR-15420 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RAMZI SULIMAN - OWNER: 3140 VALLEY VIEW, LLC - Required Six Month Review of an approved Special Use Permit (SUP-7359) THAT ALLOWED A LIQUOR ESTABLISHMENT (BEER/WINE/COOLER, OFF-SALE) for an existing market at 3140 South Valley View Boulevard, Suites #3, #4 and #5 (APN 162-08-410-010), Ward 1 (Tarkanian). Staff recommends APPROVAL
84. RQR-13791 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: McELHOSE TRUST - Required Two Year Review of an approved Special Use Permit (U-0006-90) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1535 North Eastern Avenue (APN 139-26-505-004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (3-2 vote) and staff recommend APPROVAL
85. RQR-15054 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: ECT HOLDINGS, LLC - Required Five Year Review of an approved Variance (V-0068-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 290 FEET FROM AN EXISTING BILLBOARD WHERE 300 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 1200 East Charleston Boulevard (APN 162-02-110-014), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
86. GPA-16140 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
87. ZON-16141 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
88. VAR-16533 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND

- ROSELLE J. PALMER - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 15 FEET WHERE 54 FEET ARE REQUIRED on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), R-E (Residential Estate) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
89. SDR-16139 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request for a Site Development Plan Review FOR A PROPOSED 9,300 SQUARE FOOT ONE-STORY OFFICE BUILDING on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), R-E (Residential Estate) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
90. GPA-16193 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 1.71 acres at 250 West Baltimore Avenue and 300 West Boston Avenue (APN 162-04-813-109 and 162-04-707-008), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
91. ZON-16450 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: CM (COMMERCIAL/INDUSTRIAL) TO C-V (CIVIC) on 0.56 acres at 300 W. Boston Avenue (APN 162-04-707-008), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
92. GPA-16201 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
93. ZON-16196 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
94. SUP-16198 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
95. SUP-16200 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED TOWING SERVICE WITH NO STORAGE at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
96. SDR-16197 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Site Development Plan Review FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
97. GPA-16105 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO DELETE A MULTI-USE TRANSPORTATION ALIGNMENT ALONG STEWART AVENUE FROM BRUCE STREET TO PECOS ROAD AND TO REALIGN A PORTION OF A PEDESTRIAN PATH ALIGNMENT FROM SUNRISE AVENUE TO STEWART AVENUE

- BETWEEN BRUCE STREET AND PECOS ROAD, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
98. ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
99. VAR-13900 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
100. SUP-13902 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) recommends DENIAL. Staff recommends APPROVAL
101. SUP-13903 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274-FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
102. SDR-13904 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) and staff recommend APPROVAL
103. ZON-15371 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL
104. VAR-15373 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025). Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
105. SDR-15375 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Site Development Plan review and a waiver of Perimeter

- Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
106. VAR-16113 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL
 107. SUP-16112 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL
 108. VAR-16144 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Variance TO ALLOW A 70-FOOT TALL WIRELESS COMMUNICATIONS TOWER 68.2 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES 210 FEET on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL
 109. SUP-16143 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL
 110. VAR-16161 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Variance TO ALLOW A 3.5 FOOT REAR YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
 111. SUP-16160 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
 112. SDR-16158 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 3,032 SQUARE FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
 113. VAR-16165 - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
 114. SUP-15959 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning

Commission (6-0 vote) and staff recommend APPROVAL

115. SDR-15956 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO. - Request for a Site Development Plan Review FOR A 3,200 SQUARE FOOT SERVICE STATION WITH AN 1,821 SQUARE FOOT AUTO REPAIR GARAGE, MINOR, AND A 3,480 SQUARE FOOT CAR WASH WITH A WAIVER OF THE PERIMETER LANDSCAPE STANDARDS on 1.7 acres at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL
116. SUP-16110 - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC. - Request for a Special Use Permit FOR A 5,000 SQUARE FOOT TAVERN AND A WAIVER OF THE REQUIRED 1,500 FOOT MINIMUM SEPARATION DISTANCE FROM TWO OTHER TAVERNS at 1205 South Fort Apache Road (APN 163-05-116-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
117. SDR-16267 - PUBLIC HEARING - APPLICANT: NEULAND COMMUNITIES - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT WITH 17 DEVELOPMENT PARCELS on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue (APN 139-34-110-002 and 003), PD (Planned Development) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
118. RQR-14476 - PUBLIC HEARING - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Required One Year Review of an approved Site Development Plan Review (SDR-6883) WHICH ALLOWED TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (5-1 vote) and staff recommend DENIAL

