

MINUTES

Las Vegas, Nevada
August 19, 1970

A REGULAR MEETING of the Board of Commissioners of the City of Las Vegas, Nevada, held this 19th day of August, 1970, was called to order by His Honor, Mayor Oran K. Gragson, at the hour of 10:00 a.m., with the following members present:

Mayor	Oran K. Gragson
Commissioner	*Alexander Coblentz, M. D.
Commissioner	Hank Thornley
Commissioner	James J. Corey

ABSENT: Commissioner Wesley G. Howery

STAFF PRESENT:	City Manager	A. R. Trelease
	City Attorney	Earl Gripentrog
	Admin. Assistant	Kenneth A. Bouton
	Director of Public Works	Richard P. Sauer
	Director of Planning	Donald J. Saylor
	Director of License	Jean Dutton
	Director of Recreation	Fred Martin
	Traffic Engineer	Al Bossi
	Sr. Procurement Analyst	J. E. Park
	City Clerk	Edwina M. Cole

INVOCATION: The Invocation was given by Rev. Kenneth E. Nelson, Associate Pastor, Trinity United Methodist Church:

"Let us pray. Heavenly Father, we thank Thee for the opportunity of this day. Remind us of our need of You and of our fellow men. Grant us the desire to listen to each other and to serve the common good. May the men of this Commission receive Your guidance as they serve our City. Amen."

PLEDGE OF ALLEGIANCE

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

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*Commissioner Coblentz arrived at the meeting at 10:10 a.m.

AWARD
OF BIDS
Approved as
Recommended

The following recommendations were presented by J.E. Parks of the Procurement Division:

BID No. 69.62 - EMPLOYEE GROUP INSURANCE

Commissioner Corey moved that the recommendation of the City Manager, the supervising department and the Procurement Division for contract extension of one (1) year, effective September 1, 1970, to UNION MUTUAL LIFE INSURANCE COMPANY, at the present premium rates with no increase for the contract period, be APPROVED, and the Procurement Division authorized to proceed.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Thornley, Corey and Mayor Gragson voting aye; noes, no.

BID No. 70.70 - LORENZI PARK - PHASE II - GRADING AND PARKING LOT No. 3 - H.U.D. PROJECT 32-0000-14 (Public Works)
(Estimate: \$58,634.10)

Commissioner Thornley moved that the recommendation of the City Manager, the using department and the Procurement Division for award of contract under Bid No. 70.70 to WELLS CARGO, INC. for the low bid in the amount of \$54,655.54, be APPROVED, and the Procurement Division authorized to proceed.

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

BID No. 70.77 - WASHINGTON SEWER DIVERSION AT MUNICIPAL GOLF COURSE, ALTERNATE No. 1 (Public Works)
(Estimate: \$65,000.00)

Commissioner Corey moved that the recommendation of the City Manager, the using department and the Procurement Division for award of contract under Bid No. 70.77 to B. W. BRINTON EQUIPMENT COMPANY for the low bid in the amount of \$56,071.40, be APPROVED, and the Procurement Division authorized to proceed.

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

BID No. 70.83 -TRAFFIC CONTROLLER FOR SIGNALS AT JONES BLVD. AND LAS VEGAS EXPRESSWAY (Traffic Engineering)
(Estimate: \$8,000.00)

Commissioner Thornley moved that the recommendation of the City Manager, the using department and the Procurement Division for award of contract under Bid No. 70.83 to AUTOMATIC SIGNAL for the low bid in the amount of \$6,756.78, be APPROVED, and the Procurement Division authorized to proceed.

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

BID No. 70.85 - 3/4 TON TRUCK W/UTILITY BODY (Public Works)
(Estimate: None)

Commissioner Corey moved that the recommendation of the City Manager, the Procurement Division and using department for REJECTION of all proposals received under Bid No. 70.85 as being unreasonably above the estimate, be APPROVED; permission granted to readvertise and the Procurement Division authorized to proceed.

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

BID No. 70.86 - TEMPORARY CITY HALL FACILITIES W/ALTERNATES 1(a), 1(b) and 2 (Public Works)
(Estimate: \$65,000.00)

Commissioner Corey moved that the recommendation of the City Manager, the Procurement Division and using department for award of contract under Bid No. 70.86 to REM CONSTRUCTION for the low bid in the amount of \$55,817.00, be APPROVED, and the Procurement Division authorized to proceed.

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

PERMISSION
TO RECEIVE BIDS
Approved

Commissioner Corey moved that the recommendation of the City Manager, the using departments and the Procurement Division to advertise for bids on the following services and/or materials, be APPROVED, and the Procurement Division authorized to proceed:

WIRED CONTROLLER CABINET W/ACCESSORIES - SIGNAL MODIFICATION AT OAKLEY BLVD. AND RANCHO ROAD (Public Works)

FOUR (4) SIGNAL POLES W/LUMINAIRES - COMPLETE SIGNAL MODIFICATION AT OAKLEY BLVD. AND RANCHO ROAD (Public Works)

RENTAL OF TRAILER - TEMPORARY QUARTERS FOR PR SYSTEM AND DOWNTOWN CONTROLLERS (Public Works)

DEMOLITION OF BUILDINGS & ADJUSTMENT OF UTILITIES - KELSO-TURNER - MARYLAND PARKWAY RIGHT-OF-WAY (Public Works)

OPEN GRADE SURFACING OF DECATUR BLVD. - SPRING MTN. ROAD TO SAHARA AVE. (Public Works)

REFURBISH DRUNK TANK (Police Dept.)

SPRINKLER PARTS (Golf Course)

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

PURCHASE
ORDER
Approved

Commissioner Thornley moved that the recommendation of the City Manager, the using department and the Procurement Division for a Purchase Order in the amount of \$2,235.85 to AUTOMATIC SIGNAL COMPANY for back-up equipment for the Charleston Blvd. traffic control system, be APPROVED, and the City Manager and Director of Finance authorized to proceed.

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

SERVICE AND
MATERIAL
WARRANTS
Approved

Commissioner Thornley moved that Service and Material Warrants Nos. H-102592 to H-102870, inclusive, in the amount of \$486,148.75, be APPROVED, and the Director of Finance authorized to issue.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Thornley, Corey and Mayor Gragson voting aye; noes, None.

(Commissioner Coblentz arrived at the meeting at the hour of 10:10 a.m.)

PAYROLL
WARRANTS
Approved

Commissioner Corey moved that Payroll Warrants Nos. 56063 to 57855, inclusive, for the pay period ending August 1, 1970 in the amount of \$345,542.84, be APPROVED, and the Director of Finance authorized to issue.

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

Z-36-70
Abeyance

ZONE CHANGE - Z-36-70 - VICTOR HAVAS

Director of Planning, Donald J. Saylor: The first item on the agenda is the application of Victor Havas for change change in zoning from R-1 to C-1. You will remember that this involved the lot on the southwest corner of Bruce Street and Circle Drive, which was before you, I believe, two meetings ago, at which time the Planning Commission had recommended denial. This Board referred it back to the Planning Commission for further study. They have again recommended denial. I have been advised, however, that the applicant has requested that this item be held in abeyance at this particular meeting.

Mayor Gragson: I don't know whether we should hold it further or take action on it. Has he come up with a plot plan for development?

Mr. Saylor: He has produced a plot plan, but he has not indicated a specific use for the property.

Mayor Gragson: Is there anyone present to protest this application?

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Louise Walgren: I live at 210 South Bruce Street and he said he wanted to put cars in there. He owns a car lot . . . what's he going to do, bring them in and put them on the front of the lot? There's a fence around there now and I don't think that would be a very good idea with all the homes around there. He said he wanted to park four cars on his lot and I think if he just wanted to park four individual's cars there, nobody would try to stop him.

Commissioner Thornley: In view of the request for abeyance, I feel we should comply until we have a clear idea of what he proposes to do at this location.

Commissioner Thornley moved that the application of Victor Havas for a zone change under Z-36-70, be held in ABEYANCE.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-41-70
Approved

ZONE CHANGE - Z-41-70 - JACK DOYLE, SR. AND M. A. CLEMENS

Mr. Saylor: The next item is the application of Doyle and Clemens for a change in zoning from R-E to P-R for property generally located west of their existing convalescent home on Shadow. This is Shadow (indicating on wall map); this is Pinto and this is Charleston. They have a convalescent home here and they own this parcel of land which is, in fact, landlocked (it does not have street access) and they are asking for P-R zoning in order to use it for additional parking in conjunction with the convalescent home. They are proposing to put a wall along the three exterior sides, with ingress and egress only from Shadow. The Planning Commission has recommended approval of the application. I don't believe there were any protestants at the Planning Commission meeting.

Commissioner Corey: What's the width of that?

Mr. Saylor: There's a home either here or here . . . I am not sure which. It is zoned R-1 to the west but these are both extremely large lots . . . I would guess well over 100 ft. wide. This one is about 300 ft. in depth and this one would be pretty close to 200 ft.

Mayor Gragson: Is there anyone present who wishes to protest this application?

(No response)

Commissioner Corey moved that the recommendation of the Planning Commission under Z-41-70, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month-time limit.
2. Conformance to the Plot Plan on file in the Planning Department.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
4. A 6 ft. block wall to be constructed along the north, south and west property lines.
5. Landscaping as required by the Planning Department.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-42-70
Approved

ZONE CHANGE - Z-42-70 - LAS VEGAS VALLEY WATER DISTRICT

Mr. Saylor: The next application is that of the Las Vegas Valley Water District for a change in zoning from R-1 to P-R for the small strip of land on the west side of Valley View, north of Charleston. This is Charleston; this is Valley View and this is the small strip of land which remained after Valley View was put in - between it and the Hyde Park Jr. High School, which is to the west. There is a street alongside the School which does go on out to Charleston. The street on the north, at the present time, goes only as far as the School. It does not go east to Valley View. This parcel is about 120 ft. in depth, plus there is an additional 30 ft. of drainage easement. The request is for a professional office zoning. The Las Vegas Valley Water District does not propose to develop the property, but to put it on the market for sale for professional office development. The Planning Commission has recommended approval. Incidentally, I believe they did check with the School District to see if they had any particular use for this strip of land, and I think they have indicated they do not have. The Planning Commission has recommended approval subject to certain conditions . . . and in that the Water District is not going to develop the property (it will be sold to someone) the only way we can insure that these improvements are going to be installed is with the further stipulation that there shall be no Building Permit issued for any professional office development on any of this until these conditions are complied with. There were no protests at the Planning Commission meeting.

