MINUTES

Las Vegas, Nevada
December 15, 1965

A Regular Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held the 15th day of December, 1965, was called to order at the hour of 6:00 p.m. with the following members present:

Mayor	Oran K. Gragson
Commissioner	Reed Whipple
Commissioner	E. W. Fountain
Commissioner	S. Grant Stewart

ABSENT (EXCUSED):

Commissioner	Philip M. Mirabelli

STAFF PRESENT:

City Manager	A. R. Trelease
Assistant City Manager	William E. Adams
Administrative Assistant	Ken Bouton
Director of Planning	Donald J. Saylor
Director of Public Works	R. P. Sauer
City Attorney	Sidney R. Whitmore
Police Sergeant	Bennie C. Compton
Director of License & Rev.	Jean Dutton
City Clerk	Edwina M. Cole

INVOCATION:

The Invocation was given by Cadet Joyce McBride, Salvation Army School for Officer Training, San Francisco.

PLEDGE OF ALLEGIANCE:

His Honor, Mayor Oran K. Gragson, called the meeting to order and the Pledge of Allegiance was given.

SERVICE & MATERIAL WARRANTS

Approved

Commissioner Whipple moved that Service and Material Warrants Nos. 401805 to 402061, inclusive, in the amount of $795,839.51 be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

PAYROLL WARRANTS

Approved

Commissioner Stewart moved that Payroll Warrants for the pay period ending December 11, 1965, in the net amount of $190,500 be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE -
Z-74-65

Approved

ZONE CHANGE - Z-74-65 - APPLICATION OF KENT PRESTWICH for reclassification of property generally located on the northeast corner of 25th Street and Mesquite Avenue

From: R-3 (Limited Multiple Residence)
To: C-1 (Limited Commercial)

Planning Director, Donald J. Saylor: This concerns a request for a change from R-3 to C-1 on property generally located on the northeast corner of 25th Street and Mesquite Avenue. The property to the south is zoned R-3 and is built up. The property on the north is R-E, but does have industrial use on it which has been there for many years. The proposed use of the property is a Kentucky Kitchen outlet and the plot plan proposes a building with parking alongside and to the rear. There will be access to parking from 25th Street by means of an alley. The Planning Commission recommends approval by means of a Resolution of Intent subject to the conditions as stated on the agenda. There were no protests for the Planning Commission Meeting.

Commissioner Whipple moved that the application of Kent Prestwich (Z-74-65) for reclassification of property generally located on the northeast corner of 25th Street and Mesquite Avenue, from R-3 to C-1, be APPROVED by means of a Resolution of Intent subject to the following conditions:

1. Being in accord with the plot plan amended to show:
   (a) That the front portion of the building be landscaped.

2. That this Resolution of Intent be restricted to a six (6) months time limit.

3. Dedication of necessary rights-of-way as required by the Department of Public Works.

4. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.

5. Conformance to the requirements of the Fire and Building Departments.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE - Z-75-65

Approved

ZONE CHANGE - Z-75-65 - APPLICATION OF CITY OF LAS VEGAS for reclassification of property generally located on the north side of Vegas Drive between East Lane and Sunset Drive

From: R-E (Residence Estates)
To: C-2 (General Commercial)

Planning Director, Donald J. Saylor: This is to change a very small parcel from R-E to C-2. The property, prior to annexation, had a strip of commercial along Tonopah Highway and this is an island of R-E which is now out of character. The Planning Commission has recommended approval. There were no protests.

Commissioner Fountain moved that the application (Z-75-65) for reclassification of property generally located on the north side of Vegas Drive between East Lane and Sunset Drive, from R-E to C-2 be APPROVED.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE - Z-76-65

Approved

ZONE CHANGE - Z-76-65 - APPLICATION OF H & P ENTERPRISES for reclassification of property generally located on the northeast corner of Owens Avenue and "H" Street

From: R-T (Trailer Residence)
and R-3 (Limited Multiple Residence)
To: C-1 (Limited Commercial)

Planning Director, Donald J. Saylor: The Planning Commission, in reviewing this application, felt that commercial was appropriate for this entire parcel; however, they felt that they should be able to review the individual plot plans as they come in, so they have recommended approval of the application subject to the conditions as listed, Condition No. 2 amended to read: "that a 6 ft. high block wall be installed along the rear property line abutting Lots 9 thru 20 before any development takes place, and that the remainder of the 6 ft. wall be constructed as development occurs."

Mayor Gragson: Is the applicant present?

Mr. Richard Davis: I represent H & P Enterprises.

Mayor Gragson: Would you have any objections to installing a wall all the way back to the R-E property?

Mr. Davis: I am not an actual owner of the property and would not object to the entire wall being constructed. My only feeling would be the cost of it. I would feel that the zoning and putting of something on it so that it would be a desirable location and blend in with the area as it develops would be more reasonable.

Commissioner Fountain: We need to protect these property owners who have been living there all these years with a fence.

Mr. Davis: We are willing and want the zoning to take place; however, whatever conditions you place on this, we will try to comply with. If they are not livable, we will come back and ask again.

Commissioner Fountain moved that the application of H & P Enterprises (Z-76-65) for reclassification of property generally located on the northeast corner of Owens Avenue and "H" Street, from R-T and R-3 to C-1, be APPROVED by means of a Resolution of Intent subject to the following conditions:

(1) Submittal of a plot plan to the Planning Commission for each specific use as they are developed.

(2) That a 6 ft. high block wall be installed along the rear property line abutting Lots 9 through 20 before any development takes place, and that the remainder of the 6 ft. wall be constructed as development occurs.

(3) That this Resolution of Intent be restricted to a six (6) months time limit.

(4) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.

(5) Dedication of necessary rights-of-way as required by the Department of Public Works.

(6) Conformance to the requirements of the Fire and Building Departments.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE - Z-77-65

Approved

ZONE CHANGE - Z-77-65 - APPLICATION OF DR. MARVIN M. SEDWAY for reclassification of property generally located on the northwest corner of Maryland Parkway and Franklin Avenue

From: R-1 (Single Family Residence)
To: P-R (Professional Office)

Director of Planning, Donald J. Saylor: This is the application of Dr. Marvin M. Sedway for reclassification of property generally located on the northwest corner of Maryland Parkway and Franklin Avenue. We have been through this matter three or four times over the past few months. The Planning Commission has taken the position that they do not favor any change in zoning at this time. After the couplet and the remainder of Maryland Parkway to Sahara has been constructed and the traffic pattern is there, and its effect on the surrounding property is available for evaluation, they will then evaluate the land use pattern on Maryland Parkway.

They made known the fact that the proposed location is in an area completely R-1 in character. It is surrounded by commercial if you go to Charleston, Sahara, Boulder Highway and Fifth Street. In line with their previous position, they have recommended denial of this application. There were 14 protests and a like number in favor of the rezoning. The Planning Commission has not indicated that they will recommend the change in zoning. However, they have indicated that they will evaluate again after the traffic facility has been completed but they have not implied that they would, then, make any change.

Commissioner Whipple: Wasn't there some thought about these people agreeing to give up some sidewalk for parking to widen the street - that the City would consider P-R?

Mr. Sauer: Not that I know of, Commissioner. Actually, Commissioner it is going to be widened on the interior. I know they had discussed it, but there was nothing mentioned to them.

Mayor Gragson; Is there anyone present who wants to be heard on this matter?

Dr. Sedman: I have been here before and have been to the Planning Commission several times. I think I have encountered every argument that the commission has had and I would like to make note of one thing that the protestants have always been people from the side streets who feel that changing of the zoning would be a detriment to the interior of the street. I have pointed out that this has not been the case in other locations. I think these people are confusing P-R zoning with Commercial and I just can't understand why a 6 or 8 months period could make that much difference in the use of the property.

An unidentified citizen: I live at 1231 Maryland Parkway and I do like that community very much. I do notice that some of the homes on Maryland Parkway are being neglected. I think P-R zoning would make it a nicer place and a better place for the people around it. I think the building that the doctor has planned will be perfect for the area.

Larry Lapenta: I have had 10 years experience with Maryland Parkway and feel that it is not really fit for residential use. I feel that the P-R zoning would be good for the area.

Commissioner Fountain; Mr. Sauer said it would be about 8 months before they started construction on this section of Maryland Parkway. Due to the fact that from Oakey, south, is commercial and from Charleston, north to Stewart, is commercial, I don't believe that this is hardly suitable for residential and I think the doctor has a good plan and adequate parking for a doctor's office, I move that the application of Dr. Marvin M. Sedway (Z-77-65) on property generally located on the northwest corner of Maryland Parkway and Franklin Avenue for rezoning from R-1 to P-R be APPROVED.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE -
Z-78-65

Abeyance

ZONE CHANGE - Z-78-65 - APPLICATION OF SAMUEL S. LIONEL for reclassification of property generally located on the northeast corner of Stockton Avenue and Sahara Avenue

From: R-2 (Two Family Residence)
To: C-2 (General Commercial)

Planning Director, Donald J. Saylor: We have been requested by the applicant to hold this in abeyance until January 5th meeting.