SET DATE

119. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENTIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

CITIZENS PARTICIPATION

120. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
 Bulletin Board, City Hall Plaza, (next door to Metro Records)
 Las Vegas Library, 833 Las Vegas Boulevard North
 Clark County Government Center, 500 S. Grand Central Parkway
 Grant Sawyer Building, 555 E. Washington Avenue

Exhibit "B"

(Attach Affidavit of Publication of Notice of Hearing)

NOTICE IS HEREBY GIVEN to the property owners and tenants within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City," respectively), Clark County, Nevada, has provisionally ordered the acquisition, improvement and maintenance of a Commercial Area Vitalization Project (the "Project") in and along the following street:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

Except as shown on the preliminary plans and specifications now on file in the Office of the City Clerk and in the office of the Special Improvement District, Department of Public Works in Las Vegas, Nevada, the character of the Project which will be maintained is described more particularly as follows: The Project will consist of all or part of the following: the beautification and improvement of the public portions of any area zoned primarily for business or commercial purposes, including, without limitation, public restrooms, facilities for outdoor lighting and heating, decorations, fountains, landscaping, facilities or equipment, or both, to enhance protection of persons and property, ramps, sidewalks, rehabilitation or removal of existing structures, promotional activities including the promotion of public events that benefit business or real property, providing music in any public place, promotion of tourism marketing and economic development, including the recruitment and retention of retail business, providing services related to security, sanitation, the removal of graffiti, the cleaning of streets and sidewalks and providing other municipal services that are supplemental to those typically provided by the City and any other activity that benefits businesses and real property located in the District. The District is being formed to finance the annual costs of acquiring, improving and maintaining the Project. The City will annually adopt a budget for the Project and will annually assess the costs of maintenance against all benefited tracts in the District.

The preliminary estimated annual cost of the Project and the amount to be assessed is as follows:

Estimated Annual Amount of Special Assessments	Amount Available from Other Sources	Total Annual Cost
\$ 245,052	\$ 0.00	\$ 245,052

Pursuant to NRS 271.300 any estimate of cost does not constitute a limitation upon such cost or a limitation upon the rights and powers of the City.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessment against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project. For example, the assessment for a .5 acre parcel fronting Fremont Street would be calculated as follows:

1.5 (weighting factor) times .5 (parcel acreage) divided by 20.86 (the total weighted acreage in the District), times the total amount to be assessed. If the total amount assessed for the Project was \$245,052 (the estimated preliminary annual cost to be assessed), the parcel in this example would have an annual assessment of \$8,810.60.

The boundaries of the District shall be the exterior boundary of each parcel of property bounded by Las Vegas Boulevard, Carson Avenue, Eighth Street, and Ogden Avenue.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements in the Project) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the annual cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed there against, and the amount of maximum annual benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the Office of the Special Improvement District, Department of Public Works, and at the Office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

On Wednesday, December 6, 2006, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring, improving and maintaining such Project, as to the estimated cost thereof, as to the manner of payment therefore, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the Office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, December 1, 2006. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing periodically. Any person filing a written protest or objection as hereinabove provided, shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

A person who owns or resides within a tract in the District which is used exclusively for residential purposes may file a protest to inclusion in the assessment plat pursuant to NRS 271.392. Pursuant to NRS 271.306, if written remonstrance's by the owners of tracts constituting one-third or more of the basis for the computation assessments for the Project are presented to the City Council, the City Council shall not proceed with the Project.

After such hearing, the City Council shall determine the advisability of undertaking the Project, and, if it determines to proceed, shall determine the kind and character of such improvements so to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the annual assessments shall be paid each year in four (4) substantially equal quarterly installments of principal without interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month or such lower rate, which may be zero percent, for such period as determined by the City Treasurer) to be collected upon delinquent payments.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. A person desiring to apply for a Hardship Determination shall file an application no later than December 1, 2006 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City of Las Vegas, Nevada, and dated this November 1, 2006.