Mayor Gragson: Do the representatives of the Water District have any comments?

Answer: I believe Mr. Saylor has presented our case very well.

Mayor Gragson: Is there anyone here who wants to be heard in opposition?

(No response)

Commissioner Corey: Mr. Saylor, the corner (drainage) is being covered now?

Mr. Sauer: Yes - this is being done by the City -

Commissioner Corey: The City is covering it?

Mr. Sauer: Yes, this is part of the provisions of the agreement under which the dedication was made . . .

Commissioner Corey: We aren't going to cover this part, though?

Mr. Sauer: No -

Mr. Saylor: That will be the obligation of whoever buys this.

Commissioner Corey: What happens to that piece inbetween?

Mr. Sauer: You have a copy of our memo on the offer from the Rotary Club -

Commissioner Corey: What happens to that?

Mr. Sauer: It will stay open unless somebody covers it.

Commissioner Corey: That's the point I am trying to make.

Mr. Saylor: It is conceivable that it will be covered at a later date.

Mayor Gragson: What was the estimate to cover that?

Mr. Sauer: \$20,000.00.

Mayor Gragson: I think in time, in order to properly develop that park area, it will probably all be covered all the way.

Commissioner Coblentz moved that the recommendation of the Planning Commission under Z-42-70, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Development Plan on file in the Planning Department.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Fulton Street to be extended to Valley View.
5. A 6 ft. block wall to be constructed along the west line, with no openings permitted.
6. Drainage ditch to be covered in accordance with the requirements of the Department of Public Works.
7. Conformance to the requirements of the Fire and Building Departments.
8. Landscaping as required by the Planning Department.
9. No Building Permits to be issued for the construction of any Professional Offices until all conditions of approval have been complied with.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

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ZONE CHANGE - Z-43-70 - HARRY MACK

Mr. Saylor: This concerns the application of Harry Mack for a change in zoning from R-1 and R-2 to C-2 for a franchised new car dealership, including the pertinent operations of a paint shop and body shop. The property is located on the north side of Sahara Avenue west of the Boulder Highway. This is the Boulder Highway going down through here; this is Sahara; this is McLeod; the property to the south is in the County; the Reserve Training Center is located on this property and this entire parcel, south of St. Louis, west of McLeod over to Eastern, I believe, is the property owned by the State and Federal governments. This particular parcel is just east of McLeod and, as shown on here, it extends north to the south boundary of the existing single family development along Hollyhill Avenue. This is all built up with single family homes in through here. The plot plan indicates that north of this line, however, will be used only for parking and for storage of new vehicles. The body shop is located with an entrance to the south and has the paint shop on the north part of it so it's directed away from the residential area. The Master Plan recommends commercial zoning along Sahara - it doesn't designate a specific depth and the Planning Commission has recommended approval of this application subject to the conditions set forth on the agenda. There were no protestants at the Planning Commissioner meeting.

Mayor Gragson: Is there anyone present who would like to protest this?

(No response)

Commissioner Corey moved that the recommendation of the Planning Commission under Z43-70, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan on file in the Planning Department, amended to show a 6 ft. block wall along northerly and most westerly west lines.
3. Dedication of necessary rights-of-way; signing an agreement and posting a bond for installation of offsite improvements, as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-44-70
Approved

ZONE CHANGE - Z-44-70 - SAN FRANCISCO DEVELOPMENT, INC.

Mr. Saylor: The next application for consideration is that of San Francisco Development, Inc. for a change in zoning from R-1 to P-R for property located on the west side of Maryland Parkway, just north of St. Louis Avenue. This is St. Louis and this is Maryland Parkway. It's the third lot north. There are single family homes on this tier of lots here and vacant land to the north. The Planning Commission has recommended approval in accord with the policy that has been adopted for P-R zoning along there. I would like to call your attention to one condition, however, which refers to widening of a driveway and closing of a driveway. This condition should be removed. It came about due to the fact that we had misinterpreted the plot plan and the plot plan, as submitted, is satisfactory without this change in the driveways. There were no protestants.

Mayor Gragson: Is there anyone present who wants to protest this application?

(No response)

Commissioner Corey moved that the recommendation of the Planning Commission under Z-44-70, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan on file in the Planning Department.
3. Dedication of necessary rights-of-way; signing an agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-45-70

ZONE CHANGE - Z-45-70 - D. H. HAND

Mr. Saylor: This concerns the application of D. H. Hand for change in zoning from R-1 to P-R on the east side of Eastern Avenue. Again, in accord with the policy that has been set forth for changing along Eastern Avenue to professional office zoning. This particular parcel is located in the middle of the block between Wengert Avenue and Oakey Blvd. The plot plan indicates adequate landscaping in front and access to the rear of the lot where the parking would be located. The Planning Commission has recommended approval and there was one protestant at the Planning Commission meeting.

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Mayor Gragson: Is there anyone present who wants to object to this change in zoning?

(No response)

Commissioner Corey moved that the recommendation of the Planning Commission under Z-45-70, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan on file in the Planning Department.
3. Dedication of necessary rights-of-way; signing an agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-62-69
Approved

REQUEST FOR EXTENSION OF TIME - Z-62-69 - W. N. HINSON

Mr. Saylor: The next item is a request for extension of time and involves the proposed Western's Store on Hinson Drive between Del Rey Avenue and W. Charleston Blvd. in a C-1 Zone. The Planning Commission has recommended approval for six months' further time on it.

Commissioner Thornley moved that the recommendation of the Planning Commission to permit a six (6) months' extension of time under Z-62-69, be APPROVED, and the Planning Staff authorized to proceed.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-108-63
Abeyance for
Full Board

PLOT PLAN REVIEW - Z-108-63 - FIRST WESTERN SAVINGS AND LOAN ASSOCIATION

Mr. Saylor: This is a plot plan review for First Western under the plot plan for the regional shopping center located north of Sahara and west of Rancho. This is the parcel in question. At the time the Bank was permitted, both the Planning Commission and City Commission took the position that they would not allow any further development until a firm development plan was submitted. However, this particular request is merely to provide more land to the Bank immediately to the west of the Bank for off-street parking purposes. The Planning Commission has recommended approval of this.

Mayor Gragson: Is there anyone present who wants to be heard?

Commissioner Corey: There is nothing further planned for the rest of that?

Mr. Saylor: Not that I know of, and it was your position and that of the Planning Commission that if they came in to allocate any more land for a specific use, they would have to come in with a firm development plan on the whole thing.

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Commissioner Corey: I thought our attitude was pretty plain on that.

Mr. Saylor: That's right, and I believe the Planning Commission felt on this that in that it was not a new development - simply allotting additional land to an existing development on there and that it would be a proper approval.

Question: But would it be restricted to that?

Mr. Saylor: It would be restricted to it under this plot plan - yes. That doesn't mean at a later date when they come in with an over-all development plan that they conceivably might wish to enlarge the Bank to incorporate some of this land, but at the present time the parking would be the only use being approved.

Commissioner Corey: Is that facility in the back right now?

Mr. Saylor: I don't know - there is probably somebody here from First Western . . . I don't believe so. This plot plan indicates the existing Bank here and then a new extension up here with a driveway to the rear of it, so I would say that none of this is in at the present time -

Commissioner Corey: Then we are going for some additional building, etc., without bringing in the rest of that plot plan -

Representative of First Western: In the final development plans, one of the stipulations is that there be a national department store (a nationally recognized department store) . . . there has to be more population development in our southwest area of this community before anybody will even look at this for a while.

Commissioner Corey: If they are going to hold it and keep trying to develop it, and force everybody out of the City in that area, I think that we are not directly doing the proper thing. It's fine to hold property and develop it as you get your usage without an over-all plan, but you really aren't doing the community much good. I would stick by our original intent, personally.

Commissioner Corey moved that the request of First Western Savings and Loan Association for development of off-street parking facilities under Z-108-63, be DENIED.

Motion seconded by Commissioner Thornley.

Roll call vote:

Commissioner Coblentz	No
Commissioner Thornley	Aye
Commissioner Corey	Aye
Mayor Gragson	No

City Attorney: We need another motion -

Mayor Gragson: I would suggest that we hold this matter in abeyance until we have a full Board. That will give you a position one way or another.

Commissioner Corey moved that the request of First Western Savings & Loan Association for a Plot Plan Review under Z-108-63, be held in ABEYANCE for a full Board.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

PUBLIC
HEARINGS
10:30 A.M.

PETITION OF VACATION - VAC-5-70

Mayor Gragson, at the hour of 10:30 a.m., declared the time for Public Hearings open.

Mr. Saylor: The first Public Hearing is a petition to vacate a portion of Bonanza Way located between Las Vegas Blvd. and Encanto Street. This is Bonanza Road; Las Vegas Blvd.; the Gas Station here and Car Wash on this property. This street is not an improved street - the half street was dedicated as part of this subdivision. The south half of the right-of-way has never been acquired. There are no street improvements in there. The Planning Commission has recommended approval of the vacation, subject to several requirements, which are standard.

Mayor Gragson: Is there anyone present who wants to be heard?

(No response)

Mayor Gragson declared the Public Hearing on VAC-5-70 closed.