Commissioner Fountain moved that the application of Samuel S. Lionel (Z-78-65) for reclassification of property generally located on the northeast corner of Stockton Avenue and Sahara Avenue, from R-2 to C-2, be held in ABEYANCE.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE -
Z-79-65

Referred back to Planning Commission

ZONE CHANGE - Z-80-65 - APPLICATION OF DR. RHEEN CALL, ET AL for reclassification of property generally located on the northeast forner of Sixth Street and Sahara Avenue

From: R-2 (Two Family Residence)
and R-1 (Single Family Residence)
To: C-1 (Limited Commercial)

Planning Director, Donald J. Saylor: This parcel is about 150 ft. by 150 ft. and the proposed use is for a service station. The area to the east is also commercial. You will remember at the time of the over-all zoning that this bumper strip along Sixth Street was provided. A point was brought up the other night at the Planning Commission meeting about a wall that was supposed to have been built along this line; however, we have reviewed the records with the attorney and have found no conditions to that point. The wall to the east and west, to the rear of the R-1, was to be constructed at such time as any commercial development took place. At the Planning Commission meeting, I think almost everyone on Sixth Street appeared in opposition. The Planning Commission recommended approval, but in doing so, did not indicate that they are necessarily in favor of a service station, but in accordance with the Master Plan for Commercial on Sahara, they have recommended approval with the condition of a six (6) months time limit on the Resolution of Intent.

They say the proposed use is for a service station, and if the zoning is for a service station and a Use Permit applied for, and received for the service station, a wall requirement along this north line would be opposed. In the event that a Use Permit is not applied for the service station, and some other commercial use goes in there, I would like, if you approve the application, to add a further condition - that a 6 ft. block wall be constructed along the north line before any commercial development takes place.

Mayor Gragson: If I remember correctly, at the time the rezoning took place on the other commercial, I thought the applicant was to build homes along there before any development was made on the commercial property. This has held true on the north, but there has been no development on the east. Frankly, I must say that I don't believe that we can rezone this with the policy that we set at that time.

Mayor Gragson asked if there was anyone present who would like to be heard on this matter.

Mr. Robert Pyle: I live at 2200 South Sixth Street and am instrumental in getting a petition on file representing 100% of the property owners between the R-2 zoning and St. Louis, and even, some beyond. I think there should be a buffer in between the residential and commercial.

Mr. Gray Gubler: I am appearing for the owner in favor of the application. It is stated on the agenda that there were 23 in opposition. This is not quite correct. Twenty-three (23) have signed the petition, as Mr. Pyle has indicated. There were 18 who had signed a petition in favor of the application. That petition has been filed, and those 18 are property owners in the immediate vicinity. As Mr. Pyle stated, of the 23, there were some beyond the immediate vicinity. With reference to the property, it is my understanding that the whole length of Sahara Blvd. is projected for commercial. Presently, we know that a great part is commercial, and all the property on the east has built up in the last two years and this has been the most active section in the whole Las Vegas area. Not only is it commercial east of the property, but everything east to Maryland Parkway is commercial and the property does extend back about 650 feet. Looking at the property west of this property on the corner and the west side of Sixth Street, extending back some 250 feet, which is R-2, is a group of duplexes which are now vacant because of some other proposed use. On the corner of Paradise Valley Road and Sahara, during the last year, there has been 2 or 3 duplexes moved to make room for a large service station, in an area that was zoned just like this one. In addition, the City is in the process of building, what we understand, to be a 6-lane major thoroughfare along Sahara, with 3 lanes on the north and 3 lanes on the south, with a divided portion in the middle which should be equal to that on the Strip.

The property here in question is located nearer to commercial than any of the other. It would seem to me to be an unsystematic manner of handling it to say that a portion should be commercial and to have it zoned where there is no development and to say, here in the very busiest part of Sahara, it should be other than commercial. We respectfully submit, that in all fairness to the property owners and others concerned, and in the orderly development of the City, that this property should be commercial.

Mr. Saylor: I did not advise the Commission of the petition in favor because all of the signatures were of property owners on Sahara, and was not done with the intention of keeping the Commission unaware of the fact. Nor, did I imply that there had been no discussion about construction of R-1 homes.

Mayor Gragson: Correct me, if I am wrong. The application that first came in was to zone this all commercial, and they brought it back with another rezoning plan providing for this buffer zone of R-1, with the exception of this corner.

Mr. Saylor: Yes, Your Honor, that is right. The only point that I can not clarify is that I don't believe that it was committed to the construction of R-1 homes before the commercial, but it was definitely left there for the purpose of R-1 homes.

Mr. Pyle: At the time this was done, the property owners considered court action against this zoning, and in order to stop this we were called together and made three promises which have not been completely carried out. First, was that a 6 ft. wall would be constructed and that the wall on the west side of that property would be constructed immediately, to protect the property owners; second, that traffic islands would be constructed in Sahara and immediately north of St. Louis to eliminate traffic on Sixth Street and that residential zoning would be left there as a buffer. I think any change at this time to C-1 goes in violation of the promises made to the property owners.

Mr. Gray: I didn't mean to say that Mr. Saylor did't give the full picture at all. I am told by Dr. Call that there was no agreement, whatever, that the wall along the west side of that commercial would be constructed immediately. There was a discussion that the wall would be constructed before commercial development of the commercial area. I would like to say that no matter how far-sighted our Commissions and Boards are, it is impossible to forsee all the contingencies in a City that has grown like Las Vegas. I am sure that when the zoning of the property immediately to the east was done, the Planning Commission, didn't forsee the development of Sahara Blvd., completely. Now, with hind-sight, it is much easier to see what the development is going to be and it is projected, from Sixth Street, easterly, to the intersection of Boulder Highway, as commercial, the entire distance. How can we say that this little section should not be commercial? We strongly feel that the application should be granted.

Dr. Call: I have an office at 805 South Seventh Street. This does not adequately show the exact over-all zoning of our property. We have commercial property 200 feet by 650 feet, east of the R-1. This has caused us much concern. How can we develop C-1 with that much depth? With that much depth, we can put in a skating rink, a bowling alley, etc. This is something that I feel that we have to get with the Planning Commission and try to figure out something that will be compatible. I would be willing to give a little and take a little. I would like to have some kind of realistic zoning on my property. We can't just let it sit there. Perhaps we could sell to someone that would propose promoting in a larger manner. What we would like to do is keep the commercial small - something that we can handle and keep compatible with the people on Sixth Street.

Commissioner Fountain: I distinctly remember what was promised to the people on Sixth Street. If we voted tonight, I would have to vote against it. If you would like to take this back to the Planning Commission, we could hold it in abeyance.

Dr. Call: I am not interested in making 3 or 4 trips back here myself. I would like to have a definite workable plan.

Commissioner Stewart: Out there on Sahara - it has no use, except for commercial. It would never be used for anything else. It could not go FHA, VA, or anything else. You couldn't borrow 10¢ to build a home on that corner. It is a commercial corner. Anything behind that is something different, entirely.

Mr. Gray: It does seem to me that if I buy property if I can rely on the zoning at the time the zoning is made, the City has made a commitment to everyone, but the City planning is something else. It has to develop along with the community and I can't see how this property can be other than commercial, particularly, when the City has given permission to the property on Paradise and Sahara for a service station. Everyone should have the right to develop his property within reasonable limits. I am told that the State Highway Department considers that, within a few years, the intersection of Sahara and Maryland Parkway will be the busiest intersection in Las Vegas. If the Commission feels that it should go back to the Planning Commission, the property owners will work with them in every way that they can.

Mayor Gragson declared this to be the time and place set for the public hearing on the following:

PUBLIC HEARING - 7:00 P.M.
DR. & MRS. GEORGE KLEIFGEN (V-31-65)

Abeyance (for on site inspection)

APPEAL FILED BY DR. AND MRS. GEORGE KLEIFGEN, 200 WEST SAHARA AVENUE, LAS VEGAS, NEVADA to action of the Board of Zoning Adjustment in denying a Variance to allow a 12 ft. high fence where a 6 ft. maximum is allowed, on property generally located on the southeast corner of Rancho Circle Drive and Rancho Circle, in Land Use Zone R-A (V-31-65).

Director of Planning, Donald J. Saylor: This is an appeal filed by Dr. and Mrs. Kliefgen to action of the Board of Zoning Adjustment in denying a Variance to allow a 12 ft. high fence where a 6 ft. maximum is allowed, on property generally located on the southeast corner of Rancho Circle Drive and Rancho Circle, in Land Use Zone R-A.