Exhibit "C"

(Attach minutes of public hearing on December 6, 2006)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PUBLIC WORKS

DIRECTOR: CHARLIE KAJKOWSKI

Consent Discussion

SUBJECT:

Public hearing on proposed local improvement district for Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Dept./Division:

Amount:

Funding Source:

PURPOSE/BACKGROUND:

The District is being formed to provide annual funding for the general maintenance of the Fremont Street Pedestrian Improvements. Costs will be recovered through annual assessments, which shall be paid each year in four (4) substantially equal quarterly installments of principal without interest, in accordance with the Provisional Order approved by City Council on the 1st day of November, 2006.

RECOMMENDATION:

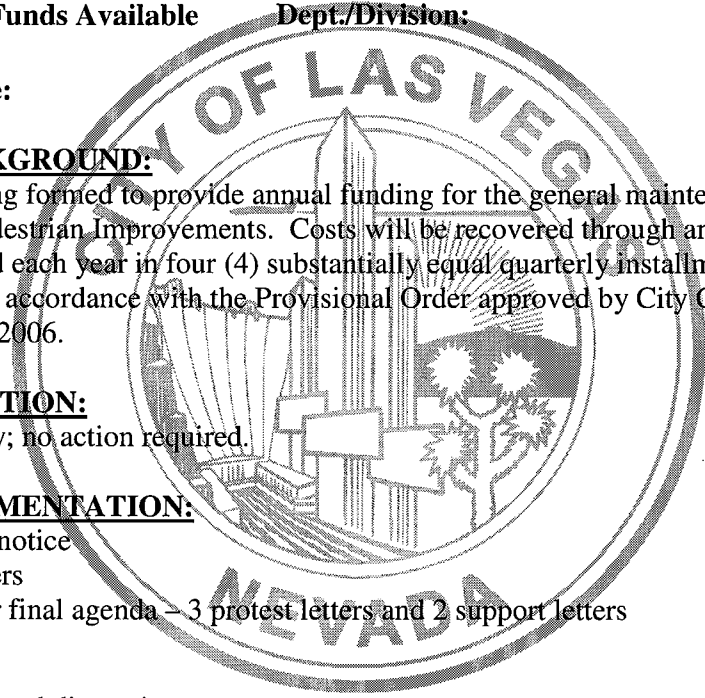
Public hearing only; no action required.

BACKUP DOCUMENTATION:

1. Public hearing notice
2. 17 support letters
3. Submitted after final agenda – 3 protest letters and 2 support letters

Minutes:

See Item 75 for related discussion.



STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

AFFIDAVIT OF MAILING
NOTICE OF HEARING

Beverly K. Bridges does hereby swear, upon oath according to law:

1. I am and at all times hereinafter mentioned was the duly qualified and sworn Acting City Clerk of the City of Las Vegas, Nevada.

2. I mailed or caused to be mailed a notice entitled "NOTICE OF HEARING ON A PROPOSED COMMERCIAL AREA VITALIZATION PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)" by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on November 16, 2006, being at least twenty (20) days prior to the hearing, on December 6, 2006, to the last known address of each last known owner of land within the District whose property will be assessed for the cost of the improvements and to each tenant who resides or owns a business located within the District, such addresses and owners being those appearing on the records of the County Assessor of Clark County, Nevada, and from such other sources as I, the City of Las Vegas and Public Works Department deemed to be reliable.

3. A list of said owners and tenants and their addresses is hereto attached, marked Exhibit A and made a part hereof, all addresses therein being situated within the City of Las Vegas, Nevada, unless otherwise indicated, such names and addresses being the same as those shown on the "Tabulation of Parcels" or "Preliminary Assessment Roll".

4. There is attached hereto, marked Exhibit B and made a part hereof, a full, true and correct copy of the notice as mailed as herein described.

5. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

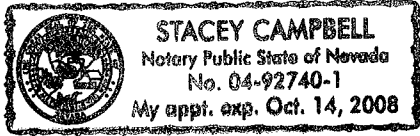
Further Affiant sayeth naught.


BEVERLY K. BRIDGES, CMC Acting City Clerk

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me by Beverly K. Bridges, as Acting City Clerk as of the City of Las Vegas, Nevada, this 26th day of March, 2007.

My commission expires October 14, 2008.