Commissioner Thornley moved that the recommendation of the Planning Commission under VAC-5-70, be APPROVED, subject to the following conditions:

1. Conformance to requirements of the utility companies.
2. Conformance to requirements of the Department of Public Works.
3. Conformance to requirements of the Fire Department.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

V-28-70
Appeal
Denied

APPEAL FILED BY VISTA INTERNATIONAL PARKS - V-28-70

Mr. Saylor: This is an appeal action from a denial action by the Board of Zoning Adjustment. It concerns zoning that was approved a few months ago for an over-night, or transient, type of mobile home park - or camper park. This is the property located along the Freeway south of Sahara Avenue: This is Sahara; Teddy Rich Drive; Wyandotte and this is the parcel in question (on map). There is R-4 zoning to the west and C-1 zoning to the north. The City does not have a specific ordinance dealing with a transient type of trailer park. Consequently, at the time the application was made for the zoning for Trailer Park Zoning, it was fully understood that this was to be a transient operation and, therefore, there would have to be deviations from the Trailer Park Ordinance in that it didn't fit the particular situation. After the zoning was granted - and there were several conditions attached to this zoning - a variance was filed to allow the development of the over-night park under the R-T Ordinance, with these changes. This is the original development plan submitted on the parcel. One of the conditions stipulated that this access be coming in here and along this line. They proposed a street coming in here and going out to Wyandotte - that that be eliminated because they did not want to put that traffic down on the residential street. This, of course, then provided

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them additional land for the development. The new plot plan proposes some 247 spaces and I think the original had 191 spaces. As I said, some of that came about because of our condition that this street be eliminated. He is also asking for a variance in the size of the spaces; variance to allow several without sewer connections and some without water facilities; to delete some of the off-street parking facilities; to allow tents in lieu of trailers; 60-watt lighting instead of 100-watt and, as I have mentioned, certain set-back requirements. Some of these, obviously, are designed toward an over-night function. For example - a person pulls in with a camper - he has no need for a sewer connection at that particular spot because there is no way he can use it. The sewer connection is in the mobile park ordinance because these are permanent residents and when they put their unit in, they are so constructed they can hook to the sewer facility. With a camper, this is not the case. The same way on some of the water facilities. At this point I don't know how many of those were proposed to be constructed without water, in that he said that most of them would have water. Again, on the amount of space allocated to each occupancy, it's less than that under the mobile park ordinance, but understandably. I think we could draw a parallel here somewhat between the difference in a motel, or hotel, occupancy as compared to an apartment house or singlefamily occupancy. Obviously that the people are transients does not provide all of the amenities that the other does. The matter of the tents, I believe, brought forth a great deal of discussion at the meeting of the Board of Zoning Adjustment. I think it was indicated that they would allow people to put up a tent and I don't believe we had entertained this possibility at the time the zoning was approved. It is conceivable that an operation of this type might accommodate the type of tent that is drawn in a trailer behind a car. I have seen many of those on the road and they are still a transient occupancy, somewhat in the form of a camper, as opposed to putting a tent up on a piece of land and camping. The Board of Zoning Adjustment has recommended denial. There was a substantial protest factor at the BZA meeting. However, this is a new Public Hearing, advertised as such, and I presume the protestants are represented here today.

Mayor Gragson: Is there anyone here who wants to be heard?

Laura Kelly: I am one of the owners of the 18 acres immediately south of this parcel of property. I have been in to the Planning Department . . . I have gone so far as to find out what the County is doing in their over-night trailer parks they have been zoning, and they have been using pretty much the City of San Diego Code because they didn't have one themselves. Among other things, this is shown as 10 acres. I think on one of the things we had, it was shown as 15 acres, but it's only 10, so we're talking about 25 over-night vehicular things for 1 acre of ground. If we figure three people to a vehicle, which is very small, and one animal to every third vehicle, we are talking about 75 people camping, or being over night, on every acre of that 10 acres if it is ever fully occupied. I think they cut their spaces down to 560 ft., with a little additional. I measured a pick-up truck this morning - Mr. Saylor, what is the width of their spaces, again? I think it is 14, is it not?

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Mr. Saylor: The typical, and the only way I can really describe it, is as between two spaces, or the total amount of land allocated for two spaces, would be 35 ft.

Mayor Gragson: Or 17-1/2 ft. per space . . .

Mr. Saylor: Yes, except the area in between the spaces is designed - there is a tree at each end and then picnic table facilities which are offset, like this, but the total area incorporated in two spaces, with the area between, is 35 ft.

Mrs. Kelly: In this particular ordinance the minimum width for two lots, would be 50 ft. They are 25 ft. minimum in this particular ordinance, which I think is as small as you could possibly have and be realistic. I opened a pick-up . . . both doors . . . we all know that some of the campers extend over the sides of the pick-ups. A pick-up 7 ft. wide, with both doors open, takes 15 ft. of width, just to open the doors - if both doors are opened at once without moving any way around the vehicle at all, and I would submit these people increasing their - they had too many at 191 spaces - 15 to the acre is just about all that good planning can get in, I think, with adequate roads and adequate turning radii, etc., and when you increase the 191 to 247 and give them an additional third occupancy, I think it makes it unrealistic for fire protection; it makes it overcrowded and this particular trailer park is supposed to contain all of its own recreation because we're not close to any regional recreation area at all. So they have to have all their own recreation in here and I submit they have over-planned this by at least 40%.

Dick Walsh: I am one of the property owners right on the corner abutting this particular piece of property and, in the past, I have represented, I believe, 118 signators, last year and the most recent request for changing the original plan. I just wish to go on record as stating that we like these people, we contracted with them verbally, went along with them an awful lot. We knew something was going to have to go in on this piece of property and we didn't want just open C-1 for any particular use and we felt like we were having a say-so on what was going on with the property. Originally it was R-1. In talking to these people previously the plan they gave forth was acceptable to us. Now that they want to delete so many sewer points, we feel like this is going down on their word and perhaps maybe saturating this area with undesirable tenants, whether they be permanent or semi-permanent. We wish the Planning Commission and you gentlemen who represent us people - 118, no less - to take into consideration our feelings about our area. We are very proud of it.

Mayor Gragson: Is there anyone else who wants to be heard?

Dorothy Culley: We all feel we are definitely against any tent-type operation in there.

Mayor Gragson: Is there anyone else to be heard? (No response.)

Mayor Gragson: Is applicant here and want to be heard?

(No response)

Mayor Gragson declared the Public Hearing on V-28-70 closed.

Commissioner Corey moved that the appeal filed by Vista International Parks - V-28-70 - to action of the Board of Zoning Adjustment denying request for a Variance to allow:

APPEAL FILED BY VISTA INTERNATIONAL PARKS - V-28-70 (continued)

delete:

off-street parking facilities from trailer and tent sites;
sewer facilities for 102 stalls
water facilities; and

allow a retail store on property generally located on the west side of Interstate Route No. 15, approximately 1050 ft. south of Sahara Avenue, in Land Use Zone R-T, be DENIED.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-20-68
Approved

REVIEW OF CONDITION - Z-20-68 - PARKCHESTER ESTATES, INC.

Mr. Saylor: This is a review of conditions in connection with the Parkchester Estates, which is located out between Vegas Drive and Coran Lane. It was zoned R-E. A portion of the property was developed under R-E lot sizes. Immediately to the east is Stonehaven which is under the R-E classification, which provides a relatively large lot. A request was made for R-1 zoning on the remainder of the Parkchester development and this zoning was approved subject, however, to the condition that no reduction in lot size less than that shown on the plans at that time, be allowed. The lots were larger than R-1 lots and that is why it was tied into that. In other words, you allow them the R-1 setbacks, etc., and a lesser lot size than R-E, but in giving them R-1 you stipulated that these lot sizes remain the same. On Lots 1 and 2, at the south part of Parchester Circle, a house has been built on Lot 2 which extends over into Lot 1. At the time we issued that Building Permit it was on the basis that Lots 1 and 2, in fact, constituted one building site. Now he is requesting permission to reduce the size of Lot 1 from 87 ft. in width to 75 ft. in width, which would still be larger than the normal R-1 lot. It would be 75 x 106 ft., but in that you had the original condition in there that no lot sizes be reduced, it has to come back for your approval. The Planning Commission did approve it on the basis that even though he, in fact, is reducing one lot, he has enlarged the other one and has not created any additional building sites. There will still be only two houses on a combination of these two lots.

Commissioner Corey: Does this apply to only this one lot?

Mr. Saylor: That's right - and, incidentally, the house can fit on the lot with all the proper setbacks and everything.

Mayor Gragson: Was there any opposition?

Mr. Saylor: This was not advertised as a public hearing. It is merely a review of the conditions.

Mayor Gragson: Is there anyone present who wants to be heard?

Unidentified Speaker: I don't think I particularly would want to object, but I would wonder why the Planning Commission didn't notify the residents of the change.

Mr. Saylor: Because it is merely a review of conditions instituted

under the original zoning and, normally, we don't send out Notices on these various types of subsequent changes.

Commissioner Corey moved that the recommendation of the Planning Commission to grant the request of Parkchester Estates, Inc., under Z-20-68 - for relief from an original condition of approval which specified that no lot sizes be reduced below the size shown on map of Parkchester No. 3 Subdivision, be APPROVED, and the Planning Staff authorized to proceed.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

COLLEGE
PARK No. 25
Approved

REVISED TENTATIVE MAP

Mr. Saylor: This concerns the revised portion of the College Park No. 25 Subdivision tentative map. This was approved some time ago. However, due to the stipulation that if a year goes by without the filing of a Final Map, it must again be submitted. This is the property - located south of Owens Avenue, west of Pecos. This is all pretty well built up in here. This is the existing elementary school. This is the amount of area incorporated into this particular tentative map. The Planning Commission has recommended approval. These lots (designating on map) exist. They were in another subdivision and this creates a small sliver of land between this street and this lot, and the Planning Commission has stipulated - and the developer has agreed - that this land will be dedicated to the owner of this particular lot so that it won't exist there as a fragmentation. With that condition, they have recommended approval.

Commissioner Thornley moved that the Revised Tentative Map of COLLEGE PARK No. 25, be APPROVED, subject to the following condition:

That the 15 ft. side sliver of land south of Lot 1, Block 1, be deeded to the adjacent lot on the west side.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

BEAUTIFICATION
PLAN

Adopted
Resolution

FIVE-YEAR BEAUTIFICATION PLAN

Mr. Saylor: The next item is adoption of a Resolution relative to the development of the Five-year Beautification Plan which will set forth, not only proposed projects, but cost estimates, priorities and potential funding. This is a HUD requirement if we are to continue to receive beautification funds and this particular Resolution simply sets forth that we will develop such a Plan and that it will be ready for adoption within four (4) months.