There is an existing 6 ft. block wall on the property line. Inset, about 4 to 6 feet from the property line is an existing 12 ft. chain link fence which is a part of the tennis court. The proposal by Dr. Kleifgen, at the 6 ft. height, is to run this fence on over to the top of the block wall and then extend it up 6 ft. The purpose of this is to shield the tennis court area from the leaves and trees on the adjoining property owners property.

Mayor Gragson: In other words, it will be a 6 ft. fence over and above the existing fence.

Mr. Saylor: That is right - a 6 ft. chain link above the existing 6 ft. block wall. The abutting property owner lodged a protest on it and the Board, in denying it, felt that in view of the fact that there was a protest and the ordinance does specify that 6 ft. is the maximum height they have denied the application.

Commissioner Whipple: Don't we have some places where this has been permitted?

Mr. Saylor: We have permitted higher fences in connection with tennis courts; however, I believe in every instance there was no objection by the adjacent property owners.

Mr. Coulthard: I am the neighbor and opposing property owner. The existing fence, as brought out before the Planning Commission, was built about 2 years ago without a building permit and contrary to the ordinance. It goes from a 77 inch to 87-1/2 inch height. I didn't object when he built that fence, thinking I would be a good neighbor and look the other way. I did object when he painted the side, on my side of the property, black. Why that was done, I do not know. The only need that I can see for this fence is that the limbs on my trees are over his fence line. His are on mine, but I don't worry about that. After the Planning Commission hearing I had a man come out and prune the trees to alter this situation. The reason I am opposing is that this fence he is proposing to put on top of this wall is quite a high fence at this time. The upper is the only part that will be chain link. On the top of it there are flood lights. These flood lights often burn at night and I don't desire to have them any closer to my property than they are. We have a brick wall on that side of the house. There are some shrubs there at present that do screen. In addition to building the brick wall, which is in violation, there is a good-sized dog house and house covering up the pump and pressure system which go along adjacent to the wall on his side of the property. My main opposition is that it will detract from the value of my property. The tennis court is seldom used. I can't see any need, and if I did, I wouldn't be here opposing it. I do respectfully and humbly request that this application be denied.

Dr. Kleifgen: I have to repute Mr. Coulthard. There are many untruths. I did have a building permit to build this block wall one foot within my property line, according to the code. I had a permit to put up the chain link fence 6 ft. above the 12 ft. level. I had to asphalt the wall due to moisture coming into this wall at all times. There was no other alternative. He could have painted his side white to take away the black. The flood lights we use are only on at night when we go out to feed the two dogs we own. The dog house is very neat and built according to the code. I doubt that the lights would interfere with the sleep of his family, as I stated before, we only have them on when we go out to feed the dogs. We have been unable to use the tennis court because the balls roll over into his property. All my trees are pine and the needles fall on my side. There is no need to trim these trees. The fence and wall were not built for any other purpose other than as a protective measure, and not for spite. We have had a problem with Mr. Couthard's corral in the past - and still at the present. I have contacted the Health Department three (3) times and he has been requested to clean this corral regularly, which he has not done. We also have a Barbeque and Bar about 50 yds. from his corral. Flies and the odor have been a real problem. I built a wall hoping to shut out some of this, but all I have done is to shut out the view. I have been called a spiteful neighbor, which I am not.

This thing has become, not a matter of law, but a personal thing between two neighbors which is ridiculous - a doctor and an attorney fighting over a 6 ft. difference in a 12 ft. elevation of a stone wall. It has gotten to the point now to where there is going to have to be a decision made. It is discriminatory as far as I am concerned. Mr. Perry Thomas has been permitted to erect a similar type fence four or five feet from Alta Drive. I don't understand this at all. Also, Mr. Bill Laub, of the Gas Company, has been allowed to construct a 12 ft. link side stop to his tennis court similar to the one I request. I don't see, in any way, how this would detract from the property value. If there was, I wouldn't be for it anyway. If this fence is not allowed I am going to lose about $1,000.00 in pine trees as they are tangling into the chain link fence. If this is denied, all I can say is that it is discriminatory in every way. I have named only a few, but I'm sure there are others if I look around.

Commissioner Fountain: I want to ask a question of the Planning Director. Perry Thomas does have a tennis court in his yard, does he - with a 12 ft. fence?

Mr. Saylor: He got a permit to erect one, so I assume that he does.

City Attorney Whitmore: This is on a temporary basis. We have an agreement with him that he will remove it on 30 days notice.

Mr. Coulthard: Again, I say in checking records at the time this fence was constructed, there was no permit and it did not comply with the ordinance. I don't think the chain link fence will keep the flies out. I am sure he has provided for weekly checks by the Health Department. That corral is the cleanest one in town.

Dr. Kleifgen: The building inspector came out and inspected this wall when it was under construction at the request of Mr. Coulthard. He was out here the very next day after we started this wall. There is only one reason for stopping this - and that is personal. That is all I have to say.

Mayor Gragson: Let me ask one question. Where I live, my neighbor and I have a joint fence. His is a little under 6 feet and mine is a little over 7 feet. I wonder if this could be the same situation?

Dr. Kleifgen: I will keep beating this to the ground as there is no sense in this contradiction of common sense. ....

Mayor Gragson: With your permission, I believe we would like to hold this in abeyance and go out and inspect this property before we make a final decision. Do I hear a motion to that effect?

Commissioner Stewart moved that the request of Dr. Kleifgen be held in abeyance until next meeting in order that members of the Commission may go out and inspect the property.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

PUBLIC HEARING - ERNEST OWENS V-30-65

Appeal approved - Variance granted

APPEAL FILED BY ERNEST OWENS, 910 W. WASHINGTON AVENUE, LAS VEGAS, NEVADA to action of the Board of Zoning Adjustment in denying a Variance to allow a duplex where only a single family dwelling is allowed and to reduce the side yard setback to 2 ft. where 7 ft. is required, on property generally located on the north side of Washington Avenue between "H" and "I" Streets, in Land Use R-1 (V-30-65).

Planning Director, Donald J. Saylor: This is a Variance application by Ernest Owens at 910 W. Washington Avenue for a duplex. The Board of Zoning Adjustment has denied the request for the duplex. What happened on this is a single family home on the property which included a carport, and in 1959 a building permit was requested and received, to enclose the carport for the proposed use of a room. Since that time the enclosure has been converted into a duplex for rental which is not a permitted use in R-1 zoning. We have no records of any permits being taken out for plumbing or electric after that time.

Mayor Gragson: Bill, would you explain the inspection procedures that should have been made at the time that property was being built?

W. E. Adams, Assistant City Manager: Normally, not knowing what kind of a carport it will be, it will probably be the addition of a stud wall with stucco on the outside and dry wall on the inside. There would be some wire added, but nothing more than that to enclose it. There should have been two inspections made on it.

Mayor Gragson: Could the plumbing have been put in after the inspection was made without the inspector detecting it?

Assistant City Manager: I don't know, Mayor.

Commissioner Fountain: I would like for the applicant to come up. What is the problem? I think you are confused between the City of Las Vegas and the Clark County Tax Assessor's Office. The Mayor just brought this up. Bill, when was this home built?

Assistant City Manager: I believe in 1960.

Commissioner Fountain: Was it built up to the code?

Assistant City Manager: We will have to assume that it was. It was finaled out.

Commissioner Fountain: Mr. Owens, what are you asking for now?

Mr. Owens: Asking to extend it until I can get straightened out with my bill on it.

Mayor Gragson: When did you put the plumbing and electric in?

Mr. Owens: The house was built in 1953.

Mayor Gragson: At what point in the construction did you put the plumbing in? Was the plumbing there at the time you were building?

Mr. Owens: Yes.

Mayor Gragson: Our records don't show that.

Mr. Owens: The garage was converted in 1957. I don't have any of it finished.

Mr. Saylor: The carport building permit was taken out in 1959.

Commissioner Fountain: May 11, 1959.

Mr. Saylor: In February, 1964, in our routine inspections we found out the existence of the rental unit and in March and June of 1964 and in Spptember, 1965, we sent notices.

Mayor Gragson: How long does the mortgage run?

Mr. Owens: 5 years.

Mayor Gragson: There are two questions in my mind. If I knew you deliberately violated the ordinance when you put the plumbing in the other end I would pass one judgment on it and if I felt that you didn't, my judgment would be different.

Mr. Owens: We asked the inspector if we could do it. He said if it was satisfactory with the renters, it would be alright - and we did. They all agreed.

Commissioner Whipple: I wonder if there wasn't a misunderstanding?

Commissioner Fountain: I think there has been confusion on this since 1959. There are no protests.

Commissioner Whipple moved that the Variance to allow a duplex at 910 W. Washington Avenue, in Land Use R-1 (V-30-65) be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

The Mayor announced that there would be a 15 minute recess.

