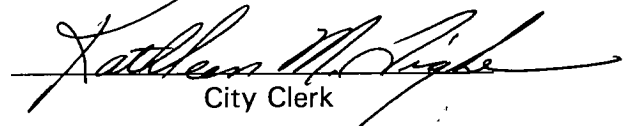


CITY OF LAS VEGAS, NEVADA

CERTIFICATE AS TO CREATION ORDINANCE

I, the undersigned, the duly qualified and acting City Clerk of the City of Las Vegas, Nevada (the "City"), hereby certify that attached hereto is a true and correct copy of an ordinance and the minutes relating thereto designated therein as the City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development) Creation Ordinance, which was duly adopted by the City Council of the City at meeting thereof held on April 5, 1995, which ordinance has not been revoked, rescinded or modified and is in full force and effect on the date hereof.

WITNESS my hand and the seal of the City this 5th day of April, 1995.


City Clerk

(SEAL)

City of Las Vegas, Nevada

April 5, 1995

The City Council (the "Council") of the City of Las Vegas, Nevada met in regular session in full conformity with law and the bylaws and rules of the Council at the regular place of meeting in the Council Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada on Wednesday, April 5, 1995 at 9:00 a.m. The meeting was called to order by the Mayor and on roll call the following members were found to be present, constituting a quorum:

Present:

Mayor:	Jan Laverty Jones
Councilmembers:	Arnie Adamsen Frank Hawkins Jr. Ken Brass Matthew Q. Callister

Absent: None

constituting all the members thereof.

There were also present:

City Manager:	Larry K. Barton
City Clerk:	Kathleen M. Tighe
City Attorney:	Bradford R. Jerbic
City Finance Director:	Steven P. Houchens
City Treasurer:	Michael K. Olson

Thereupon a bill for an ordinance was introduced, copies having been furnished to each member of the Council and filed with the City Clerk for public examination. The ordinance is as follows:

(The City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development) Creation Ordinance Bill No. 95-18 follows.)

Summary -- An ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development), ratifying the action taken by City officers toward the creation of such District and providing other matters related thereto.

BILL NO. 95-18

EMERGENCY ORDINANCE NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFORMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Las Vegas, Nevada (the "City") is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, the City Council (the "Council") of the City deems it necessary to create the City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development (the "District") for the purpose of acquiring and improving street, water, sanitary sewer, storm sewer, drainage, curb and gutter, and sidewalk projects (collectively, the "Project") and to defray the entire cost and expense of the Project by special assessments, according to benefits levied against the benefitted lots, tracts and parcels of land in the District; and

WHEREAS, pursuant to Chapter 271, Nevada Revised Statutes and all laws amendatory thereof and supplemental thereto (the "Act"), there has heretofore been presented to the Council a written petition from Mountain Spa Development Limited Partnership, a Nevada limited partnership (the "Developer"), requesting the City to initiate the acquisition and improvement of the Project, to issue bonds and levy assessments and requesting the City to proceed with certain actions required by the Act; and

WHEREAS, the Developer is the owner of 100% of the property comprising the District (except for property owned by the City and except for State or other government or privately owned property on which easements will be acquired); and

WHEREAS, the City and the Developer have, pursuant to such petition, entered into a contract for the acquisition and improvement of the Project which contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, by a resolution passed and approved on April 5, 1995, the Council declared its determination that the public convenience and necessity require the creation of the District and that the creation of the District is economically sound and feasible; and

WHEREAS, the Council and the officers of the City have done or caused to be done all things necessary and preliminary to the creation of the District, including but not necessarily limited to the filing by the City Engineer and Willdan Associates, consultants to the City for the Project (collectively, the "Engineer"), with the City Clerk on or before April 5, 1995 of an accurate estimate of cost, full and detailed plans and specifications, an assessment plat and map and an assessment roll, and the Council now desires to authorize the Project by this Ordinance.

NOW, THEREFORE, the City Council of the City of Las Vegas does hereby ordain as follows:

Section 1. There shall be, and hereby is, created in the City an improvement district designated as the "City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development)" for the purpose of acquiring and improving the Project as more particularly described below.

Section 2. The Project, which is hereby ordered to be acquired and improved, shall be located within the boundaries of the District and shall be as shown on the full and detailed plans and specifications for the District filed with the City Clerk on or before April 5, 1995. The kind and location of the Project, in general, is as follows:

The Project consists of the acquisition and improvement of paved streets, water mains, sanitary sewer pipelines, storm sewer channels and earthwork, drainage improvements, curbs and gutters, and sidewalk and pedestrian improvements in and along the property described in Section 5 of this Ordinance, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, to wit:

Subproject No. 1

The construction of an offsite potable water distribution line in Buffalo Drive from Ann Road to Racel Road. The water line will be a 30-inch diameter line oversized to 36-inches that will transition to a 30-inch-diameter line at the corner of Buffalo Drive and Racel Road. The subproject includes trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work.

Subproject No. 2

The construction of an offsite sanitary sewer mainline in Elkhorn Road and Rainbow Boulevard from Rio Vista Road to Grand Teton Drive at the southern boundary of the district. The line will consist of approximately 6,100 linear feet of 12-inch diameter

line oversized to 21-inches and 1,300 linear feet of 12-inch diameter line oversized to 24-inches. The subproject includes trenching, backfill, and manholes, staking, together with appurtenances and appurtenant work.

Subproject No. 3

The construction of approximately 14,100 linear feet of various width roadways, located around the perimeter of the district. In addition, the construction of approximately 1975 linear feet of various diameter RCP storm drain from the intersection of Racel Road and Buffalo Drive north to the primary golf course channel crossing on Mountain Spa Drive. The subproject includes grading, paving, base, curb and gutter, street lights, sidewalk, striping, traffic mitigation, manholes, and drop inlets together with appurtenances and appurtenant work.

Subproject No. 4

The construction of approximately 5,600 linear feet of 7-foot-wide pavement addition to the existing 24 foot strip paved roadway for the offsite construction access along Racel Road, from Durango Drive to Buffalo Drive, including grading, paving, base, and roadside ditching, together with appurtenances and appurtenant work.

Subproject No. 5

The construction of approximately 9,500 linear feet of 100-foot-wide right-of-way roadway, for the offsite access along Farm Road, from Durango Drive to Buffalo Drive, and along Buffalo Drive, from Farm Road to Racel Road, including grading, paving, base, street lights, curb and gutter, sidewalk, striping, and a traffic signal at the intersection of Farm Road and Buffalo Road, together with appurtenances and appurtenant work.

Subproject No. 6

The subprojects consists of the construction of grass lined primary and secondary channels of varying width and depth, including grassing, and irrigation, and together with appurtenances and appurtenant work. The channels will be contained within public utility easements. A maintenance agreement for said channels will be provided by the developer agreeing to the maintenance of the facilities. A more detailed description of the various facilities for Subproject 6 can be found in Appendix C.

Subproject No. 7

The construction of varying size and length flood control culverts and retaining walls throughout the district. The subproject includes excavation, structural, backfill, culverts, headwalls, and rip-rap, together with appurtenances and appurtenant work. Public utility easements will be provided for facilities located on private property. A maintenance agreement for said culverts will be provided by the developer agreeing to the maintenance of the facilities. A more detailed description of the various facilities for Subproject 7 can be found in Appendix C.

Subproject No. 8

The construction of an interim flood control spreader facility located at the southern boundary of the district. The subproject includes excavation, concrete slab, cutoff walls, outlet pipe, and rip-rap, together with appurtenances and appurtenant work. The

subproject will be located in a public utility easement. A maintenance agreement for said spreader facility will be provided by the developer agreeing to the maintenance of the facility. A more detailed description of the various facilities for Subproject 8 can be found in Appendix C.

Subproject No. 9

The construction of floodwalls and channels. The subproject will include excavation, grading, backfill, and lining, together with appurtenances and appurtenant work. The flood control features will be contained within public utility easements. A maintenance agreement for said walls and channels will be provided by the developer agreeing to the maintenance of the facilities. A more detailed description of the various facilities for Subproject 9 can be found in Appendix C.

Subproject No. 10

The construction of a potable water line of various sizes in Mountain Spa Drive and Cupp Drive. The subproject includes trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work.

Subproject No. 11

The construction of the onsite public streets to include 3,000 linear feet of 100-foot-wide right-of-way on Mountain Spa Drive from Buffalo Drive to its termination and 3,530 linear feet of 80-foot-wide right-of-way on Cupp Drive from Mountain Spa Drive to its termination. The subproject includes grading, paving, base, street lights, curb and gutter, sidewalks, and striping, together with appurtenances and appurtenant work.

Subproject No. 12

The construction of an onsite public sanitary sewer collection system located in the following private streets and public easements: Aree Avenue, Chatelet Street, Grenoble Avenue, Mountain Spa Drive, Everest Street, Chapelle Street, Lyon Street, Lagos Court, Nevers Avenue, Bristol Avenue, Antibes Court, Cupp Drive, Loire Street, Moulin Street, Chambourey Street, Grand Mountain Avenue, Anatole Court, Chantilly Street, Alsace Court and within the easements across the golf course connecting Cupp Drive with Chambourey Street and Alsace Court with Aree Avenue. The subproject includes pipeline, trenching, backfill, and manholes, together with appurtenances and appurtenant work. The public sanitary sewer facilities will be located within public underground utility easements.

Subproject No. 13

The construction of an onsite public water distribution system located in the following private streets and public easements: Aree Avenue, Chatelet Street, Grenoble Avenue, Mountain Spa Drive, Everest Street, Chapelle Street, Lyon Street, Loire Street, Moulin Street, Chambourey Street, Grand Mountain Avenue, Anatole Court, Chantilly Street and within the easements across the golf course connecting Cupp Drive with Chambourey Street and Nevers Avenue with Chantilly Street and Loire Avenue with Chambourey Street. The subproject includes pipeline, trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work. The public water facilities will be located within public underground utility easements.

Section 3. The total cost of the Project to the City is estimated to be \$33,680,000. All of such cost will be paid by the levy of special assessments against the benefitted lots, tracts and parcels of land in the District as further described below.

Section 4. The assessments will be levied upon all tracts in the District, i.e., upon each lot, tract and parcel of land in the District, in proportion to the special benefits derived as follows: the costs assessed for the Project will initially be assessed on an area basis against all property lying within the boundaries of the District; thereafter, as parcels of land are subdivided and recorded, the assessments will be reallocated on an equivalent dwelling unit (EDU) basis (i.e., an assessment schedule will be generated in the engineer's report based on the proposed development plan which will assign a total number of EDU's to each assessable parcel); provided that the land within the District which will ultimately be the site of a private golf course will not be assessed and an equitable adjustment will be made for assessments levied against any wedge or V or other irregularly shaped lots, tracts or parcels of land, if any, and for any lot, tract and parcel of land not specially benefitted by the Project so that the assessments according to the benefits are equal and uniform. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each lot, tract and parcel of land in the District is stated in the final assessment plat and map and in the assessment roll.

Section 5. The extent of the District, i.e., a description of the land comprising the District including the parcels to be initially assessed is as follows:

BEING A PORTION OF SECTION 9 AND SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE EAST AND SOUTH LINES OF SAID SECTION 10 THE FOLLOWING THREE (3) COURSES: SOUTH 00°37'59" EAST, 2969.23 FEET; THENCE SOUTH 00°27'52" EAST, 2884.50 FEET; THENCE SOUTH 89°47'34" WEST, 1321.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 10; THENCE NORTH 00°28'18" WEST, 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE (100.00 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 89° 47'34" WEST, 1266.33 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°43'12", AN ARC LENGTH OF 39.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TENAYA WAY (60.00 FEET WIDE); THENCE NORTH 00°29'14" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1413.76 FEET; THENCE NORTH 89°11'25" WEST, 30.01 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 10; THENCE SOUTH 89°53'57" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 10, A DISTANCE OF 2641.45 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE NORTH 00°25'58" WEST ALONG SAID WEST LINE, 798.32 FEET TO THE CENTERLINE OF TEASHA AVENUE (60.00 FEET WIDE); THENCE

NORTH 87°43'55" WEST ALONG SAID CENTERLINE, 341.41 FEET; THENCE NORTH 00°21'32" WEST, 420.03 FEET; THENCE NORTH 87°43'55" WEST, 308.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COKE STREET (60.00 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: NORTH 00°21'32" WEST, 348.33 FEET; THENCE NORTH 00°21'21" WEST, 300.37 FEET; THENCE SOUTH 88°50'09" EAST, 309.02 FEET; THENCE NORTH 00°23'39" WEST, 392.66 FEET; THENCE SOUTH 88°57'50" EAST, 338.76 FEET TO THE AFOREMENTIONED WEST LINE OF SAID SECTION 10; THENCE SOUTH 88°41'33" EAST, 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BUFFALO DRIVE (60.00 FEET WIDE); THENCE NORTH 00°25'58" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 2088.31 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: NORTH 89°48'11" EAST, 2607.28 FEET; THENCE NORTH 89°48'13" EAST, 2636.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 631.50 ACRES.

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES ARE AS SHOWN ON A RECORD OF SURVEY PREPARED BY G.C. WALLACE, INC., ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 70, PAGE 15 OF SURVEYS.

In accordance with the Funding and Construction Agreement dated as of April 1, 1995 entered into by and between the City and the Developer (the "Funding Agreement"), the Developer will either transfer title or deliver an easement to the City (or if applicable, the Las Vegas Valley Water District ("LVVWD")) to the land on which any portion of the Project is located.

Section 6. The City hereby agrees for the benefit of all owners, from time to time, of bonds or interim warrants issued for the District that it will not amend the description of the boundaries of the District set forth in Section 5 hereof other than as is necessary to describe the property upon which any portion of the Project (including any items which in the future become part of the Project) may be located.

Section 7. The District shall constitute one construction unit with one construction contract.

Section 8. The assessments shall be payable over a period of not greater than 20 years in installments of principal and/or interest until paid in full, such assessments being payable semiannually at the office of the City Treasurer on March 1 and September 1 in each year, commencing on the March 1 or September 1 next succeeding the adoption of the Assessment Ordinance for the District.

Section 9. All actions, proceedings, matters and things heretofore taken, had and done by the Council and the officers of the City (not inconsistent with the provisions of this Ordinance), concerning the District, including but not limited to the performing of all prerequisites to the creation of the District, the entering into of the Funding Agreement, the entering into of an Interlocal Agreement with the LVVWD, the

acquisition and improvement of the Project, the determination of the specially benefitted property therein, and the levy of assessments for that purpose is ratified, approved and confirmed.

Section 10. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the first series of bonds for the Project.

Section 11. Immediately upon the final adoption of this Ordinance, the Council shall, and hereby directs the City Clerk to file in the office of the County Recorder of Clark County, Nevada a certified copy of the list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each lot, tract and parcel of land in the District, as shown on the final assessment plat and map. Notwithstanding the foregoing, neither the failure to record such list nor any defect or omission in such list regarding any lot, tract or parcel of land to be included in the District shall affect the validity of any assessment, the lien for the payment thereof or the priority of that lien.

Section 12. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

Section 13. Pursuant to NRS 271.710(2)(c), this Ordinance shall be adopted after a single reading and without holding a hearing thereon as if an emergency exists, and this Ordinance shall be in effect on the day after its publication by title as is hereinafter provided.

Section 14. This Ordinance, immediately upon its final passage and adoption, shall be recorded in the official records of the City kept for that purpose, shall be signed by the Mayor, shall be attested by the City Clerk, and the seal of the City shall be affixed thereto.

Section 15. After final adoption of this Ordinance, this Ordinance shall be in effect on the day after its publication by its title only, together with the names of the Councilmembers voting for or against its passage, such publication to be made in a newspaper published and having a general circulation in the City, and such publication to be in substantially the following form:

(FORM OF PUBLICATION)

BILL NO. 95-18

EMERGENCY ORDINANCE NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO; PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

PUBLIC NOTICE IS HEREBY GIVEN that the above entitled Ordinance was proposed by Member ARNIE ADAMSEN on the 5th day of April, 1995 as if an emergency existed and was passed and adopted at a regular meeting of the Las Vegas City Council at the same meeting held on the 5th day of April, 1995 by the following vote of the Council:

Those Voting Aye:	Mayor Jones
	Councilman Arnie Adamsen
	Councilman Frank Hawkins, Jr.
	Councilman Ken Brass
	Councilman Matthew Q. Callister
Those Voting Nay:	None
Those Absent:	None

This Ordinance shall be in full force and effect from and after the 9th day of April, 1995, i.e., the date after the publication of such Ordinance by title only.

Section 16. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

PROPOSED on this 5th day of April, 1995.

Proposed by Councilmember Jan Laverty Jones.

PASSED, ADOPTED, SIGNED AND APPROVED this 5th day of April, 1995.

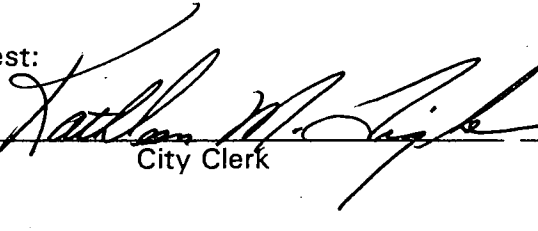
Vote:

Those Voting Aye:	Mayor Jones
	Councilman Arnie Adamsen
	Councilman Frank Hawkins, Jr.
	Councilman Ken Brass
	Councilman Matthew Q. Callister

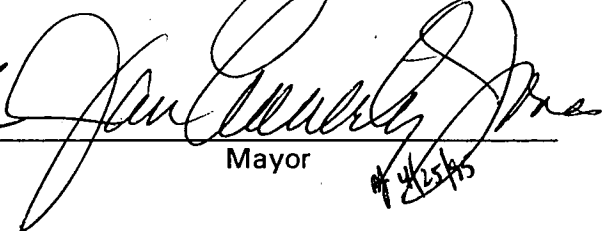
Those Voting Nay: None

Those Absent: None

Attest:



City Clerk



Mayor

4/5/95

This Ordinance shall be in force and effect from and after the 9th day of April, 1995, i.e., the date after the publication of such Ordinance by its title only.

Thereupon, after the consideration of other business not concerning the foregoing matters, upon motion duly made, seconded and adopted, such meeting was adjourned.

Councilmember Arnie Adamsen then moved that the Ordinance that is entitled:

BILL NO. 95-18

EMERGENCY ORDINANCE NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFORMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

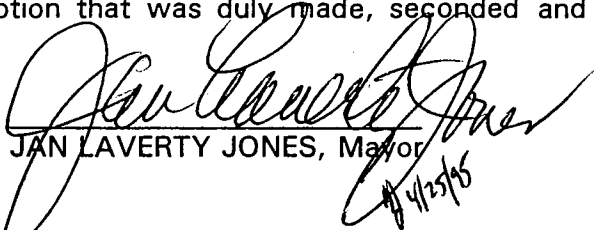
and was introduced and read by title at this meeting be now finally passed and adopted as if an emergency exists as an Ordinance of the City as the same was read. No second to such motion being required by the rules of procedure of the Council and the question being put upon the final passage and adoption of said Bill as an Ordinance, the role was called with the following result:

Those Voting Aye:	Mayor Jones
	Councilman Arnie Adamsen
	Councilman Frank Hawkins, Jr.
	Councilman Ken Brass
	Councilman Matthew Q. Callister
Those Voting Nay:	None
Those Absent:	None

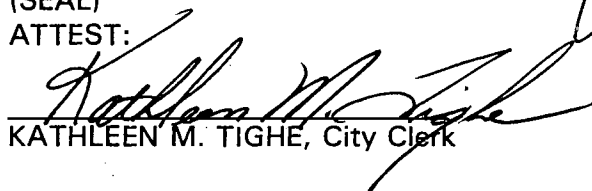
Mayor Jones thereupon declared that, all of the members of the Council having voted in favor thereof, such motion was carried and said Bill was duly passed and adopted as an Ordinance of the City.

Said Ordinance is to be approved and authenticated by the signature of the Mayor, sealed with the seal of the City, attested by the City Clerk, recorded in the journal of the Council (such record to be signed by such officers and properly sealed) and numbered and published by title as therein provided.

Thereupon, after considering other matters that were not concerned with the foregoing, the meeting was, upon a motion that was duly made, seconded and adopted, adjourned.


JAN LAVERTY JONES, Mayor
#4/23/95

(SEAL)
ATTEST:


KATHLEEN M. TIGHE, City Clerk

STATE OF NEVADA)
)
COUNTY OF CLARK) SS.
)
CITY OF LAS VEGAS)

I, Kathleen M. Tighe, the duly chosen, qualified and acting Clerk of the City of Las Vegas, Nevada (the "City"), do hereby certify:

The foregoing pages 1 through 13, excerpts from the minutes of a regular meeting of the City Council of the City (the "Council"), held on April 5, 1995, constitute a true, correct, complete and compared copy of the proceedings of the Council so far as such minutes relate to the introduction and passage of an Ordinance designated in such proceedings as the "City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development) Creation Ordinance", a copy of which is set forth therein.

1. The copy of the Ordinance is a true, correct, complete and compared copy of the original, passed and adopted by the Council at such meeting.

2. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as the City Clerk of the City, sealed with the seal of the City and recorded in the journal of the Council that is kept for that purpose in my Office, which record has been duly signed by such officers and properly sealed.