Commissioner Corey moved that the following Resolution be ADOPTED, and the Planning Staff authorized to proceed:

"RESOLUTION SETTING FORTH THE INTENT OF THE CITY OF LAS VEGAS TO UP-DATE AND EXPAND IN SCOPE THE FIVE-YEAR BEAUTIFICATION PLAN

"WHEREAS, the City has a five-year Beautification Plan, which was adopted in 1967; and

"WHEREAS, it appears beneficial that this Plan be up-dated by extending it to the year 1974; and

"WHEREAS, it appears beneficial to expand the scope of the Plan by providing priorities and scheduling, together with cost estimates and potential funding; and

"WHEREAS, it is anticipated that it will take approximately four (4) months to prepare and adopt such a Plan.

"NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Las Vegas that the Planning Department, working with the Beautification Committee and other City departments together with citizen participation, shall proceed to prepare an up-dating and expansion of the Beautification Plan to include additional projects through the year 1974; the description of projects, priority schedule, cost estimates and potential funding and that this shall be completed and adopted within four (4) months.

"ADOPTED this 19th day of August, 1970, by the Board of City Commissioners of the City of Las Vegas."

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblenz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

Z-73-63
Abeyance

REVIEW OF CONDITION - Z-73-63 - RICHARD H. WILLIAMS

Mr. Saylor: The next item is review of a condition. It involves the property at 15th Street and Stewart Avenue, which is zoned R-4 and which has a Use Permit on it for a professional office. However, in this particular case it was approved specifically for a real estate office. It is now proposed to use it for a different type of professional office use - in this particular case, it's Scientology-Dianetics and the type of business is described as "applied philosophy". The Planning Commission has recommended that the original stipulation of "real estate office" be expanded to include any professional office use.

Commissioner Corey: Is that a professional office?

Mr. Saylor: I think we have had that ruling from the City Attorney . . . to the effect that it is.

Mayor Gragson: Is there anyone present who wants to be heard?

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(No response)

Commissioner Corey: What's it going to do to that area? Are there homes around there?

Mr. Saylor: Yes . . . conceivably you may wish to hold this and have it advertised.

Commissioner Thornley: There has been, it seems to me, in the past some adverse publicity regarding this type of operation. I would like to know a little more about it . . . we don't know what kind of traffic problems might be involved, or anything, and I would like to know more about the operation before I would give a blanket approval for a professional office. It might be something that doesn't fall within our scope insofar as our provisions are concerned.

Comment from unidentified speaker: You may want to explore whether or not it is a church.

Mr. Saylor: We have explored it . . . we have had a ruling from the City Attorney that it is, in fact, a professional office use. However, the only suggestion I would have is that you may wish to have us notify the property owners that it is proposed change from a real estate office as was stipulated in the original zoning. We could then bring it forth on the next agenda.

Commissioner Coblentz moved that the request of Richard H. Williams for relief from original condition of approval under Z-73-63, which specifies use only as a real estate office, be held in ABEYANCE, and the Planning Staff to notify adjacent property owners of the desire to locate an office of Scientology-Dianetics at this location.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

URBAN
RENEWAL
PROJECTS

NON-CASH CREDIT RESOURCE

Mr. Saylor: This item concerns a request of Staff to develop a Non-cash Credit Resource. I am going to use the expression "urban renewal" but in so doing, I want you to know that Urban Renewal involves more than slum clearance and redevelopment. There are several other programs available under Urban Renewal, such as a Code Program, Conservation, Rehabilitation, and things of that nature. All of these programs are financed on a 2/3's Federal, 1/3 local cost. There is a provision whereby the 1/3 local cost, however, can be met through a non-cash credit type of situation and let me give you an example on that: If you had an urban renewal project in a residential area and the school district built a new school there, you would get credit for that percent of the total cost of the school, computed by figuring the total percentage of the children from the project area in comparison to the overall attendance. There is another provision under this non-cash credit resource which stipulates that a new civic center may be eligible as a non-cash credit up to 25% of the total cost. However, there are certain qualifications that have to be within a quarter of a mile and the stickler is that you have to show that the development of the civic center would benefit the project area above and beyond the normal benefit to the entire City. We don't necessarily feel that we have much hope of qualifying the \$8,000,000 we are going to spend here, as a non-cash credit, but we would like to try to do so. We can't do it simply by writing a letter and asking. We have already gone that route and you cannot get a definitive answer. However, as part of the procedure in developing any urban renewal project, Phase I is submittal of an application for survey and planning funds. These funds are provided by the Federal Government at no cost to the City and, therefore, the purpose of developing all of the information necessary. At the time you submit that application you have to indicate how you plan to pay for the local share, and

what we are asking for is permission to prepare such an application for submittal to you. We will indicate on that that we propose to pay for our share through the non-cash credit of the Civic Center. If they accept that - fine - then we have \$2,000,000 resource available which would be matched by \$4,000,000 in Federal funds. If they say "no" then we will have to pursue it further if we possibly can. What I am asking for at this time is permission to go ahead and prepare these applications to see if we can develop this resource.

Commissioner Corey moved that the request of Planning Staff to prepare applications to seek development of potential non-cash credit resource for Urban Renewal Projects, be APPROVED, and the Planning Staff authorized to proceed.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

CHARITABLE
SOLICITATIONS
PERMITS
Approved

(Approved by the Solicitations Review Board)

Commissioner Corey moved that the following applications for Charitable Solicitations Permits, be APPROVED, and the Director of License & Revenue authorized to issue:

ST. JUDE'S RANCH, INC. - Tickets to Annual "Night of Stars" Benefit

W.S.C.S., GRIFFITH UNITED METHODIST CHURCH - Rummage Sale and Annual Bazaar

L.D.S. CHURCH, 29TH WARD, LAS VEGAS SOUTH STAKE - Sale of Garbage Bags and Light Bulbs

OPTI-MRS. CLUB OF LAS VEGAS - Sale of Christmas Cards

GORMAN HIGH SCHOOL BOOSTER CLUB - Tickets to a Bingo Party and Sale of Raffle Tickets

LAS VEGAS SYMPHONY SOCIETY, INC. - Tickets to Formal Ball

CLARK COUNTY MINISTERIAL ASSN. - DRAMA FUND - Tickets to an All-community Play entitled "Alice in Wonderland"

CLARK COUNTY TALENT GUILD - Tickets to "Symposium II"

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

GAMING -
ADDITIONAL
Approved

Commissioner Corey moved that the following applications for additional games under existing Gaming Licenses, be APPROVED, and the Director of License & Revenue authorized to issue:

DISCOUNT SLOTS, INC. Nevada Acceptance Corp.
1501 N. Decatur Blvd.
2 SLOTS

GOLDEN NUGGET, INC. Quarter Horse
129 Fremont Street
1 SLOT

FREDDIE'S SNACK BAR United Coin Machine Co.
1948 E. Charleston Blvd.
2 SLOTS

DISCOUNT SLOTS, INC. Alstate Coin Machine Co.
1501 N. Decatur Blvd.
1 SLOT

GOLDEN NUGGET, INC. Bally Distributing Co.
129 Fremont Street
6 SLOTS

FOXY DOG No. 2 Capco, Inc.
2425 Las Vegas Blvd., So.
1 SLOT

HONEST JOHNS LIQUORS
2444 Las Vegas Blvd., So.
2 SLOTS

JoBob, Inc.

LOVE'S COCKTAIL LOUNGE
500 Jackson Street
4 SLOTS

United Coin Machine Co.

DAN-DEE BAR
226 N. Casino Center Blvd.
1 SLOT

United Coin Machine Co.

FOUR QUEENS HOTEL/CASINO
201 Fremont Street
17 SLOTS

Four Queens, Inc.

FRIENDLY MARKET
1109 Stewart Ave.
2 SLOTS

United Coin Machine Co.

GOLDEN NUGGET, INC.
129 Fremont Street
70 SLOTS

Golden Nugget, Inc.

SHIFTY'S
3805 W. Sahara Ave.
2 SLOTS

Automatic Amusements

CLUB BINGO
23 Fremont Street
6 SLOTS

Club Bingo, Inc.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

RETAIL TOBACCO -
ADDITIONAL
Approved

Commissioner Corey moved that the following applications for additional outlets under existing Retail Tobacco Licenses, be APPROVED, and the Director of License & Revenue authorized to issue:

COX HANCOCK SERVICE STATION
915 N. Main Street

Three Coins Vending Co.

CHARLESTON HEIGHTS HUSKY SERVICE
5001 W. Charleston Blvd.

Janie's Vending

CHARLESTON HEIGHTS ARCO
6020 W. Charleston Blvd.

Janie's Vending

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR, GAMING
& RETAIL TOBACCO
Approved

REQUEST FOR APPROVAL OF ADDITIONAL APPLICANT FOR INTEREST

Commissioner Corey moved that the following application for additional applicant for interest in existing Liquor, Gaming and Retail Tobacco Licenses, be APPROVED, and the Director of License & Revenue authorized to make the appropriate changes:

GOLDEN NUGGET, INC.
129 Fremont Street

Golden Nugget, Inc.
Gilbert Blain, Pres., et al

GORDON J. ROSE,
Applicant for .0004% interest
Director

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved

CHANGE FROM A PARTNERSHIP TO A SOLE OWNERSHIP

Commissioner Corey moved that the following application for change from a partnership to a sole ownership under an existing Liquor License, be APPROVED, and the Director of License & Revenue authorized to make the appropriate change:

THE LARIAT CLUB
2112 Western Avenue
TAVERN

From:
Herman Kaufmann 25.5%
Gary Kaufmann 25.5%
Frank Canul 49%

To:
FRANK CANUL 100%

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved

CHANGE OF CORPORATE OFFICERS

Commissioner Corey moved that the following application for change of corporate officers, be APPROVED, and the Director of License & Revenue authorized to make the appropriate change:

SKAGGS
1006 E. Charleston Blvd.
PACKAGE LIQUOR

From:
J.B.R., INC.
John J. McAtavey, Pres.
Bertha McAtavey, V.P.
Robert Pohl, Secy-Treas.

