

BILL NO. 2003-39

ORDINANCE NO. 5597

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA
SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA)
AND ORDERING A STREET PROJECT, STORM SEWER PROJECT,
SANITARY SEWER PROJECT AND WATER PROJECT WITHIN THE
CITY OF LAS VEGAS, NEVADA.**

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 City of Las Vegas deems it necessary to create the City of Las Vegas, Nevada Special Improvement District No. 809 (Summerlin Area) (the "District") for the purpose of acquiring and improving a street project, storm sewer project, sanitary sewer project and water project (the "Project") and to defray the entire cost and expense of the Project by special assessments, according to benefits levied against the benefited 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 The Howard Hughes Corporation, a Delaware Corporation, which at the time of presentation of the petition was 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) (the "Developer"), requesting that the City initiate the acquisition and improvement of the Project, issue bonds and levy assessments and requesting that the City proceed with certain actions required by the Act; and

WHEREAS, the City and the Developer have 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 16, 2003, 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 or an engineer on the City staff designated

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by the City Engineer (the "Engineer"), with the City Clerk on or before April 16, 2003 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, IN THE STATE OF NEVADA, DOES ORDAIN:

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. 809 (Summerlin Area)" 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 16, 2003. The kind and location of the Project (without mentioning minor details) is as follows:

The Project consists of the construction and acquisition of certain improvements within the District, to include streets, sanitary sewers, storm sewers, and water mains in and along the property described in Section 3 of this Ordinance, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, to wit:

"Rough Grade and Improvements" mean the cost of rough grade for the full width of future roadway improvements including rough grade of landscape area to the developer property line and required miscellaneous demolition of existing improvements. This cost also includes the cost of on-site waterlines, sewer, and storm drain associated with a roadway segment and all appurtenances (hydrants, sleeves, irrigation meters, manholes, services main extensions to the property line, inlets, and Reinforced Concrete Pipe (RCP) and box culverts, and so forth) as well as subgrade preparation, paving, curbs for the roadway, and striping/signage. These improvements include the extension of water, sewer, storm drain and other public service main extensions for each project to the developer property line (5-feet beyond).

"Street Lights" mean street lights, trenching, conduit, pullboxes, service points, transformers, and so forth, for street lights and street light installation for a particular road segment. These improvements also include, where applicable, costs for future traffic signal poles when installed for use as the street light pole at applicable intersections, including associated conduit and pull boxes.

“Final Paving” means the final paving of road segment, including final striping and valve/manhole and signage adjustments.

Project 1A Charleston Blvd:

***Desert Foothills Drive to Bridge at
Red Rock Detention Basin
Rough Grade and Improvements***

This project consists of rough grading and improvements to Charleston Boulevard (half street) for the 2,800-foot roadway segment between Desert Foothills Drive and the bridge at Red Rock Detention Basin. The mainline Sewer and Storm Drain are 100% reimbursable by the SID, where Water and Storm Drain Drop Inlets are only 50% reimbursable. The project has an estimated construction cost of \$1,082,300.00 with an SID eligible cost of \$1,244,645.00.

Project 1B Charleston Blvd:

***Desert Foothills Drive to Bridge at
Red Rock Detention Basin
Street Lights***

This project consists of street lights on the north side of Charleston Boulevard from Desert Foothills Drive to the Bridge at Red Rock Detention Basin. The project has an estimated construction cost of \$142,600.00 with an SID eligible cost of \$163,990.00

Project 1C Charleston Blvd:

***Desert Foothills Dr. to Bridge at
Red Rock Detention Basin
Final Paving***

This project consists of the final lift of pavement for the half width of north side Charleston Boulevard from Desert Foothills Drive to the Bridge at Red Rock Detention Basin. The project has an estimated construction cost of \$51,500.00 with an SID eligible cost of \$59,225.00.

Project 2A Desert Sunrise Road:

***Desert Foothills Dr. to Desert
Moon Road
Rough Grade and Improvements***

This project consists of rough grading and improvements to Desert Sunrise Road for the 3,570-foot roadway segment between Desert Foothills Drive and the Desert Moon Road. The project has an estimated construction cost of \$1,745,200.00 with an SID eligible cost of \$2,006,980.00.

Project 2B Desert Sunrise Road:

***Desert Foothills Drive to Desert
Moon Road***

Street Lights

This project consists of street lights on Desert Sunrise Road from Desert Foothills Drive to Desert Moon Road. The project has an estimated construction cost of \$129,600.00 with an SID eligible cost of \$149,040.00.

Project 3A Paseo Flower Court: Rough Grade and Improvements

This project consists of rough grading and improvements to Paseo Flower Court for the 685-foot roadway segment from Desert Sunrise Road to Cul-de-Sac end. The project has an estimated construction cost of \$126,100.00 with an SID eligible cost of \$145,015.00.

Project 3B Paseo Flower Court: Street Lights

This project consists of street lights on Paseo Flower Court. The project has an estimated construction cost of \$31,500.00 with an SID eligible cost of \$36,225.00.

Project 4A Desert Moon Road: Desert Sunrise Road to Unit 1 Boundary Rough Grade and Improvements

This project consists of rough grading and improvements to Desert Moon Road for the 3,370-foot roadway segment between Desert Sunrise Road and Unit 1 Boundary. The project has an estimated construction cost of \$859,300.00 with an SID eligible cost of \$988,195.00

Project 4B Desert Moon Road: Desert Sunrise Road to Unit 1 Boundary Street Lights

This project consists of street lights on Desert Moon Road from Desert Sunrise Road to Unit 1 Boundary. The project has an estimated construction cost of \$113,000.00 with an SID eligible cost of \$129,950.00.

Project 5A Paseo Mist Drive: Desert Foothills Drive to Desert Moon Road Rough Grade and Improvements

This project consists of rough grading and improvements to Paseo Mist Drive for the 1,050-foot roadway segment between Desert Foothills Drive and Desert Moon Road. The project has an estimated construction cost of \$376,100.00 with an SID eligible cost of \$432,515.00.

Project 5B Paseo Mist Drive: Desert Foothills Drive to Desert Moon Road

Street Lights

This project consists of street lights on Paseo Mist Drive from Desert Foothills Drive to Desert Moon Road. The project has an estimated construction cost of \$36,200.00 with an SID eligible cost of \$41,630.00.

Project 6A Desert Moon Road:

Collector Road to Desert Sunrise Road

Rough Grade and Improvements

This project consists of rough grading and improvements to Desert Moon Road for the 1,186-foot roadway segment between Collector Road and Desert Sunrise Road. The project has an estimated construction cost of \$389,100.00 with an SID eligible cost of \$447,465.00.

Project 6B Desert Moon Road:

Collector Road to Desert Sunrise Road

Street Lights

This project consists of street lights on Desert Moon Road from Collector Road to Desert Sunrise Road. The project has an estimated construction cost of \$49,400.00 with an SID eligible cost of \$56,810.00.

Project 7A Fox Hill Drive:

Desert Moon Road to Unit 1 Boundary

Rough Grade and Improvements

This project consists of rough grading and improvements to Fox Hill Drive for the 677-foot roadway segment between Desert Moon Road and Unit 1 Boundary. The project has an estimated construction cost of \$176,400.00 with an SID eligible cost of \$202,860.00.

Project 7B Fox Hill Drive:

Desert Moon Road to Unit 1 Boundary

Street Lights

This project consists of street lights on Fox Hill Drive from Desert Moon Road to Unit 1 Boundary. The project has an estimated construction cost of \$20,200.00 with an SID eligible cost of \$23,230.00.

Project 8A Alta Drive:

Desert Foothills Drive to Fox Hill Drive

Rough Grade and Improvements

This project consists of rough grading and improvements to the south half of Alta Drive for the 2,668-foot roadway segment between Desert Foothills Drive and Fox Hill Drive. The project has an estimated construction cost of \$830,100.00 with an SID eligible cost of \$954,615.00.

Project 8B Alta Drive:

***Desert Foothills Drive to Fox Hill
Drive
Street Lights***

This project consists of street lights on the south half of Alta Drive from Desert Foothills Drive to Fox Hill Drive. The project has an estimated construction cost of \$90,700.00 with an SID eligible cost of \$104,305.00.

Project 8C Alta Drive:

***Desert Foothills Drive to Fox Hill
Drive
Final Paving***

This project consists of the final lift of pavement for the south half of Alta Drive from Desert Foothills Drive to Fox Hill Drive. The project has an estimated construction cost of \$50,200.00 with an SID eligible cost of \$57,730.00.

Project 9A Paseo Breeze Drive:

***Fox Hill Drive to Unit 1 Boundary
Rough Grade and Improvements***

This project consists of rough grading and improvements to Paseo Breeze Drive for the 1,280-foot roadway segment between Fox Hill Drive and Unit 1 Boundary. The project has an estimated construction cost of \$302,400.00 with an SID eligible cost of \$347,760.00.

Project 9B Paseo Breeze Drive:

***Fox Hill Drive to Unit 1 Boundary
Street Lights***

This project consists of street lights on Paseo Breeze Drive from Fox Hill Drive to Unit 1 Boundary. The project has an estimated construction cost of \$65,100.00 with an SID eligible cost of \$74,865.00.

Project 10A Fox Hill Drive:

***Unit 1 Boundary to Alta Drive
Rough Grade and Improvements***

This project consists of rough grading and improvements to Fox Hill Drive for the 2,007-foot roadway segment between Unit 1 Boundary and Alta Drive. The project has an estimated construction cost of \$706,100.00 with an SID eligible cost of \$812,015.00.

Project 10B Fox Hill Drive:

***Unit 1 Boundary to Alta Drive
Street Lights***

This project consists of street lights on Fox Hill Drive from Unit 1 Boundary to Alta Drive. The project has an estimated construction cost of \$84,400.00 with an SID eligible cost of \$97,060.00.

Project 11A Alta Drive:

***Fox Hill Drive to Collector Road
Rough Grade and Improvements***

This project consists of rough grading and improvements to the south half of Alta Drive for the 1,292-foot roadway segment between Fox Hill Drive and Collector Road. The project has an estimated construction cost of \$386,000.00 with an SID eligible cost of \$443,900.00.

Project 11B Alta Drive:

***Fox Hill Drive to Collector Road
Street Lights***

This project consists of street lights on the south half of Alta Drive from Fox Hill Drive to Collector Road. The project has an estimated construction cost of \$115,300.00 with an SID eligible cost of \$132,595.00.

Project 11C Alta Drive:

***Fox Hill Drive to Collector Road
Final Paving***

This project consists of the final lift of pavement for the south half of Alta Drive from Fox Hill Drive to Collector Road. The project has an estimated construction cost of \$41,700.00 with an SID eligible cost of \$47,955.00.

Project 12A Collector Road:

***Charleston Blvd. To Desert Moon
Road
Rough Grade and Improvements***

This project consists of rough grading and improvements to Collector Road (half street) for the 2,110-foot roadway segment between Charleston Boulevard and Desert Moon Road. The project has an estimated construction cost of \$469,400.00 with an SID eligible cost of \$539,810.00.

Project 12B Collector Road:

***Charleston Blvd. To Desert Moon
Road
Street Lights***

This project consists of street lights on Collector Road (half street) from Charleston Blvd. to Desert Moon Road. The project has an estimated construction cost of \$102,700.00 with an SID eligible cost of \$118,105.00.

Project 12C Collector Road:

***Charleston Blvd. To Desert Moon
Road
Final Paving***

This project consists of the final lift of pavement on Collector Road (half street) from Charleston Blvd. to Desert Moon Road. The project has an estimated construction cost of \$38,200.00 with an SID eligible cost of \$43,930.00.

Project 13A Collector Road:

***Desert Moon Road and Alta Drive
Rough Grade and Improvements***

This project consists of rough grading and improvements to Collector Road (half street) for the 3,192-foot roadway segment between Desert Moon Road and Alta Drive. The project has an estimated construction cost of \$873,100.00 with an SID eligible cost of \$1,004,065.00.

Project 13B Collector Road:

***Desert Moon Road and Alta Drive
Street Lights***

This project consists of street lights on Collector Road (half street) from Desert Moon Road to Alta Drive. The project has an estimated construction cost of \$154,400.00 with an SID eligible cost of \$177,560.00.

Project 13C Collector Road:

***Desert Moon Road and Alta Drive
Final Paving***

This project consists of the final lift of pavement on Collector Road (half street) from Desert Moon Road to Alta Drive. The project has an estimated construction cost of \$46,600.00, with an SID eligible cost of \$53,590.00.

Project 14 Parcels "A," "D," "I," "M" and "ES-1" Interconnects

This project consists of 1,074±-feet of 8" Sewer Main; 2,420±-feet of 24" to 42" diameter Reinforced Concrete Drain Pipe and 540±-feet of 8" Water Main. The project has an estimated construction cost of \$501,300.00 with an SID eligible cost of \$576,495.00.

Project 15 3550 Zone Waterline:

This project consists of 3,150± feet of 24" diameter water pipeline, including required valves, air vacs, blow offs, 12" (or other smaller sizes) connections with gate valves, fire hydrants and other appurtenances related to this public waterline within the Collector Road from Desert Moon Road to Alta Drive. The project has an estimated construction cost of \$127,000.00 with an SID eligible cost of \$146,050.00.