3. All members of the Council voted on the passage of the Ordinance as is set forth in the minutes of the proceedings in connection therewith.

4. All members of the Council were given due and proper notice of the meeting. Pursuant to NRS § 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given at least three working days before the meeting:

(a) By posting a copy of the notice at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) City Hall
Las Vegas, Nevada
- (ii) Senior Citizens' Center
Las Vegas, Nevada
- (iii) Bridger Building
Las Vegas, Nevada

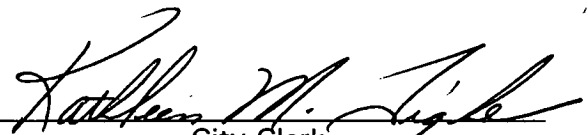
(iv) Downtown Transportation Center
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council.

5. A copy of such notice as posted and mailed is attached hereto as Exhibit "A".

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this April 5, 1995.



City Clerk

(SEAL)

EXHIBIT "A"

(NOTICE OF THE APRIL 5, 1995 CITY COUNCIL MEETING)

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE • PHONE 229-6011

JAN LAVERTY JONES, MAYOR • COUNCILMEN: ARNIE ADAMSEN, FRANK HAWKINS JR., KEN BRASS, MATT CALLISTER

Facilities are provided throughout City Hall for the 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.

APRIL 5, 1995

**Morning Session begins at 9:00 a.m.
Afternoon Session begins at 2:00 p.m.**

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

THESE PROCEEDINGS ARE BEING VIDEOTAPED BY THE U.N.L.V. GREENSPUN SCHOOL OF COMMUNICATION AND WILL BE REBROADCAST THE DAY FOLLOWING EACH MEETING ON PRIME CABLE, CHANNEL 4, AT 7:00 P.M.

DUPLICATE AUDIO TAPES ARE AVAILABLE AT A COST OF \$5.00 PER TAPE AND DUPLICATE VIDEO TAPES ARE AVAILABLE AT A COST OF \$15.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

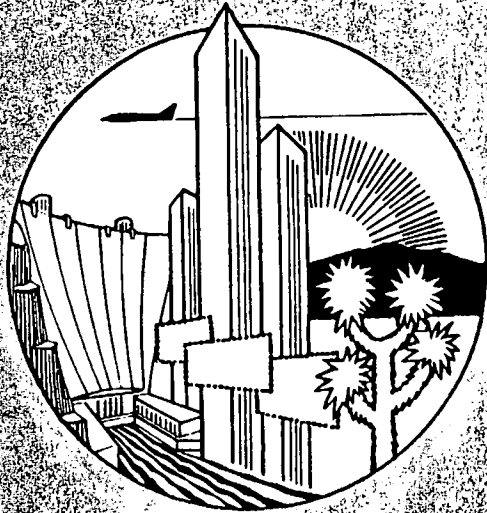
- 9:00 A.M. - CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - Wendell Gray, Church of Jesus Christ of Latter-Day Saints
- PLEDGE OF ALLEGIANCE
- PROCLAMATION DESIGNATING THE LAS VEGAS ACADEMY ORCHESTRA AND BAND AS LAS VEGAS AMBASSADORS
- PROCLAMATION PROCLAIMING THE MONTH OF APRIL 1995 AS "FAIR HOUSING MONTH" IN RECOGNITION OF THE 27TH ANNIVERSARY OF THE FEDERAL FAIR HOUSING ACT.
- PROCLAMATION PROCLAIMING THE WEEK OF APRIL 10-16, 1995 AS "NATIONAL COMMUNITY DEVELOPMENT WEEK.
- EMPLOYEE SERVICE AWARDS

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff, and/or the applicant wishes to be stricken or held in abeyance to a future meeting, may be brought forward and acted upon at this time.
2. Approval of the Final Minutes by Reference of the Regular City Council Meeting of 2/1/95.
3. Contract Award, Administration and Follow-up

City of Las Vegas

400 E. STEWART AVE.
LAS VEGAS, NV 89101



TO:

AGENDA

**POSTMASTER:
CONTAINS DATED MATERIAL
REQUESTED BY ADDRESSEE**

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. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

112. Bill No. 95-9 – Adopts the 1992 Edition of the Model Energy Code, Together With a Supplemental Document Which Provides Additions Thereto, Deletions Therefrom and Amendments Thereto.
113. Bill No. 95-10 – Repeals Chapter 4 of Title 9 and Creates a New Chapter 4 Relating to Nuisances and Establishes Abatement Procedures and Penalties.
114. Bill No. 95-11 – Prohibits the Boarding of a Vacant Building Without a Permit and Establishes Fees and Penalties.
115. Bill No. 95-12 – Amends and Adds to Title 19, Chapter 92 Relating to Zoning by Changing Application, Notification, and Voting Requirements, and Other Matters Relating to General Plan Amendments and Reclassification.
116. Bill No. 95-13 – Amends Title 19, Chapter 91 Relating to Signs by Prohibiting Off-Premises Signs Within 1,000 Feet of a Residential Zoning District and Adding New Provisions Relating to Applications, Notification, and Voting Requirements and Other Matters Relating Thereto.
117. Bill No. 95-14 – Amends Title 19, Chapter 88 Relating to Zoning Variances by Adding New Provisions Relating to Applications, Notification, Voting Requirements and Other Matters Relating Thereto.

REPORTS FROM REAL ESTATE COMMITTEE

118. Discussion and possible action to approve a sale and purchase agreement between the City of Las Vegas and Cityprop, Inc. on city-owned land located at the northeast corner of Las Vegas Boulevard North and Ann Road, and near Range Road, northerly of Las Vegas Boulevard for the Las Vegas Motor Speedway Project.

BOARDS & COMMISSIONS

SENIOR CITIZENS ADVISORY BOARD

119. ABEYANCE ITEM - Helen C. Cannon - Term Expires 3/4/95 – Estelle Moran - Term Expires 3/4/95 – Richard W. King - Term Expires 3/4/95

PARKS & RECREATION ADVISORY COMMISSION

120. ABEYANCE ITEM - Jack Doyle - Term Expires 4/1/95, Lisa B. Sherman - Term Expires 4/1/95

ETHICS REVIEW BOARD

121. ABEYANCE ITEM - Eileen Brookman - Term Expires 4/1/95 (Adamsen's appointment); Stanley W. Parry - Term Expires 4/1/95 (Callister's appointment)

ANTI-DRUG REVIEW COMMITTEE

122. ABEYANCE ITEM - Lynn Macy - Term Expires 7/17/95 (RESIGNED), (Callister's appointment); Vacancy - Term Expires 7/17/95 (Callister's appointment)

ANIMAL ADVISORY COMMITTEE

123. Jeffrey Toutant - Term Expires 2/5/95 (RESIGNED)

SENIOR CITIZENS LAW PROJECT ADVISORY BOARD

124. Lorraine Haggerty - Term Expires 4/5/95

NEW BILLS

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.

125. Bill No. 95-15 – Annexation No. A-34-94(A), Property Located: On the east and west sides of El Capitan Way, south of Hickam Avenue, Petitioner By: Mehrdad Amir Soleimani, et al., Acreage: Approximately 5 acres, Zoned: R-E (County Zoning) N-U (City Equivalent)

GAMING – New

96. SLOT OPERATOR LICENSE, CARDIVAN COMPANY, Space Lease Location at: Deli Nash, 110 North Jones, Restricted Gaming: 4 slots
97. SLOT OPERATOR LICENSE, CARDIVAN COMPANY, Space Lease Location at:, Albertson's Food Center #1606, 1421 N. Jones, Restricted Gaming: 15 slots

MARTIAL ARTS LICENSE – Six Month Review

98. ENRIQUE MATA, dba, UNITED STATES NATIONAL TAE KWON DO INSTITUTE, 2332 East Bonanza, Enrique Mata, 100%

CITY ATTORNEY

99. Appeal of Work Card Denial: Ms. Mattie Branch, 432 Madison Avenue #2, Las Vegas, Nevada 89106.
100. Appeal of Work Card Denial: Ms. Jennifer Nolan, 650 Sierra Vista #A224, Las Vegas, Nevada 89109
101. Appeal of Work Card Denial: Mr. Michael M. Mucker, 1071 Sweeny, Las Vegas, Nevada 89109
102. Further Discussion of Issues Raised by James McCall and Geraldine Silva Regarding Special Improvement District 1448 (Sawtooth Streets – Phase 5)
103. Discussion and Possible Action to Authorize the City Manager to Execute a Consent to Assignment by Watt/Moradi Co. to Foothill Corporation in an Aggregate Amount Not to Exceed \$800,000 as and When Watt/Moradi Co. is Entitled to Disbursement of Bond Proceeds in Connection with Special Improvement District No. 505 (Elkhorn Springs Area)
104. Discussion and Possible Action to Declare Watt/Moradi Co. in Default of the Funding and Construction Agreement Between the City of Las Vegas and Watt/Moradi Co. and to Order the Acceleration of the Payment Guarantee of Watt Residential, Inc. in Connection Therewith
105. Approval of Engineer's Report Re: Special Improvement District No. 606 (Mountain Spa Development)
106. Discussion and Possible Action Regarding a Recommendation by the Anti-Drug Review Committee Concerning Las Vegas Metropolitan Police Department Training as to the Ethnic and Cultural Diversity of Areas and Individuals in the Community

DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT

107. PUBLIC HEARING - Reprogramming \$275,000 loan repayment from 1985 Community Development Block Grant (CDBG) Revolving Loan Fund for the initial capitalization of a 1995 CDBG Revolving Loan Fund for Microenterprise, Economic Development, and Loan Guarantees.
108. Discussion and possible action to accept recommendations presented by CHRAC for allocation of City of Las Vegas and Clark County Emergency Shelter Grant (ESG) funds.

DEPARTMENT OF GENERAL SERVICES

109. Discussion and Possible Action Regarding Award of Bid Number 95.1730.01, Washington Avenue Conveyance System and Roadway Improvements Lena Street/Eastern Avenue

REPORTS FROM RECOMMENDING COMMITTEES

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

110. Bill No. 95-7 -- Annexation No. A-33-94(A), Property Located: On the northwest corner of Alexander Road and Kevin Way, Petitioned By: MAG Associates, Acreage: Approximately 5.0 acres, Zoned: R-E (County Zoning) N-U (City Equivalent)
111. Bill No. 95-8 -- Annexation No. A-35-94(A), Property Located: On the northwest corner of Cheyenne Avenue and Durango Drive, Petitioned By: Conger T. Barnett, Acreage: Approximately 5.4 acres, Zoned: R-E (County Zoning) N-U (City Equivalent)

CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND ARE RECOMMENDED FOR APPROVAL BY THE DEPARTMENTS. THEY MAY BE ENACTED IN ONE MOTION; HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COUNCIL MEMBER SO REQUESTS.

BUILDING AND SAFETY

4. Set date for Appeal Hearing to consider the report of expenses to recover costs for Nuisance/Litter Abatement at 5630 Leggett Road.

BUSINESS ACTIVITY

CHILD CARE FACILITY APPLICATIONS

(Subject to approval of the Child Care Licensing Board on March 29, 1995)

Family Homes

5. PATRICIA BROWNELL-HOPPINS, 100 Moose Lane, 6 children days/4 nights
6. BETTY JOHNSON, 213 Lucky Gold Court, 5 children days/3 before & after school
7. MOLLY PATTERSON, 5301 Shady Grove Lane, 4 children days
8. MICHELLE TSETSAKIS, 5001 Chambliss Drive, 5 children days/2 nights

Child Care Centers

9. BRIGHT START, INC., dba, BRIGHT START CHILDREN'S CENTERS, 8451 Boseck Drive, 198 children days, Jon R. Jacka, Pres and Susan D. Johnson-Jacka, Chief Operating Officer, Secy, 23.49% jointly as husband and wife, Cathryn Peshlakai, Center/Preschool/Nursery, Director
10. BRIGHT START, INC., dba, BRIGHT START CHILDREN'S CENTERS, 2121 Harbor Island, 150 children days, , Jon R. Jacka, Pres and Susan D. Johnson-Jacka, Chief Operating Officer, Secy, 23.49% jointly as husband and wife, Cathryn Peshlakai, Center/Preschool/Nursery ,Director
11. CHILDREN'S WORLD LEARNING CENTER, INC., dba, CHILDREN'S WORLD LEARNING CENTER, 2600 Lake Sahara Drive, 163 children days/16 before & after school, , (Children's World Learning Center, Inc., a wholly-owned subsidiary of ARAMARK Corporation), Richard W. Turpenoff, V.P., Operations, John E. Rosen, V.P., Real Estate, Beverly A. O'Connell, District Manager, Helen Unangst, Center/Preschool/Nursery, Director
12. HEATHER ROBIE, dba, SEE WORLD, 5100 Alta Drive, 25 children days, , Heather R. Robie, 100%, and Center Director

SPECIAL EVENT LIQUOR LICENSES

13. AFRICAN-AMERICAN CULTURAL SOCIETY, Location: Sammy Davis Amphitheater, Lorenzi Park, Date: April 22, 1995, Type: Special Event Beer/Wine/Cooler, Responsible Person in Charge: Cuthbert E.A. Mack
14. LAS VEGAS BLUES SOCIETY, Location: Lorenzi Park, Date: April 9, 1995, Type: Special Event Beer/Wine/Cooler, Responsible Person in Charge: Quinn Black

LIQUOR -- Change of Ownership/Change of Business Name

15. TAVERN LICENSE From: R.A. Restaurant, Inc., dba Romeo's Restaurant & Lounge, Roger Nix, Dir, Pres, Secy, Treas, 50%, Roger and Darlene Nix 1991 Living Trust, 50%, Roger Nix, Trustee, Darlene Nix, Trustee, TO: BIANCA'S, INC., dba CAFE MICHELLE WEST, 2800 West Sahara, #5, James J. Nicholas, Dir, Pres, 50%, Jemal M. Ahmed, Dir, V.P., Secy, Treas, 50%, Subject to the provisions of the fire codes and Health Department regulations
16. BEER/WINE/COOLER OFF-SALE LICENSE, , From: Kerr, Inc., dba, Texaco, Richard Wardrop, Dir, Pres, Treas, 100%, TO: PJTS, INC., dba TEXACO FOOD MART, 6100 West Charleston, Pasquale S. Stramaglia, Dir, Pres, 50%, Shirley A. Newsham, Dir, Secy, Treas, 50%

LIQUOR – Change of Location

17. BEER/WINE/COOLER ON-SALE LICENSE, OCHA CUISINE, INC., dba, OCHA CUISINE, From: 1800 South Main, TO: 1201 Las Vegas Boulevard South, Watana Pongpan, Dir, Pres, Treas, 50%, Vilawan Ngarmnet, Dir, V.P., Secy, 50%, Subject to the provisions of the planning and fire codes

LIQUOR – Approval of Manager

18. FUNSTON & FUNSTON, dba, FUNNY'S, 4747 North Rancho, Denise O.Murray, Manager

GAMING – New

19. SLOT OPERATOR LICENSE, MGC, INC., dba, GAMES OF NEVADA, 1045 Palms Airport Drive, David J. Thompson, Dir, Pres, Secy, Treas, MGC, Inc., a wholly-owned subsidiary of Mikohn Gaming Corporation – David J. Thompson, Dir, Pres, CEO, Approved by the Nevada Gaming Commission on November 22, 1994,

GAMING – Change of Business Name

20. SLOT OPERATOR LICENSE, From: Michael Wichinsky, dba, Games of Nevada, TO: MICHAEL WICHINSKY, dba, MICHAEL WICHINSKY, 2575 South Highland, Michael Wichinsky, 100%,

MARTIAL ARTS LICENSE – Change of Ownership/Change of Business Name

21. From: Osamu Ozawa, dba, Shoto Kan Karate Association of Nevada, Osamu Ozawa, 100%, TO: TAWATAO & TAWATAO, dba, LAS VEGAS SCHOOL OF SHOTO-KAN KARATE, 2929 West Sahara, James M. Tawatao and Judith D. Tawatao, 100% jointly as husband and wife,
22. Approval of amended lease between Manpower, Inc., of Southern Nevada and the City of Las Vegas Department of Business Activity

CITY ATTORNEY

23. Approval of Regional Transportation Commission Interlocal Contract No. 226 – Van Wagenen Road From Pacific Avenue to Greenway Road
24. Approval of Regional Transportation Commission Second Supplemental Interlocal Contract No. 208b – North Main Street and Broadway Street in Searchlight

DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT

25. Action to allocate \$200,000 in HOME Investment Partnerships (HOME) Program funds and \$24,954.39 in City of Las Vegas Affordable Housing Set Aside (Set Aside) funds to the Women's Development Center (WDC) to fund the Henry Ownes Affordable Housing Development.
26. Action to approve the Cashman Field Center Lease Agreement #CF 2736 for the "Las Vegas Stand Down for the Homeless" Program.
27. Action to convert a Community Development Block Grant (CDBG) Home Rehabilitation Direct Loan in the name of Frances Earley, to CDBG Deferred Loan in the name of Mary Boeninghaus.
28. Action to accept a \$15,000 donation from American Federal Savings Bank in support of Phase Two of the West Las Vegas "Adopt-Your-Block" Neighborhood Improvement Program.
29. Action to approve the Interlocal Agreement for lease of real property with Clark County for office space in the City of Las Vegas Neighborhood Services office located at 914 W. Owens Avenue, Las Vegas.

DEPARTMENT OF FINANCE & COMPUTER SERVICES

30. Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

DEPARTMENT OF GENERAL SERVICES

AWARD OF BIDS

31. Award of Bid Number 95.1730.22, 1994-95 Street Rehabilitation Annual Slurry Seal - Department of Public Works - Award Recommended to: CALIFORNIA PAVEMENT MAINT. CO. (\$746,549.98)

32. Award of Bid Number 95.1739.2, Central Fire Station Plaza Level Renovation - Department of Fire Services - Award Recommended to: LAVÉS ENTERPRISES (\$168,920.00)
33. Award of Bid Number 95.3462.7, Platform Truck and Forklift - Department of General Services - Award Recommended to: SOUTHERN NEVADA EQUIP. (\$138,255.38)
34. Award of Bid Number 95.3462.8 - 15 Passenger Van and 2 Wheel Drive Utility Vehicle - Department of General Services - Award Recommended to: WAYNE DODGE/OZZIE'S FORD (\$21,749.84 and FRIENDLY FORD (\$18,913.00)
35. Award of Bid Number 96.JUL.2 - Annual Drinking Fountains - Dept. Parks & Leisure Activities - Award Recommended to: MOST DEPENDABLE FOUNTAINS (\$38,665.00)
36. Award of Bid Number 95.1730.27, 1994-95 Las Vegas Wash Annual Maintenance - Department of Public Works - Award Recommended to: MAX RIGGS CONSTRUCTION CO. INC. (\$587,430.00)

PURCHASE ORDER APPROVAL

37. Purchase Order Approval for Mainframe Disk Storage Subsystem - Dept. Finance & Computer Services - Award Recommended to: MACRO COMPUTER PRODUCTS (\$69,157.00)
38. Purchase Order for Supplement Number 1, Relocation of the Cal Nev Pipeline for the Ogden and Bonneville Underpasses - Department of Public Works - Award Recommended to: UNION PACIFIC RAILROAD COMPANY (\$52,588.94)
39. Purchase Order Approval for Hadland Pool Filtration and Pump System - Dept. Parks & Leisure Activities - Award Recommended to: KNORR POOL SYSTEMS, INC. (\$25,640.00)
40. Purchase Order Approval for Supplement Number 2 with Custard Insurance Adjusters for Accident Investigations - Department of Human Resources - Award Recommended to: CUSTARD INSURANCE ADJUSTERS (\$10,000.00)
41. Authorization to submit a Sealed Bid for a 1988 Aerial Ladder Truck - Department of Fire Services

CONTRACT EXTENSIONS

42. Extension of Annual Contract for Disposal of Hazardous Waste - Department of Fire Services - Award Recommended to: ENVIRONMENTAL TECHNOLOGIES OF NEVADA (\$200,000.00)
43. Contract Extension, Bid Number 92.JUL.2, Annual Communications Equipment Maintenance - Department of General Services - Award Recommended to: RACOMM, INC. (\$58,000.00)
44. Contract Extension, Bid Number 94.JUL.09, Annual Fertilizer Contract - Dept. Parks & Leisure Activities - Award Recommended to: CAMERON CO. (\$30,000.00)

CONTRACT MODIFICATION

45. Contract Modification Number 4, Bid Number 94.2610.12, Dula Memorial Recreation Center Renovation - Phase III - Dept. Parks & Leisure Activities - Award Recommended to: HADFIELD DEVELOPMENT, INC. (\$2,371.00)

REJECTION OF BIDDERS

46. Rejection of All Bidders, Bid Number 95.2610.7, Children's Memorial Park, Phase III - Dept. Parks & Leisure Activities