To:
J.B.R., INC.
Alex Grady, Pres.
Steve Ewell, V.P.
Robert Pohl, Secy-Treas.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved

APPROVAL OF STORE MANAGER

Commissioner Corey moved that the following applications for new store managers under existing Liquor Licenses, be APPROVED, and the Director of License & Revenue authorized to proceed:

ALBERTSON'S L.V. FOOD CENTER
No. 637
1570 North 25th Street
PACKAGE LIQUOR

A.F.C., INC.
Warren McCain, Pres., et al
Delbert C. Young,
Store Manager

ALBERTSON'S L.V. FOOD CENTER
No. 639
840 North Decatur Blvd.
PACKAGE LIQUOR

A.F.C., INC.
Warren McCain, Pres., et al
John P. Yourchik,
Store Manager

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Howery and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved

CHANGE OF CORPORATE STRUCTURE AND REQUESTED APPROVAL OF
ADDITIONAL CORPORATE OFFICER

Commissioner Corey moved that the following application for change of corporate structure and additional corporate officer under existing Liquor Licenses, be APPROVED, and the Director of License & Revenue authorized to make the appropriate changes:

THRIFTMART, INC.
PACKAGE LIQUOR

1800 E. Charleston Blvd.
2200 W. Bonanza Road
4725 W. Charleston Blvd.

From:

Robert E. Laverty, Pres.
Roger M. Laverty, Jr., Exec. V.P.
Lloyd C. Bowman, Fin. V.P.
Julius N. Peterson, V. P.
Roy R. Griswold, V. P.
Waldron E. Eldridge, V. P.
Owen B. Lampman, Secy-Cont.
Harland A. Storum, Treas.
E. Marion Haun, Res. Mgr.
Richard F. Lee, Asst. Secy.
Edward B. Smith, III, Esq., Asst. Secy.
Marion C. Troster, Dir.
Gilbert P. Stewart, Dir.

To:

Robert E. Laverty, Pres.
Roger M. Laverty, Exec. V. P.
Lloyd C. Bowman, Fin. V. P.
Gilbert P. Stewart, V. P.
Roy R. Griswold, V. P.
Owen B. Lampman, Treas-Cont.
Edward B. Smith, III, Secy.
Richard F. Lee, Asst. Secy-Treas.
Julius N. Peterson, Dir.
Additional Corp. Officer
Arthur L. Coffee, Asst. Secy-Treas.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR AND
RETAIL TOBACCO -
NEW
Approved

Commissioner Corey moved that the following application for new Liquor and Retail Tobacco Licenses be APPROVED subject to approval of the Planning, Building, Fire and Health Departments:

PANTRY PRIDE
2901 W. Washington Ave.
PACKAGE LIQUOR

ADELSON, INC.
Arthur Rosenberg, Pres.
Eugene L. Kramer, V. P.
Leo Dicandilo, Secty-Treas.
Joe Folsom, Res. Mgr.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

GAMING - NEW
Approved

Commissioner Corey moved that the following application for a new Gaming License, be APPROVED, and the Director of License & Revenue authorized to issue:

KENNY'S RESTAURANT
1205 E. Charleston Blvd.
4 SLOTS

Richard M. Cooper 100%

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

RETAIL TOBACCO -
NEW
Approved

Commissioner Thornley moved that the following application for a new Retail Tobacco License, be APPROVED, and the Director of License & Revenue authorized to issue:

REGAL PETROLEUM CORP.
329 Las Vegas Blvd. So.

Wilmer N. Potter 100%

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved

REQUESTS FOR EXTENSION OF CLOSURE

Commissioner Corey moved that the following requests for extension of closure under existing Liquor Licenses, be APPROVED, and the Director of License & Revenue authorized to proceed:

JOSEPH'S DELI & LIQUORS
Sahara at Rancho
PACKAGE LIQUOR/BEER BAR
(approved 3/4/70. Request for additional 60 days - 8/31/70 thru 10/29/70)

Robert C. Rishling

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IDEAL LIQUOR STORE
6000 W. Charleston Blvd.
PACKAGE LIQUOR/BEER BAR
(approved 3/4/70. Request for additional 60 days - 8/31/70 thru 10/29/70)

George A. Deverell

BOURBON STREET
1675 Industrial Road
TAVERN

Earl D. Ramey

(closed 2/22/70. Request additional 60 days - 8/22/70 thru
10/20/70)

Motion seconded by Commissioner Thornley and carried by
the following vote: Commissioners Coblentz, Thornley,
Corey and Mayor Gragson voting aye; noes, none.

LIQUOR - NEW
Denied

SMART & FINAL IRIS CO. Thriftimart, Inc.
1503 N. Main Street Robert E. Laverty, Pres., et al
WHOLESALE BEVERAGE/IMPORTERS, LTD.

Mayor Gragson: I have asked the City Attorney for an opinion on
this application and he has that here for us today.

City Attorney, Earl Gripentrog: I was contacted by the attorney for
the applicant yesterday and he has requested additional time on this
matter. However, in the meantime this matter has been researched
and it is the opinion of the City Attorney that they are not qualified
for the license they are applying for; that because of their retail
interest they are not entitled to a wholesale license.

Commissioner Corey: Do you want to act on it now, or hold it as
has been requested, Your Honor?

Mayor Gragson: Our Attorney has ruled that we cannot issue this
wholesale license due to the interest they have in the retail
business. Inasmuch as we have that legal opinion I see no need
to continue it.

Commissioner Coblentz moved that the application of
SMART & FINAL IRIS CO. for a new Wholesale Beverage/
Importers License, be DENIED.

Motion seconded by Commissioner Corey and carried by
the following vote: Commissioners Coblentz, Thornley,
Corey and Mayor Gragson voting aye; noes, none.

LIQUOR - NEW
Approved

Commissioner Thornley moved that the following application
for a new Liquor License, be APPROVED, subject to approval
of the Planning, Building, Fire and Health Departments:

THE MONEY TREE CASINO
15 Fremont Street
TAVERN

Money Tree, Inc.
Donald M. Petit, Pres.
Sole Officer/Stockholder

Motion seconded by Commissioner Corey and carried by
the following vote: Commissioners Coblentz, Thornley,
Corey and Mayor Gragson voting aye; noes, none.

Commissioner Corey: Your Honor, before we get off the subject - I thought we had closed licenses on liquor - evidently we didn't - until we determined what our population was going to be . . . what we were going to accept. Are there any more applications for liquor licenses at the present time?

Director of License & Revenue, Jean Dutton: I believe we have two - applications which are filed but have not been acted on as yet.

Commissioner Corey: I would like to make a motion that we freeze the liquor licenses again after these two who have applied have been acted on, until we can determine what our population figure is going to be.

Mayor Gragson: That would leave two - right?

Mr. Dutton: After issuing this one - that would be four - and if the two on file are approved, that would leave two -

Commissioner Thornley: The only thing I would object to here is if we are going to put a freeze on . . . immediately after we came up with the new ordinance we were informed there was a possibility of changing the census figure - now we've gone ahead and approved several. I think it would be unfair to those who intend to but have not applied . . . I have no particularly strong feeling about it since we have only four or five left . . .

Mayor Gragson: If it's five years before we issue another, it's five years - I really don't have any strong feelings about it -

GAMING - NEW
Approved

Commissioner Corey moved that the following application for a new Gaming License be APPROVED subject to approval by the State Gaming Commission:

THE MONEY TREE CASINO
15 Fremont Street
30 SLOTS

Money Tree, Inc.
Donald M. Petit, Pres.
Sole Officer/Stockholder

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR & RETAIL
TOBACCO - NEW
Approved

Commissioner Corey moved that the following applications for new Liquor and Retail Tobacco Licenses, be APPROVED, and the Director of License & Revenue authorized to issue:

FRIENDLY MARKET
1109 Stewart Ave.
BEVERAGE OFF-SALE

Vernon D. Bradley 100%

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

LIQUOR
Approved
30-day
Extension
from 8/20/70

COMMUNICATION FROM SOUTHLAND CORPORATION re
7-ELEVEN FOOD STORE, 11TH STREET AND BONANZA

Mayor Gragson: We have received the following communication relative to this matter:

"Mr. J. E. Dutton, Director, License & Revenue Dept.

"Re: 7-Eleven Food Store
11th and Bonanza
BEVERAGE OFF-SALE LICENSE - No. L04-460-4-00443

"We have experienced considerable problems in the development, construction and subsequent opening of the above store. The tight money market brought about a considerable delay at the outset. Strikers have slowed the construction of the store considerably. One strike alone brought about a four week delay (see attached letter from general contractor). Current strikes are holding up completion of the store at this date.

"We are doing all we can in order to meet an opening date of August 20th. However, problems beyond our control may not allow us to meet this deadline.

"Due to these conditions I would ask that the Board of City Commissioners consider a thirty day extension to the August 20, 1970 deadline."

/s/

Robert W. Sally
District Manager

City Manager, A. R. Trelease: Cliff Jones called just before the meeting and said that due to a death in the family, Herb Jones would not be able to appear in behalf of this request. He indicated that Mr. Sally might be present and want to address you at this time.

Mr. Sally: I am the District Manager for 7-Eleven Food Stores and this is relative to a 30-day extension on the license we acquired at the 11th & Bonanza location. Due to tight money at the outset of construction we had to forestall it for several months and during the past four months we have had considerable strikes that have held it up. So we do need another thirty (30) days to complete the building in preparation for opening up for business. They have a force crew up there now trying to finish it up for us. Most of the strikes are settled, but they have held us up considerably.

Mayor Gragson: Under those conditions, I feel this is a legitimate request.

Commissioner Thornley moved that the request of Southland Corporation for a thirty (30) day extension of time to open the 7-Eleven Food Store at 11th Street and Bonanza Road, be APPROVED, and the Director of License & Revenue authorized to proceed.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblenz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

RELEASE OF
SUBDIVISION
BONDS
Approved

Director of Public Works, Richard P. Sauer: Offsite improvements have been completed on the following Subdivisions in accordance with agreements and City standards. All work has been inspected by the Public Works, Fire, Electrical and Sanitation Departments and it is recommended that the improvements be accepted and bonds released on these Subdivisions. With respect to College Park Subdivisions Nos. 33, 34 and 35, a \$5,000.00 bond has been posted to cover any sidewalk breakage that might be incidental to on-site building construction and landscaping.