Project 16 3550 Zone Waterline:

This project consists of 1,240± feet of 24" diameter water pipeline, including required valves, air vacs, blow offs, 12" (or other smaller sizes) connections with gate valves, fire hydrants and other appurtenances related to this public waterline within Alta Drive from Collector Road to Fox Hill Drive. The project has an estimated construction cost of \$68,900.00 with an SID eligible cost of \$79,235.00.

Project 17 3550 Zone Waterline:

This project consists of 6,260± feet of 24" diameter water pipeline, including required valves, air vacs, blow offs, 12" (or other smaller sizes) connections with gate valves, fire hydrants and other appurtenances related to this public waterline within Fox Hill Drive from Alta Drive to Loop "B" Road, and then within Loop "B" Road from Fox Hill Drive to Link Road and then within Link Road from Loop "B" Road to Reservoir 3435. The project has an estimated construction cost of \$252,400.00 with an SID eligible cost of \$290,260.00.

Project 18 3665 Zone Waterline:

This project consists of 2,700± feet of 48" and 420± feet of 36" diameter water pipeline, including required valves, vault structures, air vacs, blow offs, 12" (or other smaller sizes) connections with gate valves, fire hydrants and other appurtenances related to this public waterline within Far Hills Avenue (half street) between 3435 Reservoir and Fox Hill Drive. The project has an estimated construction cost of \$254,900.00 with an SID eligible cost of \$293,135.00.

Project 19 3665 Zone Waterline:

This project consists of 1,260± feet of 30" and 4,230± feet of 36" diameter water pipeline, including required valves, vault structures, air vacs, blow offs, 12" (or other smaller sizes) connections with gate valves, fire hydrants and other appurtenances related to this public waterline. The 36" diameter main runs within Fox Hill Drive from Far Hills Avenue to Loop "B" Road and then continues along Loop "B" Road from Fox Hill Drive to Collector Road and then runs along Collector Road from Loop "B" Road to Parcel BB and CC property boundary. The waterline then reduces to a 30" diameter main and continues to run in the Collector Road to Alta Drive. The project has an estimated construction cost of \$312,200.00 with an SID eligible cost of \$359,030.00.

Section 3. The extent of the District, i.e., a description of the land comprising the District including the parcels to be assessed is described as follows:

VILLAGE 23A LEGAL

THAT PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND SECTION 3, TOWNSHIP 21 SOUTH, RANGE 59 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 34,
NORTH 89°52'23" WEST, 529.16 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 34,
NORTH 89°52'23" WEST, 1460.82 FEET;

THENCE DEPARTING SAID SOUTH LINE OF SECTION 34, FROM A TANGENT BEARING SOUTH 89°48'28" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 1511.64 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 47°54'27", AN ARC LENGTH OF 1263.95 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 48°05'59" WEST;

THENCE SOUTH 42°19'11" WEST, 243.81 FEET;

THENCE NORTH 64°15'14" WEST, 63.80 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD AS DEDICATED TO NEVADA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED JUNE 06, 1988 IN BOOK 880606 AS INSTRUMENT NO. 00481 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, NORTH 41°49'58" EAST, 256.04 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD (OR:880606:00481), NORTH 53°04'23" WEST, 343.06 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 4420.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 42°26'08", AN ARC LENGTH OF 3273.63 FEET;

THENCE NORTH 10°38'15" WEST, 1619.46 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE NORTH 84°21'45" EAST, 486.07 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°56'40", AN ARC LENGTH OF 564.81 FEET;

THENCE SOUTH 82°41'35" EAST, 450.15 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2160.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 26°03'05", AN ARC LENGTH OF 982.11 FEET;

THENCE NORTH 71°15'20" EAST, 219.22 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 6000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°20'20", AN ARC LENGTH OF 454.37 FEET;

THENCE NORTH 75°35'40" EAST, 805.93 FEET;

THENCE FROM A TANGENT BEARING SOUTH 09°04'41" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 3750.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 09°22'19", AN ARC LENGTH OF 613.39 FEET;

THENCE SOUTH 18°27'00" EAST, 2003.70 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 3500.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°46'02", AN ARC LENGTH OF 963.16 FEET;

THENCE SOUTH 02°40'58" EAST, 1024.32 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CHARLESTON BOULEVARD (OR:880606:00481);

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD, CONTINUING SOUTH 02°40'58" EAST, 71.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 393.84 ACRES.

VILLAGE 23B OFFSITE LEGAL

THAT PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 27, 28, AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "A";

THENCE NORTH 10°38'15" WEST, 384.08 FEET TO A POINT
HEREINAFTER REFERRED TO AS POINT "B";

THENCE CONTINUING NORTH 10°38'15" WEST, 2160.45 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2500.00 FOOT
RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 25°31'45", AN ARC LENGTH OF 1113.92 FEET;

THENCE NORTH 36°10'00" WEST, 845.67 FEET;

THENCE NORTH 53°50'00" EAST, 38.00 FEET;

THENCE FROM A TANGENT BEARING SOUTH 36°10'00" EAST,
CURVING TO THE LEFT ALONG THE ARC OF A 30.00 FOOT RADIUS
CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE
OF 85°00'00", AN ARC LENGTH OF 44.51 FEET;

THENCE NORTH 58°50'00" EAST, 286.06 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2438.00 FOOT
RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 25°40'00", AN ARC LENGTH OF 1092.15 FEET;

THENCE NORTH 84°30'00" EAST, 970.42 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2038.00 FOOT
RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL
ANGLE OF 15°59'42", AN ARC LENGTH OF 568.94 FEET;

THENCE SOUTH 79°30'18" EAST, 2355.94 FEET;

THENCE SOUTH 80°46'42" EAST, 435.11 FEET;

THENCE SOUTH 79°30'18" EAST, 339.33 FEET;

THENCE SOUTH 12°29'42" WEST, 647.86 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 3000.00 FOOT
RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 03°48'48", AN ARC LENGTH OF 199.67 FEET;

THENCE SOUTH 16°18'30" WEST, 1310.50 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 3750.00 FOOT
RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE
OF 25°23'11", AN ARC LENGTH OF 1661.54 FEET TO A POINT TO WHICH
A RADIAL LINE BEARS SOUTH 80°55'19" WEST;

THENCE SOUTH 75°35'40" WEST, 805.93 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 6000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°20'20", AN ARC LENGTH OF 454.37 FEET;

THENCE SOUTH 71°15'20" WEST, 219.22 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2160.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 26°03'05", AN ARC LENGTH OF 982.11 FEET;

THENCE NORTH 82°41'35" WEST, 450.15 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°56'40", AN ARC LENGTH OF 564.81 FEET;

THENCE SOUTH 84°21'45" WEST, 486.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 478.93 ACRES.

Section 4. The District shall constitute one construction unit with one construction contract.

Section 5. All of the costs of the Project will be defrayed by assessments. The assessments, levied in the amount not to exceed \$10,000,000 shall be payable in forty semiannual substantially level installments of principal and interest until paid in full, both principal and interest on such assessments being payable semiannually at the office of the City Treasurer on April 1 and October 1 in each year, commencing on October 1, 2003. The assessments will be levied on an area basis.

Section 6. 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 a Development and Financing Agreement with the Developer (the "Financing Agreement"), the acquisition and improvement of the Project, the determination of the specially benefited property therein, and the levy of assessments for that purpose is ratified, approved and confirmed.

Section 7. 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 bonds for the Project.

Section 8. Immediately upon the final adoption of this Ordinance, the Council shall, and hereby directs the City Clerk to, file in 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 9. If bonds are issued for the Project, the Engineer of the City is hereby authorized to approve all requests for payment by the City for the acquisition of each subproject described in the Financing Agreement, subject to and in accordance with the applicable provisions of the Financing Agreement. Upon such approval, the City Treasurer is hereby authorized to make such payments to the Developer, without the necessity of any further authorization or approval by the Council.

Section 10. 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 11. When first proposed, this Ordinance must be read to the Council by title, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution. Notice of the deposit must be published once in a newspaper published and having general circulation in the City at least ten (10) days before the adoption of the Ordinance, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF NOTICE OF DEPOSIT OF AN ORDINANCE)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA
SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA)
AND ORDERING A STREET PROJECT, STORM SEWER PROJECT,
SANITARY SEWER PROJECT AND WATER PROJECT WITHIN THE
CITY OF LAS VEGAS, NEVADA.**

PUBLIC NOTICE IS HEREBY GIVEN, and that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 400 Stewart Avenue, Las Vegas, Nevada, and that such Ordinance was proposed on April 16, 2003, and will be considered for adoption at a regular meeting of the City Council of the City of Las Vegas held on May 7, 2003.

/s/ Barbara Jo Ronemus
City Clerk

(End of Form of Publication of Notice of Deposit of An Ordinance)

Section 12. After this Ordinance is signed by the Mayor and attested and sealed by the Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having a general circulation in the City, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF ADOPTION OF ORDINANCE)

ORDINANCE NO. _____

(of Las Vegas, Nevada)

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA) AND ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT AND WATER PROJECT WITHIN THE CITY OF LAS VEGAS, NEVADA.

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on April 16, 2003, and was passed at the meeting held on May 7, 2003, by the following vote of the City Council:

Those Voting Aye:

Oscar B. Goodman

Gary Reese

Michael J. McDonald

Larry Brown

Lynette Boggs McDonald

Lawrence Weekly

Michael Mack

Those Voting Nay:

Those Absent:

This Ordinance shall be in full force and effect from and after May 11, 2003, i.e., the day after the publication of such Ordinance by its 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.

DATED this ____ day of May, 2003.

/s/ Oscar B. Goodman
Oscar B. Goodman, Mayor

Attest:

/s/ Barbara Jo Ronemus
Barbara Jo Ronemus, City Clerk

(End of Form of Publication)

Section 13. 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 April 16, 2003.

Proposed by Council member STEP REQUIREMENT.

Vote:

Those Voting Aye:

Oscar B. Goodman

Gary Reese

Michael J. McDonald

Larry Brown

Lynette Boggs McDonald

Lawrence Weekly

Michael Mack

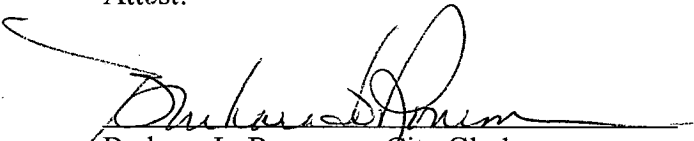
Those Voting Nay:

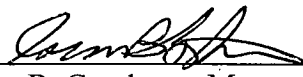
NONE

Those Absent:

NONE

Attest:


Barbara Jo Ronemus, City Clerk


Oscar B. Goodman, Mayor

This Ordinance shall be in force and effect from and after May 11, 2003, i.e., the date after the publication of such Ordinance by its title only.

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

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

The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the Council on April 16, 2003 and finally adopted and approved on May 7, 2003.

The following members of the Council were present at the April 16, 2003 Council meeting:

Mayor:	Oscar B. Goodman
Council members:	Gary Reese
	Michael J. McDonald
	Larry Brown
	Lynette Boggs McDonald
	Lawrence Weekly
	Michael Mack

The foregoing Ordinance was first proposed and read by title to the City Council on April 16, 2003, and referred to a committee for recommendation; thereafter the said committee reported favorably on said Ordinance on May 7, 2003, which was a regular meeting of said Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The members of the City Council were present at the May 7, 2003 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Michael J. McDonald
	Larry Brown
	Lynette Boggs McDonald
	Lawrence Weekly
	Michael Mack

Those Voting Nay:	NONE
Those Absent:	NONE

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

All members of the Council were given due and proper notice of the meetings held on April 16, 2003 and May 7, 2003. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meetings was given no later than 9:00 a.m. on the third working day before the meetings including in the notice the time, place, location, and agenda of the meeting:

By posting a copy of the notice by 9:00 a.m. at least three working days before the meetings 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 (3) other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall
City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (iii) Senior Citizens Center
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Downtown Transportation Center
Las Vegas, Nevada

; and

By mailing a copy of the notice by 9:00 a.m. no later than three working days before the meetings 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.

A copy of such notice so given of the meeting of the Council on April 16, 2003 is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the Council on May 7, 2003 is attached to this certificate as Exhibit B.

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

IN WITNESS WHEREOF, I have hereunto set my hand on May ___, 2003.