DEPARTMENT OF HUMAN RESOURCES

47. APPROVAL TO CREATE POSITION, HUMAN RESOURCES DEPARTMENT.
48. **REPORT OF NEW HIRES - MARCH 1 - 15, 1995** - Buyer I (X) (Temporary), General Services; Contracts Specialist, General Services; Office Specialist II, General Services, Engineering Associate I (X), Public Works; Office Specialist I (Temporary), Economic & Urban Development; Office Specialist II (Temporary), Business Activity; Microbiologist, Public Works; Court Monitor, Municipal Court; Leisure Activities Assistant I, Parks & Leisure Activities; Utility Worker II (R) (2), Parks & Leisure Activities; Lifeguard/WSI, Parks & Leisure Activities.
49. APPROVAL OF PARTIAL DISABILITY AWARDS FOR INDUSTRIAL INJURIES ON CLAIM NUMBER 9411-03
50. APPROVAL OF AUTOMOBILE BODILY INJURY - CLAIM NUMBER 95-062

DEPARTMENT OF PUBLIC WORKS

ACCEPTANCE OF RIGHT OF WAY ITEMS

GRANT DEEDS

51. From: CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, OF THE STATE OF NEVADA, To: City of Las Vegas, For: Portion of the Northeast Quarter (NE 1/4) of Section 28, T20S, R61E, M.D.M. for dedication of a total 54' radius at the southwest corner of Owens Avenue and "H" Street (2-13-95) 139-28-503-005
52. From: HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, To: City of Las Vegas, For: Portion of the Northeast Quarter (NE 1/4) of Section 24, T20S, R59E, M.D.M. for dedication of right of way across Common Lot "E" of Summerlin Village 7 - The Trails - Unit No. 3 to provide access into Highpointe at Summerlin Unit 1 (Tonto Basin Place/Snow Trail) (2-28-95) 137-24-597-
53. From: E G & H, INC., A NEVADA CORPORATION, To: City of Las Vegas, For: Portions of the Northwest Quarter (NW 1/4) of Section 34, T20S, R61E, M.D.M. for dedication of two 10' radius corners located at the southeast corner of Ogden Avenue & Main Street and the southwest corner of Ogden Avenue & First Street (3-6-95) 139-34-111-033
54. From: SANTA FE HOTEL INC., A NEVADA CORPORATION, To: City of Las Vegas, For: Portions of Government Lot 4, more commonly referred to as the Northwest Quarter (NW 1/4) of Section 2, T20S, R60E, M.D.M. for dedication of 40' right of way on Rainbow Boulevard and a 54' radius located at the southeast corner of Lone Mountain Road and Rainbow Boulevard (2-28-95) 138-02-101-001

RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES

55. From: HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, To: City of Las Vegas, For: Portion of the Northeast Quarter (NE 1/4) Section 24, T20S, R59E, M.D.M. for a drainage easement across Common Lot "E" of Summerlin Village 7 - The Trails - Unit 3 for Highpointe at Summerlin Unit 1 (2-28-95) 137-24-597-

RIGHT OF WAY GRANT FOR SEWER PURPOSES

56. From: DURABLE HOMES, INC., A NEVADA CORPORATION, To: City of Las Vegas, For: Portion of Section 13, T20S, R60E, M.D.M. for a 20' offsite sewer easement for the Country Lane subdivision located west of Rancho Drive and north of Peak Drive alignment (3-6-95) 138-13-601-006 & 007

RIGHT OF WAY GRANT FOR DRAINAGE AND SEWER PURPOSES

57. From: HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, To: City of Las Vegas, For: Portion of the Southeast Quarter (SE 1/4) Section 13, T20S, R59E, M.D.M. for a sewer and drainage easement across Common Lot "C" of Summerlin Village 7 - The Trails Unit 3 for Highpointe at Summerlin Unit 2 (Lake Mead Boulevard/ Common Lot "N") (2-28-95) 137-13-897-
58. REQUEST PERMISSION TO FILE A RIGHT OF WAY APPLICATION WITH THE BUREAU OF LAND MANAGEMENT FOR STREET, SEWER AND DRAINAGE PURPOSES ALONG GOWAN ROAD, WEST OF JENSEN STREET (40' - 80') AND CHEYENNE AVENUE, WEST OF HUALPAI WAY (50') LYING WITHIN SECTIONS 7 OF T20S, R60E, AND 12 OF T20S, R59E, M.D.M.

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

59. **CYPRESS IN THE HILLS AT SUMMERLIN** (Lewis Homes of Nevada, Developer), Property generally located on the west side of Town Center Drive, south of Lake Mead Boulevard, 20.5 Acres, 144 Lots, Zoned PC.
60. **SANTA FE UNIT #4** (Coleman Homes, Developer), Property generally located on the southeast corner of Cielo Vista Avenue and Pueblo Vista Drive, 4.3 Acres, 38 Lots, Zoned PC.
61. **THE SHORES NO. 1-C BY LEWIS HOMES** (Lewis Homes of Nevada, Developer), Property generally located west of Mariner Drive, north of Lake Mead Boulevard, 15.19 Acres, 55 Lots, Zoned PC.
62. **VISTA DEL ORO UNIT 1** (Beazer Homes, Developer), Property generally located on the south side of Cielo Vista Avenue, east of Rampart Boulevard, 5.25 Acres, 35 Lots, Zoned PC.
63. **VISTA DEL ORO UNIT 2** (Beazer Homes, Developer), Property generally located on the south side of Cielo Vista Avenue, east of Rampart Boulevard, 5.75 Acres, 36 Lots, Zoned PC.

RELEASE OF SECURITIES

64. LOCATION: North side of Smoke Ranch Road, west of Tenaya Way (Brookhollow Business Park II), USE: Off-Site Improvements, OWNER: Tech Center Associates, SECURITY: Cash Deposit with the City of Las Vegas, AMOUNT: \$73,240.00, BOND NO.: CLV 71-94

65. LOCATION: Southeast corner of Vegas Drive and Cimarron Road (Green Valley Grocery), USE: Off-Site Improvements, OWNER: Arthur Kitay, SECURITY: Certificate of Deposit with Nevada State Bank AMOUNT: \$9,384.00, BOND NO.: CD #16191 (CLV 15-94)

RELEASE OF SUBDIVISION SURETIES

66. **NORTHSHORE LOT F UNIT 1** (SBA Development, Inc., dba Royal Construction, a Nevada corporation, Developer), Property generally located north of Cheyenne Avenue, between Soaring Gulls Drive and Cimarron Road, 10.89 acres, 60 Lots, Zoned R-PD8.
67. **SONOMA AT SUMMERLIN BY COLEMAN HOMES PHASE 1** (Coleman Homes), Request from Coleman Homes to post substitute surety in the amount of \$10,600.00 for the remainder of the off-site construction in the above-named subdivision, generally located on the north side of Cielo Vista Avenue, west of Pueblo Vista Drive. Off-site improvements are 90% complete.

ENCROACHMENT REQUESTS

68. **AMERICAN WEST HOMES** NORTHEAST CORNER OF CHEYENNE AVENUE AND EL CAPITAN ROAD Applicant proposes to encroach into the public right of way consisting of median island landscaping of trees, shrubs, irrigation system and sandstone ground cover (no more than 1/2" in size) at the entrance of American West Village.
69. **IRMGARD L. GOLDEN** 1414 INDUSTRIAL ROAD Citizen requests the City Council to authorize an existing encroachment into the public right of way at 1414 Industrial Road consisting of an existing building which extends into the right-of-way a maximum 3.35' on Industrial Road, for a length of 61.88.

SEWER CONNECTION

70. **INCO HOMES CORPORATION** - (SOUTHEAST CORNER OF CAREY AVENUE AND SIMMONS STREET (NORTH LAS VEGAS)) - Request to connect a subdivision to the City sewer from property in North Las Vegas, located at the southeast corner of Carey Avenue and Simmons Street.

SEWER CONNECTIONS AND APPROVAL OF INTERLOCAL CONTRACTS WITH CLARK COUNTY SANITATION DISTRICT

71. **J. MICHAEL AND LINDA A. MOGAR** - (TORREY PINES DRIVE, NORTH OF ATWOOD AVENUE) - Request to connect a single family residence to the City sewer from property located in Clark County, located on Torrey Pines Drive north of Atwood Avenue.
72. **ALAN R. PETERSON** - (5261 SMOKE RANCH ROAD) - Request to connect a single family residence to the City sewer from property located in Clark County, located at 5261 Smoke Ranch Road.

TRAFFIC & PARKING ITEM

73. Consideration and possible approval of an Amendment to the Las Vegas Area Computer Traffic System (LVACTS) Interlocal Agreement to add the City of Henderson to the LVACTS Membership

REPORTS/ACTION ITEM

74. Discussion and possible approval of Interlocal Cooperative Agreement with the State of Nevada for construction of master flood control facility from Del Rey Avenue to Holmby Avenue

RESOLUTIONS

75. **R-37-95** - Resolution Authorizing staff to submit a grant application for the 1995 Supportive Housing Program (SHP) to the U. S. Department of Housing and Urban Development (HUD).
76. **R-38-95** - APPROVAL OF RESOLUTION (INCLUDING FUNDING AND CONSTRUCTION AGREEMENT) DECLARING NECESSITY FOR, AND ECONOMIC FEASIBILITY OF, CREATING SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT)
77. **R-39-95** - APPROVAL OF RESOLUTION DIRECTING CITY TREASURER TO PREPARE 18TH ASSESSMENT APPORTIONMENT REPORT RE: SPECIAL IMPROVEMENT DISTRICT NO. 404 (SUMMERLIN AREA)
78. **R-40-95** - APPROVAL OF RESOLUTION APPROVING 18TH ASSESSMENT APPORTIONMENT REPORT RE: SPECIAL IMPROVEMENT DISTRICT NO. 404 (SUMMERLIN AREA)
79. **R-41-95** - APPROVAL OF RESOLUTION DETERMINING COSTS TO BE ASSESSED AND DIRECTING CITY ENGINEER TO PREPARE ASSESSMENT ROLLS RE: SPECIAL IMPROVEMENT DISTRICT NO. 1405 (RAMPART BOULEVARD BETWEEN CHARLESTON BOULEVARD AND THE SUMMERLIN PAYKWAY/RAMPART BOULEVARD INTERCHANGE)
80. **R-42-95** - APPROVAL OF RESOLUTION DETERMINING COSTS TO BE ASSESSED AND DIRECTING CITY ENGINEER TO PREPARE ASSESSMENT ROLLS RE: SPECIAL IMPROVEMENT DISTRICT NO. 1407 (BUFFALO DRIVE BETWEEN SAHARA AVENUE AND WESTCLIFF DRIVE)

81. R-43-95 - APPROVAL OF RESOLUTION DETERMINING COSTS TO BE ASSESSED AND DIRECTING CITY ENGINEER TO PREPARE ASSESSMENT ROLLS RE: SPECIAL IMPROVEMENT DISTRICT NO. 1413 (ALPINE/TRENT AREA)
82. R-44-95 - APPROVAL OF RESOLUTION DETERMINING COSTS TO BE ASSESSED AND DIRECTING CITY ENGINEER TO PREPARE ASSESSMENT ROLLS SPECIAL IMPROVEMENT DISTRICT NO. 1414 (LAKE MEAD BOULEVARD BETWEEN BUFFALO DRIVE AND ROCK SPRINGS DRIVE AND BUFFALO DRIVE FROM LAKE MEAD BOULEVARD NORTHERLY 660 FEET)
83. R-45-95 - APPROVAL OF RESOLUTION TENTATIVELY APPROVING ASSESSMENT ROLL AND SETTING DATE FOR PUBLIC HEARING THEREON RE: SPECIAL IMPROVEMENT DISTRICT NO. 1405 (RAMPART BOULEVARD BETWEEN CHARLESTON BOULEVARD AND THE SUMMERLIN PARKWAY/RAMPART BOULEVARD INTERCHANGE)
84. R-46-95 - APPROVAL OF RESOLUTION TENTATIVELY APPROVING ASSESSMENT ROLL AND SETTING DATE FOR PUBLIC HEARING THEREON RE: SPECIAL IMPROVEMENT DISTRICT NO. 1407 (BUFFALO DRIVE BETWEEN SAHARA AVENUE AND WESTCLIFF DRIVE)
85. R-47-95 - APPROVAL OF RESOLUTION TENTATIVELY APPROVING ASSESSMENT ROLL AND SETTING DATE FOR PUBLIC HEARING THEREON RE: SPECIAL IMPROVEMENT DISTRICT NO. 1413 (ALPINE/TRENT AREA)
86. R-48-95 - APPROVAL OF RESOLUTION TENTATIVELY APPROVING ASSESSMENT ROLL AND SETTING DATE FOR PUBLIC HEARING THEREON RE: SPECIAL IMPROVEMENT DISTRICT NO. 1414 (LAKE MEAD BOULEVARD BETWEEN BUFFALO DRIVE AND ROCK SPRINGS DRIVE AND BUFFALO DRIVE FROM LAKE MEAD BOULEVARD NORTHERLY 660 FEET)
87. R-49-95 - APPROVAL OF RESOLUTION ACCEPTING BIDS RE: SPECIAL IMPROVEMENT DISTRICT NO. 1445 (INDUSTRIAL ROAD/MEADOWS ADDITION AREA)

***** END OF CONSENT AGENDA *****

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE

88. Acceptance of the report from Gateway Consulting Group regarding the feasibility of the proposed Domed Stadium and Spring Training Complex facilities
89. Discussion and possible action for staff to receive direction from the City Council regarding implementation of the recommendations of the Blue Ribbon Committee for the Domed Stadium and Spring Training Projects
90. Receive a report from Legislative Counsel Bureau regarding services provided from their new offices in Las Vegas

BUSINESS ACTIVITY

LIQUOR – Change of Ownership/Change of Location/Change of Business Name/Final Approval GAMING – New/Final Approval

91. TAVERN LICENSE/RESTRICTED GAMING: 15 slots, From: Georgia Woodall, dba, The Wait 'N Room, 7 East Bonanza, (nonoperational status), Georgia Woodall, 100%, TO: P.T. CORPORATION dba P.T.'S PUB, 731 South Rainbow, Thomas Boeckle, Dir, Pres, 50%, Philip Boeckle, Dir, Secy, Treas, 50%. Subject to the provisions of the fire codes and Health Department regulations

GAMING – New

92. SLOT OPERATOR LICENSE, U.S. COIN COMPANY, INC., dba U.S. COIN, 44 Water Street (Henderson), Thomas T. Boeckle, Dir, Pres, 50%, Philip B. Boeckle, Dir, Secy, Treas, 50%,
93. RESTRICTED GAMING: 15 slots, THE FLAME II, INC., dba THE FLAME, 1243 E. Sahara, Edward J. Jaffe, Dir, Pres, Secy, Treas, 100%
94. RESTRICTED GAMING: 4 slots, JGM, INC., dba ECONO LODGE, 1150 Las Vegas Boulevard South, James G. Magar, Dir, Pres, Secy, Treas, 100%

GAMING – New/Approval of Franchisees

95. RESTRICTED GAMING: 7 slots, UNITED COIN MACHINE COMPANY, db at TURTLE STOP #11, 1600 N. Martin L. King, Operations Management Group, Inc. – David L. Washington, Dir, Pres, 16.666%, Michele S. Pori, Dir, Secy, 25%, Mark P. Phillips, Dir, Treas, 16.666%, Loretta A. Hall, Dir, 16.666%, Ernest M. Fountain, Dir, 25%

- 126. **Bill No. 95-16** – Annexation No. A-36-94(A), Property Located: On the south side of Alexander Road, approximately 600 feet east of Cimarron Road, Petitioned By: Alamo, Inc., et al, Acreage: Approximately 5.3 acres, Zoned: R-E (County Zoning), N-U (City Equivalent)
- 127. **Bill No. 95-17** – Authorizes the City Council to Impose Specific Restrictions on Truck Routes Listed on Schedule 29-II, to Promote the Health, Safety and Welfare of the Public.
- 128. **Bill No. 95-18** – Adoption, as Emergency measure, of Ordinance Creating Special Improvement District No. 606 (Mountain Spa Development)
- 129. **Bill No. 95-19** Amends Title 10, Chapter 68 Relating to Concealed Weapons Permits.

P.M. – AFTERNOON SESSION

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

PUBLIC HEARING

- 131. Appeal Hearing to consider the Report of Expenses to recover costs for Dangerous Building Abatement at 1200 Jimmy Avenue - PROPERTY OWNER, DOROTHY GARNETT, DOROTHY J. MILLER
- 132. Appeal Hearing on decision of the Building Official on property located at 2710 South Highland Avenue - PROPERTY OWNER, WALTER SCHWARTZ

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

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.

In addition, items may be required to conform to one or more of the following standard conditions:

ZONING APPLICATIONS: (1) Resolution of Intent with a twelve month time limit. (2) Conformance to the plot plan and building elevations. (3) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. (4) Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first. (5) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). (6) Satisfaction of City Code requirements and design standards of all City departments. (7) Approval of the parking and driveway plans by the Traffic Engineer. (8) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works. (9) Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works. (10) A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first. (11) A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures. (12) The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

VARIANCE AND SPECIAL USE PERMIT APPLICATIONS: (1) Conformance to the plot plan and elevations. (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first. (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). (5) Satisfaction of City Code requirements and design standards of all City departments. (6) Approval of the parking and driveway plans by the Traffic Engineer. (7) Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works. (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

SUBDIVISION APPLICATIONS: Tentative Maps: (1) Approval of the tentative map shall be for no more than twelve months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of the approval of the tentative map, or an extension of time up to one year is not granted for the tentative map, a new tentative map must be filed. (2) Street names to be provided in accord with the City's Street Name Policy. (3) Subject to all conditions of City departments and State Subdivision Statutes. (4) A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the approval of a Final Map. (5) A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures. **Final Maps:** (1) Conformance with the Tentative Map. **Vacation Applications:** (1) Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom. (2) Conformance to code requirements and design standards of all City departments. (3) The Reconveyance shall not be

recorded until all of the above conditions have been met. (4) If the Reconveyance is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

CONSENT AGENDA

P.M. SESSION - ALL ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND ARE RECOMMENDED FOR APPROVAL THEY MAY BE ENACTED BY ONE MOTION; HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COUNCIL MEMBER SO REQUESTS.

REINSTATEMENT AND EXTENSION OF TIME

133. Z-72-92(4) - Lyme Charles Stevens - Request for a Reinstatement and Extension of Time for a proposed office building on property located at 1400 East Sahara Avenue, R-2 Zone

EXTENSION OF TIME

134. Z-81-89(9) - H.I.K.F. Enterprises, Inc. - Request for an Extension of Time for proposed single family dwellings on property located on the northwest corner of Decatur Boulevard and Gilmore Avenue, R-E Zone (under Resolution of Intent to R-PD4).

***** END OF CONSENT AGENDA *****

DISCUSSION/ACTION ITEMS

REVIEW OF CONDITION - PUBLIC HEARING

135. ABEYANCE ITEM - Z-10-82(2) - Security Capital Pacific - Request for a Review of Condition to delete the requirement for 24 inch box evergreen trees, 20 feet on center, in the planter along the north property line, on property located at 8600 West Charleston Boulevard, R-3 Zone.

VACATION - PUBLIC HEARING

136. VAC-6-95 - Pacific Properties, Et Al - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located on the southeast corner of Vegas Drive and Gleeson Way.
137. VAC-7-95 - Vergie Barstis, Et Al - Request for a Petition of Vacation to vacate a portion of Silver Avenue at its intersection with Martin L. King Boulevard.
138. VAC-8-95 - LDP, Inc. - Request for a Petition of Vacation to vacate Comstock Drive (a 30 foot wide dedicated public right-of-way) between Lake Mead Boulevard and Vegas Drive.
139. VAC-10-95 - Cheyenne Investments L.L.C. - Request for a Petition of Vacation to vacate U.S. Government Patent Reservations generally located on the north side of Cheyenne Avenue, between Durango Drive and Buffalo Drive.
140. VAC-11-95 - Richens 1976 Trust, Et Al - Petition of Vacation to vacate a portion of an existing 40 foot wide City of Las Vegas drainage easement, a portion of a 20 foot wide flood control right-of-way, and a portion of a 20 foot wide utility and drainage easement generally located at the rear of properties at 308 Canyon Drive and 300 Lacy Lane.

VARIANCE - PUBLIC HEARING

141. V-4-95 - Essayian 1985 Trust on behalf of J. Mario Sanchez - Appeal filed by Essayian 1985 Trust on Behalf Of J. Mario Sanchez on the action of the Board of Zoning Adjustment in DENYING its request for a Variance to allow an auto body and paint shop where such use is not permitted on property located at 2037 North Decatur Boulevard, in Zoning District C-1.

SPECIAL USE PERMIT - PUBLIC HEARING

142. U-5-95 - Meridian Investments Corporation - Appeal to the action of the Board of Zoning Adjustment in denying its application for a Special Use Permit submitted by Meridian Investments Corporation for a 14 foot x 48 foot off-premise advertising (billboard) sign on property on the east side of Jones Boulevard, approximately 190 feet north of Smoke Ranch Road, in Zoning District C-1.
143. U-7-95 - Sahara Durango Limited Partnership - Appeal filed by CANYON GATE MASTER ASSOCIATION on the approval by the Board of Zoning Adjustment of the application by SAHARA DURANGO LIMITED PARTNERSHIP for a 59 room hotel on property located on the south side of Sahara Avenue to the west of Durango Drive, in Zoning District C-1.