ZONE CHANGE - Z-79-65 (Cont'd) (DR. CALL, ET AL)

Commissioner Stewart moved that the application of Dr. Rheen Call, et al for reclassification of property generally located on the northeast corner of Sixth Street and Sahara Avenue, from R-2 and R-1 to C-1 be referred back to the Planning Commission.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE - Z-80-65

Approved

ZONE CHANGE - Z-80-65 - APPLICATION OF JAY C. CASADA for reclassification of property generally bounded by Portsmouth Way, Mayflower Lane, Decatur Boulevard and Alta Drive

From: C-1 (Limited Commercial)
To: C-2 (General Commercial).

Planning Director, Donald J. Saylor: This is the application of Jay C. Casada for reclassification of property generally bounded by Portsmouth Way, Mayflower Lane, Decatur Boulevard and Alta Drive, from C-1 to C-2, which will be in conformance with the C-2 pattern that has already been approved in here. The Planning Commission recommends approval by means of a Resolution of Intent subject to the conditions as stated on the agenda. There were no protests at the Planning Commission meeting.

No one appeared in opposition at the Commission meeting.

Commissioner Fountain moved that the application of Jay C. Casada for reclassification of property generally bounded by Portsmouth Way, Mayflower Lane, Decatur Boulevard and Alta Drive, from C-1 to C-2 be APPROVED, subject to the following conditions:

(1) Conformance to the plot plan amended to show:
(a) A ten foot planting area outside of the block wall.

(2) Plot plan review of the service station by the Planning Department.

(3) Dedication of necessary rights-of-way as required by the Department of Public Works.

(4) Installation of off-site improvements as required by the Department of Public Works.

(5) No ingress/egress to Portsmouth Way.

(6) That this Resolution of Intent be restricted to a six (6) months time limit.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE - Z-81-65

Withdrawn

ZONE CHANGE - Z-81-65 - APPLICATION OF J. BARNEY ORDIN, ET AL for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway

From: R-4 (Apartment Residence)
To: C-1 (Limited Commercial)

Planning Director, Donald J. Saylor stated that he had received a letter requesting this application be withdrawn.

Commissioner Stewart moved that the application of J. Barney Ordin, et al for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, from R-4 to C-1 be WITHDRAWN.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REVIEW PROPOSED ANNEXATION A-7-65

Approved

Planning Director, Donald J. Saylor: This is a small annexation along Decatur, between Bevvie and Jean. The owner needs to be in the City for sewer purposes. The Planning Commission, in an overall recommendation, has recommended approval. There are two (2) property owners involved who have petitioned for annexation.

Commissioner Stewart moved that the recommendation of the Planning Commission be followed and Annexation (A-7-65) be APPROVED authorizing the City Attorney to prepare Resolution of Intent.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

TENTATIVE MAP OF NORTHRIDGE SUBDIVISION

Approved

Planning Director, Donald J. Saylor: This is a resubmittal by Miranti Investment Company, comprising approximately 80 acres (348 lots) generally located on the west side of Michael Way between West Fremont and Washington. There are no particular changes. The Number One condition about the school site has been taken care of. The Planning Commission has recommended approval, subject to the conditions as set forth on the agenda.

Commissioner Stewart moved that the Tentative Map of Northridge Subdivision, submitted by Miranti Investment Company, comprising approximately 80 acres (348 lots) generally located on the west side of Michael Way between West Fremont and Washington be APPROVED, subject to the following conditions:

(1) That an elementary school site, satisfactory to the School District, be reserved in this tract or closely adjacent to serve the pupil population of this tract.

(2) The following tract names will have to be changed: Rardon Avenue, Washoe Avenue, Miranti Avenue, Branda Avenue and Bowen Avenue

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE -
Z-59-65

Approved subject to application being amended "R-E to P-R"

ZONE CHANGE - Z-59-65 - APPLICATION OF HELEN VER BRUGGHEN for reclassification of property generally located on the south side of Alturas Avenue between Rose Street and Tonopah Drive

From: R-E (Residence Estates)
To: C-1 (Limited Commercial)

Planning Director, Donald J. Saylor: As you remember, this was previously before you with a recommendation for denial. It was sent back to the Planning Commission. A new development plan was submitted. This is a lot to the west of the hospital and adjacent to the Medical Clinic on Rancho and Charleston. The new plot plan proposes a 2-story building with parking on the ground floor and offices on the second floor. The previous proposal was a 3-story building, and not enough parking. The Planning Commission feels that this is in accord with our P-R zoning classification and have recommended approval on the basis that it be amended to P-R and subject to the conditions as set forth on the agenda. There were no protests.

Commissioner Stewart moved that the application of Helen Ver Brugghen for reclassification of property generally located on the south side of Alturas Avenue between Rose Street and Tonopah Drive be APPROVED, from R-E to P-R, in accordance with the recommendation of the Planning Commission and subject to the following conditions:

(1) That the application be amended to a P-R classification.

(2) Being in accord with the plot plan.

(3) That this Resolution of Intent be restricted to a six (6) months time limit.

(4) Dedication of necessary rights-of-way as required by the Department of Public Works.

(5) Signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.

(6) Conformance to the requirements of Fire and Building Departments.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ADDITIONAL ITEM - EXTENSION OF TIME - Z-29-65 & U-20-65

Approved 6 months extension

Planning Director, Donald J. Saylor: We have a letter which is not on the agenda. I would like to read it to you. It is relative to the northwest corner of Highland and Charleston. Several months ago it was rezoned C-1 and a Use Permit was approved for a service station. Most C-1 zone Use Permits have a six (6) months time limit on them and this one has expired. This is a letter from Texaco Oil Company relative to this matter.

"December 13, 1965

LAS VEGAS, NEVADA RT. #201
N.W. CORNER CHARLESTON BLVD.
AND HIGHLAND DRIVE

SPECIAL DELIVERY-AIRMAIL

Mr. Don J. Saylor
Director of Planning
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada

Dear Sir:

Please refer to Zone Change Z-29-65 wherein the Board of City Commissioners adopted a Resolution of Intent to rezone the property generally located on the north side of West Charleston Blvd., between Highland Dr. and Desert Lane from R-1 to C-1. Please refer, also, to the action by the Board of Zoning Adjustment granting approval for a Use Permit (V-20-65).

Your letters to Mr. Ralph D. Roles from whom we purchased the above mentioned property, for the purpose of building a Texaco Service Station concerning the Zone Change, and Use Permit were dated May 20, 1965, and June 3, 1965.

The Zone Change was made subject to a six months time limit, and the Use Permit was made subject to the beginning of construction within six months from date of approval.

On June 23, 1965, Texaco, Inc. and the City of Las Vegas entered into an Improvement Agreement, where in 60 days of the date the Nevada State Highway Department completes construction of curb and gutter adjacent to our property on Highland Drive and Charleston Boulevard.

We requested bids from General Contractor's for construction of our service station on May 11, 1965. We have found it necessary to revise our plans four times since that time. The revisions were caused by (1) curb radius and grade changes; (2) changes called for on building permit; (3) approach relocation and grade changes; (4) grade changes and other general revisions.

We requested the low bidder to furnish us with a new bid figure, based on the first three revisions, mentioned above. Due to the fact that the low bidder is now doing little or no business in the Las Vegas area, we received an additional amount to his bid which was completely beyond reason.

We decided to completely revise our drawings and request new bids. This decision was based on these facts:

(1) So many changes in grades, property lines and on-site and off-site improvements.

(2) The unreasonable "extra to the contract" requested by the low bidder.

(3) The delay by the State Highway Department in scheduling and starting their street work and improvements.

(4) The vandalism which has reduced the value of the three houses which are on the site, to nothing.

During the last few months we have checked at various times with the State Highway Department to determine their starting date and as of this writing we do not believe that they have a date set for the street work which concerns us.

Because of the foregoing problems, we inadvertently let the Use Permit and zone change periods elapse, with no work being done on the site other than having resurveys made.

We respectfully request that a renewed expiration date be made, both for the Use Permit and the Zone Change. We have in no way intended to ignore the original expiration dates and assure you that it was a purely unintentional oversight on our part. We believe that you will probably agree that the subject location is even more suitable for service station use now than it was several months ago.

We understand that there is to be a meeting of the Board of City Commissioners at 6:00 p.m. Wednesday, December 15, 1965. We would appreciate our request to be placed on the agenda for that meeting at which time a representative of Texaco, Inc. will be in attendance and will be happy to answer questions or discuss the request, as necessary.