Barbara Jo Ronemus, City Clerk

(SEAL)

EXHIBIT A

(Notice of the April 16, 2003 City Council Meeting)

CITY COUNCIL AGENDA

APRIL 16, 2003
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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>

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

COUNCILMEMBERS: MICHAEL J. McDONALD (Ward 1), LARRY BROWN (Ward 4), LYNETTE BOGGS McDONALD (Ward 2),
LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6)

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 16, 2003

**Morning Session begins at 9:00 a.m.
Afternoon Session begins at 1:00 p.m.**

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

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

DUPLICATE AUDIO TAPES ARE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - PASTOR GEORGE KAMAKAHI, INTERNATIONAL FAITH CENTER
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE EMPLOYEE OF THE MONTH
- RECOGNITION OF NATIONAL COMMUNITY DEVELOPMENT WEEK
- PRESENTATION BY THE JUNIOR LEAGUE OF LAS VEGAS

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 March 19, 2003

BUSINESS ITEMS

3. Discussion and possible action on the certification of canvassed election returns for the April 8, 2003 Primary Municipal Election

CONSENT AGENDA

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

ADMINISTRATIVE - CONSENT

4. Approval to authorize officers of City Parkways IV and V, Inc. to enter into a Designated Services Agreement with The Innova Group, Inc. (APNs 139-34-110-002 & 003) (\$67,810 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

5. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
6. Approval of a new Family Child Care Home License, Pandora Eady, dba Big Sista Night and Day Childcare, 2100 Santiago Street, Pandora Eady, 100% - Ward 3 (Reese)
7. Approval of a Special Event Liquor License for St. Anne Catholic School, Location: St. Anne Catholic School Campus, 1813 South Maryland Parkway, Date: April 26-27, 2003, Type: Special Event General, Event: Annual Fun Fair, Responsible Person in Charge: Carol D. Rose - Ward 3 (Reese)
8. Approval of a Special Event Liquor License for Mexican Patriotic Committee, Location: Freedom Park, Mojave Road & Washington Ave., Date: May 4, 2003, Type: Special Event Beer/Wine/Cooler, Event: Family Picnic, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
9. Approval of Change of Ownership and Change of Business Name for a Beer/Wine/Cooler On-sale Liquor License subject to Health Dept. regulations, From: Cervera-Gracia Enterprises, Ltd., dba Casa Veracruz, Andres M. Gracia, Mmbr and Eloina C. Gracia, Mmbr, 100% jointly as husband and wife, To: Ruben V. Gonzalez, DDS, Inc., dba La Choza No. 2, 1002 North Rancho Drive, Ruben V. Gonzalez, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
10. Approval of Change of Location for a Burglar Alarm Service License subject to the provisions of the planning and fire codes, Hometronic, dba Hometronic, From: 3560 Polaris Ave., Suite 17, To: 101 South Rainbow Blvd., #6, Dean M. Poser, Dir, Pres, 100% - Ward 2 (L.B. McDonald)
11. Approval of Change of Location for a Burglar Alarm Service License, Alex Bustios, dba Absolute Security Systems, From: 3514 East Tropicana Ave., Suite 1C, To: 7235 Bermuda Road, Suite B, Alex Bustios, 100% - Clark County
12. Approval of a new Locksmith License, Jon M. Levig, dba American Bull Lock & Key, 1412 Silk Tassel Drive, Jonathan M. Levig, 100% - Ward 2 (L.B. McDonald)
13. Approval of rejection of bids for Lots 1 and 4 and award of Bid Number 030238-DAR, Open End Contract for Utility Trucks and Cargo Vans - Department of Field Operations - Award recommended to: VARIOUS SUPPLIERS (Aggregate amount of \$520,623.13 - Internal Service Fund)
14. Approval of award of Bid Number 02.15341.12-LED, Doolittle Concession & Restroom Building and approve the construction conflicts & contingency reserve set by Finance & Business Services - Department of Public Works - Award recommended to: DLC GENERAL CONTRACTING, INC. (\$270,000 - Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

15. Approval of Contract No. 030272 (LW) Loss Control Specialist for City of Las Vegas employees and assets - Department of Human Resources - Award recommended to: POMS & ASSOCIATES INSURANCE BROKERS, INC. (Estimated annual amount of \$112,752 - Internal Service Fund)
16. Approval of issuance of purchase order for an Annual Requirements Contract for Gasboy Automated Fuel System Parts and Service - Department of Field Operations - Award recommended to: SERCON (Estimated annual amount of \$75,000 - Internal Service Fund)
17. Approval of award of Bid Number 030024-JDF, Annual Requirements Contract for Mity-Lite Furniture - VARIOUS DEPARTMENTS - Award recommended to: MITY-LITE INC. (Estimated annual amount of \$50,000 - General Fund)
18. Approval of the issuance of a purchase order for Biological Chemical Suits and Masks for use by Fire & Rescue (KF) - Department of Fire & Rescue - Award Recommended to: GTXTREME (\$36,000 - Special Revenue Fund)
19. Approval of rejection of all bids for Lot 1, and award Lot 2 of Bid Number 030227-DAR, Annual Requirements Contract for Coatings, Sealants and Related Painting Supplies - Department of Field Operations - Award recommended to: ICI PAINTS (Estimated Annual Amount of \$30,000 - General Fund)
20. Approval of rejection of bid and award of Bid Number 03.15800.01-LED, Annual Speedhump Installation - Department of Public Works - Award recommended to: RESEARCH MANAGEMENT CORP. DBA SAGE CONSTRUCTION (\$199,187.30 - Capital Projects Fund) - All Wards

HUMAN RESOURCES DEPARTMENT - CONSENT

21. Approval to create one regular full time Intake Technician position to be funded fully by Southern Nevada Workforce Investment Board (SNWIB) to work with the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$51,000 - SNWIB Grant) - All Wards
22. Approval to create two regular full time Caseworker positions to be funded fully by Southern Nevada Workforce Investment Board (SNWIB) to work with the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$129,000 - SNWIB Grant) - All Wards
23. Approval to create one regular full time Deputy City Marshal position to be funded fully by Southern Nevada Workforce Investment Board (SNWIB) to work with the DOL Earmark Program known as the Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Program (\$69,000 - SNWIB Grant) - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

24. Approval of accepting the grant award and entering into a contract with the Southern Nevada Workforce Investment Board (SNWIB) in the amount of \$530,000 for the Department of Labor Earmark EVOLVE program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

25. Approval of Interlocal Contract #434 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada for a roadway improvement project at Industrial Arterial, Sahara Avenue to Wyoming Avenue (\$350,000 - Regional Transportation Commission of Southern Nevada) - Ward 1 (M. McDonald)
26. Approval of Interlocal Contract #435 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada for a roadway improvement project at Martin L. King, Palomino Lane (north end of Martin L. King/Industrial Connector) to Carey Avenue (\$775,000 - Regional Transportation Commission of Southern Nevada) - Ward 5 (Weekly)

PUBLIC WORKS DEPARTMENT - CONSENT

27. Approval of a Third Supplemental Cooperative Agreement #48F between the City of Las Vegas, Clark County and the Regional Transportation Commission of Southern Nevada to close the Lake Mead II - Winwood Street to US 95 roadway improvement project - Wards 5 and 6 (Weekly and Mack)
28. Approval to appraise and purchase or condemn right-of-way parcels for the Montecito Parkway Project between Centennial Parkway and Elkhorn Road (\$375,000 - City Special Improvement District) - Ward 6 (Mack)
29. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Acclaim Materials Testing and Inspections, LLP on behalf of Chad Owens Smith and Karen Kuhn, owners (south of Lone Mountain Road, west of Cimarron Road, APN 138-04-103-003) - County (near Ward 4-Brown)
30. Approval of Amendment No. 2 to Highway Agreement No. P450-99-010 with the Nevada Department of Transportation which will allow them to design and construct road improvements at the Sahara Avenue - Teddy Drive intersection utilizing State funds - Ward 1 (M. McDonald)
31. Approval of an Engineering Design Services Agreement with Orth-Rodgers Associates, Inc. for miscellaneous design engineering services (\$250,000 - City of Las Vegas, Regional Transportation Commission, Clark County Regional Flood Control District) - All Wards
32. Approval of the City of Las Vegas portion of the Clean Water Coalition FY 2003-2004 Annual Operating and Capital budget for the Systems Conveyance and Operations Program, not to include previously approved capital budget items for professional service contracts (\$2,117,000 - Sanitation Fund) - Clark County
33. Approval of the Termination of a Cooperative Agreement to administer Phase IIIA of the Alternative Discharge Study - Clark County
34. Approval of the Termination of a Cooperative Agreement to administer Phase IIIA-EIS of the Alternative Discharge Study - Clark County

RESOLUTIONS - CONSENT

35. ABEYANCE ITEM - R-51-2003 - Approval of a Resolution establishing a Fee Schedule for LVMC Title 13 and Chapter 11.50 (pertaining to public improvement work and temporary traffic control work)
36. R-58-2003 - Approval of a Resolution directing the Engineer to prepare preliminary plans and an assessment plat for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
37. R-59-2003 - Approval of a Resolution directing the Engineer to prepare full and detailed plans, cost estimates and an assessment plat for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
38. R-60-2003 - Approval of a Resolution declaring necessity for creating and ordering the preparation of an assessment roll for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
39. R-61-2003 - Approval of a Resolution validating and confirming the assessment roll for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
40. R-62-2003 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2004) (\$38,736.00 - Capital Projects Fund - Special Assessments) - Ward 1 (M. McDonald)
41. R-63-2003 - Approval of a Resolution Amending Schedule 25-II, 35 MPH Speed Limits, to Change the Speed Limit on Alexander Road from 1500 Feet West of Tenaya Way to 750 Feet West of US 95 from 25 to 35 MPH - Wards 4 and 6 (Brown and Mack)
42. R-64-2003 - Approval of a Resolution Amending Schedule 25-II, 35 MPH Speed Limits, to Change the Speed Limit on Tropical Parkway from Tenaya Way to Decatur Boulevard from 25 to 35 MPH - Ward 6 (Mack)

RESOLUTIONS - CONSENT

43. R-65-2003 - Approval of a Resolution Amending Schedule 25-II, 35 MPH Speed Limits, to Change the Speed Limit on Cliff Shadows Parkway from the 215 Beltway to Lone Mountain Road from 25 to 35 MPH - Ward 4 (Brown)
44. R-66-2003 - Approval of a resolution of intent to issue Economic Development Revenue Bonds not to exceed \$15,000,000 to finance the construction of a building to be located on land leased by the Andre Agassi Charter School Development Foundation and fixing the time and place of the public hearing concerning such bonds - Ward 5 (Weekly)

REAL ESTATE COMMITTEE – CONSENT

45. Approval authorizing staff to relinquish a 15 acre Recreation and Public Purpose Lease from the Bureau of Land Management (BLM) commonly known as Parcel Numbers 163-03-302-004, -005 and -006 located on the northwest corner of O'Bannon Drive and Monte Cristo Way - Ward 1 (M. McDonald)
46. Approval of a Third Amendment to Lease Agreement for the Animal Shelter Facility located at 655 North Mojave Road - Ward 3 (Reese)
47. Approval designating City-owned property known as Parcel Number 139-25-303-014 located near the northwest corner of Harris and Mojave Avenues as site of the future Fire Station #8 - Ward 3 (Reese)
48. Approval authorizing staff to auction two homes located at 6280 Queen Irene Court and 8680 Azure Drive to the highest qualified buyer(s) - Ward 6 (Mack)
49. Approval of a Lease Agreement with Paintball Adventure for an outdoor paintball field operation to be located at the southwest corner of Cheyenne Avenue and Tenaya Way (\$1,500 monthly income - Real Estate/Flood Control/Parks) - Ward 4 (Brown)
50. Approval of a Memorandum of Understanding (MOU) 2003-1 between the City of Las Vegas (City), the Clark County School District (District) and Charleston Heights Community School regarding use of a modular building located at Garside Junior High School, 300 South Torrey Pines Drive - Ward 1 (M. McDonald)
51. Approval of an additional \$4,000 of Community Development Block Grant (CDBG) funds to augment the \$24,000 of CDBG funds allocated by City Council on February 5, 2003, for a total of \$28,000 for the purchase and installation of a modular trailer at 9th and Bridger to provide food storage space for the Jude 22 Senior Food Bank project currently located on the site - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

52. Report from the City Manager on emerging issues
53. Report and possible action concerning the status of 2003 legislative issues

CITY ATTORNEY - DISCUSSION

54. Discussion and possible action on Appeal of Work Card Denial: Jose Dennis Medrano-Arriola, 3756 Wynn Road #317, Las Vegas, Nevada 89103
55. Discussion and possible action on Appeal of Work Card Denial: Fabio Amaro Mejia, 5005 Chambliss Drive, Las Vegas, Nevada 89130

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. ABEYANCE ITEM - Discussion and possible action regarding a Six Month Review of a Restricted Gaming License for 7 slots subject to approval by the Nevada Gaming Commission, E-T-T, Inc., dba at Texaco Star Mart, 9991 West Charleston Blvd., Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 2 (L.B. McDonald)
57. Discussion and possible action regarding Change of Business Name and Approval of Officer/Stockholder for a Beer/Wine/Cooler On-sale Liquor License, JJ & DH, Inc., dba From: Hanabi Sushi Bar Japanese Restaurant, To: Tokyoto Sushi & Roll Japanese Restaurant, 1000 South Rampart Blvd., Suite 16, Do Yeun Kim, Dir, Pres, Secy, Treas, 75% - Ward 2 (L.B. McDonald)
58. Discussion and possible action regarding a Six Month Review of a Psychic Art and Science License, Marisol C. Sanchez, dba Lectura de Cartas Cecilia, 4530 East Charleston Blvd., Booth B-10, Marisol C. Sanchez, 100% - Ward 3 (Reese)
59. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of a new Restricted Gaming License for 7 slots subject to approval by the Nevada Gaming Commission, Shoshani and Jarjees, dba Family Food II, 1602 H Street, Salar Shoshani, Ptnr, 50%, Thamer Jarjees, Ptnr, 50% - Ward 5 (Weekly)
60. Discussion and possible action regarding Change of Ownership and Business Name for a Beer/Wine/Cooler On-sale Liquor License subject to the provisions of the fire codes and Health Dept. regulations, From: Bertha Ramirez, dba Cordobes, Maria B. Ramirez, 100%, To: Gomez Entertainment, Inc., dba El Tapatio, 235 North Eastern Ave., Suites 130-133, Anabel Gomez, Dir, Pres, Secy, Treas, 100% - Ward 3 (Reese)
61. Discussion and possible action regarding a Moratorium on the Issuance of New Licenses and Change of Location to Existing Licenses for massage establishments - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the creation of a tenant based rental assistance program to provide rental assistance and utility payments to homeless families and individuals to be funded through \$300,000 of federal HOME funds and administered by Help of Southern Nevada - All Wards