Stacey Campbell

Notary Public in and for the
State of Nevada

(NOTARIAL STAMP)

EXHIBIT "A"

(Attach List of Property Owners with Their Addresses)

CITY OF LAS VEGAS
 FINAL ASSESSMENT ROLL NO. 2007-2
 SPECIAL IMPROVEMENT DISTRICT 1516
 FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN	TOTAL	MARKET VALUE	ESTIMATED	APN TOTAL	ASSESSMENT
			ACRES	OWNER ACRES		MAXIMUM BENEFIT		TOTAL
139-34-601-002	PARCEL MAP FILE 111 PAGE 66 LOT 1	MELE PONO HOLDING CO 515 S FLORENCE AVE SANDPOINTE ID 83864-1142	0.45	0.45	\$ 3,120,000	\$ 309,254	\$ 7,930	\$ 7,930
139-34-611-002	HAWKINS ADD	EXBER INC 107 N 6TH ST 3RD FLOOR	0.15	0.61	\$ 4,800,000	\$ 237,888	\$ 1,762	\$ 7,166
139-34-611-003	PLAT BOOK 1 PAGE 40	107 N 6TH ST 3RD FLOOR	0.14				\$ 1,645	
139-34-611-010	BLOCK 2, LOTS 7-10, 23-26, & VAC ALLEY	LAS VEGAS NV 89101-4239	0.32				\$ 3,759	
139-34-611-004	HAWKINS ADD	HAM ARTEMUS W III 2008 GRAY EAGLE WY	0.23	0.30	\$ 2,080,000	\$ 206,170	\$ 4,053	\$ 5,286
139-34-611-005	PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 11-14	LAS VEGAS NV 89117-5738	0.07				\$ 1,233	
139-34-611-006	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, LOT 15	PREMIER TRUST TRS HECHT MARTIN D REVOCABLE TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV 89102-1714	0.08	0.08	\$ 470,000	\$ 46,586	\$ 1,410	\$ 1,410
139-34-611-007	HAWKINS ADD	HAM A W III TRUST	0.15	0.28	\$ 1,790,000	\$ 177,425	\$ 2,643	\$ 4,934
139-34-611-008	PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 16-18 & PT LOT 19	HAM A W III TRS 2008 GRAY EAGLE WY LAS VEGAS NV 89117-5738	0.13				\$ 2,291	
139-34-611-009	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, PT LOT 19 & LOTS 20-22	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.23	0.23	\$ 1,500,000	\$ 148,680	\$ 4,053	\$ 4,053
139-34-611-015	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOT 7	NATIONWIDE CHECK SERVICE INC 515 FREMONT ST LAS VEGAS NV 89101-5611	0.07	0.07	\$ 470,000	\$ 46,586	\$ 1,233	\$ 1,233

CITY OF LAS VEGAS
 FINAL ASSESSMENT ROLL NO. 2007-2
 SPECIAL IMPROVEMENT DISTRICT 1516
 FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-611-016	HAWKINS ADD PLAT BOOK 1 PAGE 40	T-BREO ILL LC 1 MAIN ST	0.14	0.34	\$ 2,360,000	\$ 233,923	\$ 2,467	\$ 5,991
139-34-611-017	BLOCK 3, LOTS 8-12	LAS VEGAS NV 89101-6370	0.20				\$ 3,524	
139-34-611-018	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 1-5, 13-22 & VAC ALLEY	CITY OF LAS VEGAS C/O OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	1.24	1.24	\$ 10,780,000	\$ 534,257	\$ 21,850	\$ 21,850
139-34-611-019	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 6 & 7	STURMAN RICHARD & BEATRICE 114 N 3RD ST LAS VEGAS NV 89101-2926	0.15	0.15	\$ 940,000	\$ 93,173	\$ 2,643	\$ 2,643
139-34-611-020	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 8-12	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.37	0.37	\$ 2,360,000	\$ 233,923	\$ 6,520	\$ 6,520
139-34-611-021	HAWKINS ADD PLAT BOOK 1 PAGE 40	PINI DARIO 1335 MISSION RIDGE RD	0.25	1.70	\$ 10,660,000	\$ 704,413	\$ 2,937	\$ 27,548
139-34-611-022	BLOCK 6, LOTS 28-32 & PLAT BOOK 1 PAGE 15	SANTA BARBARA CA 93103-2056	0.16				\$ 1,880	
139-34-612-005	BLOCK 13, LOTS 1-5 & PT SW4 NE4 34 20 61 .39A		1.29				\$ 22,731	
139-34-611-023	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 26 & 27	RAMIREZ GENEVIEVE S TRUST 4129 ANNIE OAKLEY DR LAS VEGAS NV 89121-6301	0.16	0.16	\$ 1,020,000	\$ 50,551	\$ 1,880	\$ 1,880
139-34-611-024	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 23-25	SEARS ROBERT M WIEDBUSCH JOAN LYNN C/O H & L REALTY & MGT P O BOX 7440 LAS VEGAS NV 89125-7440	0.25	0.25	\$ 1,520,000	\$ 75,331	\$ 2,937	\$ 2,937