Commissioner Thornley moved that the recommendation of the Department of Public Works for release of bonds on the following Subdivisions, be APPROVED, and the Clerk authorized to proceed:

RANCHO BEL-AIR UNIT No. 1

COLLEGE PARK No. 33

COLLEGE PARK No. 34

COLLEGE PARK No. 35

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

CONTRACT
CHANGE
ORDER
Approved

BID No. 70.6 - WASTEWATER TREATMENT PLANT IMPROVEMENTS

Mr. Sauer: The contractor, SUB-TERRA CONSTRUCTION CO., has submitted proposals to cover electrical changes requested by the Electrical Division in the amount of \$1,436.35, and for refabrication of rail brackets in primary basins necessary to coincide with field measurements, in the amount of \$405.73, for a total of \$1,842.08, making a new contract price of \$191,298.08. We recommend approval.

Commissioner Thornley moved that the recommendation of the Department of Public Works for issuance of a Contract Change Order under Bid No. 70.6 in the total amount of \$1,842.08, be APPROVED, and the Director of Finance authorized to issue.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

RIGHT-OF-WAY
ITEMS
Approved

Commissioner Corey moved that the following right-of-way items be APPROVED, and the Department of Public Works authorized to proceed:

GRANT DEED

From: William H. and Janice Shuman
To: CITY OF LAS VEGAS
For: Portion of NW 1/4, Sec. 25, T19S, R60E
MICHAEL WAY

GRANT DEED

From: Mary L. Sparkman
To: CITY OF LAS VEGAS
For: Portion of Lot 1, Block 24, H.F.M. & N.
Addition
OWENS AVENUE

RIGHT-OF-WAY GRANT

From: Nevsur Insurance Agency, Inc.
To: CITY OF LAS VEGAS
For: Portion of NE 1/4, Sec. 35, T20S, R60E
SEWER EASEMENT, WEST FREMONT

RIGHT-OF-WAY GRANT

From: Ernest A. Becker
To: CITY OF LAS VEGAS
For: Portion of SE 1/4, Sec. 26, T20S, R60E
SEWER EASEMENT, WEST FREMONT

QUIT CLAIM DEED

From: City of Las Vegas
To: NEVSUR INSURANCE AGENCY, INC.
For: Portion of NE 1/4, Sec. 35, T20S, R60E
RELINQUISHMENT OF SEWER EASEMENT
NECESSARY TO REALIGN

QUIT CLAIM DEED

From: State of Nevada
To: CITY OF LAS VEGAS
For: Portion of SE 1/4, Sec. 29, T20S, R61E
and SW 1/4, Sec. 28, T20S, R61E
INTEGRATED COOPERATIVE AGREEMENT
No. 2-67-019 - PROJECT F-006-1(15)

JOINT USE AND EASEMENT AGREEMENT

Between: CITY OF LAS VEGAS and
Nevada Power Company
For: Portion of Sec. 25, T20S, R60E
EXCHANGE OF EASEMENTS TO ALLOW
WEST FREMONT STREET WIDENING

Motion seconded by Commissioner Thornley and carried
by the following vote: Commissioners Coblentz, Thornley,
Corey and Mayor Gragson voting aye; noes, none.

WESTERN
AVENUE
Agreement
Approved

AGREEMENT BETWEEN CITY OF LAS VEGAS, COUNTY OF CLARK AND
UNION PACIFIC RAILROAD re WESTERN AVENUE

Mr. Sauer: This concerns an agreement between the City, the
County and the Union Pacific Railroad for joint participation in
trying to solve a problem on Western Avenue for the relocation of
the power lines. This has been a matter of some concern to us
because we have been trying to get this assessment district from
Charleston Blvd. to Sahara Ave. off the ground for about the past
seven years. In 1968 we thought we finally had it and the City
has expended for the first phase of a two-part construction
program for this assessment district, some \$31,000.00 already,
plus engineering, etc. We thought we were all clear until a problem
arose between the Railroad and the Power Company. In order to
accomplish this assessment district, we requested the Power
Company to remove their poles off of Western Avenue. They have
some pretty high tension lines on there . . . so we tried to enter
into an agreement between the Railroad and the Power Company
and the Railroad said this would interfere with the frequency of
their communications on the Railroad's electrical lines. So we
have now come to an impasse . . . it will cost some \$40,000.00
to move the Railroad's over here. The Power Company purchased
the right-of-way along here to accomplish this purpose, but now it
necessarily means going to the Public Service Commission and getting

a bunch of hearings and court litigations to try to solve this. So the City, in a meeting with the Mayor, Commissioner Howerly, the Railroad Company, the Power Company and myself, a proposal is brought out that possibly a three-way joint participation would aid in trying to overcome this apparent stalemate. The reason we believe that it will be justified for the City to expend possibly \$13,000.00 under this proposal is that as of now (as I mentioned) we have spent \$31,985.00 and we intend to spend, when the final program is completed, \$84,000.00. Each day, month and year that passes without this getting off the ground is costing the City money and we believe . . . well, right now, since the thing was incorporated and we haven't been able to get it off the ground, it has cost us \$53,900.00 loss of money due to increase in labor costs, etc. So we would like to recommend at this time that the City participate in this program . . . by the way, this is a very important assessment district because, as you know, there are flood conditions in through this very highly industrial area - the roads are narrow - they are cowpaths - they are forty years behind the times. We would like to recommend, therefore, that the City participate in this to the tune of one-third of the cost of moving these poles over. The Railroad, as a matter of a little further information, would not consider talking to the Power Company unless the City did participate in this. Our participation threw it into an entirely different plane and they did offer to go into discussion on it. This, I don't think, would tie it up even if the City does do it until we hear from the Railroad Company and the Power Company, but we do have a sort of verbal approval.

Mayor Gragson: Both the Power Company and the Railroad Company have given their verbal approval. The cost is not to exceed \$39,000.00 and could be considerably less. Actually to get this program expedited, this \$13,000.00 isn't too costly to the City compared to what the additional savings will be. And there is one other problem - if this assessment district isn't executed, we may lose this assessment district.

Mr. Sauer: That's true. The cost has risen 16-2/3% already. Commissioner Coblenz has asked if this would be possible to accomplish this through the assessment district. There is a very slim possibility that this could be accomplished, but it would take another year, because we would have to go back. There are 32 steps, as you know, for an assessment district and in order to raise the cost to the property owners, we would have to go back and advertise, hold hearings, etc., and this is why we now have to pick up \$52,000.00 of the tabs so, by doing this, we are really saving money.

Mayor Gragson: Due to the flooding conditions in there, all of the responsibility doesn't lie with the property owners anyway.

Mr. Sauer: That's right - we are providing for a flood overflow over here to get rid of this problem we have here during every rain storm - which is quite bad - we have taken care of this, as well as widening the street, street lights, curb and gutter and the whole ball of wax. The overall cost of the program is some \$356,000.00.

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Commissioner Corey: Let me see if I understand: You are going to take the power lines off of Western -

Mr. Sauer: That's right -

Commissioner Corey: You want to put them alongside the Railroad track -

Mr. Sauer: That's right -

Commissioner Corey: But the Railroad already has their poles along that line and they have to go on the other side -

Mr. Sauer: Right -

Commissioner Corey: And it will take \$39,000.00 to move over -

Mr. Sauer: Generally speaking it will be \$39,000.00, but not to exceed that amount.

Commissioner Corey: And the Railroad Company will pay a third, the Power Company will pay a third and the City will pay a third and the taxpayer will benefit by the savings that would result -

Mr. Sauer: Yes - very much so.

Commissioner Corey: The taxpayer, or this assessment district?

Mr. Sauer: I think, actually, both. The assessment district would benefit by virtue of the fact the district would move forward and the taxpayer would benefit by reason of the fact this whole area is going to be improved. There is a terrific amount of traffic coming down here which cannot now be accommodated on the present streets -

Commissioner Coblenz: And you will eliminate the flooding in that area?

Mr. Sauer: Yes -

Commissioner Thornley moved that the recommendation of the Department of Public Works to enter into a joint participation agreement with the Nevada Power Company and Union Pacific Railroad Company for relocation of power poles on Western Avenue, the City's share of which is not to exceed \$13,000.00, be APPROVED, and the Director of Public Works and City Attorney authorized to proceed.

Motion seconded by Commissioner Coblenz and carried by the following vote: Commissioners Coblenz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

SPECIAL
ASSESSMENT
DISTRICT

Approved

OWENS AND HARRISON BETWEEN "B" AND "H" STREETS (TO BE INCLUDED AS A UNIT OF ANOTHER DISTRICT BEING FORMULATED)

Mr. Sauer: The next item concerns an assessment district for street lights between "B" and "H" Streets. As you will recall, a lady was here at the last meeting at which the Owens Avenue assessment district was thrown out, with the request that street lights between "H" Street and "B" Street be installed because the area is completely dark. We have a "yes" of the people contacted of 63%; "no" of 31% and "no contact" of 6%, and the school was not counted. Therefore we have a rather substantial group in favor of street lights and we would recommend that the City Engineer be directed to prepare plans and specifications. This would be included in another and larger district because of the costs.

Mayor Gragson: Aren't the plans and specifications already prepared on the overall?

Mr. Sauer: They are - but we still have to go through all the 32 steps

that we went through before.

Mayor Gragson: But the cost for plans and specifications will be greatly reduced over what the normal cost would be?

Mr. Sauer: No - not necessarily. The other was so high, we lose money on that until such time as they come in for it again and then the cost of the overhead (which is being investigated by Public Works and Attorney right now) would still apply . . . but it would be in a reduced amount - not much, though.

Commissioner Corey moved that the recommendation of the Department of Public Works to create a special assessment district for street lights on Owens and Harrison Avenues between "B" Street and "H" Street, be APPROVED, and the City Engineer instructed to prepare plans and specifications.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

ALLEY
Referred
(AC and C)

BOUNDED BY MAIN STREET, FIRST STREET, BONANZA ROAD AND
MESQUITE

Mr. Sauer: This is not an old project, but it's one that you requested the Department of Public Works to look into some four or five months ago. There are a number of problems involved here and there are three property owners - Mr. Arnold, Mr. Underhill and Mr. Kaltenborn - involved in this alley. (Indicating on map) - this is Bonanza - this is Mesquite and this is the new Freeway. Right now there is an alley that extends up here part way, and doesn't go any further. There is no way for people to get out once they get into the alley and these stores, due to the extremely heavy traffic along here, are suffering rather badly.

Mayor Gragson: And we removed a lot of parking along there, did we not?