BOARDS & COMMISSIONS - DISCUSSION

63. ABEYANCE ITEM - HISTORIC PRESERVATION COMMISSION – Cathie Kelly, Term Expiration 3/6/2003
64. Discussion and possible action on the Appointment and Reappointment of Members to the Neighborhood Partners Fund Board for Fiscal Year 2004

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

65. Bill No. 2002-143 – Permits restricted gaming at supper club business establishments. Proposed by Mark Vincent, Director, Finance and Business Services
66. Bill No. 2003-27 – Annexation No. ANX-1069 – Property location: On the southeast corner of Hualapai Way and Grand Teton Drive; Petitioned by: Beazer Homes Holding Corporation; Acreage: 2.45 acres; Zoned: R-E (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack
67. Bill No. 2003-28 – Annexation No. ANX-1343 – Property location: On the south side of Corbett Street, east and west of Bronco Street; Petitioned by: Bronco/Corbett LLC; Acreage: 4.54 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilman Michael Mack

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 68. Bill No. 2003-29 – Allows the uses “Recreational Vehicle and Boat Storage” and “Mini-warehouse” by means of special use permit in the N-S Zoning District. Sponsored by: Councilman Larry Brown
- 69. Bill No. 2003-30 – Levies Assessment for Special Improvement District No. 1484 - Alta Drive (Rancho Drive to Valley View Boulevard) Sponsored by: Step Requirement
- 70. Bill No. 2003-31 – Amends Ordinance No. 5291 (creating Special Improvement District No. 808 - Summerlin Area), and approves the First Amendment to the Development and Financing Agreement related thereto. Proposed by: Richard Goecke, Director of Public Works

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

- 71. Bill No. 2002-145 – Repeals and replaces LVMC Chapter 6.50, relating to liquor control, and revises related zoning provisions. Proposed by: Mark Vincent, Director, Finance and Business Services
- 72. Bill No. 2003-32 – Ordinance Creating Special Improvement District No. 1487 - Jones Boulevard (Beltway to Elkhorn Road) Sponsored by: Step Requirement
- 73. Bill No. 2003-33 – Annexation No. ANX-1509 – Property location: On the south side of Tropical Parkway, 740 feet east of Rainbow Boulevard; Petitioned by: Eric M. Cheese; Acreage: 2.19 acres; Zoned: R-E (County zoning), U (DR) (City equivalent). Sponsored by: Councilman Michael Mack
- 74. Bill No. 2003-34 – Annexation No. A-0080-01(A) – Property location: On the north side of Vegas Drive, 520 feet east of Michael Way; Petitioned by: Temporary Assistance for Domestic Crises, Inc.; Acreage: 1.61 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
- 75. Bill No. 2003-36 – Eliminates the exemption from double penalties for delinquent handicapped parking violations. Proposed by: Mark Vincent, Director of Finance and Business Services
- 76. Bill No. 2003-37 – Adopts for use by the City the provisions of NRS 484.408 relating to handicapped parking spaces that are designed for the use of a vehicle with a side-loading wheelchair lift or for the loading and unloading of a wheelchair. Proposed by: Michael Sheldon, Director of Detention and Enforcement
- 77. Bill No. 2003-38 – Amends the Town Center Development Standards Manual to add to the list of signs that are permitted in Town Center. Proposed by: Robert S. Genzer, Director of Planning and Development

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 OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 78. Bill No. 2003-39 – Ordinance Creating Special Improvement District No. 809 - Summerlin Area - Sponsored By: Step Requirement
- 79. Bill No. 2003-40 – Levies Assessments for Special Improvement District No. 809 - Summerlin Area - Sponsored By: Step Requirement

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 OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 80. Bill No. 2003-41 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2004) Sponsored by: Step Requirement
- 81. Bill No. 2003-43 – Authorizing the issuance of Local Improvement Bonds, Series 2003 for the City of Las Vegas, Nevada Special Improvement District No. 809 (Summerlin Area) not to exceed \$10,000,000 - Ward 2 (L.B. McDonald)

1:00 P.M. - AFTERNOON SESSION

- 82. 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

HEARINGS - DISCUSSION

- 83. ABEYANCE ITEM - Hearing to consider the appeal regarding the Nuisance/Litter Abatement Notice and Order to Comply at 1304 Kari Lee Court. PROPERTY OWNER: JOHN M. & VALERIE J. BOSTROM - Ward 1 (M. McDonald)
- 84. ABEYANCE ITEM - Hearing to consider the appeal regarding the Nuisance/Litter Abatement Notice and Order to Comply at 1308 Kari Lee Court. PROPERTY OWNER: JOHN M. & VALERIE J. BOSTROM - Ward 1 (M. McDonald)
- 85. ABEYANCE ITEM - Hearing to consider the appeal regarding the Nuisance/Litter Abatement Notice and Order to Comply at 6012 Oceanside Way. PROPERTY OWNER: DENNIS & SHIRLEY NORDIN - Ward 6 (Mack)
- 86. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 1077 Griffith Avenue. PROPERTY OWNER: AURORA LOAN SERVICES, INC. - Ward 3 (Reese)
- 87. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 1401 E. Oakley Blvd. PROPERTY OWNER: MOLLY SCHIMEL - Ward 3 (Reese)
- 88. Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 2308 Mariposa Ave. PROPERTY OWNER: WILLIAM J. CLARK - Ward 3 (Reese)
- 89. Hearing to renew the Ten-Day Notice and Order to Abate Dangerous Building/Demolition because of owner's failure to clean property located at 3340 N. Rainbow Blvd., as provided in his appeal presented at the December 4, 2002 City Council meeting. PROPERTY OWNER: MATRIX CONSTRUCTION CONSULTING, INC.; EDWARD LOVETT, PRESIDENT, MATRIX CONSTRUCTION CONSULTING, INC. - Ward 6 (Mack)

PLANNING & 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.

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 90. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-1520 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY -

Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple); Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

91. REVIEW OF CONDITION - PUBLIC HEARING - ROC-1770 - RICHARD AND BEATRICE STURMAN ON BEHALF OF STEVE YONO - Request for a Review of Condition #2 of an Approved Special Use Permit (U-0154-98) which prohibited the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing market (Fremont Family Market and Deli) on 0.15 acres at 611 Fremont Street, #20 (APN: 139-34-611-019), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission vote (3-3-1 on a motion for approval) ended in a tie; which is tantamount to DENIAL
92. REVIEW OF CONDITION - PUBLIC HEARING - ROC-1928 - DISTINCTIVE HOMES, LIMITED LIABILITY COMPANY - Request for Review of Conditions #4, #6, and #12 of an approved Rezoning (Z-0079-98); Conditions #1, #2, and #3 of an approved Rezoning (Z-0057-99); and Conditions #10 and #14 of an approved Tentative Map (TM-0055-02) on 18.46 acres located adjacent to the south side of Tropical Parkway, approximately 170 feet east of Jones Boulevard (APNs: 125-25-301-004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack). Staff recommends APPROVAL
93. REVIEW OF CONDITION - PUBLIC HEARING - ROC-2114 - DESERT LINCOLN MERCURY - Request for a Review of Condition Number 10 of an approved Rezoning (Z-0048-87) which prohibited body or fender work at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). Staff has NO RECOMMENDATION
94. TABLED ITEM - SPECIAL USE PERMIT RELATED TO ROC-2114 - PUBLIC HEARING - SUP-1408 - DESERT LINCOLN MERCURY - Request for a Special Use Permit FOR AN AUTO PAINT & BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY) at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

95. TABLED ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-2114 AND SUP-1408 - PUBLIC HEARING - SDR-1407 - DESERT LINCOLN MERCURY - Request for a Site Development Plan Review FOR AN AUTO PAINT AND BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY); A REDUCTION OF THE PERIMETER LANDSCAPING REQUIREMENTS; A WAIVER OF THE PARKING LOT LANDSCAPE FINGERS; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER BETWEEN THE BUILDING AND THE PARKING AREA, AND A WAIVER OF THE PEDESTRIAN OPEN SPACE AND PLAZA REQUIREMENT on 7.75 acres at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1667 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
97. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1776 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY OFFICE COMPLEX (TWO 35,800 SQUARE FOOT BUILDINGS) on 4.9 acres adjacent to the southwest corner of Trinity Peak Drive and Fire Mesa Street (APN: 138-15-410-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-1776 - PUBLIC HEARING - SDR-1778 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 23,000 SQUARE FOOT ONE-STORY OFFICE BUILDING on approximately 2.2 acres adjacent to the east side of Fire Mesa Street, approximately 660 feet south of Peak Drive (portion of APN: 138-15-310-023), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
99. ABEYANCE ITEM - MASTER SIGN PLAN - PUBLIC HEARING - MSP-1409 - D. 2801 WESTWOOD, INC. - Request for a Master Sign Plan Review FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (LE ROUGE GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL
100. ABEYANCE ITEM - MASTER SIGN PLAN - PUBLIC HEARING - MSP-1717 - PECCOLE 1982 TRUST - Request for a Master Sign Plan FOR AN APPROVED 58,040 SQUARE FOOT RETAIL CENTER adjacent to the west side of Fort Apache Road, approximately 600 feet south of Charleston Boulevard (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
101. VACATION - PUBLIC HEARING - VAC-1777 - HENRY AND JUDITH SMITH - Petition to vacate a portion of Lexington Street generally located north of Balzar Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. ABEYANCE ITEM - REQUIRED FIVE YEAR REVIEW - VARIANCE - PUBLIC HEARING - RQR-1704 - FERRIS INVESTMENTS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0026-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN: 162-04-301-008), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 103.ABEYANCE ITEM - REQUIRED FIVE YEAR REVIEW - VARIANCE - PUBLIC HEARING - RQR-1706 - MORDECHAI YERUSHALMI ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0025-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN: 162-04-402-001), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 104.ABEYANCE ITEM - REQUIRED FIVE YEAR REVIEW - VARIANCE - PUBLIC HEARING - RQR-1708 - O'ROURKE FAMILY, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0024-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 South Highland Avenue (APN: 162-04-301-002), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 105.ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-1554 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Variance TO ALLOW A FIFTY-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE FORTY FEET IS THE MAXIMUM HEIGHT PERMITTED at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 106.ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO VAR-1554 - PUBLIC HEARING - SUP-1555 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 107.ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-1698 - CAR SPA WARM SPRINGS VALLEY VIEW - Appeal filed by Terrible Herbst Oil Company from the Denial by the Planning Commission of a request for a Variance TO ALLOW A 100-FOOT TALL FLAG POLE WHERE A 40-FOOT TALL FLAG POLE IS THE MAXIMUM HEIGHT PERMITTED at 3650 West Sahara Avenue (APN: 162-05-402-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (3-3-1 vote on a motion for approval) vote ended in a tie; which is tantamount to DENIAL. Staff recommends APPROVAL
- 108.VARIANCE - PUBLIC HEARING - VAR-1746 - JESUS DORAME - Request for a Variance TO ALLOW AN EXISTING CARPORT A 0.3 FEET SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO ALLOW A DETACHED ACCESSORY STRUCTURE ONE FOOT FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM REQUIRED on 0.17 acres at 1615 Chapman Drive (APN: 162-02-116-021), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 109.VARIANCE - PUBLIC HEARING - VAR-1753 - ALLEN TELES REVOCABLE TRUST ON BEHALF OF JOSEPH MILLER - Appeal filed by Jones Vargas from the Denial by the Planning Commission of a request for a Variance TO ALLOW A SIX-FOOT TALL SOLID BLOCK WALL WITH SEVEN-FOOT TALL COLUMNS IN THE FRONT YARD SETBACK WHERE FOUR FEET WITH THE TOP TWO VERTICAL FEET FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 0.99 acres at 3011 Pinto Lane (APN: 139-32-305-001), R-A (Ranch Acres), Ward 1 (M. McDonald). The Planning Commission vote (3-3-1 on a motion for denial) ended in a tie; which is tantamount to DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 110.VARIANCE - PUBLIC HEARING - VAR-1763 - MOVING FORWARD, INC. - Request for a Variance TO ALLOW 45 PARKING SPACES WHERE 61 PARKING SPACES ARE THE MINIMUM REQUIRED on 2 acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane (APN: 138-23-110-034), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 111.VARIANCE - PUBLIC HEARING - VAR-1772 - JAMES BURCHARD ON BEHALF OF PLASTER DEVELOPMENT - Request for a Variance TO ALLOW A 40-INCH TALL EXISTING RETAINING WALL IN THE FRONT YARD WHERE A 24-INCH TALL RETAINING WALL IS THE MAXIMUM ALLOWED on 0.26 acres located at 7726 Villa Gabriela Avenue (125-09-812-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
- 112.ABEYANCE ITEM - REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1689 - MICHELLE ARCHIARDI ON BEHALF OF VIACOM OUTDOOR - Appeal filed by the Skancke Company from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit [U-0025-96(1)] WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN: 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (4-3 vote) and staff recommend DENIAL
- 113.ABEYANCE ITEM - REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1701 - LEVY JEANNE FAMILY TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Appeal filed by Clear Channel Outdoor from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit [U-0107-90(3)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (4-2-1 vote) and staff recommend DENIAL
- 114.REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1955 - MISHA ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF LEOBARDO McGARVIE - Required One Year Review of an approved Special Use Permit (U-0004-02) WHICH ALLOWED THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A FOOD STORE (LA MICHOACANA MARKET) at 1424 North Eastern Avenue (APN: 139-25-101-019), C-2 (General Commercial), Ward 5 (Weekly). Staff recommends APPROVAL
- 115.ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1499 - ARTISAN HOTEL & SPA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 24-FOOT BY 26-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 116.SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1771 - MONTECITO TOWN CENTER ON BEHALF OF SBA HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 36,000 SQUARE FOOT PRE-SCHOOL AND ELEMENTARY SCHOOL within Montecito Town Center on 4.90 acres adjacent to the north side of Montecito Parkway and the south side of Rome Boulevard (APNs:125-20-704-002, 003, 004, and 125-20-803-004), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

117. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1771 - PUBLIC HEARING - SDR-1775 - MONTECITO TOWN CENTER ON BEHALF OF SBA HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED 36,000 SQUARE FOOT PRE-SCHOOL AND ELEMENTARY SCHOOL on 4.90 acres adjacent to the north side of Montecito Parkway and the south side of Rome Boulevard (APNs: 125-20-704-002, 003, 004, and 125-20-803-004), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
118. REZONING - PUBLIC HEARING - ZON-1773 - ANTHONY MOSLEY ON BEHALF OF GOD IN ME MINISTRY - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) Zone TO: C-V (Civic) Zone on approximately 0.48 acres located at 845, 851 and 857 Hassel Avenue and 856 Hart Avenue (APN: 139-21-612-016, 017, 018 and 030), PROPOSED USE: RESCUE MISSION, Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
119. REZONING - PUBLIC HEARING - ZON-1490 - ALEXANDER MACKOVSKI - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) and a Waiver of minimum R-PD lot size requirements on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), PROPOSED USE: Single-Family Development, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
120. VARIANCE RELATED TO ZON-1490 - PUBLIC HEARING - VAR-1733 - ALEXANDER MACKOVSKI - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 12,200 SQUARE FEET OF OPEN SPACE IS REQUIRED for a 16-lot single family development on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
121. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1490 AND VAR-1733 - PUBLIC HEARING - SDR-1734 - ALEXANDER MACKOVSKI - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Requirement and to eliminate the requirement for a Homeowner's Association FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.50 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
122. REZONING - PUBLIC HEARING - ZON-1564 - ALBERT & EILEEN MASSI, ET AL ON BEHALF OF DISTINCTIVE HOMES - Request for a Rezoning FROM: R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
123. VARIANCE RELATED TO ZON-1564 - PUBLIC HEARING - VAR-1565 - ALBERT & EILEEN MASSI, ET AL ON BEHALF OF DISTINCTIVE HOMES - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 21,167 SQUARE FEET IS REQUIRED on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

124. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1564 AND VAR-1565 - PUBLIC HEARING - SDR-1566 - ALBERT & EILEEN MASSI, ET AL ON BEHALF OF DISTINCTIVE HOMES - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
125. VACATION RELATED TO ZON-1564, VAR-1565 AND SDR01566 - PUBLIC HEARING - VAC-1764 - ALBERT & EILEEN MASSI, ET AL ON BEHALF OF DISTINCTIVE HOMES - Petition to vacate a portion of Horse Drive and Four Views Street and U.S. Government Patent Easements generally located at the northwest corner of El Capitan Way and Horse Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
126. REZONING - PUBLIC HEARING - ZON-1699 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.0 acres adjacent to the south side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-201-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1699 - PUBLIC HEARING - SDR-1702 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 111-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1705 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.40 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. REZONING - PUBLIC HEARING - ZON-1718 - NEVADA HOMES GROUP, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD6 (Residential Planned Development – 6 Units Per Acre) on 8.02 Acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), PROPOSED USE: Single Family Residential Development, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
130. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1718 - PUBLIC HEARING - SDR-1719 - NEVADA HOMES GROUP, INC. - Request for a Site Development Plan Review FOR A PROPOSED 50-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 8.02 acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development – 6 Units Per Acre)] Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING - PUBLIC HEARING - ZON-1726 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1726 - PUBLIC HEARING - SDR-1729 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 81-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
133. REZONING - PUBLIC HEARING - ZON-1761 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KIMBALL HILL HOMES - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and portion of 125-18-601-001), PROPOSED: Single Family Development, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
134. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1761 - PUBLIC HEARING - SDR-1762 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KIMBALL HILL HOMES - Request for a Site Development Plan Review FOR A PROPOSED 91-LOT SINGLE FAMILY DEVELOPMENT on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and portion of 125-18-601-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Unit per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
135. REZONING - PUBLIC HEARING - ZON-1766 - KIMBALL T. STRATTON ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 15.04 acres adjacent to southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), PROPOSED USE: Single Family Development, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
136. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1766 - PUBLIC HEARING - SDR-1767 - KIMBALL T. STRATTON ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY DEVELOPMENT on 15.04 acres adjacent to southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
137. NOT TO BE HEARD BEFORE 4:00 P.M. - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1292 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.09 acres adjacent to west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

138. NOT TO BE HEARD BEFORE 4:00 P.M. - ABEYANCE ITEM - REZONING RELATED TO GPA-1292 - PUBLIC HEARING - ZON-1291 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), PROPOSED USE: APARTMENT COMPLEX, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
139. NOT TO BE HEARD BEFORE 4:00 P.M. - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1292 AND ZON-1291 - PUBLIC HEARING - SDR-1289 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Site Development Plan Review FOR A PROPOSED 52 UNIT APARTMENT COMPLEX on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
140. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

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:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizen Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

EXHIBIT B

(Notice of the May 7, 2003 City Council Meeting)

CITY COUNCIL AGENDA

MAY 7, 2003

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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>

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

**COUNCILMEMBERS: MICHAEL J. McDONALD (Ward 1), LARRY BROWN (Ward 4), LYNETTE BOGGS McDONALD (Ward 2),
LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6)**

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.

MAY 7, 2003

**Morning Session begins at 9:00 a.m.
Afternoon Session begins at 1:00 p.m.**

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

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

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND JUDY ANDREWS, NATHAN ADELSON HOSPICE
- PLEDGE OF ALLEGIANCE
- OATH OF OFFICE ADMINISTERED TO ELECTED OFFICIALS – Mayor; Councilman, Ward 3; Councilman, Ward 5; Municipal Court Judge, Department 3; and Municipal Court Judge, Department 4
- RECOGNITION OF THE CITIZEN OF THE MONTH
- RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK
- RECOGNITION OF TENNIS MONTH
- RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS
- RECOGNITION OF FIRE AND RESCUE UNIT 42 AND 911 FIRE ALARM OFFICE
- RECOGNITION OF POOL SAFETY MONTH

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 April 2, 2003

CONSENT AGENDA

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

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

3. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
4. Approval to transfer funding from the Vocational High School Sports Complex project in the amount of \$100,000 to the Northwest Regional Open Space Plan project and update the Parks in Progress Listing (\$100,000 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Mack)
5. Approval of a Special Event Liquor License for Mr. D's Sportsbar & Grill, Location: 1810 South Rainbow Blvd., Date: May 30-31, 2003, Type: Special Event General, Event: Beach Party Fund Raiser for Metro's Widows & Orphans, Responsible Person in Charge: Del Bunch - Ward 1 (M. McDonald)
6. Approval of a new Wholesale General Liquor License subject to Health Dept. regulations, Veritas Wine Distributing, LLC, dba Nevada Wine Agents, 6231 McLeod Drive, Suite K, William H. B. Garrett, Mmbr, Mgr, 35.455%, Gustave B. Backman, Mmbr, Mgr, 35.455%, Kenneth L. Fredrickson, Mmbr, Mgr, 20.32%, Gustave C. Backman, Mmbr, 8.77% - County
7. Approval of Change of Business Name for a Tavern Liquor License, D. Westwood, Inc., dba From: The Board Room, To: Treasures, 2801 Westwood Drive, Ali Davari, Dir, Pres, Treas, 50%, Hassan Davari, Dir, Secy, 50% - Ward 1 (M. McDonald)
8. Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale Liquor License subject to Health Dept. regulations, From: Orchard Street, Inc., Ken Martindale, Dir, Pres, CEO, 51%, Allen Martindale, Dir, Secy, 35%, Jeffrey L. Oliver, VP, 4%, To: Craig Knudson/John Hurley, dba Orchard Street Market, 9436 West Lake Mead Blvd., Suite 8, Craig C. Knudson, Ptnr, 50%, John F. Hurley, Ptnr, 50% - Ward 4 (Brown)
9. Approval of Change of Ownership, Location and Business Name for a Supper Club Liquor License subject to the provisions of the fire codes and Health Dept. regulations, From: Ferraro's Summerlin, LLC, dba Ferraro's Summerlin, 1916 Village Center Circle, Suite 7 (Non-operational), Gino M. Ferraro, Mgr, Mmbr, 100%, To: Red Robin International, Inc., dba Red Robin America's Gourmet Burgers & Spirits, 7860 West Tropical Parkway, Michael J. Snyder, Dir, Pres, CEO, James P. McCloskey, CFO, VP, Secy, John W. Grant, VP, Asst Secy, Gen Counsel, Red Robin Gourmet Burgers, Inc., 100%, Michael J. Snyder, Dir, Pres, CEO, James P. McCloskey, CFO, VP, Secy, John W. Grant, VP, Asst Secy, Gen Counsel - Ward 6 (Mack)
10. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler On-sale Liquor License subject to the provisions of the fire codes, From: Shabtai & Shabtai, dba Piazza Italia, Eliezer M. Shabtai and Argia A. Shabtai, 100% jointly as husband and wife, To: John A. Gallo, dba Gallo's Famous Pizza Company, 3250 North Tenaya Way, Suite 110, John A. Gallo, 100% - Ward 4 (Brown)
11. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 4 slots, Westronics, Inc., db at Bells Market, 720 West Owens - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

12. Approval of Change of Ownership and Business Name for a Tavern Liquor License and a new Restricted Gaming License for 15 slots subject to Health Dept. regulations, From: Clavir, Inc., dba King of Clubs Tavern, Leslie M. Clavir, Dir, Pres, Secy, Treas, 100%, To: King of Clubs, Inc., dba King of Clubs, 1401 North Decatur Blvd., Suite 6, Norma C. Kastler, Dir, Pres, 50%, Lois C. Swier, Dir, Secy, Treas, 50% - Ward 1 (M. McDonald)
13. Approval of a new Restricted Gaming License for 5 slots, Jeffrey Harbach, dba 7-Eleven Food Store #29643B, 15 North Lamb Blvd., Jeffrey R. Harbach, Franchise Mgr - Ward 3 (Reese)
14. Approval of Change of Location for a Locksmith License subject to the provisions of the planning codes, Maximum Security, dba Maximum Security, From: 4615 Faircenter Parkway, To: 219 North 3rd Street, Suites A & B, John M. Cetrano, 100% - Ward 5 (Weekly)
15. Approval of Award of Bid Number 03.1730.06-LW, 2002-2003 Street Rehabilitation Meadows Unit 4 and approve the construction conflicts & contingency reserve set by Finance & Business Services - Department of Public Works - Award recommended to: CG&B ENTERPRISES, INC. (\$993,788.91 - Capital Projects Fund) - Ward 3 (Reese)
16. Approval of Award of Bid Number 030239-LED, Digester Cleaning, WPCF - Department of Public Works - Award recommended to: TRIMAX RESIDUALS MANAGEMENT, INC. (\$277,936.50 - Enterprise Fund)
17. Approval of award of Bid Number 030236-DAR, Annual Requirements Contract for Video Sewer Inspections - Department of Field Operations - Award recommended to: PIPE MAINTENANCE SERVICE, INC. (Estimated biennial amount of \$200,000 - Enterprise Fund)
18. Approval of revision number one to purchase order 212515 for uniform services (JDF) - Various Departments - Award to: UNIFIRST CORPORATION (\$150,000 - General Fund)
19. Approval of the issuance of a purchase order for an Annual Requirements Contract for Interspiro self-contained breathing apparatus (SCBA), equipment and associated parts (KF) - Department of Fire & Rescue - Award Recommended to: BAUER COMPRESSORS, INC. (Estimated annual amount of \$150,000 - General Fund)
20. Approval of award of contract for Request for Proposals No. 030198-CW, Oracle 11i Software Migration Assessment Service (CW) - Department of Information Technologies - Award recommended to: i360 TECHNOLOGIES, INC. (\$148,490 - Internal Service Fund)
21. Approval of the issuance of a purchase order to purchase six (6) 24 LifePak 12 monitor/defibrillators for use by Fire & Rescue (KF) - Department of Fire & Rescue - Award recommended to: MEDTRONIC PHYSIO-CONTROL (\$121,240 - General Fund)
22. Approval of issuance of a purchase order for an Annual Requirements Contract (ARC) for OEM Tymco Sweeper, GO-4 Scooter, Cushman Scooter and Sulair Compressor Parts (DAR) - Department of Field Operations - Award recommended to: H&E EQUIPMENT (Estimated annual amount of \$120,000 - Internal Service Fund)
23. Approval of authorization to use Clark County Bid Number 4831-00, Annual Requirements Contract (ARC) for HVAC Parts (DAR) - Department of Field Operations - Award recommended to: VARIOUS SUPPLIERS (Estimated annual aggregate amount of \$75,000 - General Fund)
24. Approval of Contract No. 030294 (LW), CommVault Electronic Data Back-Up and Storage Software, Support and Maintenance - Department of Information Technologies - Award recommended to: AVNET ENTERPRISE SOLUTIONS, INC. (\$72,876 - General Fund)
25. Approval of revision number one to purchase order for supplemental audit services (LR) - Department of Finance and Business Services - Award to: KPMG PEAT MARWICK LLP (\$72,000 - General Fund)
26. Approval of revision number one to purchase order 214654 for an annual requirements contract for miscellaneous bulk chemicals (TB) - Department of Public Works - Award recommended to: THATCHER CO OF NV (\$70,000 - Enterprise Fund)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