CITY OF LAS VEGAS
 FINAL ASSESSMENT ROLL NO. 2007-2
 SPECIAL IMPROVEMENT DISTRICT 1516
 FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-611-051	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 23-26	MIELE PONO HOLDING CO C/O VEGAS VALLEY COMMERCIAL 1023 WHITNEY RANCH DR HENDERSON NV 89014-3073	0.33	0.33	\$ 2,030,000	\$ 100,607	\$ 3,877	\$ 3,877
139-34-611-052	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 27-30	EDEN L P C/O K GRAVES 1216 S 17TH ST LAS VEGAS NV 89104-1833	0.33	0.33	\$ 2,030,000	\$ 100,607	\$ 3,877	\$ 3,877
139-34-611-053	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 31 & 32	AT&T COMMUNICATIONS NV INC 8545 126TH AVE N P O BOX 2826 LARGO FL 33779-2826	0.16	0.16	\$ 1,020,000	\$ 50,551	\$ 1,880	\$ 1,880
139-34-611-055	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 13-22	CENTRAL TELEPHONE CO C/O PPTY TAX DEPT P O BOX 7909 OVERLAND PARK, KS 66207-0909	0.78	0.78	\$ 5,600,000	\$ 277,536	\$ 9,163	\$ 9,163
139-34-611-056	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 1-6, 27-32 & VAC ALLEY	STREAMLINE TOWER LLC 717 S 8TH ST LAS VEGAS NV 89101-7006	0.97	0.97	\$ 9,490,000	\$ 470,324	\$ 11,395	\$ 11,395
139-34-612-004	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 3, LOTS 1-6, C & PLAT BOOK 1 PAGE 40 BLOCK 7, LOTS 1-17 & VAC ALLEY	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	2.77	2.77	\$ 36,000,000	\$ 1,784,160	\$ 48,811	\$ 48,811

CITY OF LAS VEGAS
 FINAL ASSESSMENT ROLL NO. 2007-2
 SPECIAL IMPROVEMENT DISTRICT 1516
 FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-612-006	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 4-8	SHREE GANESHA INC 700 E FREMONT ST LAS VEGAS NV 89101-5616	0.82	0.82	\$ 5,080,000	\$ 503,530	\$ 14,449	\$ 14,449
139-34-612-007	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOT 3	7TH STREET PROPERTIES L L C C/O F ELAM 2468 PING DR HENDERSON NV 89074-8315	0.16	0.16	\$ 1,020,000	\$ 50,551	\$ 1,880	\$ 1,880
139-34-612-008	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOT 2	FERGUSON FAMILY TRUST FERGUSON PAUL & KATHERINE CO-TRS 2117 SILVER AVE LAS VEGAS NV 89102-2221	0.16	0.16	\$ 1,020,000	\$ 50,551	\$ 1,880	\$ 1,880
139-34-612-009	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 1 & 13	DOWNTOWNER 1999 TRUST KOVAK-COHEN 1989 TRUST 129 N 8TH ST LAS VEGAS NV 89101-4207	0.15 0.17	0.32	\$ 2,030,000	\$ 100,607	\$ 1,762 \$ 1,997	\$ 3,759
139-34-612-017	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 14-16	PINJUV MATTHEW ETAL 2908 SARINA AVE HENDERSON NV 89074-2848	0.50	0.50	\$ 3,050,000	\$ 151,158	\$ 5,874	\$ 5,874
139-34-612-019	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 9-12	750 FREMONT L L C 770 N. LASALLE ST #414 CHICAGO IL 60610-3740	0.70	0.70	\$ 5,600,000	\$ 277,536	\$ 12,335	\$ 12,335
139-34-612-084	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 13, LOTS 6 & 7-13	MARTINEZ DAN & STEPHANY C/O J MARTINEZ 1729 WANDERING WINDS WY LAS VEGAS NV 89128-7978	1.39	1.39	\$ 11,200,000	\$ 555,072	\$ 24,493	\$ 24,493