Yours very truly,

TEXACO, INC.
/s/ C. W. Crowley "

Commissioner Fountain moved that due to the uncertainty of the State Highway Department not giving them any aid, that they be granted a 6 months extension.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

(Police Chief - Lorin Bunker, Assistant Police Chief - George Allen and Traffic Engineer - Al Bossi arrived at this point in the meeting)

RE SMALL BUSINESS DEVELOPMENT CENTER AT JEFFERSON RECREATION CENTER

Use permitted for one year

City Manager, A.R. Trelease: We have a resolution submitted to the Commission from the Small Business Advisory Council which is a part of the Economic Opportunity Board of Clark County requesting that the City turn over, for unrestricted use, the Jefferson Center to be used jointly by the Operation Independence Agency and the Small Business Development Center. I have written a letter to Mrs. Walbroek recently, November 29th , to be exact, stating that we would like to observe Doolittle in operation a little while longer to determine how well it is going to serve our needs.

If this were approved, I would suggest that it should be approved initially for one (1) year.

Mayor Gragson: Is this the Small Business Development that all the political entities passed the resolution on recently requesting the facility in North Las Vegas?

City Manager: Yes.

Mayor Gragson: What has been done with that?

City Manager: I understand that the Small Business Advisory Council, locally, has been advised by the Small Business Administration that the facility must be located in the target area.

Commissioner Fountain: Is this a part of Operation Independence?

City Manager: It is a part of the Economic Opportunity. In order to acquire a loan they must still go to the Small Business Administration after the Small Business Center has approved it.

Mayor Gragson: What is our use right now of the Jefferson Center?

City Manager: It is quite limited at the present.

Commissioner Fountain moved that the recommendation of the City Manager be APPROVED for a one (1) year period subject to an agreement being brought back to the Commission for their approval.

Mayor Gragson: What about the maintenance?

City Manager: That should be a part of the agreement.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioner Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

CHARITABLE SOLICITATIONS PERMITS

Approved

Commissioner Whipple moved that the following applications for Charitable Solicitations Permits, as approved by the Solicitations Review Board, be APPROVED and the Director of License and Revenue authorized to issue:

1. AMERICAN BUSINESS WOMEN'S ASSN. - Raffle

2. FRATERNAL ORDER OF EAGLES #1213 - Sale of tickets to banquet, dance and drawing

3. SUNRISE RIDERS - Sale of tickets to "Little Britches Rodeo"

4. LAS VEGAS FIREMENS GOODFELLOWS - Sale of "Sun" newspapers

5. CHURCH OF JESUS CHRIST OF L.D.S. - INDIAN BRANCH Sale of Christmas Trees

6. L.V. HIGH SCHOOL DISTRIBUTIVE EDUCATION CLUB - Candy sale

7. YOUNG DEMOCRATS OF THE L. V. STRIP - Sale of Christmas Trees

8. TWELFTH QUORUM OF ELDERS OF L.D.S. - Sale of Christmas Trees

9. EIGHTH QUORUM OF ELDERS L.D.S. CHURCH - Sale of Christmas Trees

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

GAMING - ADDITIONAL

Approved

Commissioner Fountain moved that the following applications for additional games under existing Gaming Licenses be APPROVED and the Director of License and Revenue authorized to make the appropriate changes:

1.	BOB'S LIQUORS 1800 E. Charleston 1 slot	United Coin Machine
2.	THE COVE HOTEL 400 Jackson 6 slots	United Coin Machine
3.	GOLDEN NUGGET 129 Fremont St. 2 slots	Nevada Electronics Inc.

4. DANDEE'S — Cardivan Company
1920 Western St.
2 slots

5. DOLLAR SPECIAL RESTAURANT — Sega
1012-A E. Charleston
2 slots

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LIQUOR - ADDITIONAL PARTNER

Approved

Commissioner Fountain moved that the following application for Liquor - Additional Partner be APPROVED and the Director of License and Revenue authorized to make the appropriate change:

1.	LOTUS LOUNGE 1213 L. V. Blvd. So. Tavern	Present Licensees: Frank & Eleanor Imperato (to retain 50%) Applicant: Celso Flores 50%

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LIQUOR - CHANGE OF OWNERSHIP

Approved

Commissioner Whipple moved that the following application for change of ownership of Liquor License be APPROVED and the Director of License and Revenue authorized to make the appropriate change:

1.	CITY LIQUOR 418 L. V. Blvd. No. Package Liquor-Beer Bar Tobacco & Gaming	Present Licensees: Hans Eberhardt Lillian Winesky Applicant: Bill Werner 508 No. 9th St.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

SECOND HAND LICENSE

Approved

Commissioner Whipple moved that the following application for Second Hand License be APPROVED and the Director of License and Revenue authorized to issue:

1.	BUD'S RADIO & TV SHOP 516 No. Main Street	Applicant: Carlton R. Williams

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LOCKSMITH & SPECIALTY SECOND HAND LICENSE - CHANGE OF OWNERSHIP

Approved

Commissioner Fountain moved that the following application for change of ownership (Locksmith portion) be APPROVED and the Director of License and Revenue authorized to make the appropriate change; subject to approval of Building and Fire Departments:

From: L & S Fix-it Shop, 504 No. Main
To: Frank's Safe & Lock Co. 1204 "A" So. Main — Ruth E. Brandt 568 Bonita Ave.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

PRIVATE DETECTIVE

Approved

Commissioner Stewart moved that the following Private Detective License be APPROVED and the Director of License and Revenue authorized to issue:

1. CONTINENTAL INVESTIGATIONS
5441 Paradise Road

Lake Wellington Headley
1721 Eastern Avenue

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ALIEN APPLICATIONS FOR POLICE WORK CARDS

Approved

Motion was made by Commissioner Stewart that the following Alien Applications for Police Work Cards be APPROVED and the Director of License and Revenue authorized to issue:

1. Fernando Parlato Garcia (A-61385) Shill - Mint
2. Murray Louis Snyder (A-61430) Shill - Mint
3. Juan Franchisco Torres (A-61304) Shill - El Cortez

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LIQUOR AND TOBACCO - NEW

Approved

Commissioner Stewart moved that the following application for new Liquor and Tobacco License be APPROVED and the Director of License and Revenue authorized to issue:

1. CASBAH RESTAURANT & BAR — Jerry N. Jolliff
19 E. Lewis — Marilyn K. Jolliff
Hotel Liquor

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LIQUOR - CHANGE OF NAME

Approved

Commissioner Stewart moved that the following application for Liquor - Change of Name be APPROVED and the Director of License and Revenue authorized to make the appropriate change:

MARKICH HALL BUILDING CORP. (Formerly Las Vegas
10th and Ogden Knights of Columbus)
Club License Thomas E. Taney, Mgr.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

GAMING - NEW

Approved

Commissioner Fountain moved that the following application for New Game be APPROVED and the Director of License and Revenue authorized to make the appropriate change:

COVE HOTEL Cove, Inc.
400 Jackson Ave.
Bingo & 150 Chairs

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

TRANSFER OR LIQUOR LICENSE

New licensee to assume operation within one week from 12/15/65

City Attorney, Sidney R. Whitmore: This is a Transfer of Liquor License which was approved at the December 1, 1965 City Commission Meeting from Monte Carlo to Robell Enterprises, Inc. Mr. Posin has requested a week on this.

Mr. Posin: It appears now that the new licensee will have the funds available within the next few days to enable them to complete the terms of the escrow. We would ask that no action be taken and that the matter be deferred.

City Attorney: For one week?

Mr. Posin: I was advised today by Mr. Weiner, attorney for Robell, that if everything works out that the money should be available by tomorrow.

Mayor Gragson: I think this should be stricken from the agenda.

Commissioner Fountain: Are we legal on this?

City Attorney: The license was transferred at a prior meeting. On the license, I realize there is an escrow and maybe the license should have been transferred subject to the escrow. If it could be cleared up in a week we might let it stand that way.

Mayor Gragson: OK for one week and if it is not we will have to call a special meeting.

Commissioner Fountain moved that the new licensee assume operation within one week from 12/15/65 . If not, a special meeting will be called.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

RELEASE OF BONDS

Approved

In accordance with the recommendation of the Director of Public Works, who stated all work has been satisfactorily completed, Commissioner Stewart moved that the following release of bonds be APPROVED:

1. Surety: Fireman's Fund Insurance Company
   Bond No: C-6079427
   Amount: $3,710.00
   Builder: Las Vegas Foursquare Church
   Location: 2929 Cedar Avenue

2. Surety: Glen Falls Ins. Co.
   Bond No: 99-00-55
   Amount: $1,650.00
   Builder: Jewish Community Center
   Location: 1600 East Oakey Blvd.