27. Approval of revision number one to purchase order 214294 for an annual requirements contract for sodium hypochlorite (TB) – Department of Public Works – Award recommended to: PIONEER AMERICAS, INC. (\$50,000 – Enterprise Fund)
28. Approval of issuance of a purchase order for an Annual Requirements Contract (ARC) for OEM Horton Rescue Units, Freightliner Truck, Sterling Western Star Truck and Ford L & C Series Truck parts and service (DAR) - Departments of Field Operations and Fire & Rescue - Award recommended to: LAS VEGAS FREIGHTLINER (Estimated annual amount of \$50,000 - Various Funds)
29. Approval of Contract No. 030282 (LW), Internet Content and Filtering Software, Support and Maintenance - Department of Information Technologies - Award recommended to: 8e6 TECHNOLOGIES, INC. (\$42,411 - General Fund)
30. Approval of award of Bid Number 030005-CW, Annual Requirements Contract for Theater Lighting Equipment - Department of Leisure Services - Award recommended to: 4WALL ENTERTAINMENT (Estimated annual amount of \$35,000 - General Fund) – All Wards
31. Approval of Agreement Modification No.1 to Historic Preservation Services Agreement (CW) - Departments of Planning & Development and Leisure Services - Award recommended to: 20TH CENTURY PRESERVATION (\$33,000 - Special Revenue Fund)
32. Approval of the issuance of a purchase order for Motorola 800 mhz radios and equipment to be used by Fire & Rescue (GL) – Department of Fire & Rescue – Award recommended to: MOTOROLA, INC. (\$29,621 – General Fund)
33. Approval of Contract No. 030301 (CW), Online Learning Software Subscription - Department of Information Technologies - Award recommended to: NEW HORIZONS (\$251,490 - Internal Service Fund)

LEISURE SERVICES DEPARTMENT - CONSENT

34. Approval of donation of artwork to the City of Las Vegas: bronze sculpture titled, "Contemplation" by Las Vegas artist Claude Roy valued at \$75,000 (estimated costs \$7,000 - CLV Arts Commission) - Ward 1 (M. McDonald)

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

35. Approval of awarding \$42,000 of FY 03 HUD HOPWA funds to Golden Rainbow in the amount of \$10,000 and Aid for AIDS of Nevada (AFAN) in the amount of \$32,000 to distribute additional grant award amounts from HUD - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

36. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Southwest Engineering on behalf of U.S. Homes Corporation, owners (southeast corner of Rainbow Boulevard and Horse Drive, APN 125-11-301-001, 125-11-302-001, 125-11-302-002 and 125-11-303-001) - County (near Ward 6-Mack)
37. Approval of an Encroachment Request from L.B. Engineering on behalf of I Rent B & E, LLC, owner (northeast corner of Eastern Avenue and Mesquite Avenue) - Ward 3 (Reese)
38. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Carter & Burgess, Inc. on behalf of Real Estate Holdings Inc., owners (southeast corner of Sahara Avenue and Mann Street, APN 163-11-502-001) - County (near Ward 1- M. McDonald)

PUBLIC WORKS DEPARTMENT - CONSENT

39. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Carter & Burgess, Inc. on behalf of Real Estate Holdings Inc., owners (southwest corner of Sahara Avenue and El Camino Road, APN 163-11-502-002) - County (near Ward 1- M. McDonald)
40. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Roger Mauer and Cynthia Lopez, owners (southwest corner of Durango Drive and Stephen Avenue, APN 125-32-501-049) - County (near Ward 6-Mack)
41. Approval of an Encroachment Request from Carter/Burgess, Incorporated, on behalf of Greystone Nevada, LLC, owner, (Ackerman Avenue west of Durango Drive) - Ward 6 (Mack)
42. Approval of an Encroachment Request from Ace Engineering on behalf of United Brothers, Incorporated, owner (area bound by Charleston Boulevard, Fremont Street, and Eastern Avenue) - Ward 3 (Reese)
43. Approval of a Substitution of Trustee and Deed of Reconveyance between the City of Las Vegas and Desert Leasing, a General Partnership (Trustor), on Parcel Number 138-26-110-001 used as security for the Rainbow Park Infrastructure off-site improvements; located on the east side of Lorenzi Drive between Vegas Drive and Washington Avenue - Ward 6 (Mack)
44. Approval of Third Supplemental Interlocal Contract #LAS.10.R.00 between the City of Las Vegas and the Clark County Regional Flood Control District to extend the award of bid to December 31, 2003 for construction of Gowan North Buffalo Branch (Cheyenne Avenue to Lone Mountain Road - Ward 4 (Brown)
45. Approval of Contract Modification #1 with Frehner Construction Company for additional traffic control and flagging to facilitate 4 lanes of traffic throughout the duration of the Rancho Road Storm Drain Project (\$70,000 - Clark County Regional Flood Control District) - Ward 5 (Weekly)
46. Approval of a Settlement Agreement to various Professional Services Agreements with Harding ESE, Inc. for additional material testing and inspection services at various construction projects (\$110,658 - Municipal Golf Course Enterprise Fund, Recreation Bonds, Fire Bonds) - Wards 3, 4, 5, and 6 (Reese, Brown, Weekly and Mack)
47. Approval to file an amendment to Right-of-Way Grant No. N-75757 with the Bureau of Land Management for roadway, sewer and drainage purposes for portions of land lying within the East Half (E1/2) of Section 6 and the Northeast Quarter (NE1/4) of Section 7, T19S, R60E, M.D.M., generally located on the west side of the Fort Apache Road alignment, between the Brent Lane alignment and Moccasin Road alignment - APNs 125-06-000-001, -002, and 125-07-501-002 - Ward 6 (Mack)
48. Approval of a Declaration of Utilization from the Bureau of Land Management for a portion of the Northeast Quarter (NE 1/4) of Section 3, T21S, R60E, M.D.M., for drainage purposes located on the north side of the Holmby Channel alignment - APN: 163-03-501-006 - Ward 1 (M. McDonald)
49. Approval of a Declaration of Utilization from the Bureau of Land Management for a portion of the Northeast Quarter (NE 1/4) of Section 19 and the Northwest Quarter (NW 1/4) of Section 20, T19S, R60E, M.D.M., for roadway, sanitary sewer and drainage purposes located on the east and west sides of the Fort Apache Road alignment between the Elkhorn Road alignment and the Deer Springs Way alignment and on the south side of the Dorrell Lane alignment east of the Fort Apache Road alignment- APNs: 125-19-602-002, -007, -008, -010, -011, and 125-20-101-010 - Ward 6 (Mack)
50. Approval of Second Supplemental Interlocal Contract #331b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to reduce and reallocate funding for improvements to Rainbow Boulevard, Rancho Drive to Ann Road (\$182,400 decrease in funding - Regional Transportation Commission) - Ward 6 (Mack)
51. Approval of Second Supplemental Interlocal Contract #388a between the City of Las Vegas, Clark County and the Regional Transportation Commission of Southern Nevada to revise the scope of the Alexander Road/Hualapai Way, Cheyenne Avenue to Durango Road improvements - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - CONSENT

52. Approval of First Supplemental Interlocal Contract LLD.13.A.02 between the Clark County Regional Flood Control District and the City of Las Vegas to extend the award of bid date for local drainage improvements in Crystal Water Way between Lake South Drive and Desert Inn Road - Ward 2 (L.B. McDonald)
53. Approval of Third Supplemental Interlocal Contract #LAS.17.D.02 between the City of Las Vegas and the Clark County Regional Flood Control District to increase project funding for a Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) for The Las Vegas Wash Rancho Drive System (Carey/Lake Mead Detention Basin to Peak Drive) (\$107,000 - Clark County Regional Flood Control District) - Ward 5 (Weekly)

RESOLUTIONS - CONSENT

54. R-67-2003 - Approval of a Resolution directing the City Treasurer to prepare the Seventy-Fourth Assessment Lien Apportionment Report for Special Improvement District No. 707 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
55. R-68-2003 - Approval of a Resolution approving the Seventy-Fourth Assessment Lien Apportionment Report for Special Improvement District No. 707 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
56. R-69-2003 - Approval of a Resolution directing the City Treasurer to prepare the Seventy-Fifth Assessment Lien Apportionment Report for Special Improvement District No. 707 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
57. R-70-2003 - Approval of a Resolution approving the Seventy-Fifth Assessment Lien Apportionment Report for Special Improvement District No. 707 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
58. R-71-2003 - Approval of a Resolution directing the City Treasurer to prepare the Thirty-Eighth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
59. R-72-2003 - Approval of a Resolution approving the Thirty-Eighth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
60. R-73-2003 - Approval of a Resolution directing the City Treasurer to prepare the Thirty-Ninth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
61. R-74-2003 - Approval of a Resolution approving the Thirty-Ninth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
62. R-75-2003 - Approval of a Resolution directing the City Treasurer to prepare the Fortieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
63. R-76-2003 - Approval of a Resolution approving the Fortieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (L.B. McDonald)
64. R-77-2003 - Approval of a Resolution to endorse the findings of the Environmental Assessment for the design and construction of the Elkhorn Road Grade Separation over US 95 - Ward 6 (Mack)
65. R-78-2003 - Approval of a Resolution authorizing the creation of the Commission for the Las Vegas Centennial, a Nevada non-profit corporation and providing for other matters related thereto

REAL ESTATE COMMITTEE – CONSENT

66. Approval authorizing staff to sell the guest home located behind 6240 Juliano Road to Building 160 Supply Company for \$1,650 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)
67. Approval of a Bill of Sale from the City of Las Vegas to Building 160 Supply Company in conjunction with their purchase of a City-owned guest home located behind 6240 Juliano Road - Ward 6 (Mack)
68. Approval authorizing staff to sell the home located at 6240 Juliano Road to Sandy Redona, Dan Redona, Charles Cole and Mary Jo Cole for \$7,500 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)
69. Approval of a Bill of Sale from the City of Las Vegas to Sandy Redona, Dan Redona, Charles Cole, and Mary Jo Cole in conjunction with their purchase of a City-owned home located at 6240 Juliano Road - Ward 6 (Mack)
70. Approval of an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a 20-foot wide Easement to LVVWD for a reservoir on a portion of Parcel Number 138-31-101-002 known as Angel Park - Ward 2 (L.B. McDonald)
71. Approval of a First Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2004, with a six-month renewal option - Ward 5 (Weekly)
72. Approval of a Lease Agreement Renewal between the City of Las Vegas and the Economic Opportunity Board of Clark County's Health Services Division at the Las Vegas Business Center (\$35,424 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)
73. Approval of a Memorandum of Understanding between the City of Las Vegas and the City's Neighborhood Services Department's Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Research and Referral Center at the Las Vegas Business Center (\$70,583.38 revenue/14 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)
74. Approval of the Lease Agreement with U.S. Bank National Association for retail space in the Stewart Avenue Garage located at 261 N. Las Vegas Blvd. (APN#139-34-510-045) (\$14,559.45 - Parking Fund/Stewart Avenue Parking Garage) - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

75. Report from the City Manager on emerging issues
76. Report and possible action concerning the status of 2003 legislative issues
77. Discussion and possible action on the ratification of the Administrative Services Director (\$148,280 – General Fund)

CITY ATTORNEY - DISCUSSION

78. Discussion and possible action on Appeal of Work Card Denial: Liainna Profit, 7101 Smoke Ranch #2105 Bldg. 17, Las Vegas, Nevada 89128
79. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 16, 2003. Fabio Armario Mejia, 5005 Chambliss Drive, Las Vegas, Nevada 89130

CITY ATTORNEY - DISCUSSION

- 80. Discussion and possible action on Appeal of Work Card Denial: Crystal Joyce Griffin, 3255 E. Desert Inn #245, Las Vegas, Nevada 89121
- 81. Discussion and possible action on Appeal of Work Card Denial: Fredrick C. Acosta, 7101 Smoke Ranch Road, Apt. #2053, Las Vegas, Nevada 89128