Mr. Sauer: Parking was removed along here to accommodate an additional lane of traffic as well as give a free left turn on to Bonanza. So, the stores do have a problem.

Commissioner Thornley: Is this where the Blue Chip Stamp was?

Mr. Sauer: The Blue Chip Stamp store was right there - but they are moving out - nobody can stop here. As you might also recall, Mr. Kaltenborn has presented this project a number of times. We did have it appraised about ten years ago at a cost of \$17,000.00. It was considered excessive so we didn't go any further with it. Now we have had it reappraised and have come up with \$11,000.00 for the purchase of this. And another obstacle has been removed - the State has agreed to reduce the length of this island so traffic can get out of here. Before they couldn't get out and the alley would have done no good. Now the State will reduce that and will allow us access . . . I neglected to mention that this alley is already a dedicated alley - but the little piece in red is not.

Commissioner Corey: It isn't open now, is it?

Mr. Sauer: Yes . . . actually it's encumbered with cars, etc. . . . actually, it's a mess, but until such time as some real relief is provided there is no sense in opening it up because you couldn't

go any place anyway. The cost is about \$11,000.00 and we believe that . . . we have asked for dedication but it is owned by, I believe, the Cluff Estate. The First National Bank is the Trustee and they, of course, are not in accord with dedicating this alley because they don't believe it will do them any good. Mr. Kaltenborn is here and if you wish, he may have something to add for your consideration.

Mayor Gragson: What do you recommend that we do?

Mr. Sauer: We recommend that this be purchased and then we will try to form an assessment district, or take some other means, to pay for the construction.

Mayor Gragson: The other properties have dedicated those alleys and they were all paved at one time.

Mr. Sauer: Yes, this is paved. It needs some repair but it is all paved and dedicated on through. This is the only section (in red) that is not.

Mr. Kaltenborn: Gentlemen, I certainly want to thank you for bringing this matter to a head at this time because I don't agree with my friend, Mr. Sauer. This is not something new. This has been going on since 1946. When we bought this property from the Ed Clark/Cyril Wengal group . . . they gave us an extra 20 ft. on which they had their power lines and water lines, etc. without having dedicated this because they didn't want to get into the subdivision business, and when they sold all of us this property, they gave us an extra 20 ft. That's the reason why the depth of those lots are 160 ft. and not 140 ft. as is the custom on east/west lots. And we all agreed to dedicate the alley and they never could get Dick Cluff to do it. So, in prior administrations (none of you were on the Board at that time) we were asked - Ted Werner then owned the property where the Freeway is now - Al Arnold, Otto Underhill and myself - that if we would dedicate this alley that they would condemn the alley the rest of the way - and when they got such a terrific appraisal, and I think the \$10,000.00 appraisal you now have is considerably high -

Mr. Sauer: \$11,350.00, Mr. Kaltenborn -

Mr. Kaltenborn: I just want to point out a few things to you. I built the building that I have there, on which I pay over \$2,000.00 a year in taxes, in 1946. At that time the City of Las Vegas, wouldn't allow me to build within 10 ft. of my property because they were going to widen Main Street at that time. This is twenty-six years later and it still sits there - 10 ft. of my property out in the street of the City of Las Vegas and they haven't widened the street yet. In the middle of the night, one night, the City of Las Vegas worked from midnight on to take the parking meters off from in front of our business. Frankly, the traffic up there is so bad that these places of business just barely exist. And then along comes the highway, and why they would put a 190 ft. island in the middle of that street, I don't know, because I, myself, personally, have paid for four days straight, twenty-four hours a day to have the number of cars checked . . . and the most I ever found was three. Your officers have found, at one time, once only - in a period of four days - only four cars. But the State made that island 190 ft. deep whereas they have them 30 ft. deep on the corner of Charleston and Fifth Street. Now Mr. Sauer has permission to cut that island and I think after all these years that we certainly are

entitled to have the promises that previous administrators made and open that alley. Frankly and honestly, I know Mrs. Cluff real well and there's no damage could be done to her if she gave the alley. Already on the west side of that alley is a power line which they have no easement for. I repeat - on the west side of that alley, for a mile, there are power lines for which there is no easements. Just recently - I don't understand why - but they gave to the Central Telephone Company a 10 x 20 ft. easement paralleling the sidewalk on Bonanza Road, and a 6 ft. easement all the way down her property - the Cluff property - on the east side, so now the power lines are on the west side and the easements are on the east side and the result of all of it is that you couldn't build under a power line and so, at the present time, 18 ft. of her property has wires over the top, or places where you can put wires. She couldn't build anything on the Bonanza frontage because they have a 10x20 ft. easement there. I have asked both the Telephone Company and the Power Company trying to find out what the purpose of this recent easement is, and they don't even know themselves. But the power lines down that alley are there on the wrong side and we have been paying terrific taxes for the amount of income we can get. We have had our parking meters removed - we have been paying taxes on 10 ft. of property that the City won't let us build on - we gave you the alley all the way from Mesquite Street, and previous administrations didn't see fit to go through with the condemnation. Mr. Sauer, didn't the appraiser appraise the total property at \$80,000.00?

Mr. Sauer: I believe you're right, Mr. Kaltenborn - I don't recall exactly -

Mr. Kaltenborn: In this instance he is appraising the whole 160 ft. depth of the property, with 150 ft. frontage on Main Street . . . he is appraising the alley at more money than he is appraising the frontage. It doesn't make sense. So I say this - you should find out why your appraiser appraises the alley at more than the property that's on Main Street. I hate to see you pay \$10,000.00 for something that isn't worth \$10,000.00.

Commissioner Coblenz: May I suggest that this matter be referred to a committee to see what the power lines are doing on this property - the location of the power lines - why the Power Company and the Telephone Company do not request an easement with the same attitude they do from other property owners - thereby permitting us to get an alley through there without having to pay \$11,000.00.

Mayor Gragson: And at the same time I would like to authorize the Department of Public Works to proceed with the best possible method for the City to acquire that right-of-way and open up that alley.

Mayor Gragson appointed Commissioners Coblenz and Corey as the Study Committee on the matter of the alley bounded by Main Street, First Street, Bonanza Road and Mesquite Street.

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Mr. Sauer: In other words, Your Honor, if the Committee is in accord, after reviewing this, we would then have permission to go ahead and purchase or condemn -

Mayor Gragson: Maybe you could negotiate.

TRAFFIC AND
PARKING ITEMS

REQUEST OF GREYHOUND BUS FOR 15-MINUTE LOADING ZONE
ADJACENT TO GOLDEN HOTEL ON THE SOUTH SIDE OF
CARSON AVENUE

(Traffic & Parking Commission recommends approval)

Traffic Engineer, Al Bossi: I think most of you are familiar with what is happening down at Fremont and Main Streets. They are building a new hotel and Greyhound has to leave this Sunday. They have to be out of the premises by midnight this coming Sunday. They are moving over to the Golden Hotel and they are going to operate their busses off the south end of the parking lot. At the north end of the building they are going to establish their parcel depot and the only place we can have for the loading and unloading of the people who wish to bring packages, is the portion adjacent to the Hotel - which is the south side. There are five meters that will have to be removed and we recommend approval. It will be for a period of about fourteen months.

Commissioner Corey moved that the recommendation of the Traffic Engineer that the request of the Greyhound Bus Co. for a 15-minute loading zone adjacent to the Golden Hotel on the south side of Carson Avenue, be APPROVED, and the Department of Public Works authorized to proceed.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

REQUEST OF ALBERT FRANKLIN d/b/a/ CITY CENTER MOTEL, FOR
80 FT. CURB CUT WHERE A 32 FT. CUT IS PERMITTED.

(Traffic & Parking Commission recommends denial)

Mr. Bossi: Mr. Franklin wishes to improve the motel here (indicating on wall map) by adding sixteen more rooms. He has a pool located in this vicinity which he has to move in order to get his structure - which will be a supported structure - across this area. What has happened now - his parking is becoming very critical. This would create several problems - trying to back out of a parking space across the sidewalk, where we do hope some day this will be an increased walk area because of development.

Commissioner Thornley: How is the parking handled now?

Mr. Bossi: Right now it is all off-site. The pool is actually over in this section here. They have to move the pool and this will take some of the parking spaces out. The additional spaces will require additional parking. Mr. Franklin is here if you would care to hear him.

Albert Franklin: I have a little better drawing here if I may post it to show you the proposal I would like to make . . . this part is developed and I propose to add 16 units . . . it will modernize the whole thing and will cost around \$200,000.00. I propose to move the pool over to here and provide additional parking spaces in here. I would by doing this have ample parking spaces for all the guests in the motel.

Commissioner Coblentz: How are you going to avoid people backing out there - with all the traffic there is on Fremont . . .

Commissioner Corey: There is no way you could relocate the pool?

Mr. Franklin: No - this is the only way I can build the addition to the motel and have parking for the guests.

Commissioner Corey: The only thing we are concerned with is the backing out into traffic. The curb cut doesn't bother me - the length of it, or anything like that - but you have to consider the traffic there.

Mayor Gragson: Mr. Saylor, have you looked at that plan to determine if there is any other parking area that could be developed?

Mr. Saylor: No, but I'm sure Mr. Bossi has -

Commissioner Thornley: Parking parallel - that wouldn't give him enough spaces?

Mr. Bossi: No - he would lose about five spaces out of this group. This is one of the alternates we offered -

Commissioner Thornley: I certainly hate to discourage any improvement but, at the same time, we do have a safety problem -

Mayor Gragson: He would lose five spaces and that would be one space for each unit?

Mr. Bossi: I think the number of spaces with his plan he has here is going to be short based on the actual count of the number of rooms - about eleven short.

Commissioner Corey: I am wondering if we could ask Mr. Saylor and Mr. Sauer to sit down with Mr. Bossi and see if there is any other way we can plan this. I surely don't want to turn it down but, in this form, would almost have to. To back into a busy street is awfully bad.

Mayor Gragson: I would suggest that we hold this in abeyance to see if something else can be worked out.

Commissioner Corey moved that the request of Albert Franklin for an 80 ft. curb cut where a 32 ft. cut is permitted - for the remodeling of the City Center Motel - be held in ABEYANCE for further study relating to parking spaces.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Howery and Mayor Gragson voting aye; noes, none.