144. U-8-95 - Gerald Garapich & Associates on behalf of Route 95 - Rancho Road Joint Venture - Appeal filed by Gerald Garapich Associates on behalf of Route 95-Rancho Road Joint Venture on the action of the Board of Zoning Adjustment in DENYING its application for a Special Use Permit to allow a tavern in conjunction with a proposed restaurant; and a request for a waiver of the 1,500 foot distance separation from another tavern on property located on the west side of Rainbow Boulevard, north of Rancho Drive, in Zoning District R-E (under Resolution of Intent to C-2).

ZONE CHANGE - PUBLIC HEARING

145. Z-8-95 - T I E Club, Inc. - Request for reclassification of property located at 333 North Eleventh Street. From: R-1 (Single Family Residence) To: C-1 (Limited Commercial) Proposed Use: OFF-PREMISE SIGN
146. Z-9-95 - Jaime and Sylvia Martinez - Request for reclassification of property located on the northeast corner of Ogden Avenue and Flower Avenue. From: R-3 (Limited Multiple Residence) To: C-1 (Limited Commercial) Proposed Use: 10,500 SQUARE FOOT RETAIL SHOP BUILDING
147. Z-15-95 - Andrew S. Fonfa - Request for reclassification of property located at 524 North Fourteenth Street. From: R-3 (Limited Multiple Residence) To: C-1 (Limited Commercial) Proposed Use: 1,958 SQUARE FOOT CONVENIENCE STORE

GENERAL PLAN AMENDMENT - PUBLIC HEARING

148. ABEYANCE ITEM - GPA-66-94 - CITY OF LAS VEGAS - Request to amend a portion of the Southwest Sector of the General Plan on property located on the northwest corner of Upland Avenue and Alpine Place. From: M (Medium Density Residential) To: L (Low Density Residential)

GENERAL PLAN AMENDMENT - PUBLIC

149. GPA-9-95 - City of Las Vegas - Request to amend a portion of the Southwest Sector of the General Plan on property located on the south side of Cory Place to the west and east of Upland Boulevard. From: M (Medium Density Residential) and ML (Medium-Low Density Residential) To: L (Low Density Residential)

GENERAL PLAN AMENDMENT - PUBLIC HEARING

150. GPA-7-95 - George B. and Minnie L. Kline, Et Al - Request to amend a portion of the Southeast Sector of the General Plan on property located on the northwest corner of Washington Avenue and Martin L. King Boulevard. From: R (Rural Density Residential) To: SC (Service Commercial)

ZONE CHANGE RELATED TO GPA-7-95 - PUBLIC HEARING

151. Z-10-95 - George B. and Minnie L. Kline, Et Al - Request for reclassification of property located on the northwest corner of Washington Avenue and Martin L. King Boulevard. From: R-E (Residence Estates) To: C-1 (Limited Commercial) Proposed Use: 25,000 SQUARE FOOT COMMERCIAL SHOPPING CENTER

GENERAL PLAN AMENDMENT - PUBLIC HEARING

152. GPA-8-95 - Charles L. Ruthe - Request to amend a portion of the Southeast Sector of the General Plan on property located on the southeast corner of Eastern Avenue and Searles Avenue. From: L (Low Density Residential) To: GC (General Commercial)

ZONE CHANGE RELATED TO GPA-8-95 - PUBLIC HEARING

153. Z-12-95 - Charles L. Ruthe - Request for reclassification of property located on the southeast corner of Eastern Avenue and Searles Avenue. From: R-1 (Single Family Residence) To: C-2 (General Commercial) Proposed Use: USED CAR LOT

GENERAL PLAN AMENDMENT - PUBLIC HEARING

154. GPA-11-95 - Thomas and Julia Ahey - Request to amend a portion of the Northwest Sector of the General Plan on property located on the north side of Gowan Road, approximately 339 feet west of Cimarron Road. From: L (Low Density Residential) To: ML (Medium-Low Density Residential)

ZONE CHANGE RELATED TO GPA-11-95 - PUBLIC HEARING

155. Z-14-95 - Thomas and Julia Ahey - Request for reclassification of property located on the north side of Gowan Road, approximately 339 feet west of Cimarron Road. From: N-U (Non-Urban) To: R-CL (Single Family Compact Lot) and R-PD5 (Residential Planned Development) Proposed Use: 31 SINGLE FAMILY DETACHED DWELLINGS

GENERAL PLAN AMENDMENT - PUBLIC HEARING

156. GPA-12-95 - Universal Health Services - Request to amend a portion of the Southeast Sector of the General Plan on property located at 1916 and 1918 Pinto Lane. From: L (Low Density Residential) To: O (Office)

ZONE CHANGE RELATED TO GPA-12-95 - PUBLIC HEARING

157. **Z-13-95 - Universal Health Services** - Request for reclassification of property located at 1916 and 1918 Pinto Lane. From: R-1 (Single Family Residence) To: P-R (Professional Offices and Parking) Proposed Use: EXPANSION OF VALLEY HOSPITAL PARKING LOT

GENERAL PLAN AMENDMENT - PUBLIC HEARING

158. **GPA-14-95 - Olympic Nevada, Inc.** - Request to amend a portion of the Northwest Sector of the General Plan on property located on the south side of Centennial Parkway and the west side of Rancho Drive. From: PF (Public Facilities), GC (General Commercial) and SC (Service Commercial) To: SC (Service Commercial), GC (General Commercial), M (Medium Density Residential) and ML (Medium-Low Density Residential)

ZONE CHANGE - PUBLIC HEARING

159. **Z-16-95 - Olympic Nevada, Inc.** - Request for reclassification of property located on the south side of Centennial Parkway and west side of Rancho Drive. From: N-U (Non-Urban) and C-2 (General Commercial), and R-E (Residence Estates) and C-2 (General Commercial - under Resolution of Intent to C-V [Civic]) To: C-1 (Limited Commercial), C-2 (General Commercial), R-PD7 (Residential Planned Development) R-PD11 (Residential Planned Development) R-PD14 (Residential Planned Development) and R-PD18 (Residential Planned Development) Proposed Use: 1,685 SINGLE AND MULTI-FAMILY DWELLINGS AND COMMERCIAL (INCLUDES A GOLF DRIVING RANGE)

PLOT PLAN REVIEW

160. **Z-69-92(1) - City of Las Vegas** - Request for a Plot Plan Review for a proposed 28.98 acre Detention Basin on property located on the west side of Buffalo Drive, approximately 1,320 feet north of Ann Road, R-E Zone and C-2 Zone (under Resolution of Intent to C-V).

161. SET DATE FOR PUBLIC HEARING ON ANY ITEM REQUIRING A PUBLIC HEARING THAT WAS ACTED UPON BY THE CITY PLANNING COMMISSION.

162. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE BOARD OF ZONING ADJUSTMENT MEETING.

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

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

Downtown Transportation Center, City Clerk's Posting Board
Senior Citizen Center, 450 E. Bonanza Road
Bridger Building, 225 Bridger Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board



Mayor
JAN LAVERTY JONES
Elected At Large

The Mayor and City Council welcome your attendance and participation at this meeting. Should you wish to speak on an Agenda item, please feel free to do so. However, in fairness to others, we respectfully ask your observance of the following:

1. Please state your name and home address for the record.
2. Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
3. When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speaker's remarks will be helpful in this regard.
4. Your City Council carefully considers all the facts before a decision is made. Brief statements, therefore, are most helpful in reaching a decision based on sound judgment.

FACILITIES ARE PROVIDED THROUGHOUT CITY HALL FOR THE CONVENIENCE OF HANDICAPPED PERSONS

LARRY K. BARTON
City Manager

BRADFORD R. JERBIC
City Attorney

KATHY TIGHE
City Clerk



Councilman
FRANK HAWKINS JR.
WARD 1
Central Area of the City



Councilman
ARNIE ADAMSEN
WARD 2
Southwest Area of the City



Councilman
KEN BRASS
WARD 3
Eastern Area of the City



Councilman
MATTHEW Q. CALLISTER
WARD 4
Northwest Area of the City

EXHIBIT "B"

STATE OF NEVADA)
)
COUNTY OF CLARK) SS.
)
CITY OF LAS VEGAS)

TO: County Recorder of Clark County, Nevada

Pursuant to NRS § 271.325 and all laws supplemental thereto and amendatory thereof, and to an ordinance (the "Ordinance") of the City of Las Vegas, Nevada (the "City") passed and approved on April 5, 1995, I, as the Clerk of the City, do hereby deliver and certify to you, as the Recorder of Clark County, Nevada, the list of the lots, tracts and parcels of land within the City of Las Vegas, Nevada Special Improvement District No. 606 (Mountain Spa Development) to be assessed and the amount of maximum benefits estimated to be assessed against each lot, tract and parcel of land in the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this ____ day of _____, 1995.

City Clerk

(SEAL)

EXHIBIT "C"

(ATTACH ENGINEER'S REPORT)

City of Las Vegas

Special Improvement District No. 606
Engineer's Report

March 28, 1995

Special Improvement District No. 606

Engineer's Report

City of Las Vegas

City Council

Mayor Jan Lavery Jones

Arnie Adamson

Frank Hawkins

Ken Brass

Matthew Q. Callister

City Manager

Larry K. Barton

Director of Public Works

Richard D. Goecke, P.E.

Director of Finance

Steve P. Houchens

City Attorney

Brad Jerbic, Esq.

Assessment Engineer

Willdan Associates

Special Counsel

George Ogilvie, Esq.

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INTRODUCTION

A Special Improvement District is a financing alternative available to public agencies. It allows the construction of desired public infrastructure in which the costs and expenses of the various construction projects are apportioned against the benefitted properties within the boundaries of the designated benefit area ("District"). Proposed improvements for Districts usually consist of the basic or regional infrastructure to provide traffic access and control, flood control facilities, water and sanitary sewage facilities, and other services to the properties within the District. The improvements are necessary to orderly develop to full potential, the properties within the District. It can be concluded that such improvements are of direct and special benefit.

In determining the method of assessment, consideration must be given to various factors that influence the assessment spread, the properties to be assessed, and the amount of assessment to be levied to the ultimate participant ("property owner"). Included in the method selection are the following important considerations:

- Preliminary determination of nonassessable properties, as this would affect the concept of the District formation. This would include federal and state-owned properties, cemeteries, greenbelts, common areas, etc., if any
- Preliminary identification of potential, nonassessable, publicly-owned properties within the District boundary (schools, parks, fire stations, etc.)
- Review the proposed improvements and determine if any area outside the District will benefit from the proposed District improvements
- Determine that the proposed assessment methodology and project descriptions will accommodate future apportionments and acquisitions

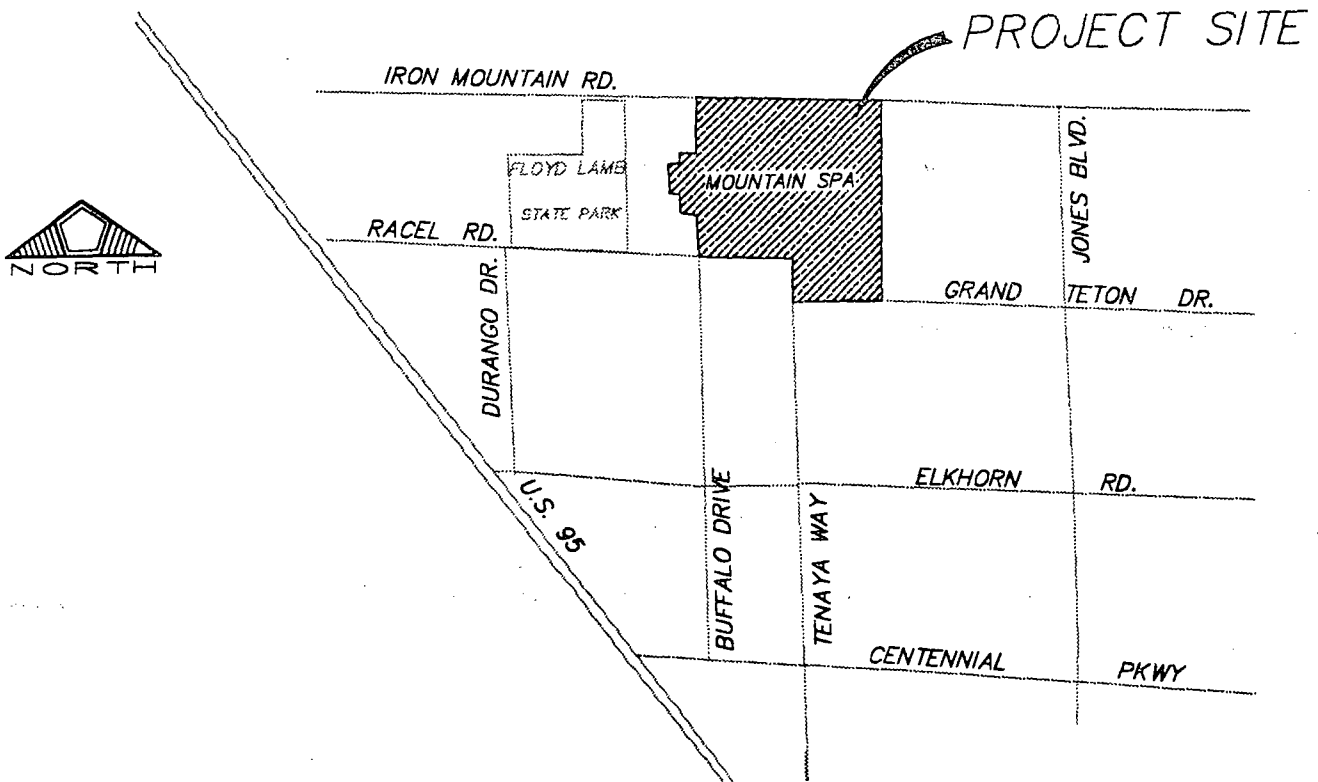
- Review current appraisal and absorption studies of the proposed district as this relates to the method of assessment or method of apportionment

A program is proposed in which Mountain Spa Limited Partnership, a Nevada Limited Partnership (Developer) will construct and offer for acquisition certain improvements, consisting of various traffic, flood control, water and sanitary sewer improvements, under the provisions offered by the City of Las Vegas, Nevada, Department of Public Works, the City of Las Vegas SID Guidelines, a developer agreement, and NRS 271 for a Single Developer District.

The District consists of approximately 631.50 gross acres of undeveloped land, located in the northwest portion of the Las Vegas Valley. It is bounded by Floyd Lamb State Park on the north, Rainbow Boulevard on the east, Grand Teton Drive and Racel Road on the south and Tenaya Boulevard, Horse Drive, Coke Street and Buffalo Drive on the west. (See Vicinity Map)

The improvements have been assembled into 13 specific construction subprojects in order to accomplish an efficient acquisition of the improvements according to the developer's contract documents and proposed construction scheduling. The District program, therefore, has been structured to coincide with the orderly development of the project and has resulted in a concept that will satisfy the requirements of the City of Las Vegas, Department of Public Works, and Nevada Revised Statutes.

VICINITY MAP



SPECIAL IMPROVEMENT DISTRICT NO. 606

CONCEPT

This program provides a structure of a single lien that is uniformly levied upon the entire area. The proceeds from the bond sales are sufficient to complete all identified subprojects, together with the District's necessary incidental costs. Three bond sales rather than a single sale is proposed with all secured by the initial lien. At the present time, much of the parcelization that will eventually occur does not exist, thus the lien is levied on a per-acre basis. The amount of the lien has been adjusted to include the cost of inflation for portions of the construction projects that will be built in the future.

To structure an assessment program to accommodate the above conditions, particularly where residential properties are involved, the following three criteria must be met:

- 1) The final assessment which a parcel receives must be independent of the manner in which the developer elects to phase both the construction program and the bond sales, provided that when the final assessment is levied upon a parcel, that parcel receives its appropriate benefit from all the proposed assessment-financed facilities.
- 2) When a final assessment is levied upon a parcel, the parcel must receive adequate usage and benefit from all facilities financed.
- 3) When a final assessment is levied upon a parcel, it must properly reflect the benefit the parcel receives should all subsequent construction phases be discontinued.

To establish an assessment per parcel that accomplishes the aforementioned, the assessment method first assumes that the entire project is financed and constructed at 1995 prices, with the

cost benefit conveyed by such construction applied to the property on an equivalent dwelling unit (EDU) basis. The result is that the assessment on all parcels is known, should they develop precisely as the development program proposes. The program, of course, will likely not be implemented in that precise manner, but will be implemented by multiple bond sales, construction contracts or improvement acquisitions, each of which will be a portion of this overall program, however, the benefit relationship among the parcels to be assessed should not change. As parcels develop, their predetermined assessment is apportioned from acreage to equivalent dwelling units, adjusted only for inflation changes in construction costs. The result is that the final assessment a parcel receives is independent of construction phasing.

EDU's establish a relationship among the various types of developments, such that when an estimate is made of the final development, an estimate of the number of EDU's can also be made. Dividing the entire estimated cost of the program by the total number of EDU's results in an average assessment amount per EDU. Table 1 sets forth the various land-use types suggested within the proposed District boundary and the estimated EDU's assigned to each land-use type. These EDU relationships for the various land-use types represent the mean benefit relationship for all assessment-funded infrastructure. As a result of this approach, all developments of a similar nature will receive a similar assessment independent of the final alignment of the facilities, provided that each parcel has the improvements necessary to develop to its full potential as a result of the construction of such facilities.

Initially, the entire assessment is levied on the entire development area on acreage basis. Concurrently, a working map is developed showing the proposed development parcels and, using a proposed development program provided by the developer, a number of assessment units (EDU's) are assigned to each development parcel. When a development parcel is recorded, as a parcel, either by a subdivision map, a parcel map, or other formal means, the assessment for that parcel is obtained by multiplying its proposed EDU's by the assessment per EDU assigned to that parcel. Should that number be different than the aforementioned projection, all other parcels that have not to that point been formally recorded will be adjusted such that the

assessments to be levied on all areas remains equal to the total assessment authorized by this report.

TABLE I

**Equivalent Dwelling Unit (EDU) Factor Worksheet
for the Special Improvement District 606**

I. Residential

A. Single Family Dwellings (SFD)

<u>Density/Net Acre</u>	<u>EDU/Unit</u>
0-2/acre	3.90
2-3.25/acre	2.40
3.25-4.75/acre	1.60
4.75-6.75/acre	1.20
6.75-8.5/acre	1.00

B. Condominiums

8.5/acre	0.85
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II. Commercial

<u>Use</u>	<u>EDU/Net Acre</u>
Golf Course Clubhouse	10.0
Church	10.0
Regional Shopping	10.0
Retail	10.0

III. Commercial (Special)

Hotel	.50 EDU/room
-------	--------------

IV. Exempt

Public Streets	0.0
Parks	0.0
Schools	0.0
Public Facilities	0.0
Open Space	0.0
Golf Course	0.0

IMPLEMENTATION

The area of the District is preliminarily divided into a number of parcels, upon which a designated type of development and density is established. From this information, the EDUs for each planning area can be established, thus the assessment to be assigned to each planning area will be preliminarily determined. (See Appendix A).

Once a planning area is formally established ("divided"), by reason of recording a parcel or subdivision map, the assessment is apportioned upon that planning area in proportion to the number of EDUs designated. As further divisions occur within the planning area, the derived assessment is again apportioned to the newly-created parcels, equally dividing the assessment among similar parcels. Stated in another manner, the assessment upon a planning area is established upon that area on the basis of EDUs as set forth in Table 1; then, as further subdivision occurs within the planning area, the assessment is divided equally among similar product types. Should the final number of units be different than originally projected when the apportionment upon the planning unit was established, the assessment per EDU within the planning unit can change within a range not to exceed $\pm 20\%$ of the original assessment. If the changes per EDU within the planning unit exceeds that amount a "Change and Modification" proceeding will be necessary.

The lien, as initially levied, will be sufficient in amount to accommodate multiple-phased bond sales, together with the inflation likely to occur during the construction period. The effect of this will be that the lien will exceed the debt it is supporting until issuance of the final bond sale.

No modification to an assessment on a parcel shall be applied once the parcel has received its final assessment by the apportionments process. The effect will be that development occurring in later years will be assessed on precisely the same basis as all other development, but the final

assessment will be adjusted to reflect the anticipated change in construction costs and shortened bond maturities.

APPORTIONMENT

Utilizing a single lien with multiple bond sales, as this program proposes, will result in two factors to be considered in the apportionment process. Apportioning the lien of the assessment will concurrently apportion the debt service attributable to the assessment. This will result in a progressive reduction in the annual debt service requirement for the undeveloped land as development occurs, until subsequent series of bonds are sold. When the subsequent bond sales occur, the debt service will be allocated only upon parcels that have not received their final assessment, which will likely be vacant land. Apportionments will be made in accordance with the benefit a parcel receives as that benefit is set forth in the formulas of this report.

In making apportionments, assessments will always be distributed in the amount of their original levy, with no reduction being given as the result of debt service payments. The effect of this will be that in the later years of this program, the amount of an assessment apportioned upon a parcel may exceed the actual balance due on the assessment. The unpaid balance and resulting installment payments that were made prior to final assessment assignment will cause this variance.

ACQUISITION

The acquisition process will be completed either on a month-to-month partial buy-down basis or on a fully completed basis, and is described in detail in the funding and construction agreement.