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

- 82. Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler Off-sale Liquor License subject to the provisions of the fire codes and Health Dept. regulations, Assahouri & Assahouri, dba S & A Mart, 8490 Westcliff Drive, Abdel K. Assahouri and Mona A. Assahouri, 100% jointly as husband and wife - Ward 2 (L.B. McDonald)
- 83. ABEYANCE ITEM - Discussion and possible action regarding a Six Month Review of a Restricted Gaming License for 7 slots, E-T-T, Inc., db at Texaco Star Mart, 9991 West Charleston Blvd., Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 2 (L.B. McDonald)
- 84. Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 5 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 1500 West Charleston Blvd., Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 5 (Weekly)
- 85. Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 4 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 598 North Eastern Ave., Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 3 (Reese)
- 86. Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 4 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 298 South Decatur Blvd., Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 1 (M. McDonald)
- 87. Discussion and possible action regarding a new Massage Establishment License, Peter F. Paul, dba Golden Oasis, 4211 West Sahara Ave., Suite C, Peter F. Paul, 100% - Ward 1 (M. McDonald)
- 88. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the fire codes, Li Hua Zito, dba Eastern Massage, 4035 West Sahara Ave., Li Hua Zito, 100% - Ward 1 (M. McDonald)
- 89. Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale Liquor License subject to the provisions of the fire codes and Health Dept. regulations, From: Pioneer Turtle Stop, Inc., dba Turtle Stop #7, O. Leslie Valpiani, Dir, VP, Secy, Treas, The Leslie Valpiani Separate Property Trust, 51%, O. Leslie Valpiani, Trustee, Michael G. Valpiani, Dir, Pres, The Michael Valpiani Separate Property Trust, 49%, Michael G. Valpiani, Trustee, To: Saint's Resources, Inc., dba Orchid Stop-N-Shop, 6101 Vegas Drive, Noel S. Miranda, Dir, Pres, Secy, Treas, 100%, Jason M. Sembrano, Mgr - Ward 5 (Weekly)

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 90. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2003 Action Plan of the HUD Consolidated Plan for allocation of \$11,000,227 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT - DISCUSSION

91. Discussion and possible action regarding negotiation and execution of a contract with the consulting firm of Wenk & Clarion Associates to provide the needed professional services for the Northwest Regional Open Space Plan, not to exceed \$250,000 (\$250,000 - Parks & Leisure Activities Capital Improvement Projects) - Wards 4 and 6 (Brown and Mack)

RESOLUTIONS - DISCUSSION

92. R-79-2003 - Public hearing, discussion and possible action regarding a Resolution making certain findings with respect to economic development revenue bonds to finance the costs of the acquisition, construction and equipment of a project for the Andre Agassi Charitable Foundation - Ward 5 (Weekly)
93. R-80-2003 - Public hearing, discussion and possible action on a Resolution approving the Las Vegas-Clark County Library District intent to issue general obligation refunding bonds

BOARDS & COMMISSIONS - DISCUSSION

94. PARK & RECREATION ADVISORY COMMISSION – Zelda Weingard, Term Expiration 11-18-2005 (Resigned)
95. Discussion and possible action on the appointment of members to the Judicial Selection Committee

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

96. Bill No. 2003-32 – Ordinance Creating Special Improvement District No. 1487 - Jones Boulevard (Beltway to Elkhorn Road) Sponsored by: Step Requirement
97. Bill No. 2003-33 – Annexation No. ANX-1509 – Property location: On the south side of Tropical Parkway, 740 feet east of Rainbow Boulevard; Petitioned by: Eric M. Cheese; Acreage: 2.19 acres; Zoned: R-E (County zoning), U (DR) (City equivalent). Sponsored by: Councilman Michael Mack
98. Bill No. 2003-34 – Annexation No. A-0080-01(A) – Property location: On the north side of Vegas Drive, 520 feet east of Michael Way; Petitioned by: Temporary Assistance for Domestic Crises, Inc.; Acreage: 1.61 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
99. Bill No. 2003-36 – Eliminates the exemption from double penalties for delinquent handicapped parking violations. Proposed by: Mark Vincent, Director of Finance and Business Services
100. Bill No. 2003-38 – Amends the Town Center Development Standards Manual to add to the list of signs that are permitted in Town Center. Proposed by: Robert S. Genzer, Director of Planning and Development
101. Bill No. 2003-39 – Ordinance Creating Special Improvement District No. 809 - Summerlin Area - Sponsored By: Step Requirement
102. Bill No. 2003-40 – Levies Assessments for Special Improvement District No. 809 - Summerlin Area - Sponsored By: Step Requirement
103. Bill No. 2003-43 – Authorizing the issuance of Local Improvement Bonds, Series 2003 for the City of Las Vegas, Nevada Special Improvement District No. 809 (Summerlin Area) not to exceed \$10,000,000 - Ward 2 (L.B. McDonald)

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

104.Bill No. 2002-145 – Repeals and replaces LVMC Chapter 6.50, relating to liquor control, and revises related zoning provisions. Proposed by: Mark Vincent, Director, Finance and Business Services

105.Bill No. 2003-41 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2004) Sponsored by: Step Requirement

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 OR THOSE ITEMS TO BE STRICKEN OR TABLED.

106.Bill No. 2003-44 – Authorizing the issuance of City of Las Vegas General Obligation (Limited Tax) Redevelopment Project Refunding Bonds, (Additionally Secured with Pledged Revenues) Series 2003A

107.Bill No. 2003-45 – Authorizing the issuance of the City of Las Vegas General Obligation Medium-Term Detention Center Refunding Bonds Series 2003B

108.Bill No. 2003-46 – Annexation No. ANX-1238 – Property location: On the southeast corner of Buffalo Drive and Grand Teton Drive; Petitioned by: Clark County School District; Acreage: 40.10 acres; Zoned: R-A (County zoning), U (PF) (City equivalent). Sponsored by: Councilman Michael Mack

109.Bill No. 2003-47 – Annexation No. ANX-1603 – Property location: On the northeast corner of Regena Avenue and Riley Street; Petitioned by: Michael Monahan and Michelle Ware; Acreage: 0.75 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Michael Mack

110.Bill No. 2003-48 – Annexation No. ANX-1752 – Property location: On the north side of Smoke Ranch Road, 450 feet east of Michael Way; Petitioned by: Thomas Fett; Acreage: 1.18 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly

111.Bill No. 2003-49 – Exempts the buying, selling or trading of used CD's , DVD's, video games, videotapes, cassettes or sound recordings from the secondhand dealer business licensing requirements. Proposed by: Mark Vincent, Director of Finance and Business Services

112.Bill No. 2003-50 – Requires a special use permit for massage establishments in the C-1, C-2, C-PB and C-M Zoning Districts, and allows the use as a conditional use in the M Zoning District. Sponsored by: Councilman Michael J. McDonald

1:00 P.M. - AFTERNOON SESSION

113.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

HEARINGS - DISCUSSION

114. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 605 Vincent Way. PROPERTY OWNER: WARREN J. WEST - Ward 1 (M. McDonald)
115. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 2852 Constantine Avenue. PROPERTY OWNER: POPULAR FINANCIAL SERVICES LLC - Ward 3 (Reese)
116. Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 232 N. 19th Street. PROPERTY OWNER: VICTOR AND YOLANDA ROBLES, V. ROBLES & ASSOCS. - Ward 3 (Reese)
117. Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 9999 N. 13th Street. PROPERTY OWNER: TIMOTHY S. & KENNETH C. CORY - Ward 5 (Weekly)

PLANNING & 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.

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

118. ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1292 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.09 acres adjacent to west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
119. ABEYANCE ITEM - REZONING RELATED TO GPA-1292 - PUBLIC HEARING - ZON-1291 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), PROPOSED USE: APARTMENT COMPLEX, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
120. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1292 AND ZON-1291 - PUBLIC HEARING - SDR-1289 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Site Development Plan Review FOR A PROPOSED 52 UNIT APARTMENT COMPLEX on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
121. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1732 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A 292-LOT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.8 acres adjacent to the northwest corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack). The Planning Commission (4-3 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

122. MAJOR DEVIATION TO THE GRAND CANYON VILLAGE MASTER DEVELOPMENT PLAN - PUBLIC HEARING - DEV-1850 - G T 2000, INC. ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Major Deviation to the Grand Canyon Village Master Development Plan TO ALLOW A FRONT SETBACK OF 5 FEET WHERE 18 FEET TO THE GARAGE AND 10 FEET TO THE HOUSE IS REQUIRED, AND A SIDE SETBACK OF 3 FEET WHERE 5 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT adjacent to the east side of Grand Canyon Drive, approximately 1,940 feet north of Grand Teton Drive (APN: 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
123. SITE DEVELOPMENT PLAN REVIEW RELATED TO DEV-1850 - PUBLIC HEARING - SDR-1845 - G T 2000, INC. ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review FOR A 200-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.94 acres adjacent to the east side of Grand Canyon Drive, approximate 1,940 feet north of Grand Teton Drive (APN: 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
124. MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING - MOD-1910 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Major Modification to the Lone Mountain Master Plan TO ADD 10.58 ACRES TO THE OVERALL PLAN AREA AND CHANGE THE LAND USE DESIGNATION FROM: MEDIUM-LOW TO: MEDIUM-LOW ATTACHED adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (4-0-3 vote) and staff recommend APPROVAL
125. REZONING RELATED TO MOD-1910 - PUBLIC HEARING - ZON-1911 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], PROPOSED USE: MEDIUM-LOW ATTACHED RESIDENTIAL DEVELOPMENT, Ward 4 (Brown). The Planning Commission (4-0-3 vote) and staff recommend APPROVAL
126. SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-1910 AND ZON-1911 - PUBLIC HEARING - SDR-1912 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MEDIUM-LOW ATTACHED RESIDENTIAL DEVELOPMENT on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (4-0-3 vote) and staff recommend APPROVAL
127. RESCIND A PREVIOUS APPROVAL OF A MAJOR MODIFICATION - PUBLIC HEARING - DIR-2170 - THE DEXTER TRUST - Request to Rescind a Previous approval of a MAJOR MODIFICATION to include this property in the Lone Mountain West Master Plan on property located adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Brown). Staff recommends APPROVAL
128. MASTER SIGN PLAN - PUBLIC HEARING - MSP-1863 - COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Master Sign Plan FOR AN APPROVED 43,000 SQUARE-FOOT, 2-STORY OFFICE BUILDING AND A 3,500 SQUARE-FOOT PAYMENT CENTER (Cox Communications) on 11.85 acres adjacent to the northeast corner of Rancho Drive and Bonanza Road (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

129. MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - MSH-1852 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO REMOVE CIMARRON ROAD FROM THE PLAN BETWEEN SUMMERLIN PARKWAY AND WASHINGTON AVENUE FOR AN APPROVED PUBLIC PARK, Ward 2 (L.B. McDonald). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
130. VACATION - PUBLIC HEARING - VAC-1754 - LM LAS VEGAS, LIMITED LIABILITY COMPANY - Petition to vacate U.S. Government Patent Reservations generally located adjacent to the south side of Elkhorn Road, east of Grand Canyon Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
131. VACATION - PUBLIC HEARING - VAC-1874 - CLARK COUNTY - Petition of Vacation submitted by Clark County for a twenty-foot (20') wide public alley generally located north of Bonneville Avenue and south of Clark Avenue, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL
132. VACATION - PUBLIC HEARING - VAC-1933 - RICHENS TRUST, HUGH AND CARMA RICHENS TRUSTEES, ET AL ON BEHALF OF SOUTHWEST HOMES - Petition to vacate a portion of Maverick Street and Eisner Street, generally located south of Farm Road, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
133. VACATION - PUBLIC HEARING - VAC-1935 - BEAZER HOMES HOLDINGS CORPORATION - Petition to vacate public sewer, utility and drainage easements located on the north side of Boca River Drive, generally located west of Grass Palm Street, Ward 5 (Weekly). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
134. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-1763 - MOVING FORWARD, INC. - Request for a Variance TO ALLOW 45 PARKING SPACES WHERE 61 PARKING SPACES ARE THE MINIMUM REQUIRED on 2 acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane (APN: 138-23-110-034), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
135. VARIANCE - PUBLIC HEARING - VAR-1757 - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP - Request for a Variance TO ALLOW 94 PARKING SPACES WHERE THE EXISTING AND PROPOSED USES REQUIRE 116 PARKING SPACES IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-002, 003 and 004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
136. VARIANCE - PUBLIC HEARING - VAR-1892 - ETS ENTERTAINMENT - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (SEXUALLY ORIENTED BUSINESS) on property located at 24 Fremont Street (APN: 139-34-111-028), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-1 vote) and staff recommend APPROVAL
137. VARIANCE - PUBLIC HEARING - VAR-1927 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission on a request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 2.06 ACRES ARE REQUIRED IN THE TOWN CENTER DEVELOPMENT STANDARDS on 20.6 acres for a 209-lot single family residential development adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend DENIAL
138. SPECIAL USE PERMIT RELATED TO VAR-1927 - PUBLIC HEARING - SUP-1926 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission on a request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS on 20.6 acres for a 209-lot single family residential development adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

139. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1927 AND SUP-1926 - PUBLIC HEARING - SDR-1925 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 209-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend DENIAL
140. REQUIRED SIX MONTH REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1793 - LILLIAN HILDE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Appeal filed by Clear Channel Outdoor from the Denial by the Planning Commission on a Required Six Month Review of an approved Special Use Permit [U-0029-87(3)] WHICH ALLOWED A 75 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2421 Stewart Avenue (APN: 139-35-612-044), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend DENIAL
141. REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1738 - JOHN SELBY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required One Year Review of an approved Special Use Permit [U-0107-95(2)] WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 816 North Rancho Drive (APN: 139-29-704-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
142. REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1740 - 7-ELEVEN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required One Year Review of an approved Special Use Permit [U-0141-94(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2625 West Sahara Avenue (APN: 162-08-502-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL
143. REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1736 - PAN PACIFIC RETAIL PROPERTIES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit [U-0137-95(1)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2201 North Rainbow Boulevard (APN: 138-22-603-001), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
144. REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1791 - PAUL AND HAYA REISBORD ON BEHALF OF YESCO - Required Two Year Review of an approved Special Use Permit [U-0135-95(1)] WHICH ALLOWED A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1701 South Decatur Boulevard (APN: 162-06-301-001) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
145. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1700 - SAHARA RAINBOW, LIMITED LIABILITY COMPANY ON BEHALF OF NAKATA TRADING, INC. - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET (NAKATA MARKET OF JAPAN) at 2350 South Rainbow Boulevard, Suite 6 (APN: 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
146. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1781 - BASIM H. SHOSHANI, ET AL - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISES CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (STOP AND SAVE MINI MART AND GAS) at 99 South Martin L King Boulevard (APN: 139-28-810-001), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
147. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1827 - NUCLEUS HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF JAMIL A NESSAN - Appeal filed by Jamil Nessian from the Denial by the Planning Commission of a request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT (Restricted Gaming; Limited to 4-slot Machines) at 900 North Martin L King Boulevard (APN: 139-28-604-008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

148. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1841 - KRISHNA, INC. ON BEHALF OF JAY YOUNG - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 124 South 6th Street, Suite #150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (3-3-1 vote) ended in a tie, which is tantamount to DENIAL
149. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1873 - WHISTLER COMMERCIAL HOLDINGS INC. ON BEHALF OF JOSE MARTINEZ - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 4440 East Washington Avenue, #105 and #106 (APN: 140-29-212-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
150. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1875 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC. - Request for a Special Use Permit FOR A TAVERN and a Waiver of the minimum distance requirements from a Tavern and other protected uses on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
151. VARIANCE RELATED TO SUP-1875 - PUBLIC HEARING - VAR-1879 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC. - Request for a Variance TO ALLOW 172 PARKING SPACES WHERE 187 PARKING SPACES ARE REQUIRED on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, PROPOSED USE: TAVERN, Ward 3 (Reese). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
152. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1875 AND VAR-1879 - PUBLIC HEARING - SDR-1877 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC. - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscape requirements FOR AN AUDITORIUM, INCLUDING A RESTAURANT AND TAVERN on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
153. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1876 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING - Request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (M. McDonald). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
154. VARIANCE RELATED TO SUP-1876 - PUBLIC HEARING - VAR-1947 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING - Request for a Variance TO ALLOW A PROPOSED 45-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL
155. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1945 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING - Request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (M. McDonald). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
156. VARIANCE RELATED TO SUP-1945 - PUBLIC HEARING - VAR-1946 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING - Request for a Variance TO ALLOW A PROPOSED 45-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 157.ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-1773 - ANTHONY MOSLEY ON BEHALF OF GOD IN ME MINISTRY - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) Zone TO: C-V (Civic) Zone on approximately 0.48 acres located at 845, 851 and 857 Hassel Avenue and 856 Hart Avenue (APN: 139-21-612-016, 017, 018 and 030), PROPOSED USE: RESCUE MISSION, Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
- 158.REZONING - PUBLIC HEARING - ZON-1787 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), PROPOSED USE: RETAIL DEVELOPMENT, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 159.VARIANCE RELATED TO ZON-1787 - PUBLIC HEARING - VAR-1859 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED AND TO ALLOW A PROPOSED RETAIL BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 62 FEET 6 INCHES on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (LIMITED COMMERCIAL) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 160.SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1787 AND VAR-1859 - PUBLIC HEARING - SDR-1789 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING - Request for a Site Development Plan Review FOR A PROPOSED 5,250 SQUARE FOOT RETAIL BUILDING (KAMRAN RETAIL CENTER); A WAIVER OF THE REQUIREMENT TO HAVE ALL THE PARKING IN THE REAR OR SIDES OF THE PARCEL, A WAIVER TO ALLOW A ZERO (0) FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED, A WAIVER TO ALLOW A 10 FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED, AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 161.REZONING - PUBLIC HEARING - ZON-1833 - BERNICE Q.H. HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Rezoning FROM: U (Undeveloped) [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004 and 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 162.VARIANCE RELATED TO ZON-1833 - PUBLIC HEARING - VAR-1858 - BERNICE Q.H. HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Variance TO ALLOW 0.77 ACRES OF OPEN SPACE WHERE 1.05 ACRES IS REQUIRED on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend DENIAL
- 163.REZONING - PUBLIC HEARING - ZON-1834 - NEVADA HOMES GROUP ON BEHALF OF KIMBALL HILL HOMES - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 10.20 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and a portion of 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

164. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1834 - PUBLIC HEARING - SDR-1835 - NEVADA HOMES GROUP ON BEHALF OF KIMBALL HILL HOMES - Request for a Site Development Plan Review FOR A 39-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.20 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and a portion of 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)] , Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
165. REZONING - PUBLIC HEARING - ZON-1897 - BARRY AND MARY SHILLER LIVING TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-D (Single Family Residential-Restricted) on 2.48 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APN: 162-06-510-034 and 035), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommends DENIAL
166. VARIANCE RELATED TO ZON-1897 - PUBLIC HEARING - VAR-1898 - BARRY AND MARY SHILLER LIVING TRUST - Request for a Variance TO ALLOW MINIMUM LOT SIZES OF 10,120 SQUARE FEET TO 10,813 SQUARE FEET WHERE 11,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW MINIMUM LOT WIDTHS OF 78 FEET WHERE 90 FEET IS THE MINIMUM REQUIRED for a proposed 7-lot single family residential development on 2.48 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APN: 162-06-510-034 and 035), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted) Zone], Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL
167. REZONING - PUBLIC HEARING - ZON-1905 - STATE OF NEVADA, DIVISION OF LANDS - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 69.09 acres located at 1309 South Jones Boulevard (APN: 163-02-601-007) and 6171 West Charleston Boulevard (APN: 163-02-502-001), EXISTING USE: MENTAL HEALTH FACILITY, Ward 1 (M. McDonald). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
168. REZONING - PUBLIC HEARING - ZON-1913 - ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street (APN: 125-20-201-015), PROPOSED USE: OFFICE, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
169. VARIANCE RELATED TO ZON-1913 - PUBLIC HEARING - VAR-1916 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC. - Request for a Variance TO ALLOW NO STEPBACKS WHERE STEPBACKS ARE REQUIRED AFTER THE FOURTH STORY IN THE TOWN CENTER DEVELOPMENT STANDARDS AND A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARDS OF TITLE 19 on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
170. SPECIAL USE PERMIT RELATED TO ZON-1913 AND VAR-1916 - PUBLIC HEARING - SUP-1915 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC. - Request for a Special Use Permit FOR A FIFTEEN STORY OFFICE BUILDING WHERE TOWN CENTER DEVELOPMENT STANDARDS ALLOW A MAXIMUM OF TWELVE STORIES IN THE UC-TC (Urban Center Mixed-Use - Town Center) DISTRICT on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

171. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1913, VAR-1916 AND SUP-1915 - PUBLIC HEARING - SDR-1914 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC. - Request for a Site Development Plan Review FOR A FIFTEEN STORY OFFICE/RETAIL BUILDING WITH PARKING GARAGE on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
172. REZONING - PUBLIC HEARING - ZON-1923 - BEAZER HOMES HOLDINGS CORPORATION - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 7.6 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
173. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1923 - PUBLIC HEARING - SDR-1924 - BEAZER HOMES HOLDINGS CORPORATION - Request for a Site Development Plan Review FOR A 52-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.5 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001 and 003, portions of 004, 006, 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
174. REZONING - PUBLIC HEARING - ZON-1930 - RICHENS TRUST, HUGH & CARMA RICHENS, TRUSTEES ET AL ON BEHALF OF SOUTHWEST HOMES - Request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD2 (Residential Planned Development – 2 Units per Acre) on 4.28 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
175. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1930 - PUBLIC HEARING - SDR-2085 - RICHENS TRUST, HUGH & CARMA RICHENS TRUSTEES, ET AL ON BEHALF OF SOUTHWEST HOMES - Request for a Site Development Plan Review FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.28 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), R-E (Residence Estates) Zone, [PROPOSED: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
176. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1016 - ROGER FOSTER - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), Ward 4 (Brown). The Planning Commission (5-2 vote) and staff recommend APPROVAL
177. REZONING RELATED TO GPA-1016 - PUBLIC HEARING - ZON-1017 - ROGER FOSTER - Request for a Rezoning FROM: U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), PROPOSED USE: MINI-WAREHOUSE, Ward 4 (Brown). The Planning Commission (5-2 vote) and staff recommend APPROVAL
178. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1922 - VICTORY OUTREACH, INC. - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: PF (Public Facility) on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
179. REZONING RELATED TO GPA-1922 - PUBLIC HEARING - ZON-1919 - VICTORY OUTREACH, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), PROPOSED USE: 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

180. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1922 AND ZON-1919 - PUBLIC HEARING - SDR-1921 - VICTORY OUTREACH, INC. - Request for a Site Development Plan Review FOR A PROPOSED 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), R-E (Residence Estates) Zone, [PROPOSED: C-V (Civic)], Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
181. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

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:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizen Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

EXHIBIT C

(Attach Affidavits of Publication of Notice of Deposit of the Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

RECEIVED
CITY CLERK

2003 MAY -1 A 11:47

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK
2722412

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1
edition(s) of said newspaper issued from 04/25/2003 to 04/25/2003, on
the following days: APRIL 25, 2003

Signed: _____

Donna Stark

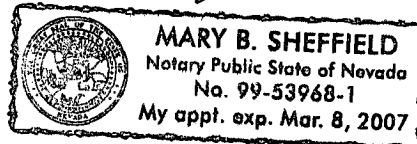
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

28

day of _____ 2003

Mary B. Sheffield

Notary Public



BILL NO. 2003-39

AN ORDINANCE CREATING
THE CITY OF LAS VEGAS,
NEVADA SPECIAL IM-
PROVEMENT DISTRICT NO.
809 (SUMMERLIN AREA)
AND ORDERING A STREET
PROJECT, STORM SEWER
PROJECT, SANITARY SEW-
ER PROJECT AND WATER
PROJECT WITHIN THE CITY
OF LAS VEGAS, NEVADA.

PUBLIC NOTICE IS HERE-
BY GIVEN, and that an ad-
equate number of type-
written copies of the
above-numbered and enti-
tled proposed Ordinance
are available for public in-
spection and distribution
at the office of the City
Clerk of the City of Las Ve-
gas, at her office in City
Hall, 400 Stewart Avenue,
Las Vegas, Nevada, and
that such Ordinance was
proposed on April 16, 2003,
and will be considered for
adoption at a regular
meeting of the City Coun-
cil of the City of Las Vegas
held on May 7, 2003.

/s/ Barbara Jo Ronemus
City Clerk
PUB: April 25, 2003
LV Review-Journal

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CITY CLERK

2003 MAY -1 A 11:47

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK
2722412

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/25/2003 to 04/25/2003, on the following days: APRIL 25, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

28

day of _____ 2003

April
Mary B. Sheffield

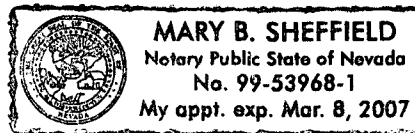
Notary Public

BILL NO. 2003-39

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA) AND ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT AND WATER PROJECT WITHIN THE CITY OF LAS VEGAS, NEVADA.

PUBLIC NOTICE IS HEREBY GIVEN, and that an adequate number of type-written copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 400 Stewart Avenue, Las Vegas, Nevada, and that such Ordinance was proposed on April 16, 2003, and will be considered for adoption at a regular meeting of the City Council of the City of Las Vegas held on May 7, 2003.

/s/ Barbara Jo Ronemus
City Clerk
PUB: April 25, 2003
LV Review-Journal



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2003 MAY 20 P 2: 29

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK
2754857

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/10/2003 to 05/10/2003, on the following days: MAY 10, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

20th

day of _____ 2003

May

Linda Espinoza

Notary Public

BILL NO. 2003-39
ORDINANCE NO. 5597

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA) AND ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT AND WATER PROJECT WITHIN THE CITY OF LAS VEGAS, NEVADA.

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on April 16, 2003, and was passed at the meeting held on May 7, 2003, by the following vote of the City Council:

Those Voting Aye:
Oscar B. Goodman
Gary Reese
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Those Voting Nay: None
Those Absent: None

This Ordinance shall be in full force and effect from and after May 11, 2003, i.e., the day after the publication of such Ordinance by its 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.

DATED this 10th day of May, 2003.

/s/ Oscar B. Goodman
Oscar B. Goodman, Mayor
Attest: /s/ Barbara Jo Ronemus

Barbara Jo Ronemus,
City Clerk
PUB: May 10, 2003
LV Review-Journal