3. Surety: The Travelers' Indemnity Co.
   Bond No: 696
   Amount: $1,719.52
   Builder: Texaco, Inc.
   Location: NW corner of Oakey and Western

4. Surety: St. Paul Fire & Marine Ins. Co.
   Bond No:
   Amount: $245.00
   Builder: M. J. Gibson, Inc.
   Location: 316 South 17th Street

5. Surety: Hartford Accident & Indemnity Co.
   Bond No: 3264935
   Amount: $1,703.19
   Builder: Miranti Investment Co.
   Location: 431 Las Vegas Blvd., South

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

RELEASE OF PERFORMANCE BOND

Approved

In accordance with the recommendation of the Director of Public Works, who stated all work had been completed in accordance with City standards and approved, Commissioner Stewart moved that the following performance bonds be RELEASED:

1. Bid #64.43 - Highland Avenue - Bonanza to Owens. Request by Wells Cargo, Inc. for release of performance bond and payment of 10% retention in the amount of $7,944.71. All work has been installed in accordance with contract plans and specifications. Recommend approval.

2. Bid #65.27 - Heater Remix. Request by Nevada Rock and Sand Co. for release of performance bond of Fireman's Insurance Co., Newark, New Jersey and payment of 10% retention in the amount of $6,435.00. All work has been installed in accordance with contract plans and specifications. Recommend approval.

3. Bid #65.39 - Heater Remix. Request by Nevada Rock and Sand Co. for release of performance bond of Fireman's Insurance Co., Newark, New Jersey and payment of 10% retention in the amount of $5,341.00. All work has been installed in accordance with contract plans and specifications. Recommend approval.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioner Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

APPROVAL OF SUBDIVISION PLAT

Approved pending receipt of bond

In accordance with the recommendation of the Director of Public Works who stated that all engineering designs have been checked and accepted, fees have been paid and agreements signed, Commissioner Stewart moved that final plat of RANCHO NEVADA ESTATES NO. 2 be APPROVED, pending receipt of bond.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

RIGHT-OF-WAY ITEMS

Approved

Commissioner Stewart moved that the following right-of-way items be APPROVED and that Resolutions of Acceptance be ADOPTED on the following items:

1. Quitclaim Deed
   From: William L. Meikle and Grace Louise Meikle
   To: City of Las Vegas
   For: Portion of SE-1/4, Sec. 30, T20S, R62E
   Sandhill Road and Harris Avenue

2. Grant Deed
   From: W. J. Bryan and Doris Bryan
   To: City of Las Vegas
   For: Portion of SE-1/4, Sec. 30, T20S, R62E
   Sandhill Road

3. Grant Deed
   From: Marvin R. Bryan and Ardella G. Bryan
   To: City of Las Vegas
   For: Portion of SE-1/4, Sec. 30, T20S, R62E
   Sandhill Road

4. Corporation Grant, Bargain, Sale Deed
   From: First Western Savings and Loan Assoc.
   To: City of Las Vegas
   For: Portion of SW-1/4 Sec. 32, T20S, R62E
   Lamb Boulevard

5. Sewer Easement
   From: Charleston Heights Hospital, Inc.
   To: City of Las Vegas
   For: Easement to service Charleston Heights
   Tract No. 50-D-1

6. Grant Deed
   From: William H. Wilson, et al
   To: City of Las Vegas
   For: Portion of SW-1/4, Sec. 4, T21S, R61E
   Rancho Road

** 7. Request permission to appraise, purchase or condemn drainage easement south of Bonanza Road, vicinity of Dike Lane. Estimated cost of appraisal $300.

8. Permission to obtain second appraisal Decatur and Lake Mead Boulevard. Estimated cost $500.

** (Owner contacted some time ago and agreed to give us an easement for sewer line. However, when it came time to sign the deed, he contacted an attorney and there are several things being asked. We have referred it to our attorney.)

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REQUEST FOR AMENDMENT TO ARCHITECTURAL AGREEMENT FOR CITY YARDS FACILITY - JACK T. BELCHER

Approved

Director of Public Works, R. P. Sauer: This is a request for amendment to Architectural Agreement (City Yards Facility, Jack T. Belcher, Architect) to provide for design of additional building space required and increase the Architect's lump sum.

At the request of Commissioner Mirabelli, I have talked with him today and he says the Plan Study should be here this evening. He said it was agreeable with him to go ahead with the design of the minimum requirements - that this would not in any way affect the construction until such time as the Squire's Park purchase was final, but in as much as we are short of time right now, we have got to go ahead with the design or we will find ourselves in sad shape.

Mayor Gragson: We don't know when this is going to be purchased, but we do know when our approximate moving date is over there.

Mr. Sauer: True, but I believe that we can obtain an estimated amount that we can obtain from the Highway Department in the very near future.

Mayor Gragson: I would like to approve these second plans and construction of it or we are throwing money away.

Mr. Sauer: The only reason Commissioner Mirabelli wanted this to be held in abeyance was to make sure the facilities were relocated and that funds were available to relocate them.after the State Highway Department has acquired the property.

If you care, I have a couple of plats on what the Architects are proposing.

Mayor Gragson: I would like to see them so we can proceed.

Mr. Sauer: The increase is not to exceed $15,984.00. The estimated cost is about $263,000 for the total design of the new construction, including architectural fees, plumbing, etc.
(Mr. Sauer showed the over-all layout to members of the Commission and explained the different facilities)

Commissioner Stewart moved that the architect's fee be increased, not to exceed $15,984.00,

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REPORT:
CONSULTING SERVICES FOR REGIONAL STREET & HIGHWAY PROJECTS WITHIN THE CITY LIMITS

Report only

Director of Public Works, R. P. Sauer: This is more of an informational report of projects that have been approved and in the mill up to this date:

REGIONAL STREETS & HIGHWAYS
CITY OF LAS VEGAS
APPROVED ENGINEERING

Project Description	Total Cost
25th Street	
Stewart to Owens	419,150
Maryland Parkway	
Sahara to Charleston	257,520
Stewart to Owens	531,389
Owens Avenue (Vegas Drive)	
Jones to Decatur	174,189
Tonopah to Freeway	444,587
Stocker to Lamb Boulevard	653,450
Underpass	271,000
Decatur Boulevard	
Alta to West Fremont	124,574
Washington to Tonopah Highway	410,300

Charleston	
Nellis to 25th Street	571,150
Highland to Upland	729,740
12th Street	
Fremont to Stewart	4,220
TOTAL	$ 4,591,269

Mayor Gragson: This is in the city limits?

Mr. Sauer: Probably a little bit out, because Owens Avenue is both in and out of the City.

Commissioner Whipple: This will keep the streets torn up for quite awhile.

Mr. Sauer: As you will recall, the City foundation (this is not the Gas Tax) approved $170,000 for the City's participation in the construction of the Owens Avenue Underpass. Subsequently, this project was approved for construction under the Gas Tax Fund by the Regional Street and Highway Commission. This is following the inability of the City of Las Vegas and North Las Vegas to agree on a participation basis. It is proposed, however, to use this $170,000 which was bonded and approved by this Commission for the construction of Owens Avenue Underpass for this purpose. The remaining amount, which is equal, will come from the Gas Tax Fund. However, the Regional Street and Highway Commission are giving us credit for this $170,000 which will be used on Charleston Boulevard under the Regional Street and Highway Commission so that we can construct this along with first priority. This gives us another $170,000 to use for City streets.

Commissioner Whipple: Dick, this is OK, with one provision; that the City Attorney draft a resolution to Clark County and State Highway Department that it can be put into City funds. This is bond money and I am in favor of it as long as we get some benefit from it, but I am not in favor of using it for something else. I am not distrusting anyone, but just want to keep the record clear.

Mayor Gragson: I would suggest that the attorney draft a resolution.

Mr. Sauer: As a little bit of information, as of this date, the Gas Tax collected is $259,507.26 and the County financial consultants have been instructed to proceed immediately to sell $6,000,000 in bonds for the construction of the Regional Street Priority Projects. Projected revenues equal over $1,000,000 for the first year. Charleston Boulevard is estimated at $1,300,890.

Mayor Gragson: I have another question. Is your department being reimbursed for the engineering services furnished or is each political entity furnishing part of the engineering services?

Mr. Sauer: No, Sir. Each month the costs that each entity paid out is tabulated and submitted to the technical committee and sent to the Regional Street Commission for approval, and then to the County for payment. We have submitted ours.

Mayor Gragson: Have you checked each item to see whether it was submitted by Las Vegas or North Las Vegas?

Mr. Sauer: That is correct, Your Honor. It is not possible at the present time for us to go through and check each and every item from each entity. We are going through them, generally, but a manager will be retained for the Regional Highway Commission in the very near future and this will be one of his duties. He will be a Registered Engineer.

On the existing bonds, all of the projects that were originally approved are either under contract or will be under contract within the next 60 days, except Algiers, and this is pending action by the Water District. As I mentioned previously, Charleston was in this group but has been taken out which will give additional funds to be used on the City streets, because the money we had set aside for Charleston is now going to be used on other projects within the City.

Commissioner Stewart: How do we stand, Sid, on this ruling you asked the Attorney General for?