FINAL ASSESSMENT DEFINED

Where a single assessment district supports multiple bond sales, as this program proposes, it becomes necessary to structure the program to meet certain fundamental requirements. A major requirement is that in allowing a person to purchase a parcel they must be assured of knowing at that time what the "final assessment" will be. The term final assessment, as hereinbefore used, refers to an assessment and the lien which it supports as being the final assessment to be apportioned on a parcel, with that parcel no longer subject to apportionment or change, regardless of whether or not there are additional bond sales. For a parcel to receive its final assessment, it must have sufficient existing or irrevocably funded infrastructure, so that it receives all of the benefits within this program. This does not necessitate a commitment for all of the infrastructure set forth in this program. As subsequent parcels are created and developed, they will impose an additional load upon the facilities already provided; but at the same time, these subsequently-created parcels will, themselves, be categorized as parcels receiving their final assessment, resulting in these new parcels funding the excess capacity requirements that they create.

The assessment installment upon the vacant land will vary until all bonds are sold. This variation develops a consistency of the benefit received by the vacant land. As the initial assessment installments are allocated upon such land, the benefit to all undeveloped property is essentially equal; however, as such divisions or parcel maps are recorded on portions of this undeveloped area and the capacity of the initial infrastructure is utilized, this leads to the need for additional financing for additional infrastructure in order to develop the remaining vacant land. Maintaining assessment installment in proportion to available benefit becomes a function of the apportionment process, which is necessitated to accommodate phased financing or phased bond sales. Where apportionments are made, they will be made in accordance with the benefit formula in this report. The result will be that the benefit a parcel receives will be independent of whether or not the program is financed and constructed in phases (except for inflation

factors), but will always have an assessment installment that is a function of the benefit available.

EFFECT OF CHANGES

As in almost any development project of this nature, it can be expected that the final product will not resemble precisely the manner in which it is now proposed. This program will accommodate limited changes in the following manner:

- The amount of the initial lien will be sufficient to provide an assessment on all of the proposed parcels in a predetermined amount per equivalent EDU.
- Should the initial lien exceed that which is eventually required, the final bond sale would be adjusted accordingly.
- Should the initial lien be deficient from that which is ultimately required, another assessment program would not be initiated, but rather, to maintain this program intact, the developer would be required to fund such a deficiency with funding treated as a cash contribution to the project.
- The “developer contribution” will be made only if required, and then only in an amount up to the amount stated to insure similar development charges on similar parcels.
- To maintain the integrity of this assessment program, non-assessable acres in excess of that amount determined should pay into the bond redemption fund an amount that otherwise would have been their final assessment. Parcels that are non-assessable, but are provided for the direct use of assessable parcels such as condominium common areas, greenbelts, private parks, and private recreational areas, etc., will be included in the density calculation for the equivalent dwelling units for which they are provided.
- The anticipated effect of inflation has been taken into account by adding to the current construction cost estimates an adjustment for that infrastructure proposed to be funded

and constructed by subsequent bond sales. The proposed apportioned benefit per EDU occurring after the future bond sales has been appropriately adjusted.

SUBPROJECT IMPROVEMENTS

The following proposed improvements of the District are broken down into thirteen subprojects, according to the anticipated construction and acquisition phasing:

Subproject No. 1

The construction of an offsite potable water distribution line in Buffalo Drive from Ann Road to Racel Road. The water line will be a 30-inch diameter line oversized to 36-inches that will transition to a 30-inch-diameter line at the corner of Buffalo Drive and Racel Road. The subproject includes trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work.

Subproject No. 2

The construction of an offsite sanitary sewer mainline in Elkhorn Road and Rainbow Boulevard from Rio Vista Road to Grand Teton Drive at the southern boundary of the district. The line will consist of approximately 6,100 linear feet of 12-inch diameter line oversized to 21-inches and 1,300 linear feet of 12-inch diameter line oversized to 24-inches. The subproject includes trenching, backfill, and manholes, staking, together with appurtenances and appurtenant work.

Subproject No. 3

The construction of approximately 14,100 linear feet of various width roadways, located around the perimeter of the District. In addition, the construction of approximately 1,975 linear feet of various diameter RCP storm drain from the intersection of Racel Road and Buffalo Drive north to the primary golf course channel crossing on Mountain Spa Drive. The subproject includes grading, paving, base, curb and gutter, street lights, sidewalk, striping, traffic mitigation, manholes, and drop inlets together with appurtenances and appurtenant work.

Subproject No. 4

The construction of approximately 5,600 linear feet of 7-foot-wide pavement addition to the existing 24 foot strip paved roadway for the offsite construction access along Racel Road, from Durango Drive to Buffalo Drive, including grading, paving, base, and roadside ditching, together with appurtenances and appurtenant work.

Subproject No. 5

The construction of approximately 9,500 linear feet of 100-foot-wide right-of-way roadway, for the offsite access along Farm Road, from Durango Drive to Buffalo Drive, and along Buffalo Drive, from Farm Road to Racel Road, including grading, paving, base, street lights, curb and gutter, sidewalk, striping, and a traffic signal at the intersection of Farm Road and Buffalo Road, together with appurtenances and appurtenant work.

Subproject No. 6

The subprojects consists of the construction of grass lined primary and secondary channels of varying width and depth, including grassing, and irrigation, and together with appurtenances and appurtenant work. The channels will be contained within public utility easements. A maintenance agreement for said channels will be provided by the developer agreeing to the maintenance of the facilities.

Subproject No. 7

The construction of varying size and length flood control culverts and retaining walls throughout the District. The subproject includes excavation, structural, backfill, culverts, headwalls, and rip-rap, together with appurtenances and appurtenant work. Public utility easements will be provided for facilities located on private property. A maintenance agreement for said culverts will be provided by the developer agreeing to the maintenance of the facilities.

Subproject No. 8

The construction of an interim flood control spreader facility located at the southern boundary of the District. The subproject includes excavation, concrete slab, cutoff walls, outlet pipe, and

rip-rap, together with appurtenances and appurtenant work. The subproject will be located in a public utility easement. A maintenance agreement for said spreader facility will be provided by the developer agreeing to the maintenance of the facility.

Subproject No. 9

The construction of floodwalls and channels. The subproject will include excavation, grading, backfill, and lining, together with appurtenances and appurtenant work. The flood control features will be contained within public utility easements. A maintenance agreement for said walls and channels will be provided by the developer agreeing to the maintenance of the facilities.

Subproject No. 10

The construction of a potable water line of various sizes in Mountain Spa Drive and Cupp Drive. The subproject includes trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work.

Subproject No. 11

The construction of the onsite public streets to include 3,000 linear feet of 100-foot-wide right-of-way on Mountain Spa Drive from Buffalo Drive to its termination and 3,530 linear feet of 80-foot-wide right-of-way on Cupp Drive from Mountain Spa Drive to its termination. The subproject includes grading, paving, base, street lights, curb and gutter, sidewalks, and striping, together with appurtenances and appurtenant work.

Subproject No. 12

The construction of an onsite public sanitary sewer collection system located in the following private streets and public easements: Aree Avenue, Chatelet Street, Grenoble Avenue, Mountain Spa Drive, Everest Street, Chapelle Street, Lyon Street, Lagos Court, Nevers Avenue, Bristol Avenue, Antibes Court, Cupp Drive, Loire Street, Moulin Street, Chambourey Street, Grand Mountain Avenue, Anatole Court, Chantilly Street, Alsace Court and within the easements across the golf course connecting Cupp Drive with Chambourey Street and Alsace Court with

Aree Avenue. The subproject includes pipeline, trenching, backfill, and manholes, together with appurtenances and appurtenant work. The public sanitary sewer facilities will be located within public underground utility easements.

Subproject No. 13

The construction of an onsite public water distribution system located in the following private streets and public easements: Aree Avenue, Chatelet Street, Grenoble Avenue, Mountain Spa Drive, Everest Street, Chapelle Street, Lyon Street, Loire Street, Moulin Street, Chambourey Street, Grand Mountain Avenue, Anatole Court, Chantilly Street and within the easements across the golf course connecting Cupp Drive with Chambourey Street and Nevers Avenue with Chantilly Street and Loire Avenue with Chambourey Street. The subproject includes pipeline, trenching, backfill, manholes, and valves, together with appurtenances and appurtenant work. The public water facilities will be located within public underground utility easements.

A more detailed description of the subprojects may be found in Appendix B and the subproject relative alignments are delineated in Appendix C.

ESTIMATE OF CONSTRUCTION COSTS

The total acquisition cost of each subproject is the total of four costs: construction improvements, engineering design, contingency, and soft costs.

The construction improvement cost associated with each segment represents the estimated cost for materials, workmanship, construction water, and grading permits.

Engineering design costs are proportional to the construction improvement cost and include planning, design engineering, specifications, contract improvement documents, and design surveying costs related to the preparation of improvement plans.

Likewise, soft costs are proportional to the construction improvement cost and include construction management, construction administration, construction staking, plan checking, bonding fees, tortoise fees, construction inspection, and interest incurred during construction.

TABLE 2 - ESTIMATE OF CONSTRUCTION COSTS

SUBPROJECT NO.	CONSTRUCTION IMPROVEMENT COST	ENGINEERING DESIGN COST	CONTINGENCY COST	SOFT COST	TOTAL ACQUISITION COST
1	\$2,894,360	\$240,212	\$144,718	\$436,469	\$3,715,759
2	\$318,405	\$39,951	\$15,920	\$60,624	\$434,900
3	\$1,570,041	\$183,787	\$78,502	\$277,637	\$2,109,967
4	\$53,838	\$7,033	\$2,692	\$10,251	\$73,814
5	\$2,316,395	\$220,498	\$115,820	\$367,653	\$3,020,366
6	\$1,594,919	\$178,966	\$79,746	\$276,946	\$2,130,578
7	\$1,285,475	\$159,551	\$64,274	\$239,804	\$1,749,104
8	\$1,017,457	\$106,915	\$50,873	\$168,544	\$1,343,789
9	\$487,736	\$63,710	\$24,387	\$92,865	\$668,698
10	\$518,982	\$67,792	\$25,949	\$98,814	\$711,537
11	\$1,289,929	\$129,365	\$64,496	\$206,471	\$1,690,262
12	\$1,287,354	\$145,363	\$64,368	\$223,438	\$1,720,522
13	\$1,401,406	\$170,647	\$70,070	\$257,573	\$1,899,697
TOTAL:	\$16,036,298	\$1,713,789	\$801,815	\$2,717,091	\$21,268,993

TABLE 3 - ESTIMATE OF INCIDENTAL COSTS

<u>DESCRIPTION</u>	<u>COSTS</u>
Bond Counsel	\$140,000
City of Las Vegas Legal Consultant	\$120,000
Developer's Counsel	\$150,000
Developer's Financial Consultant	\$252,600
Underwriter Discount	\$808,320
Project Reports and Studies	\$125,000
Assessment Engineering	\$65,000
Construction Observation	\$450,000
Improvement Acquisitions	\$400,000
Appraisal	\$75,000
City Administration	\$660,000
Official Statement	\$50,000
Other Costs	<u>\$15,000</u>
Total:	\$3,310,920

TABLE 4 - TOTAL BOND COST

<u>DESCRIPTION</u>	<u>COST</u>
Construction	\$21,268,993
Incidentals	\$3,310,920
Reserve Fund (10%)	\$3,368,000
Capitalized P & I (2 years @ 8.5%)	\$5,725,600
	<hr/>
Grand Total	\$33,673,513
Total Bond Cost	\$33,680,000

APPENDIX

APPENDIX A

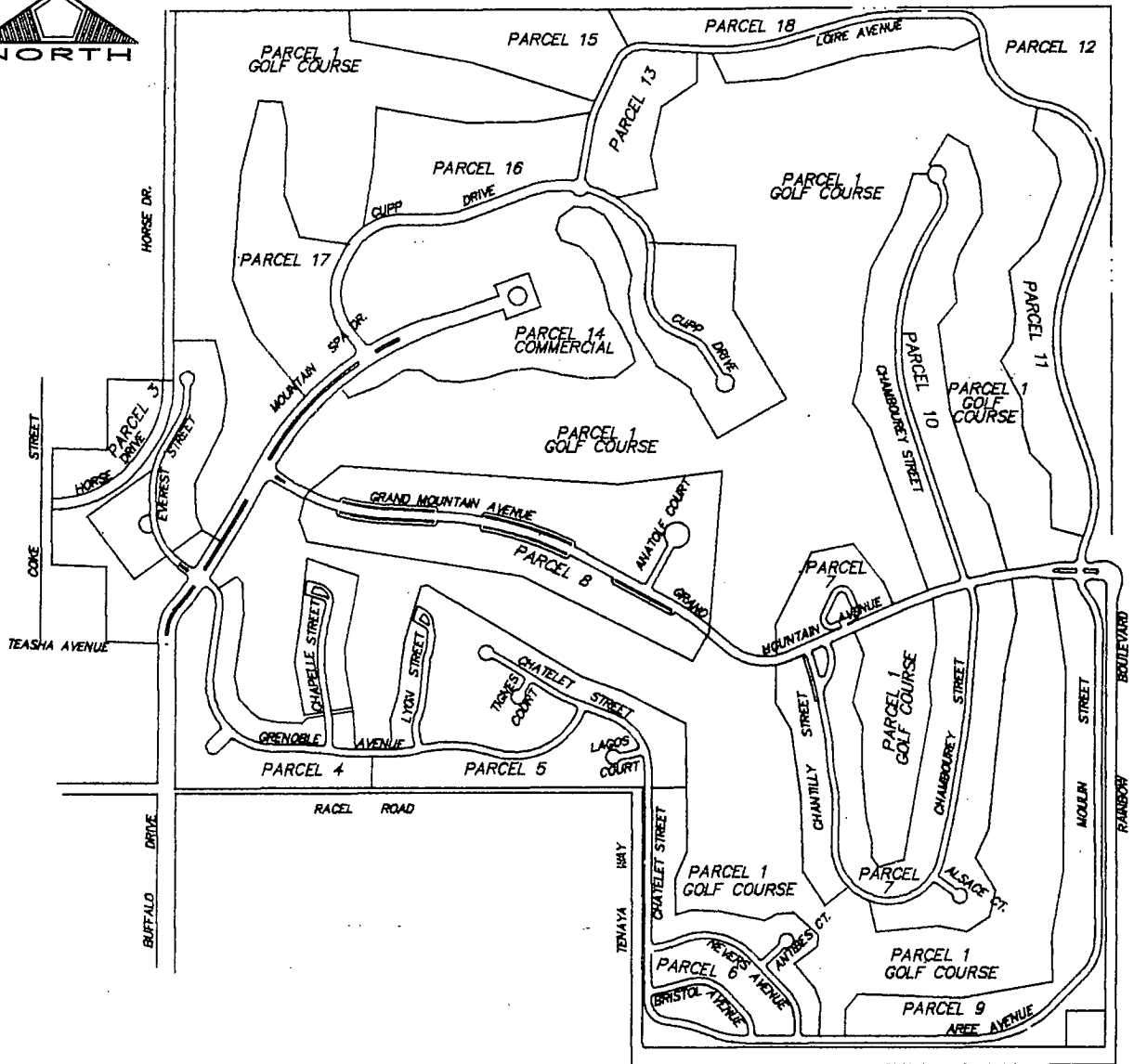
Preliminary Assessment Schedule

PRELIMINARY ASSESSMENT SCHEDULE

PARCEL NO.	LAND USE	AREA (ACRES)	# OF UNITS	DENSITY UNITS/ACRE	EDU FACTOR	TOTAL EDU'S	PARCEL ASSESSMENT
1	GC	266.9				Not Assessable	\$0.00
2	EH	18.1	15	0.620	3.90	58.5	\$827,466.30
3	EH	6.1	Parcels 2 & 3 have 15 total units with a total assessment of \$827,466				
4	PH	22.4	273	3.934	1.60	436.8	\$6,178,415.02
5	PH	27.4	Parcels 4 - 6 have 273 total units with a total assessment of \$6,178,415				
6	PH	19.6					
7	EH	43.2	80	1.852	3.90	312.0	\$4,413,153.58
8	EH	33.2	36	1.084	3.90	140.4	\$1,985,919.11
9	FV	27.2	200	7.353	1.00	200.0	\$2,828,944.61
10	EH	25.6	41	1.602	3.90	159.9	\$2,261,741.21
11	EH	24.9	35	1.406	3.90	136.5	\$1,930,754.69
12	EH	9.2	1	0.109	3.90	3.9	\$55,164.42
13	CD	8.1	72	8.889	0.85	61.2	\$865,657.05
14	CM	43.9	Not Available			450.0	\$6,365,125.36
15	CD	12.2	100	8.197	1.00	100.0	\$1,414,472.30
16	CD	14.4	150	10.417	0.85	127.5	\$1,803,452.19
17	FV	14.7	120	8.163	1.00	120.0	\$1,697,366.76
18	EH	12.8	31	2.422	2.40	74.4	\$1,052,367.39
Total:						2381.1	\$33,680,000.00
Cost / EDU:							\$14,144.72

GC = GOLF COURSE EH = ESTATE HOMES PH = PRODUCTION HOMES
 FV = FAIRWAY VILLAS CD = CONDOMINIUMS CM = COMMERCIAL

PROPOSED PARCELIZATION



SPECIAL IMPROVEMENT DISTRICT NO. 606

APPENDIX B

*Assessment Engineer's Tabulation of Developer's
Subproject Costs For Acquisition*

**Assessment Engineer's Tabulation of Developer's
Subproject Costs For Acquisition**

SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
1	TOTAL Offsite Water System				\$2,894,360
2A	12" Sewer Line (oversized to 24")	LF	1,297	\$39.00	\$50,583
2B	12" Sewer Line (oversized to 21")	LF	6,098	\$39.00	\$237,822
2C	Sewer Manholes	EA	12	\$2,500.00	\$30,000
2	TOTAL Offsite Sewer System				\$318,405
3A	1/2 Street, 60' ROW	LF	10,361	\$66.96	\$693,773
3B	60' ROW (Horse Drive)	LF	1,050	\$120.33	\$126,347
3C	100' ROW -- (Buffalo)	LF	800	\$228.41	\$182,728
3D	67.5' ROW (28' Paving on Grand Teton)	LF	2,643	\$56.60	\$149,594
3E	Traffic Mitigation	LS	1	\$174,400.00	\$174,400
3F	Mountain Spa/Buffalo 66" RCP	LF	25	\$135.00	\$3,375.00
3G	Mountain Spa/Buffalo 48" RCP	LF	1,785	\$100.00	\$178,500.00
3H	Mountain Spa/Buffalo 36" RCP	LF	75	\$105.00	\$7,875.00
3I	Mountain Spa/Buffalo 24" RCP	LF	50	\$105.00	\$5,250.00
3J	Mountain Spa/Buffalo 18" RCP	LF	40	\$80.00	\$3,200.00
3K	Mountain Spa/Buffalo Type 'C' Inlets	EA	6	\$3,500.00	\$21,000.00
3L	Mountain Spa/Buffalo Type 1 Manholes	EA	8	\$3,000.00	\$24,000.00
3	TOTAL Offsite Roadways				\$1,570,041

SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
4A	Racel Road (7' A.C. addition)	LF	5,600	\$9.50	\$53,200
4B	Construction Water	LS			\$479
4C	Contractor Permits	LS			\$160
4	TOTAL Construction Access -- Racel				\$53,838

5A	Farm Road (100' ROW)	LF	5,400	\$228.41	\$1,233,414
5B	Buffalo Drive (100' ROW)	LF	4,100	\$228.41	\$936,481
5C	Traffic Signal	EA	1	\$146,500.00	\$146,500
5	TOTAL Project Access				\$2,316,395

6A	Channel Excavation	CY	382,902	\$0.86	\$329,296
6B	Irrigation	ACRE	33	\$9,758.56	\$322,032
6C	Topsoil Management	CY	26,400	\$3.31	\$87,384
6D	Finishing	ACRE	33	\$1,650.00	\$54,450
6E	Soil Amendments	ACRE	33	\$105.00	\$3,465
6F	Shaping	ACRE	33	\$1,394.00	\$46,002
6G	Channel Grassing	ACRE	33	\$18,730.00	\$618,090
6I	Interim Channel Excavation / Backfill	CY	61,000	\$2.20	\$134,200
6	TOTAL Flood Control Channels				\$1,594,919

SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
7A-1	Structural Concrete	CY	1,664	\$250.00	\$416,000
7A-2	Reinforcement	LB	386,100	\$0.50	\$193,050
7A-3	Headwalls	EA	1	\$40,000.00	\$40,000
7A-4	Reno Mattress	SY	800	\$18.00	\$14,400
7A-5	Structural Backfill	CY	310	\$18.00	\$5,580
7A-6	Gabion Cutoff, 3' x 3' x 120'	CY	40	\$95.00	\$3,800
7A	SUBTOTAL 7 - 12' x 4' (260') RCB Culvert (C1)				\$672,830
7B-1	48" RCP	LF	400	\$85.00	\$34,000
7B-2	Gabion Headwalls 3' Thick	CY	333	\$95.00	\$31,635
7B	SUBTOTAL 5 - 80' RCP Culverts (C2-C6)				\$65,635
7C-1	24" RCP	LF	270	\$55.00	\$14,850
7C-2	Gabion Headwalls 3' Thick	CY	200	\$95.00	\$19,000
7C	SUBTOTAL 3 - 90' RCP Culverts (C7-C9)				\$33,850
7D-1	30" RCP	LF	450	\$70.00	\$31,500
7D-2	Gabion Headwalls 3' Thick	CY	67	\$95.00	\$6,365
7D	SUBTOTAL 1- 450' RCP Culvert (C10)				\$37,865
7E-1	Structural Concrete	CY	450	\$250.00	\$112,500
7E-2	Reinforcement	LB	103,950	\$0.50	\$51,975
7E-3	Headwalls	EA	1	\$40,000.00	\$40,000
7E-4	Structural Backfill	CY	83	\$18.00	\$1,494
7E	SUBTOTAL 7 - 12'x4' (70') RCB Culvert				\$205,969
7F-1	40' long Reno Mattress, 12"	SY	533	\$22.00	\$11,726
7F-2	Gabion Cut-off 3' x 3' x 120' (2)	CY	80	\$95.00	\$7,600
7F-3	Retaining Walls, Various Heights	SF	12,500	\$20.00	\$250,000
7F	SUBTOTAL Grade Control & Retaining Walls				\$269,326
7	TOTAL Culverts and Walls				\$1,285,475

SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
8A	Structural Concrete	CY	2,826	\$275.00	\$777,150
8B	12" Rip-Rap	CY	2,685	\$60.00	\$161,100
8C	18" Storm Drain	LF	600	\$43.00	\$25,800
8D	Structural Excavation	CY	17,230	\$2.50	\$43,075
8E	Structural Backfill	CY	574	\$18.00	\$10,332
8	TOTAL Spreader Structure				\$1,017,457

9A-1	3' CMU wall with footing	LF	1,600	\$25.00	\$40,000
9A-2	Channel Grading 25' btm 4' dp 4:1 ss	CY	9,961	\$1.75	\$17,432
9A-3	Grass & Irrigation	SF	92,776	\$0.79	\$73,293
9A	SUBTOTAL Wall & Channel (FW 1)				\$130,725
9B-1	3' CMU wall with footing	LF	3,620	\$25.00	\$90,500
9B-2	Channel Grading 5' btm 3' dp 4:1 ss	CY	6,837	\$1.75	\$11,965
9B-3	Grass & Irrigation	SF	107,654	\$0.79	\$85,047
9B	SUBTOTAL Wall & Channel (FW 2)				\$187,511
9C-1	3' CMU wall with footing	LF	2,100	\$25.00	\$52,500
9C-2	Reno Mattress	SY	6,500	\$18.00	\$117,000
9C	SUBTOTAL Wall & Reno Mattress (FW3)				\$169,500
9	TOTAL Flood Walls and Channels				\$487,736

SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
10A-1	30" DI Pipe Material	LF	1,798	\$73.43	\$132,027
10A-2	30" DI Pipe Installed	LF	1,798	\$57.57	\$103,511
10B-1	20" DI Pipe Material	LF	977	\$34.65	\$33,853
10B-2	20" DI Pipe Installed	LF	977	\$52.35	\$51,146
10B-3	20" Butterfly Valve Material	EA	1	\$2,500.00	\$2,500
10B-4	20" Butterfly Valve Installed	EA	1	\$1,550.00	\$1,550
10C-1	16" DI Pipe Material	LF	2,042	\$26.28	\$53,664
10C-2	16" DI Pipe Installed	LF	2,042	\$33.72	\$68,856
10C-3	16" Butterfly Valve Material	EA	1	\$1,750.00	\$1,750
10C-4	16" Butterfly Valve Installed	EA	1	\$800.00	\$800
10D-1	12" PVC Pipe Material	LF	1,480	\$11.86	\$17,553
10D-2	12" PVC Pipe Installed	LF	1,480	\$30.14	\$44,607
10D-3	12" Gate Valve Material	EA	1	\$700.00	\$700
10D-4	12" Gate Valve Installed	EA	1	\$625.00	\$625
10E-1	Air Vacuum Valve -- Material	EA	2	\$615.00	\$1,230
10E-2	Air Vacuum Valve -- Installed	EA	2	\$300.00	\$600
10F-1	Access Manhole -- Material	EA	3	\$410.00	\$1,230
10F-2	Access Manhole -- Installed	EA	3	\$400.00	\$1,200
10G-1	Cathodic Protection -- Material	EA	2	\$65.00	\$130
10G-2	Cathodic Protection -- Installed	EA	2	\$50.00	\$100
10H-1	6" Blowoff -- Material	EA	1	\$490.00	\$490
10H-2	6" Blowoff -- Installed	EA	1	\$860.00	\$860
10	TOTAL Mtn. Spa & Cupp Water System				\$518,982

11A	Mountain Spa Drive (100' ROW)	LF	3,000	\$205.70	\$617,100
11B	Cupp Drive (80' ROW)	LF	3,530	\$186.27	\$657,533
11C	Construction Water	LS			\$11,472
11D	Contractor Permits	LS			\$3,824
11	TOTAL Mountain Spa Drive & Cupp Drive				\$1,289,929

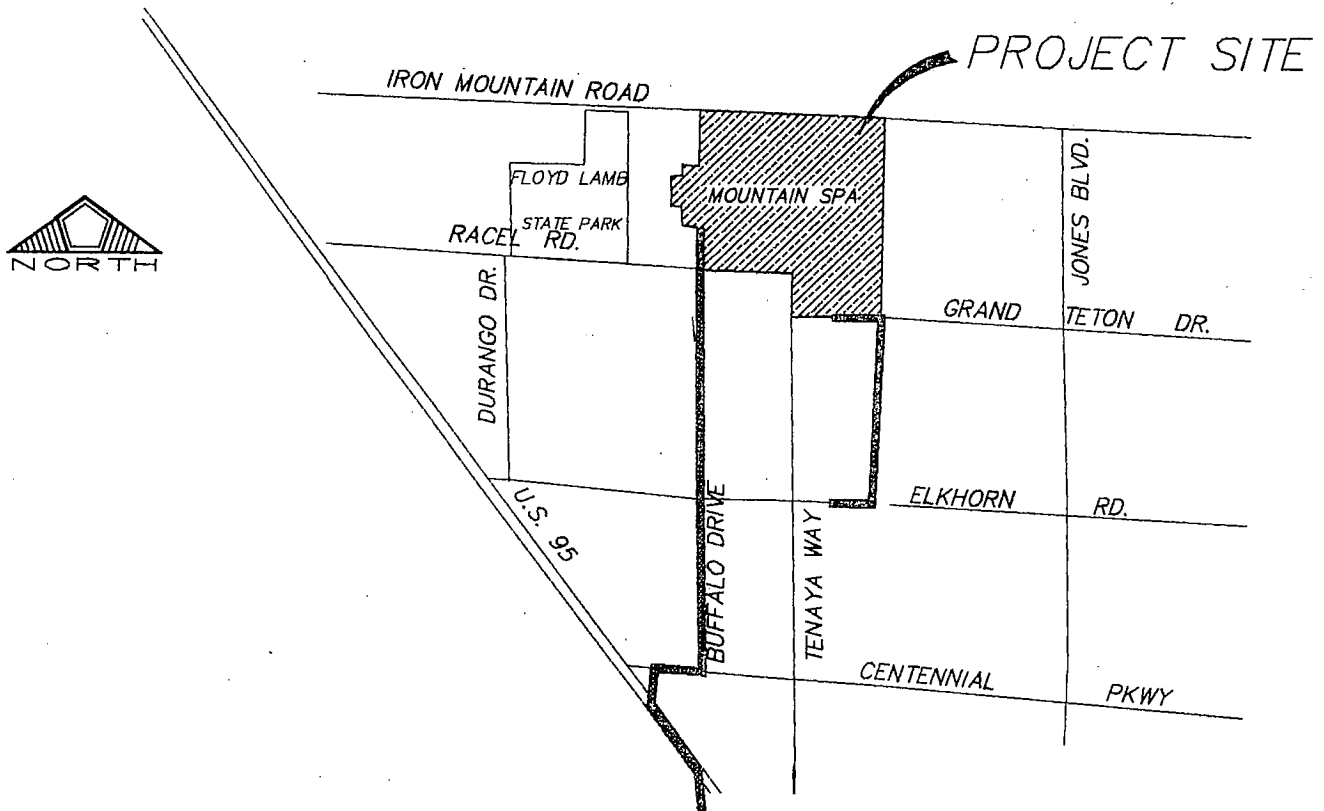
SUB PROJECT	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
12A	8" Sewer Pipe	LF	23,949	\$25.00	\$598,725
12B	10" Sewer Pipe	LF	4,446	\$30.00	\$133,380
12C	12" Sewer Pipe (not oversized)	LF	2,016	\$39.00	\$78,624
12D	8" (oversized to 12")	LF	7,995	\$25.00	\$199,875
12D	Manholes	EA	123	\$2,250.00	\$276,750
12	TOTAL Onsite Sewer System				\$1,287,354

13A-1	12" PVC Pipe Material	LF	4,174	\$11.86	\$49,504
13A-2	12" PVC Pipe Installed	LF	4,174	\$30.14	\$125,804
13A-3	12" Gate Valve Material	EA	4	\$700.00	\$2,800
13A-4	12" Gate Valve Installed	EA	4	\$625.00	\$2,500
13B-1	10" PVC Pipe Material	LF	13,722	\$8.62	\$118,284
13B-2	10" PVC Pipe Installed	LF	13,722	\$25.38	\$348,264
13B-3	10" Gate Valve Material	EA	10	\$550.00	\$5,500
13B-4	10" Gate Valve Installed	EA	10	\$500.00	\$5,000
13C-1	8" PVC Pipe Material	LF	17,585	\$5.58	\$98,124
13C-2	8" PVC Pipe Installed	LF	17,585	\$24.42	\$429,426
13C-3	8" Gate Valve Material	EA	24	\$325.00	\$7,800
13C-4	8" Gate Valve Installed	EA	24	\$350.00	\$8,400
13D-1	Fire Hydrants Material	EA	80	\$1,385.00	\$110,800
13D-2	Fire Hydrants Installed	EA	80	\$1,115.00	\$89,200
13	TOTAL Onsite Water System				\$1,401,406

APPENDIX C

Construction Project Diagrams

OFFSITE WATER AND SEWER SYSTEMS

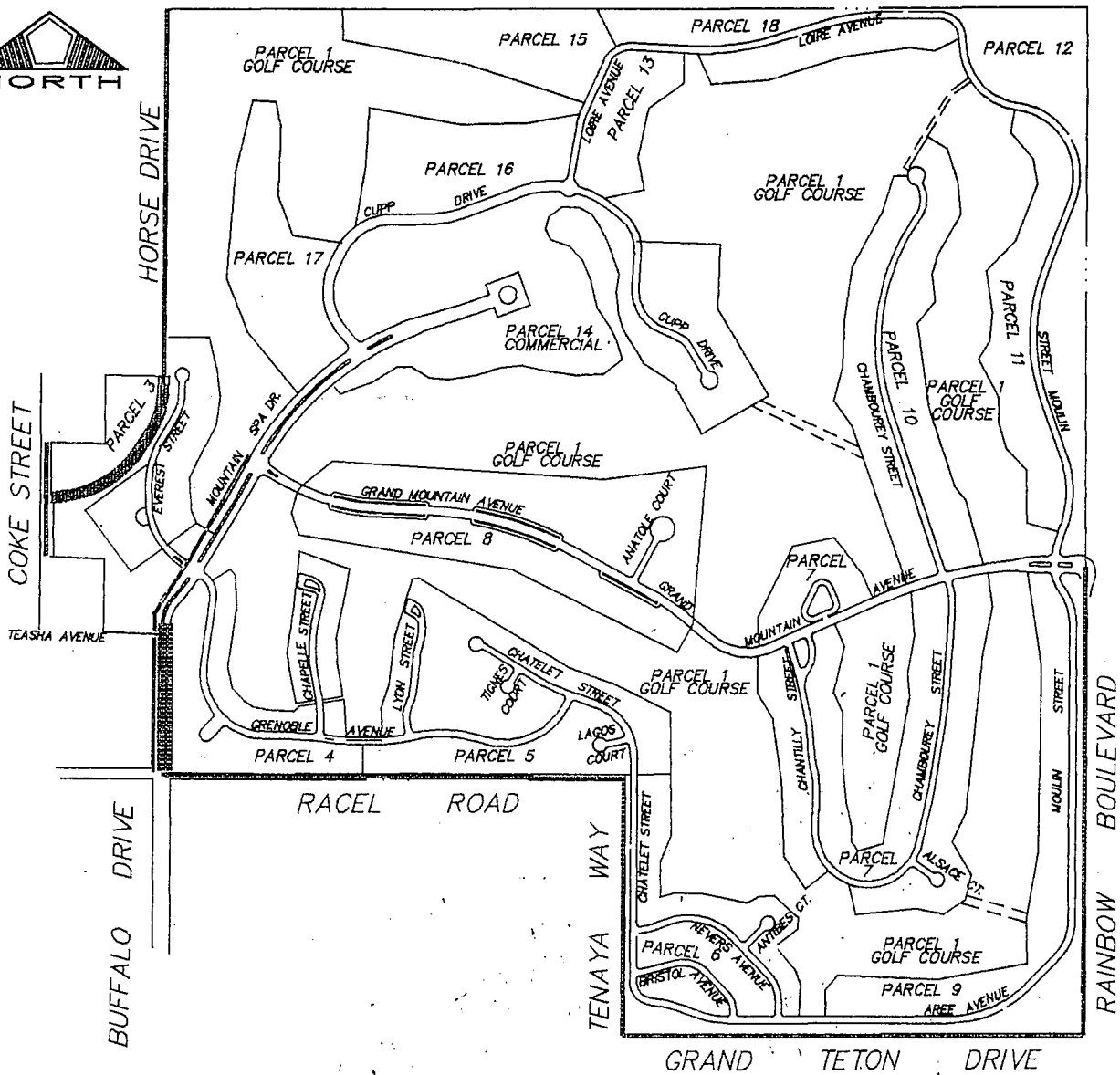


SUBPROJECT 1 — OFFSITE WATER

SUBPROJECT 2 — OFFSITE SEWER

SPECIAL IMPROVEMENT DISTRICT NO. 606

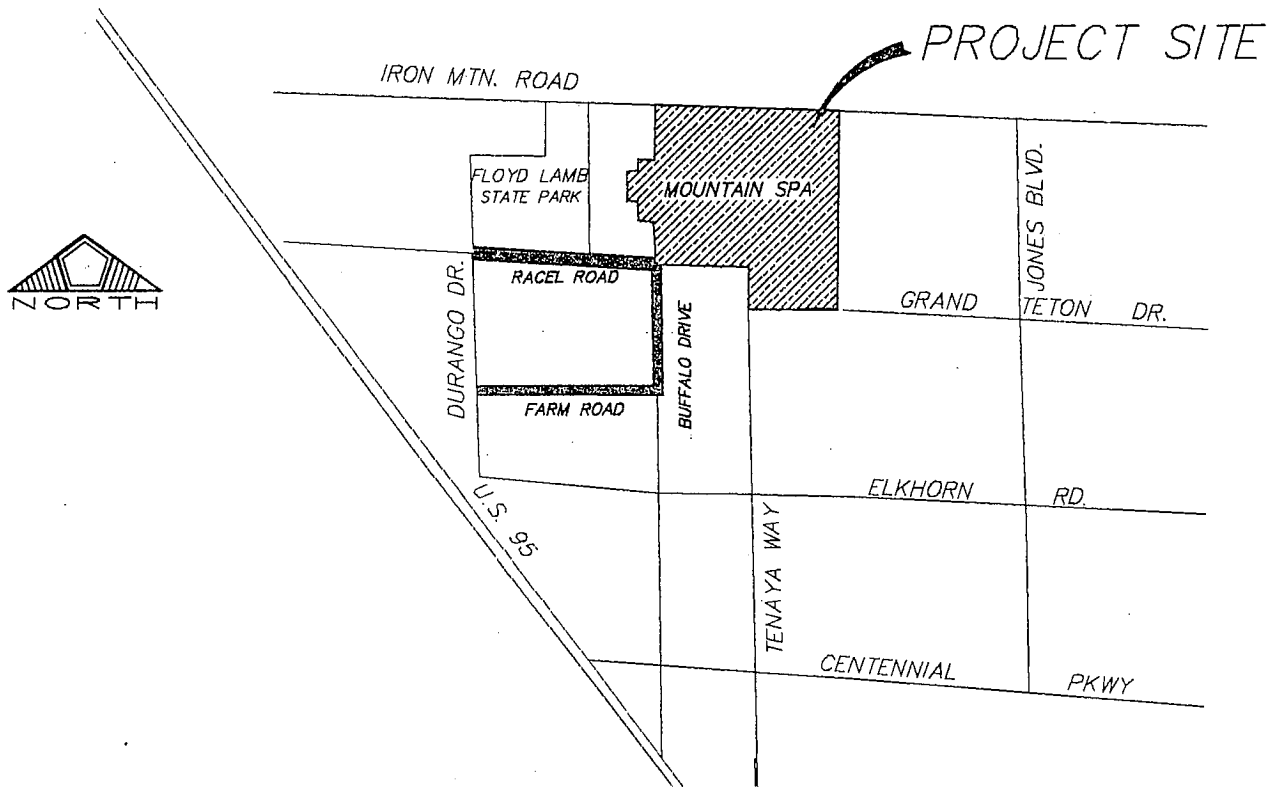
OFFSITE ROADWAYS



- SUBPROJECT NO. 3A - 1/2 60' ROW
- SUBPROJECT NO. 3B - 60' ROW
- SUBPROJECT NO. 3C - 100' ROW
- SUBPROJECT NO. 3D - 28' PAVE ON 67.5' ROW
- SUBPROJECT NO. 3E - STORM DRAIN