REPORT TOTALS 15.62 15.62 \$ 245,052 \$ 245,052

EXHIBIT "B"

(Attach Notice of Hearing as Mailed)

NOTICE OF HEARING ON A PROPOSED COMMERCIAL AREA VITALIZATION PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN to the property owners and tenants within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1516 – Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City," respectively), Clark County, Nevada, has provisionally ordered the acquisition, improvement and maintenance of a Commercial Area Vitalization Project (the "Project") in and along the following street:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

Except as shown on the preliminary plans and specifications now on file in the Office of the City Clerk and in the office of the Special Improvement District, Department of Public Works in Las Vegas, Nevada, the character of the Project which will be maintained is described more particularly as follows: The Project will consist of all or part of the following: the beautification and improvement of the public portions of any area zoned primarily for business or commercial purposes, including, without limitation, public restrooms, facilities for outdoor lighting and heating, decorations, fountains, landscaping, facilities or equipment, or both, to enhance protection of persons and property, ramps, sidewalks, rehabilitation or removal of existing structures, promotional activities including the promotion of public events that benefit business or real property, providing music in any public place, promotion of tourism marketing and economic development, including the recruitment and retention of retail business, providing services related to security, sanitation, the removal of graffiti, the cleaning of streets and sidewalks and providing other municipal services that are supplemental to those typically provided by the City and any other activity that benefits businesses and real property located in the District. The District is being formed to finance the annual costs of acquiring, improving and maintaining the Project. The City will annually adopt a budget for the Project and will annually assess the costs of maintenance against all benefited tracts in the District.

The preliminary estimated annual cost of the Project and the amount to be assessed is as follows:

Estimated Annual Amount of Special Assessments	Amount Available from Other Sources	Total Annual Cost
\$ 245,052	\$ 0.00	\$ 245,052

Pursuant to NRS 271.300 any estimate of cost does not constitute a limitation upon such cost or a limitation upon the rights and powers of the City.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessment against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project. For example, the assessment for a .5 acre parcel fronting Fremont Street would be calculated as follows:

1.5 (weighting factor) times .5 (parcel acreage) divided by 20.86 (the total weighted acreage in the District), times the total amount to be assessed. If the total amount assessed for the Project was \$245,052 (the estimated preliminary annual cost to be assessed), the parcel in this example would have an annual assessment of \$8,810.60.

The boundaries of the District shall be the exterior boundary of each parcel of property bounded by Las Vegas Boulevard, Carson Avenue, Eighth Street, and Ogden Avenue.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements in the Project) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the annual cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed there against, and the amount of maximum annual benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the Office of the Special Improvement District, Department of Public Works, and at the Office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

On Wednesday, December 6, 2006, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring, improving and maintaining such Project, as to the estimated cost thereof, as to the manner of payment therefore, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the Office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, December 1, 2006. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing periodically. Any person filing a written protest or objection as hereinabove provided, shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. **A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.**

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;

(2) Any evidence he desires to present on these issues must be presented at the hearing; and

(3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

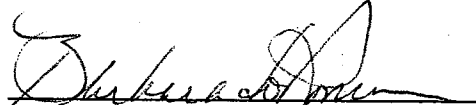
A person who owns or resides within a tract in the District which is used exclusively for residential purposes may file a protest to inclusion in the assessment plat pursuant to NRS 271.392. Pursuant to NRS 271.306, if written remonstrance's by the owners of tracts constituting one-third or more of the basis for the computation assessments for the Project are presented to the City Council, the City Council shall not proceed with the Project.

After such hearing, the City Council shall determine the advisability of undertaking the Project, and, if it determines to proceed, shall determine the kind and character of such improvements so to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the annual assessments shall be paid each year in four (4) substantially equal quarterly installments of principal without interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month or such lower rate, which may be zero percent, for such period as determined by the City Treasurer) to be collected upon delinquent payments.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. A person desiring to apply for a Hardship Determination shall file an application no later than December 1, 2006 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City of Las Vegas, Nevada, and dated this November 1, 2006.


BARBARA JO RONEMUS
City Clerk