City Attorney, Sidney R. Whitmore: It came in today and I have not had time to study it as yet.

Commissioner Stewart: I think we have it worked out if the Water District is agreeable.

Mr. Sauer: This is on the Assessment District that we talked about off-setting the amount and what the appraised value of the land is will be paid to them and they would, in turn, return for their participation in the assessment alongside their property. They have entered into an assessment before and there is no reason why they wouldn't do it this time.

Mayor Gragson: The last time I heard, they wanted a legal opinion on it.

Commissioner Stewart: We have to make a bonafide offer and they will go for it, but as far as the directors are concerned, they have indicated to me that they will go for it.

Mayor Gragson: I would suggest that we make a bonafide offer.

Mr. Sauer: We have an appraisal that was made on the land that was previously to be purchased as a park. We would have to get that updated to see if that would apply on the strip along the fence line which is to be the right-of-way for the street.

Mayor Gragson: I don't know why you would have to hire an Appraiser as they will guarantee a like amount.

Mr. Sauer: It would only cost about $50.00 to get the appraisal updated.

Mr. Sauer: Your Honor, the Water District Meeting is next Tuesday night and, if possible, I think we should go and make a presentation. If not, we could go the first Tuesday in January.

City Attorney: I think we were scheduled at one other meeting and had it continued.

Mr. Sauer: You wanted to make some changes in the deal, didn't you? You wanted to go over the resolution.

Mayor Gragson: We will check and see if everything will be ready for a meeting with the Water Board and set a meeting with them.

Mr. Sauer reported that within the next ten days that he and the Traffic Engineer would have some proposed traffic changes for presentation.

ADDITIONAL ITEM: REQUEST OF NORTH LAS VEGAS TO SERVICE (SEWER) THE DRIVE-IN THEATRE ON SMOKE RANCH ROAD

Disapproved

Mr. Sauer: This was given to me, but it was too late to get on the agenda. A verbal request has been given to me by the City of North Las Vegas to provide sewer service to the drive-in theatre on Smoke Ranch Road just east of Tonopah Highway. It is further pointed out that the sewer line which is to serve the drive-in theatre will be constructed to the north to connect up with the Thunderbird Air Field. We have plans in the office now for the plans for hooking up to the Thunderbird Air Field. We believe that this request should be disapproved because with the change in the sewer connection fees the City will be in a position to accept its responsibilities and provide trunk lines within the city limits to those areas not presently served, which this section would have first priority.

Mayor Gragson: What about the sewer connection fees?

Mr. Sauer: Without additional funds, of course, we could not provide additional lines.

Commissioner Stewart: We had a meeting set for today, but Commissioner Mirabelli was not able to make it. As I expressed myself here a few weeks ago, I think we would be out of line to put in a new connection fee of $200.00 just for the privilege of hooking up to the sewer line; in as much as the City of North Las Vegas and the County, one of them charges $250.00 and the other one $300.00, but they bring the line from the sewer main to your property line, which in one case of mine it cost me $1300.00 for a $250.00 fee - for a service station. I am not saying that if you so desired that you couldn't put in a $200.00 fee, I think it is not in keeping with the standard practice and standard rates. As far as the committee - we haven't met with Sauer or anyone else.

Mayor Gragson: Mr. Sauer, what would the average cost be?

Commissioner Stewart: North Las Vegas has their own equipment. They charge a pretty substantial fee, $3.00 per running foot of frontage, plus $300.00. They furnish the trunk lines and the connection lines.

Mr. Sauer: I think, Commissioner, don't they just furnish the trunk lines just for a distance, and then if the connection fee will not pay for the extension then the developer has to pay. It is an involved deal.

Commissioner Stewart: They will run the trunk line within about 600 ft. of the sub-division itself. It is on a refund agreement. They will reimburse you over a period of years.

Representative of Plumbing Contractors: I am certainly not a technically well prepared person when it comes to the engineering and direct cost of installing sewers. My purpose here is to represent the plumbing contractors and I suggest to you that if the City of Las Vegas chooses to get into the sewer installation business by increasing the fees to a comparable amount with the County of Clark and the City of North Las Vegas, then certainly this is your judgment, Gentlemen. I do feel that it would be not in your best judgment to arbitrarily increase the fees from $25.00 a connection to $200.00 without furnishing some additional service to the property owner who might be assessed and this is what I suggest to the people who propose the increase in this connection fee - if you choose to assess the property owner $200.00 for connecting to the sewer then we, as an industry, ask you to pick up the tab for running the line from the main to the property line, as is done in the County and in North Las Vegas. The industry has no objection to the Commission for performing this service for the public. This would solve some problems, not only in the installation of sewer mains in property laterals, it would solve some problems from the industry standpoint.

Commissioner Fountain: What is your sewer hook-up fee in the County?

Representative: To my knowledge, $300.00, Commissioner.

Commissioner Fountain: That is up to the property line?

Representative: Yes, Sir.

Commissioner Fountain: What is it in North Las Vegas?

Representative: $250.00.

Commissioner: From the hook-up to the property line?

Representative: Yes, Sir.

Mr. Sauer: Rather than the City getting into the construction business, unless we could do it on a big scale, I think it would be better to reduce the fees a bit and forget the hook-up. I know what Max is driving for and I can appreciate his sentiments.

Representative: Dick, I'd like to see you in it; and so would the industry, because as it comes to me from the standpoint of the plumbing contractor, we are fee'd to death and we don't need any additional fees, believe me. This is the purpose of my presence here. If you want to get into the business, take your gloves out - and welcome to it! You heard the Commissioner, himself, $1300.00 for a $300.00 or $250.00 fee.

Mr. Sauer: If we wanted to do this we would have to get into the business ourselves, like North Las Vegas does.

Representative: I wish I could talk you into it, Mayor.

It was the consensus of the Commission that the request of North Las Vegas to service (sewer) the drive-in theatre on Smoke Ranch road be DISAPPROVED.

ADDITIONAL ITEM: RE LABORERS UNION BUILDING ON BONANZA ROAD - REQUEST FOR RELEASE OF BONDS FOR INSTALLATION OF OFF-SITE IMPROVEMENTS

Approved subject to an agreement satisfactory to the City Attorney

Mr. Sauer: This is a request of the Laborers Union to install the street in front of their hall on Bonanza under an Assessment District rather than doing it at this time. They pointed out that the area, as a whole, had not been developed and there would be a small patch in front of their property, which is agreeable, and, also they have installed the curb and gutter already. The sidewalks - they would like to hold until the building is completed because the equipment would break the sidewalk if they moved over it. The street lights - they have on the property, but not constructed yet. They would like to have the bond released for these items because they took it out of the building fund and I believe they need it for the construction of the off-sites.

Mayor Gragson: You don't see any objections?

Commissioner Stewart: Do they have good intentions?

Mr. Sauer: That is right.

Mayor Gragson: I don't believe that it is good practice to build a little patch.

Mr. Sauer: I see no objection to that.

Commissioner Fountain: Will they sign an agreement that they will do it when we put an Assessment District in?

Mr. Sauer: Yes, they will.

Commissioner Fountain: I would be in favor of it.

Mr. Sauer: I just wanted to make sure the Commission was aware of it.

Commissioner Fountain moved that the request be APPROVED subject to an agreement being delivered to the City as satisfactory to the City Attorney, stating that the bond be released and that the agreement would state that at such time as an Assessment District was set up that they would join with us.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

Commissioner Fountain amended his motion to include: "In as much as the bond check is being released, that they would agree to install the improvements that they had stated."

Mayor Gragson suggested, in the future, that all Public Works items be put together to avoid having to skip around in the agenda.

TRAFFIC & PARKING: REQUEST TO REMOVE PARKING ALONG THE NORTH SIDE OF BONANZA BETWEEN E & F STREETS FROM 3:00 P.M. TO 6:00 P.M., MONDAY THRU FRIDAY

Approved "No Parking" from 3:00 P.M. to 6:00 P.M - Monday thru Friday

Mr. Al Bossi, Traffic Engineer: This is a carry-over item from last meeting.to remove parking along the north side of Bonanza Road between "E" and "F" Streets from 3:00 P.M. to 6:00 P.M., Monday through Friday. We went back to the property owners and explained what was proposed to be done.

Commissioner Stewart: What is going to happen when that underpass is finished and the traffic starts using it all through the day?

Mr. Bossi: We won't have this but momentarily. The morning and afternoon traffic will have to adjust itself to it. We don't feel at this time that it will be heavy enough to create any bottleneck of any degree. I understand that the Assessment District is very near,

Mr. Sauer: We are waiting to hear from the Highway Department as to their participation from Highland to Dike Lane now. Other than that, we are already to go.