SPECIAL IMPROVEMENT DISTRICT NO. 606

CONSTRUCTION AND PROJECT ACCESS



SUBPROJECT NO. 4 - CONSTRUCTION ACCESS

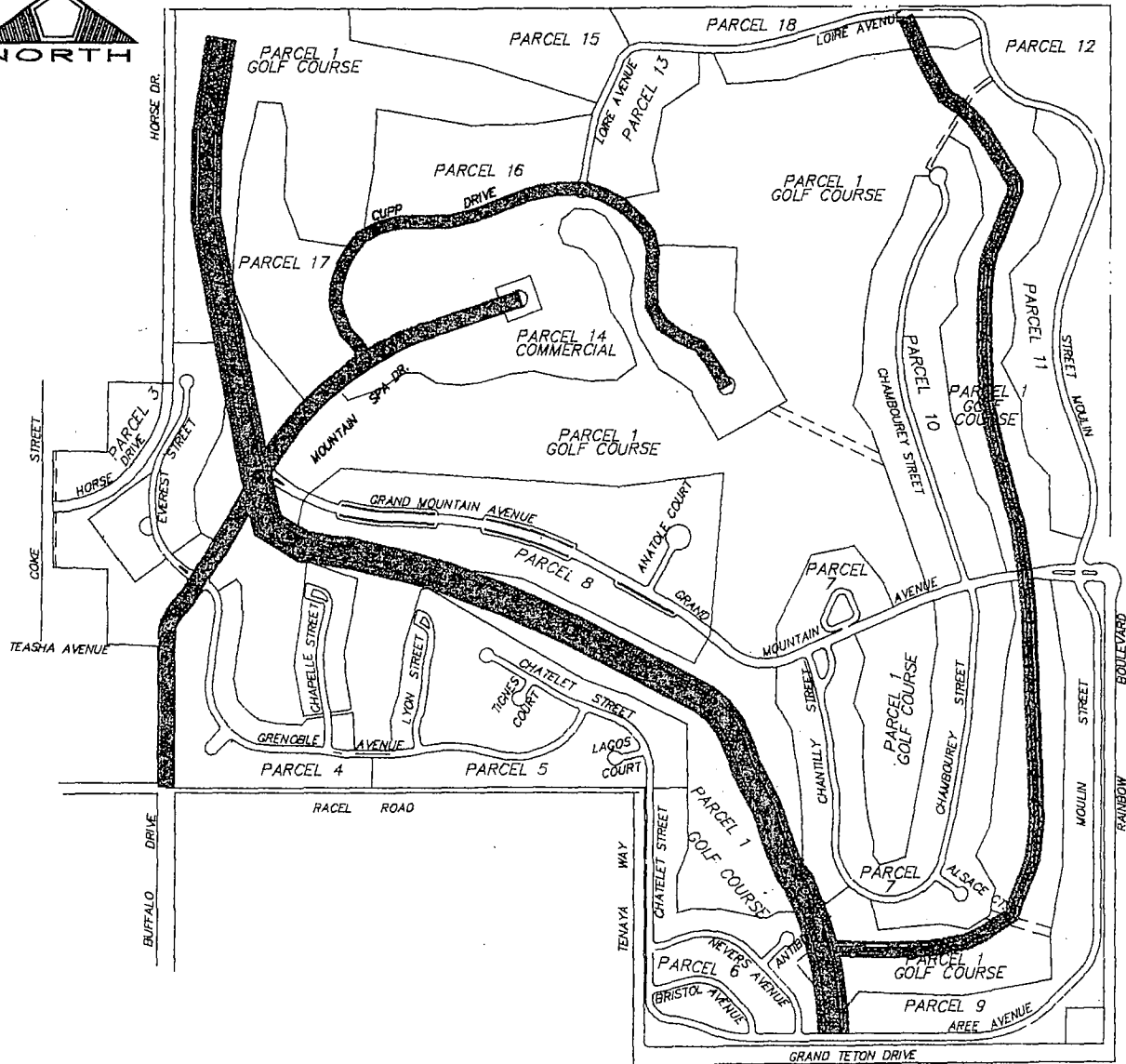
7' ADDITION TO EXISTING

SUBPROJECT NO. 5 - PROJECT ACCESS

100' ROW

SPECIAL IMPROVEMENT DISTRICT NO. 606

FLOOD CONTROL CHANNELS

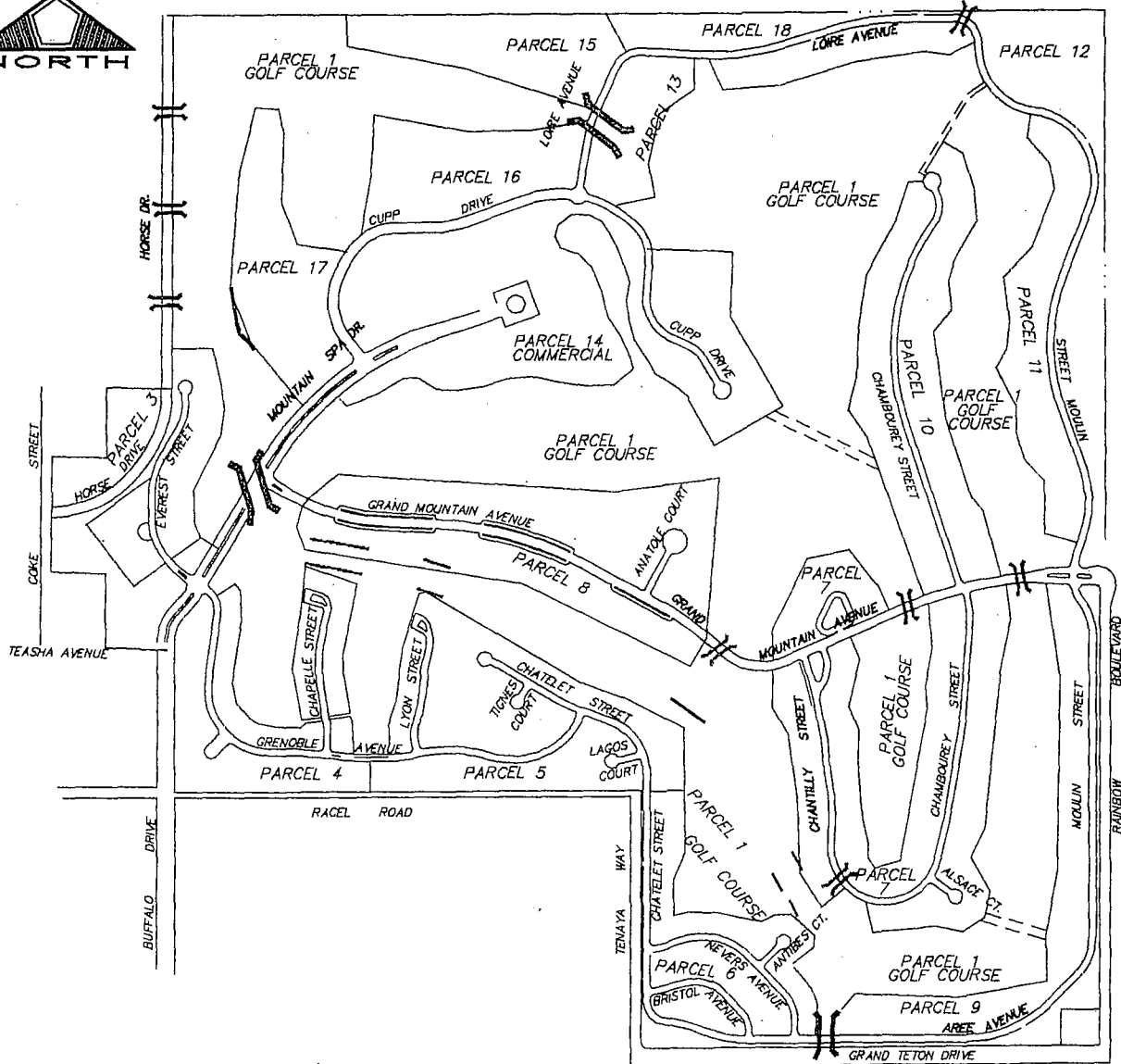


SUBPROJECT NO. 6A - CHANNEL AND ROAD EXCAVATION

SUBPROJECT NO. 6B/G - GRASS & IRRIGATION

SPECIAL IMPROVEMENT DISTRICT NO. 606

CULVERTS AND WALLS



SUBPROJECT NO. 7A & 7E - (7) 12' X 4' RCB CULVERTS

SUBPROJECT NO. 7B - (5) 48" RCP CULVERTS

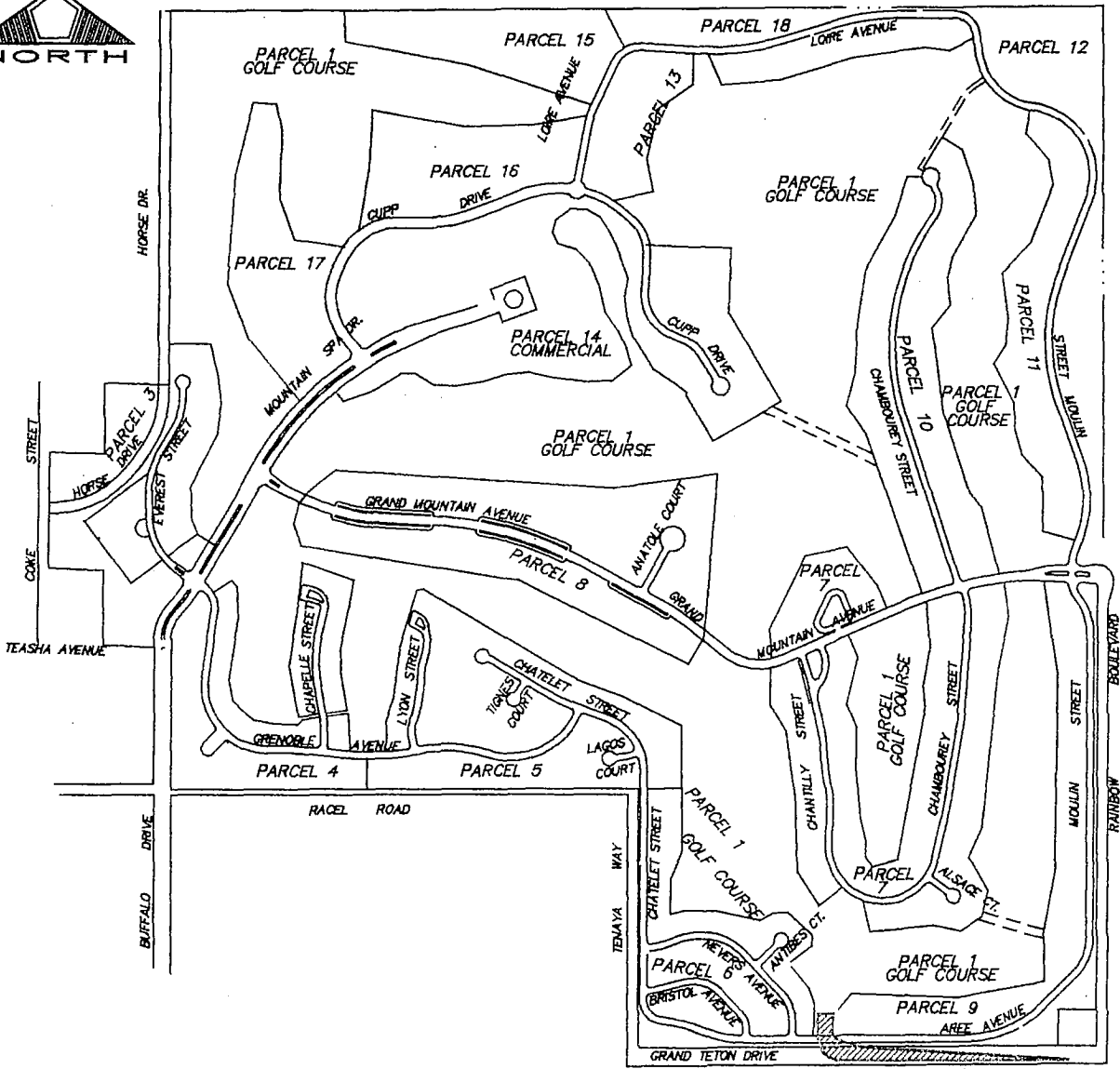
SUBPROJECT NO. 7C - (3) 24" RCP CULVERTS

SUBPROJECT NO. 7D - 30" RCP CULVERT

SUBPROJECT NO. 7F - RETAINING WALLS

SPECIAL IMPROVEMENT DISTRICT NO. 606

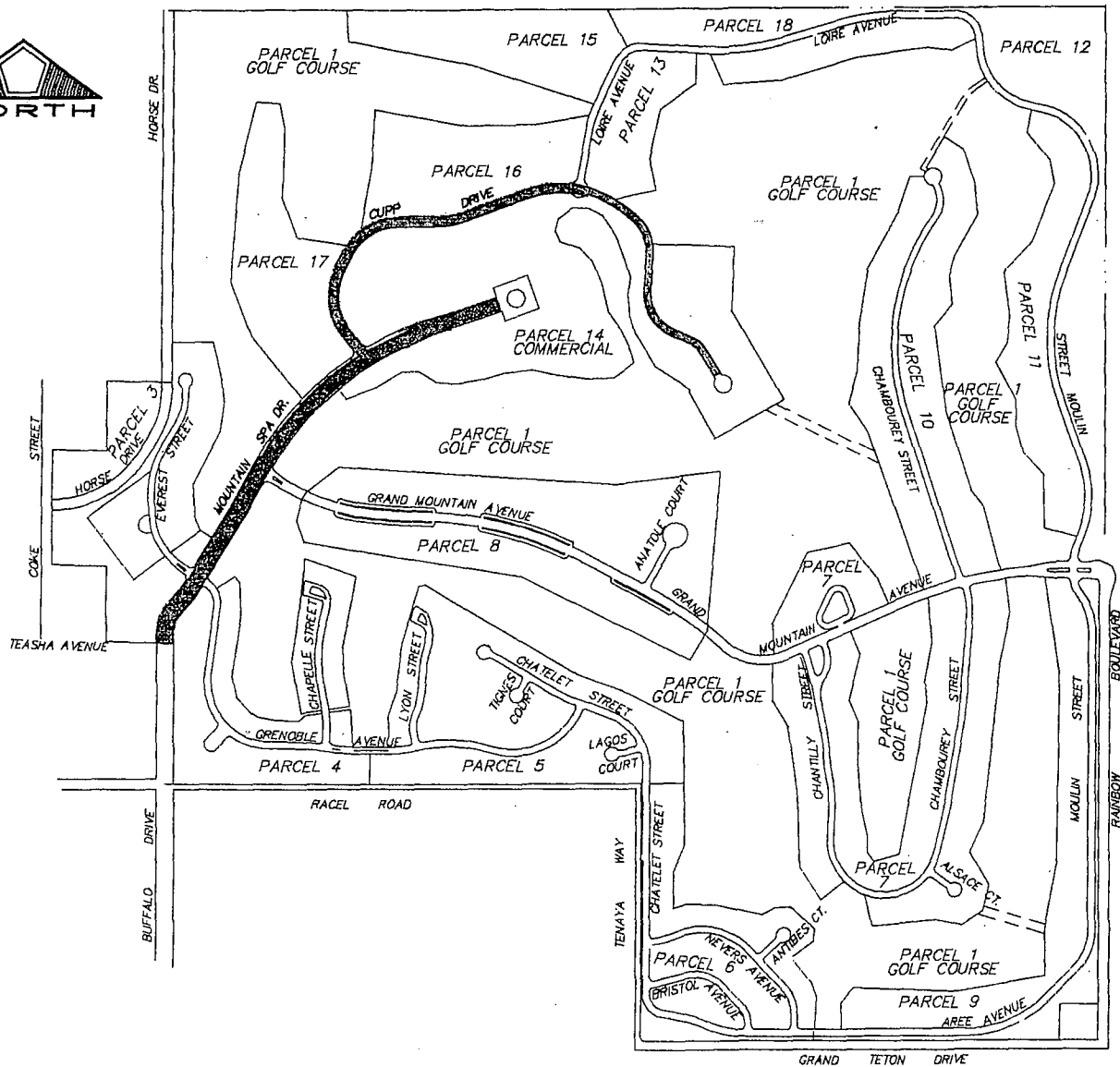
SPREADER STRUCTURE



SUBPROJECT 8 - CONCRETE SPREADER STRUCTURE

SPECIAL IMPROVEMENT DISTRICT NO. 606

MOUNTAIN SPA AND CUPP WATER SYSTEM



SUBPROJECT NO. 10A - 30" D.I. WATER

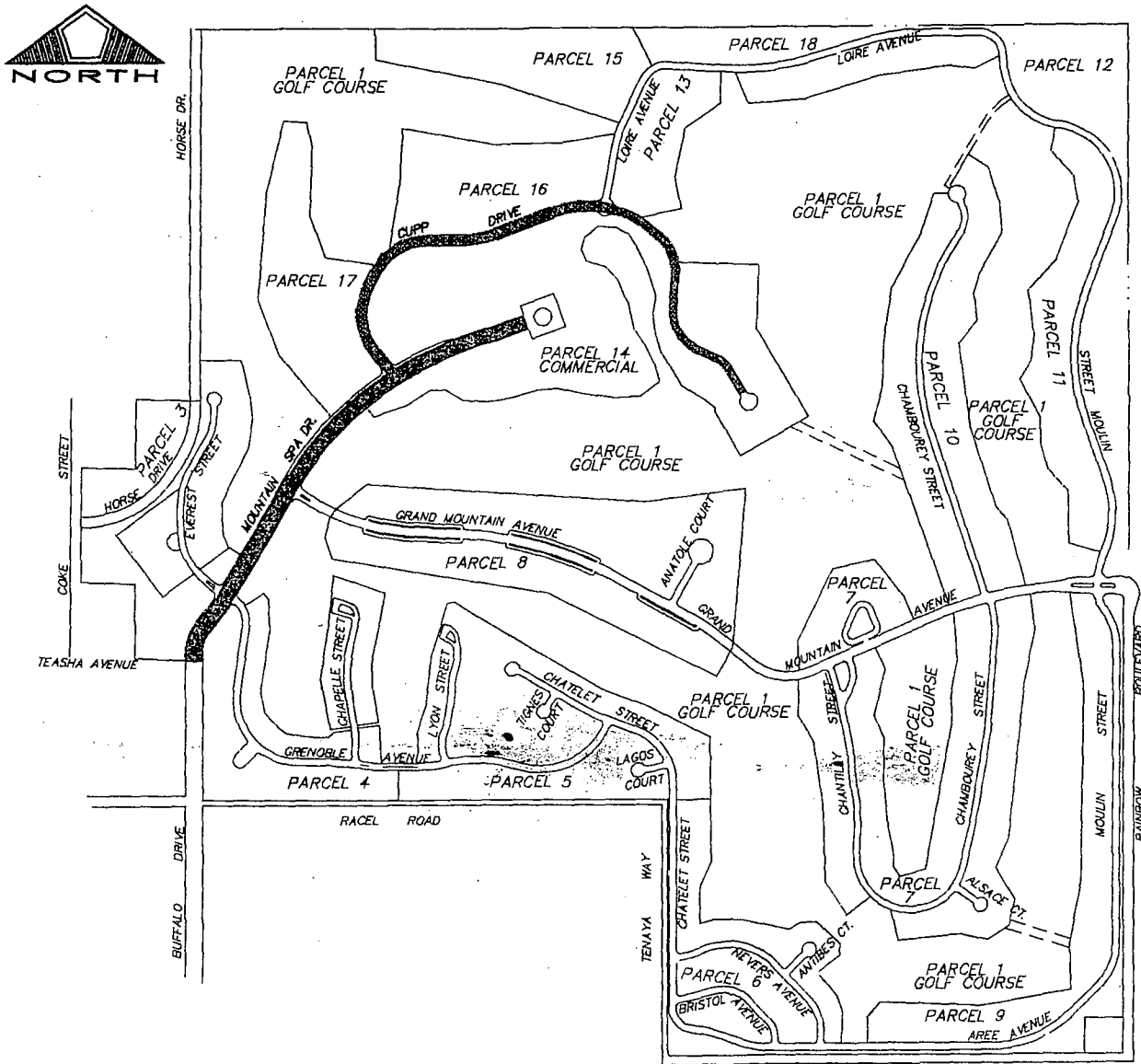
SUBPROJECT NO. 10B - 20" D.I. WATER

SUBPROJECT NO. 10C - 16" D.I. WATER

SUBPROJECT NO. 10D - 12" PVC WATER

SPECIAL IMPROVEMENT DISTRICT NO. 606

MOUNTAIN SPA DRIVE AND CUPP DRIVE

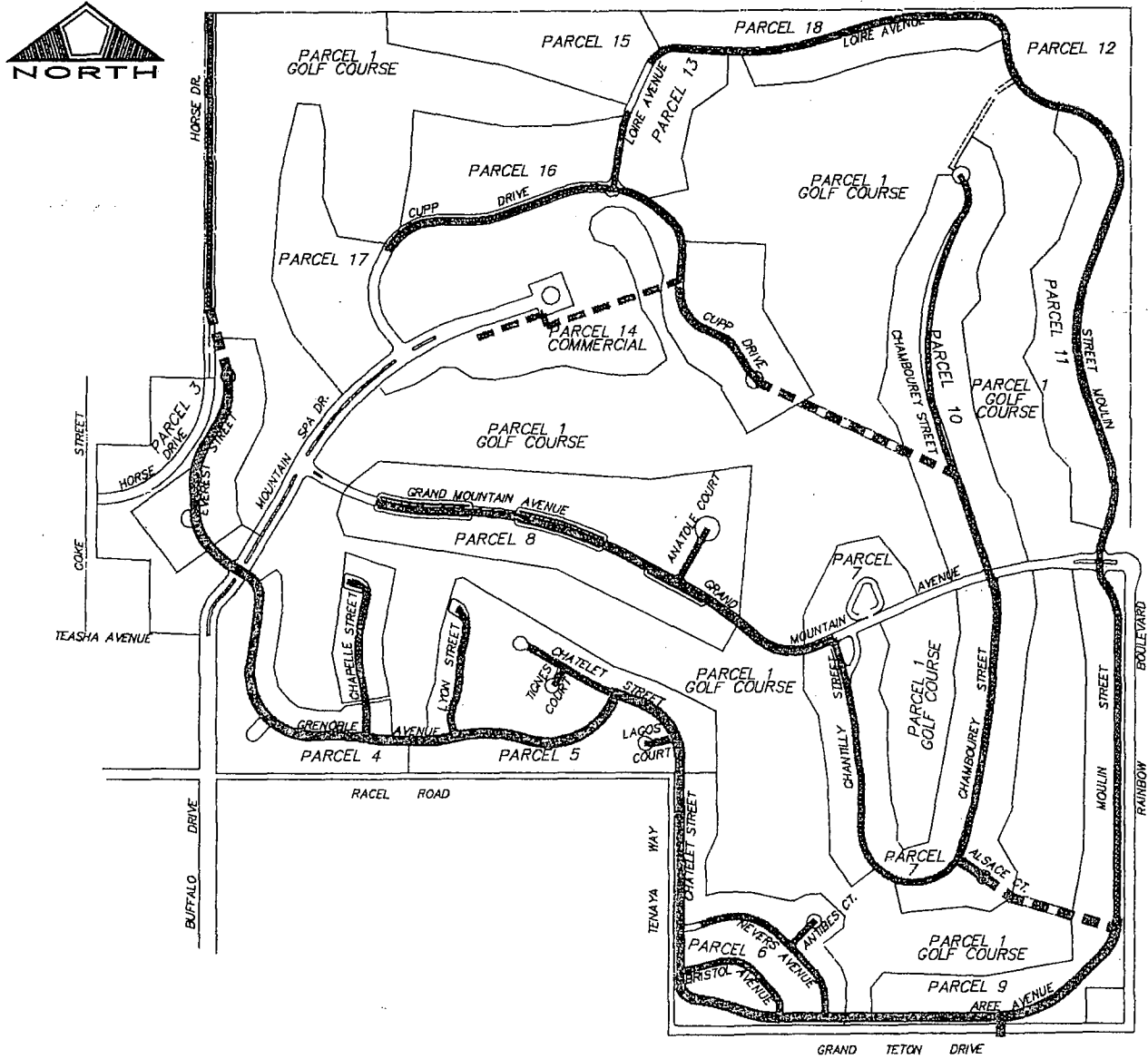


SUBPROJECT NO. 11A - 100' ROW

SUBPROJECT NO. 11B - 80' ROW

SPECIAL IMPROVEMENT DISTRICT NO. 606

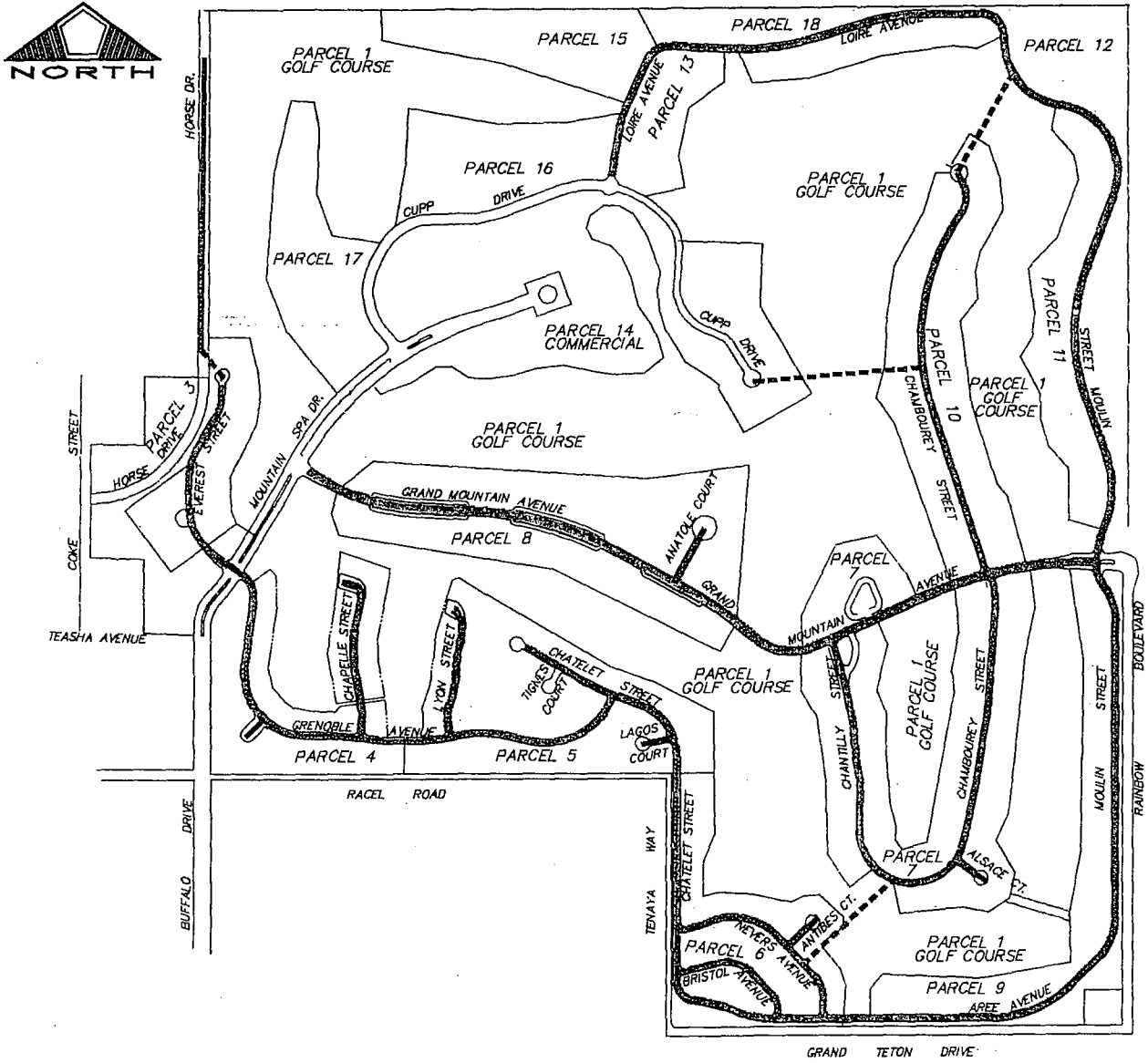
ONSITE SEWER SYSTEM



- SUBPROJECT NO. 12A - 8" PVC SEWER
- SUBPROJECT NO. 12B - 10" PVC SEWER
- SUBPROJECT NO. 12C - 12" PVC SEWER
- SUBPROJECT NO. 12D - 12" (OVERSIZED)

SPECIAL IMPROVEMENT DISTRICT NO. 606

ONSITE WATER SYSTEM



SUBPROJECT NO. 13A - 12" PVC WATER

SUBPROJECT NO. 13B - 10" PVC WATER

SUBPROJECT NO. 13C - 8" PVC WATER

SPECIAL IMPROVEMENT DISTRICT NO. 606

APPENDIX D

***Assessment Roll
by Assessor Parcel Number***

<u>Assessment Number</u>	<u>Assessor Parcel Number</u>	<u>Ownership Assessment</u>	<u>Gross Acres</u>	<u>Original</u>
1	480-310-002	Mountain Spa Development Limited Partnership	631.50	\$33,680,000

State of Nevada }
 } SS.
County of Clark }

To the City Council of Las Vegas, Nevada:

I hereby certify and report that the foregoing constitute the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessments for Local Improvement District No. 606 (Mountain Spa); that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provision of Chapter 271 of NRS.

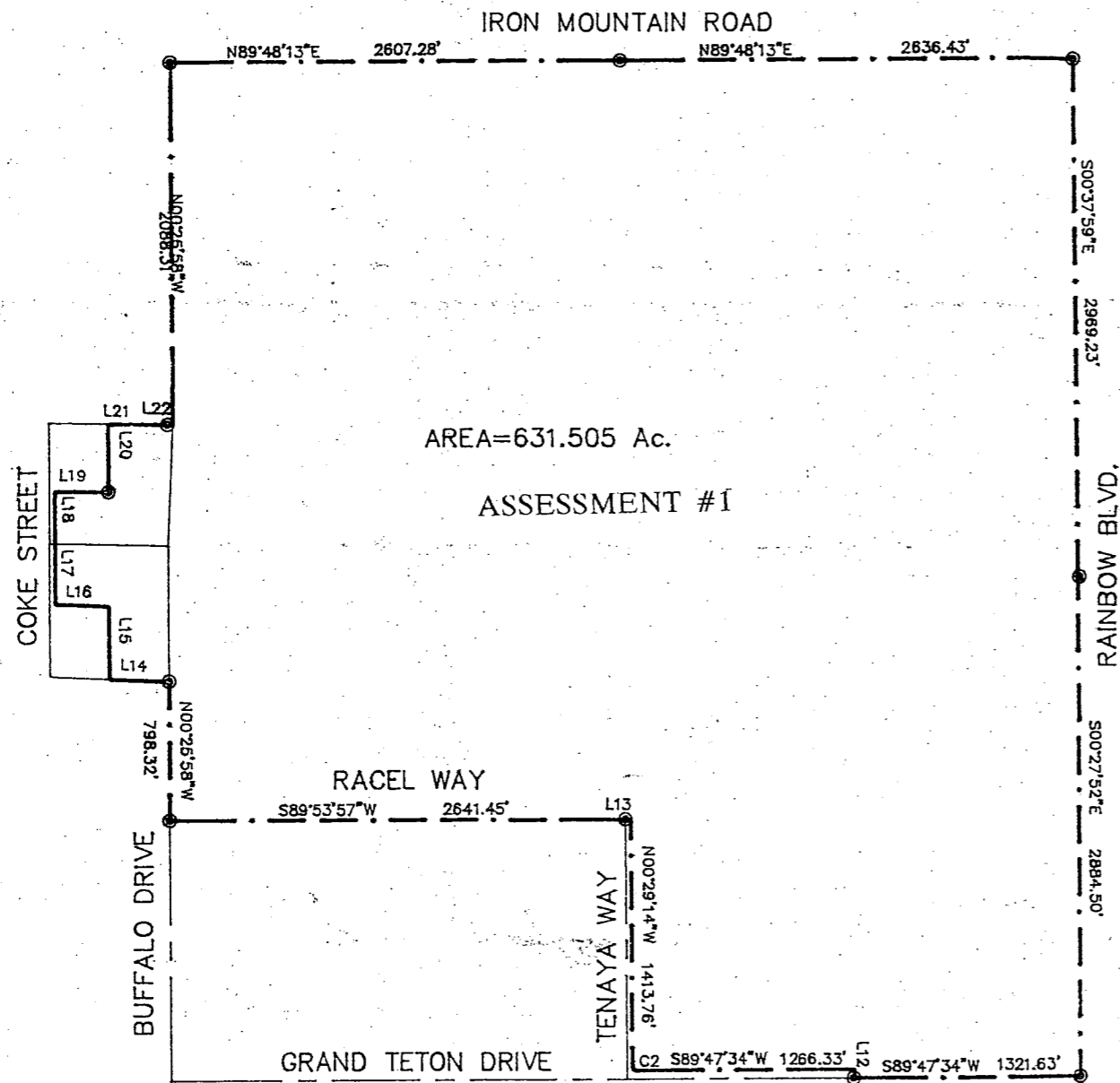
Assessment Engineer
Willdan Associates
Ralph M. Gabriel, P.E.

Dated this _____ day of March 1995, Las Vegas, Nevada.

The foregoing is the Assessment Roll designated in Ordinance No.

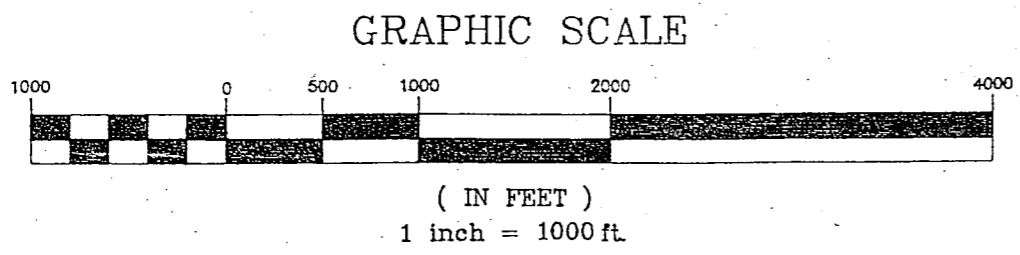
Kathleen Tighe
City Clerk

APPENDIX E
Assessment Plat



LINE	DIRECTION	DISTANCE
L12	N00°28'18"W	50.00'
L13	N89°11'25"W	30.01'
L14	N87°43'55"W	341.41'
L15	N00°21'32"W	420.03'
L16	N87°43'55"W	308.52'
L17	N00°21'32"W	348.33'
L18	N00°21'21"W	300.37'
L19	S88°50'09"E	309.02'
L20	N00°23'39"W	392.66'
L21	S88°57'50"E	338.76'
L22	S88°41'33"E	30.01'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	25.00'	39.15'	24.88'	89°43'12"



SPECIAL IMPROVEMENT DISTRICT 606
CITY OF LAS VEGAS

PLAT MAP

PREPARED BY: **WILLDAN ASSOCIATES**
ENGINEERS & PLANNERS
2325-A RENAISSANCE DRIVE, LAS VEGAS, NV. 89119
(702) 795-7870 • FAX (702) 795-3696

APPENDIX F

Legal Description

PROJECT PROPERTY

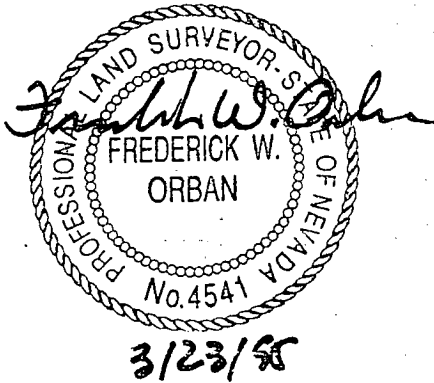
BEING A PORTION OF SECTION 9 AND SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE EAST AND SOUTH LINES OF SAID SECTION 10 THE FOLLOWING THREE (3) COURSES: SOUTH $00^{\circ}37'59''$ EAST, 2969.23 FEET; THENCE SOUTH $00^{\circ}27'52''$ EAST, 2884.50 FEET; THENCE SOUTH $89^{\circ}47'34''$ WEST, 1321.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10; THENCE NORTH $00^{\circ}28'18''$ WEST, 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE (100.00 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH $89^{\circ}47'34''$ WEST, 1266.33 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $89^{\circ}43'12''$, AN ARC LENGTH OF 39.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TENAYA WAY (60.00 FEET WIDE); THENCE NORTH $00^{\circ}29'14''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1413.76 FEET; THENCE NORTH $89^{\circ}11'25''$ WEST, 30.01 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 10; THENCE SOUTH $89^{\circ}53'57''$ WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 10, A DISTANCE OF 2641.45 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE NORTH $00^{\circ}25'58''$ WEST ALONG SAID WEST LINE, 798.32 FEET TO THE CENTERLINE OF TEASHA AVENUE (60.00 FEET WIDE); THENCE NORTH $87^{\circ}43'55''$ WEST ALONG SAID CENTERLINE, 341.41 FEET; THENCE NORTH $00^{\circ}21'32''$ WEST, 420.03 FEET; THENCE NORTH $87^{\circ}43'55''$ WEST, 308.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COKE STREET (60.00 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: NORTH $00^{\circ}21'32''$ WEST, 348.33 FEET; THENCE NORTH $00^{\circ}21'21''$ WEST, 300.37 FEET; THENCE SOUTH $88^{\circ}50'09''$ EAST, 309.02 FEET; THENCE NORTH $00^{\circ}23'39''$ WEST, 392.66 FEET; THENCE SOUTH $88^{\circ}57'50''$ EAST, 338.76 FEET TO THE AFOREMENTIONED WEST LINE OF SAID SECTION 10; THENCE SOUTH $88^{\circ}41'33''$ EAST, 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BUFFALO DRIVE (60.00 FEET WIDE); THENCE NORTH $00^{\circ}25'58''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 2088.31 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: NORTH $89^{\circ}48'11''$ EAST, 2607.28 FEET; THENCE NORTH $89^{\circ}48'13''$ EAST, 2636.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 631.50 ACRES.

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES ARE AS SHOWN ON A RECORD OF SURVEY PREPARED BY G.C. WALLACE, INC., ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 70, PAGE 15 OF SURVEYS.



FREDERICK W. ORBAN, P.L.S.

APPENDIX G

Appraisal

December 31, 1994

Michael K. Olson, Treasurer
City of Las Vegas
4000 E. Stewart Avenue, 10th Floor
Las Vegas, Nevada 89101

c/o Mountain Spa Development
2820 W. Charleston Boulevard
Suite 41
Las Vegas, Nevada 89102-1934

Re: Mountain Spa Planned Community
NEC Buffalo Drive and Racel Road
Las Vegas, Clark County, Nevada
Landauer File No.: L196-94

Dear Mr. Olson:

At your request, we have personally inspected and analyzed the proposed Mountain Spa planned community referenced above for the purpose of reporting our opinion of value as of December 31, 1994 for the fee simple estate of the above referenced properties. The subject has been appraised assuming the proposed SID Special Improvement District improvements have been installed and completed including all major infrastructure systems to the subject property. When complete, the project will contain up to 1,873 single family detached and attached dwelling units, a 27-hole Robert Cupp designed country club, 361-room resort hotel and 17 acres of commercial land. The project will be developed on a 631.505-acre site.

The date of value for this appraisal is December 31, 1994. The subject property was physically inspected on October 22, 1994. Our appraisal includes separate valuations of the subject project as if (1) vacant and available for development; (2) improved with on-and-off-site infrastructure, a portion of which will be funded by the subject SID bonds; and (3) partially improved with Series A bond proceeds to the completion of the developer's Phase I.

The following narrative appraisal contains the pertinent data and analysis upon which our opinions are based. The appraisal has been prepared in accordance with the requirements of the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice of the Appraisal Institute. The Certification and Assumptions and Limiting Conditions, restrictions upon disclosure and use and supplemental limiting conditions included herein are part of that process. The report also sets forth in the part, matters and data upon which our opinions are predicated. Additional detailed information upon which these findings are based are retained in our files and available upon request.

Michael K. Olson, Treasurer
Las Vegas
December 31, 1994
Page 2

Based upon the study and analysis completed, the opinions of value formed as of December 31, 1994, subject to the Assumptions and Limiting Conditions and Special Conditions stated herein are as follows:

"As Is" Market Value
EIGHTEEN MILLION NINE HUNDRED DOLLARS
(\$18,900,000)

Wholesale (Discounted) Value
FORTY-ONE MILLION FIVE HUNDRED THOUSAND DOLLARS
(\$41,500,000)

Phase I Wholesale (Discounted) Value
THIRTY-ONE MILLION DOLLARS
(\$31,000,000)

Sincerely,

LANDAUER ASSOCIATES, INC.

Vincent D. Vassallo, Jr., MAI SRA
Senior Vice President

APPENDIX H

Engineer's Certificate

ENGINEER'S CERTIFICATE CONCERNING PLANS AND SPECIFICATIONS
CITY OF LAS VEGAS, NEVADA
SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT)

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

TO THE CITY COUNCIL OF THE CITY OF LAS VEGAS:

The undersigned, WILLDAN ASSOCIATES, by and through Ralph M. Gabriel, P.E., a professional engineer who is duly and properly registered to practice his profession in the State of Nevada, hereby certifies and reports that full and detailed plans and specifications for the improvements that are proposed to be constructed by way of City of Las Vegas, Nevada, Special Improvement District No. 606 (Mountain Spa Development) are now on file in the office of the Director of Public Works of said City and by this reference are incorporated into this Certificate and made a part thereof as if the same were attached thereto.

"Full and detailed plans and specifications", as that term is used herein, means plans that are of sufficient detail that an engineer or other person who is trained in engineering or construction can determine what is proposed to be built, its location with respect to property lines, its size and width and will, as they are augmented by the standard specifications that have been adopted by said City, enable engineers or contractors to make cost estimates upon which competitive bids can be prepared, submitted and evaluated and upon which an owner of property within such district can assess the effect that the improvements that form the subject matter of such plans and specifications will have upon his or her property.

DATED this 4TH day of April, 1995.

WILLDAN ASSOCIATES

By: 
RALPH M. GABRIEL, P.E.

EXHIBIT "D"

(AFFIDAVIT OF PUBLICATION OF EMERGENCY ORDINANCE NO. 3879)

Apr 17 10 07 AM '95

AFFIDAVIT OF PUBLICATION

PASTE CLIP

BILL NO. 95-18
ORDINANCE NO. 3879
EMERGENCY ORDINANCE
NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENTS DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO; PROVIDING FOR ITS ADDPTION AS IF AN EMERGENCY EXISTS, AND PROVIDING THE EFFECTIVE DATE HEREOF.

PUBLIC NOTICE IS HEREBY GIVEN that the above entitled Ordinance was proposed by Member ARNIE ADAMSEN on the 5th day of April, 1995 as if an emergency existed and was passed and adopted at a regular meeting of the Las Vegas City Council held on the 5th day of April, 1995 by the following vote of the Council:

Those Voting Aye: Mayor Jones
Councilman Arnie Adamsen
Councilman Frank Hawkins Jr.
Councilman Ken Brass
Councilman Matthew Q. Callister
Those Voting Nay: None
Those Absent: None

This Ordinance shall be in full force and effect from and after the 9th day of April, 1995, i.e., the date after the publication of such Ordinance by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada has caused this Ordinance to be published by title only.

JAN LAVERTY JONES, Mayor
(SEAL)
Attest:
KATHLEEN M. TIGHE,
City Clerk
PUB: April 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of APRIL 8, 1995 to APRIL 8, 1995, on the following days:

APRIL 8, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 11 day of April, 19 95

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

AFFIDAVIT OF PUBLICATION

RECEIVED
CITY CLERK
APR 18 8 30 AM '95

PASTE CLIPPING HERE

BILL NO. 95-18
ORDINANCE NO. 3879
EMERGENCY ORDINANCE
NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENTS DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO; PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS, AND PROVIDING THE EFFECTIVE DATE HEREOF.

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Councilman Matthew Q. Callister
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/s/ JAN LAVERTY JONES, Mayor (SEAL)

Attest:
/s/ KATHLEEN M. TIGHE,
City Clerk

PUB: April 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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APRIL 8, 1995

Signed:

Barbara Carr

Subscribed and sworn to before me this

11 day of April, 19 95

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

BILL NO. 95-18
ORDINANCE NO. 3879
EMERGENCY ORDINANCE
NO. 3879

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); ORDERING STREET, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, CURB AND GUTTER, AND SIDEWALK PROJECTS WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SUCH PROJECTS IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENTS DISTRICT NO. 606 (MOUNTAIN SPA DEVELOPMENT); PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS RELATING THERETO; PROVIDING FOR ITS ADOPTION AS IF AN EMERGENCY EXISTS, AND PROVIDING THE EFFECTIVE DATE HEREOF.

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By: JAN LAVERTY JONES, Mayor
(SEAL)

Attest:
By: KATHLEEN M. TIGHE,
City Clerk
PUB: April 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
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Signed: Barbara Carr

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Jessie L. Lamm

Notary Public



PEGGY D. BARKER
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1996



085751