Commissioner Stewart moved that "NO PARKING" be APPROVED on the north side of Bonanza, between "E" and "F" Streets, from 3:00 P.M. to 6:00 P.M., Monday through Friday.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REQUEST OF PROPERTY OWNERS FOR THE INSTALLATION OF ONE HOUR TIME LIMIT ALONG BOTH SIDES OF SO. 3RD STREET BETWEEN LEWIS AND CLARK

Approved

Mr. Bossi: This is a request from property owners for the installation of one-hour time limit along both sides of South Third Street, between Lewis and Clark. All property owners in the area were notified. 27 property owners were notified and 3 voted "No". This is contiguous to a zone that is well controlled.

Mayor Gragson: Will this be metered?

Mr. Bossi: Not at this time. We are two blocks north of this area with the meters at this time.

Commissioner Whipple moved that installation of one-hour time limit along both sides of Third Street, between Lewis and Clark, be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REQUEST OF UNION OIL FOR VARIANCE OF ORD. 825 ON WASHINGTON AVE ON TONOPAH HWY

Approved

Mr. Bossi: This pertains to the intersection of Washington Avenue and Tonopah Highway concerning request by the City for additional radius to provide better movement of traffic going east and west on Washington that goes on to the highway. The area to the south of this was recently dedicated to the City and they requested in the dedication that they be permitted an access off of Washington. The Traffic and Parking Commission recommends approval.

Commissioner Whipple moved that the request for variance of Ordinance No. 825, on Washington Avenue on Tonopah Highway be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

UNENCUMBERED OPERATING FUND BALANCE

Report Only

City Manager, A. R. Trelease reported that the unencumbered operating fund balance as of November 30, 1965 is $696,759.73.

BID NO. 11-65 - STORM DRAIN FROM DIKE LANE TO DOWNTOWN EXPRESSWAY

Bids rejected

In accordance with the recommendation of the City Manager, Commissioner Stewart moved that all bids received under Bid No. 11-65, Storm Drain from Dike Lane to Downtown Expressway, be rejected and returned unppened on the basis of unsolved right-of-way problems.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

BID NO. 121-65 - CURB & GUTTER AT VARIOUS LOCATIONS

Contract awarded Womack Constr. Co.

In accordance with the recommendation of the City Manager, Commissioner Fountain moved that contract for Curb and Gutter at various locations, Bid No. 121-65, be awarded to Womack Construction Company for their low bid in the amount of $3,974.75.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

BID NO. 65.50 - BONNEVILLE AVENUE - 10TH to 12TH STREETS

Contract awarded to A-1 Paving - low bid of Brown Co. rejected

In accordance with the recommendation of the City Manager, Commissioner Fountain moved that low bid, as submitted by C. M. Brown Company, in the amount of $53,621.48 be rejected for not being properly licensed by City and State, and that contract be awarded to A-1 Paving, second low bidder, in the amount of $57,545.39.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

PERMISSION TO RECEIVE BIDS

Approved

Commissioner Stewart moved that the request of the City Manager for permission to receive bids on the following items be APPROVED:

1. Animal Shelter addition

2. Paper for Print Shop

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

VACANCIES - SOLICITATIONS REVIEW BOARD

Rev. Melvin Pekrul reappointed

In accordance with the recommendation of the City Manager, Commissioner Stewart moved that Rev. Melvin Pekrul be reappointed to the Solicitations Review Board for a 2-year term expiring December 16, 1967.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple, and Mayor Gragson voting aye; noes, none.

APPOINTMENT - STATE BOARD OF EQUALIZATION

Commissioner Stewart appointed

Commissioner Fountain moved that Commissioner S. Grant Stewart be appointed to represent the City of Las Vegas on the Clark County Board of Equalization.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioner Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REQUEST OF JUDGE RICHARDS FOR 3-WEEKS VACATION

Approved

Commissioner Whipple moved that request of Judge Richards for a 3-week vacation, December 20, 1965 to January 10, 1966, be APPROVED.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ABEYANCE ITEMS

The following items were held in abeyance:

1. Air Pollution Control Resolution

2. Silver State Disposal re option to renew contract (pending receipt of audit)

3. Proposed change in Liquor Control Ordinance

4. Re new City Hall - Proposal from Mr. Leo Freedman

ADDITIONAL ITEM - RE BURIALS ON SUNDAYS

No action

City Manager, A. R. Trelease: Dr. Ravenholt has requested that we take a look at our cemetery regulations as far as burials on Sundays. I would like, Your Honor, to have a committee to discuss this.

Mayor Gragson: Why don't you get with whomever you like and work up a proposal, then I will appoint a committee.

ORDINANCE NO. 1226

Referred to Committee

An Ordinance entitled: "AN ORDINANCE TO AMEND TITLE X1, CHAPTER 1, SECTION 20 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY PROVIDING FOR USES PERMITTED UPON SECURING SPECIAL USE PERMIT IN CERTAIN INSTANCES; TO AMEND TITLE X1, CHAPTER 1, SECTION 22, SUBSECTION 9 OF SAID CODE BY PROVIDING FOR AESTHETIC CONTROL OF LAND USES ADJACENT TO FREEWAYS AND HIGHWAYS; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH." was read by title by City Attorney, Sidney R. Whitmore who stated that said Ordinance should be referred to a Committee.

Mayor Gragson appointed Commissioners Fountain and Stewart as the Committee for Recommendation on the foregoing entitled proposed Ordinance No. 1226.

ORDINANCE NO. 934-83

Referred to Committee

An Ordinance entitled: "AN ORDINANCE TO AMEND TITLE X1, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF SAID MAP." was read by title by City Attorney, Sidney R. Whitmore who stated that said Ordinance should be referred to a Committee.

Mayor Gragson appointed Commissioners Fountain and Stewart as the Committee for Recommendation on the foregoing entitled proposed Ordinance No. 934-83.

CLAIM AGAINST THE CITY - MRS. EARL JENSEN

Approved in the sum of $250.00

City Attorney, Sidney R. Whitmore: We have a claim from Mrs. Earl Jensen by reason of sewer back-up in her residence on November 15, 1965. The claim requests $250.00 as the amount of damage. It has been investigated by our insurance adjuster and we have had a report from the Sewer Department that there was a back-up in the main line. I think this is a reasonable claim and recommend that it be approved in the amount of $250.00.

Commissioner Stewart moved that claim in the amount of $250.00 be paid to Mrs. Earl Jensen.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

CLAIM AGAINST THE CITY - LAS VEGAS PAVING CORPORATION AND BEN O. DAVEY

Denied

In accordance with the recommendation of the City Attorney, Commissioner Fountain moved that the claim against the City filed by Las Vegas Paving Corporation and Ben O. Davey in the amount of $84,000.00 be DENIED.

Motion seconded by Commissioner Stewart and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

LEASE AGREEMENT BETWEEN CITY AND LIONS CLUBS OF SOUTHERN NEVADA

Approved

City Attorney, Sidney R. Whitmore: We have a proposed agreement between the Southern Nevada Sightless, Inc. and the City for leasing of certain premises for uses only of the Sightless Center for a period of 50 years. This relates back to the original date of the lease which was in 1960. The lease is now ready and if it is not used for this specific purpose, the City can terminate the lease on 30-days notice.

Commissioner Stewart moved that the lease between the Southern Nevada Sightless, Inc. and the City of Las Vegas be APPROVED for a period of fifty years, from November 23, 1960.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ABEYANCE ITEMS

Ord. #1214
Ord. #1223
Ord. #1224
Ord. #1225

Commissioner Whipple moved that the following items be held in abeyance.

1. Ordinance No. 1214 - Allowing Class II and III Second Hand Stores in "M" and "C-M" Zones
2. Ordinance No. 1223 - Building Code Amendment
3. Ordinance No. 1224 - Sewer Connection Fees
4. Ordinance No. 1225 - Amended Schedule of Sewer Rates

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

ORDINANCE NO. 934-82

Adopted

Commissioner Whipple, speaking for himself and on behalf of Commissioner Fountain, the other member of the Committee for Recommendation on proposed Ordinance No. 934-82, reported said Ordinance out of Committee favorably.

An Ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER I, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF SAID MAP." was read by title by City Attorney, Sidney R. Whitmore. (Second Reading)

Commissioner Whipple moved that the foregoing entitled Ordinance No. 934-82 be ADOPTED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

REPORTS FROM STUDY COMMITTEES

Abeyance

Commissioner Stewart moved that the following items be held in abeyance.

1. Revision of Ambulance Ordinance
2. Communication from Nevada Swimming Pool Assn.
3. Communication from Attorney Herb Jones Re Golf Course
4. Elk's Property - Cashman Field
5. Unfair liquor competition between City and County
6. Exclusive contract to do City towing - Present contract to be extended 30 days.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

There being no further business to come before the Commission at the hour of 9:25 p.m., Commissioner Stewart moved that the meeting be ADJOURNED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole
CITY CLERK

DATE APPROVED: 3/16/66