BASEBALL
FIELDS

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S. Grant Stewart: For some time, as you will recall, I have been in on some of the planning for Lorenzi Park and it's been my understanding for a long time (maybe not in fact, but at least by rumor) that some ball fields were going to be built out there and a couple of them were to be 90 ft. fields. A 90 ft. field is a field that boys of sixteen, and older, play on. In fact, in the Little League, fourteen and fifteen year-olds play on it. In checking last week I find that the design for your Park out there is for four more 60 ft. fields. These fields are for softball or Midget League ball with your lights 250 ft. out in the field. A 90 ft. field needs to have lights down the base lines at least 330 ft. at 400 ft. center field. Where presently you have one field that's this size - and that's

Muni -- out by the Golf Course - which is very inadequately lighted. You can't see. I have seen center fielders who have just had to stop and wait for the ball to fall to know where it's at because they lose sight of it because of lack of light. It's big enough, but there's no light. You have Hadland down there which has ample light, but it's too small. You have 290-296 ft. right field; a 300-306 left field and maybe 250 ft. center field. One ball game, I understand, here a while back had eleven home runs in one ball game. It's not conducive for real good baseball. Sure, it's a fine Park, but it is not conducive for good baseball. Now, how many teams do we have to use these fields? Well, I happen to be involved a little bit in American Legion ball this year - for the whole month of June and the first 24 days of July, the only ball park we could play on was in the afternoon out at the University. We had no lighted field to play on at night, except every other Monday night we could go down and practice playing the adult team - the Colts - at Hadland. That's been the availability of a field to us. Now, in the City there ought to be six American Legion teams. This year there was only two - number one, there is no ball park to get on and, number two, is to get some sponsors but I'm sure sponsors can be found. I have already found a third one for next year. Colts? How many Colt teams are there? I just took a little rough tally here - I think, including the Central Little League and the small teams that the City had this year, you had 108 teams participating. These are small kids. Where are these kids when they get to be fourteen, fifteen and sixteen years old? There's no place for them to play. I feel that what is needed in the City - incidentally, as far as 60 ft. fields are concerned, you've bought three new ones, very well lighted, at the LDS Center down here. They weren't yours to use this year, but they're yours for next year. They are all 60's. Now build four more 60's - that's seven more 60's on top of the ten you have. That will give you seventeen 60's and you still have only 90's and one of them is lousy - no lights on it. It's our feeling that in this planning that at least two 90 ft. fields ought to be built at Lorenzi. One of them ought to be built in such a way that something else could take place - it could be built into a real baseball field for spectators. You have no place for more than 100 people to sit at a baseball field now. I would say next year, let's have two lighted fields and then the next year let's put dug-outs on them and the next year let's put 1,000 seats in so you can add some more. Something like this, but let's end up with one field some place that when you bring a team in from California - or maybe the Little League Tournament that was held this year in Albuquerque could be held here and there would be some place for the people to sit. I went to a little twelve-year-old Midget League game in Kingman, Arizona and there were 2,500 people there. There is not a place in the City of Las Vegas to hold them - or in the County of Clark, for that matter. The county has a baseball program - North Las Vegas has and Henderson has - the County has all kids playing - so has North Las Vegas - so has Henderson. We have, give or take a few teams, 66 teams playing in the City of Las Vegas and 82 adult teams. We need more teams for more adults. Let's let the County and North Las Vegas furnish some for them and let's us furnish some more for kids - and particularly this age group from fourteen up to twenty years of age, who need a park to play on. I think it really behooves the City at this time to take a look at this and before you go to bid to design this Park out here, you put in a 90 ft. field.

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Commissioner Corey: Is there room for them?

Mr. Stewart: There has to be room for them . . .

Director of Recreation, Fred Martin: If you put up two 90's, that is all you have room for . . . I understand we have just purchased a field that will seat 8,000 people - Cashman Field.

Unidentified Speaker: We have only two major fields in this town and the kids who are fifteen and sixteen years old don't have any place to play -

Commissioner Corey: Cashman Field, we are buying - that will be a City park -

Mayor Gragson: What's the one at Doolittle?

Mr. Martin: That's a 90 ft. field.

Mr. Stewart: You have two 60's and a 90 ft. there -

Mayor Gragson: I have had a discussion with our departments previous to this on the need for an additional 90 ft. -

Mr. Stewart: Mayor, you don't have need for an additional 90 ft. - you have need for five additional 90 ft. fields. If you had the fields we have the boys to play ball. I will say very frankly that our Recreation Department is oriented to adult softball - to heck with youths - that's just what it seems to be. Now, the American Legion team my boy played on played every afternoon game at the University of Nevada at 6:00 p.m. before it got dark - and we played out there on days when it was 116 degrees when we started. This isn't right.

Al Viller: I concur with Grant Stewart's approach to the need for 90 ft. fields -

Mayor Gragson: You are planning to build a field - the National Little League, or whatever it is?

Mr. Stewart: This is their plan - all they need is the money to build some fields of their own, but I don't think they will ever build enough. This year I understand there were five Little League leagues - five different leagues in the area. I think right now there will be seven next year. The Central Little League is the oldest - the first one - they are raising money, and so are the Optimists, to build a park for themselves but by the time they get theirs built, instead of having five leagues, there will be 10 or 12 leagues in the Little League. So there is always going to be a need for fields.

Mayor Gragson: What I think we should do is to get the Recreation Department, the Youth Advisory Board, Mr. Stewart and the others who have an interest in the overall - set up some meetings - lay the problems out - develop priorities and work toward them.

Mr. Stewart: That will be very fine with us -

Mayor Gragson: Get together when we have the time to go indepth into all phases of the program -

Mr. Stewart: One other thing which we will discuss at that time, but when you get into this age group of boys, and particularly in the American Legion - where they are seventeen, eighteen and nineteen - and there should be some adult teams too, these kids

need to play more than twice a week. For this kind of ball, they ought to be playing five ball games a week per team.

Mayor Gragson: If we had the other location for your 90 ft. field since Lorenzi is a complete, integrated park for all parks and recreation, including ball and all other recreation, there might be other areas where we could establish some 90 ft. fields.

Question: What is Park & Recreation going to do with Muni? Are you going to wait until somebody - now, my boy plays in the American Legion - you are going to get somebody hurt underneath those bad, bad lights out there. It's going to be a bad reflection, not only on the Recreation Board, but it will be a bad reflection on the City Commissioners. This Park - they have never tried to keep it up . . . they finally mended the fences out there a little bit - here's a park where they have the land already there. They could use the existing poles - with maybe the exception of one pole - put new lights up there - completely do that field over and you would have a real good field out there. . . you are going to get one of these kids hurt out there - these lights keep getting worse and worse.

Mr. Villers: For the saving of one eye, or one limb, it behooves this Commission to seriously consider having good ample lighting.

Mr. Stewart: We thank you for your time and very much appreciate the opportunity to meet with you and the Recreation Department.

Mayor Gragson: Mr. Trelease, you get the Advisory Board, the Recreation Department, the Planning Department, Mr. Stewart and all other interested parties and as many of the Commissioners as can attend, to sit in on these meetings, and I will tell you something else I want - I want this Program completely worked out to a point where everybody knows where they are going to play, etc., before the next baseball season is on.

Mr. Sauer: If you are considering changing the baseball diamonds at Lorenzi, you will immediately have to put a stop order on the contract that is now under construction for the lighting at Lorenzi -

Commissioner Corey: Is it let already?

Mr. Sauer: It is let and under construction -

Mr. Trelease: And our information from our departments was that four 60's were much more needed than two 90's.

Mr. Stewart: Four 60's have already been bid?

Mr. Sauer: The lighting - and it is under construction -

Mr. Trelease: If you go to 90's, you will have two fields instead of four.

Mr. Villers: We can't hear -

Mayor Gragson: Mr. Sauer was telling us that the contract for lighting has already been let on one 60 ft. field. If there are any changes to be made we would have to immediately issue a stop order. My theory is that Lorenzi Park isn't the only area where we can have a 90 ft. diamond, so to proceed with the contract we already have let on the one. This meeting will be

near future and Mr. Stewart, will you leave with the City Manager a list of interested people who should be notified of this meeting?

BUSINESS
LICENSE
Interstate
Rendering

Mueller: This is on the matter of a business license for Interstate Rendering. Mainly the reason I am here is to explain what is involved in Interstate Rendering. I think the name is what throws most people. All our business will consist of is a truck in town which picks up at the various markets and restaurants - we pick up bones, fat and grease. We load it into a refrigerated truck the same day - it is not stored anyplace else - loaded right into a refrigerated truck and transported to Utah for rendering. There is no processing involved in town or anything of this nature. We have a problem with a variance and what I would like to ask is an OK to continue doing business until the variance is acted upon. The place we have already has a license for a meat processing plant, which we have been in for 15 years in the meat processing business. The reason we didn't apply for a new variance originally is that we felt it was closely related to the meat processing business. However, we had a ruling differently from the City Attorney's office. So what we are asking for now is an OK to continue operations until we get a hearing on our application for a variance.

Commissioner Thornley: Can we legally do this without having it on the agenda?

Mayor Gragson: At a regular meeting, yes. If it came up at a special meeting, no.

Mr. Gripentrog: Essentially what happened here is that this was an area annexed from the County . . . it is a non-conforming use as far as zoning is concerned. At that time, I think, all they had was more or less of a warehouse - a storage house. They expanded the operation to trucking - picking up bones, etc., which is an extension of the non-conforming use, which is a violation, and a license could not be granted now. They have requested a variance to continue this operation to honor their contracts pending action on the variance.

Commissioner Corey: What is the location?

Mr. Trelease: It's out by the Ranch House in the northwest section of town -

Mr. Mueller: We are surrounded by North Las Vegas - we are one little section.

Commissioner Corey: The objection, then, is our objection that it is a non-conforming use?

Mr. Trelease: Our ordinance provides that nothing can be done to extend it, add to it or do anything that would perpetuate the non-conforming use. It has been the opinion of the City Attorney that the hauling he is talking about is different from the business he is already licensed for and would require a license, but the license can't be issued because of the non-conformance.

Commissioner Corey: And you are asking permission by our Board to continue in business until it can be decided?

Mr. Trelease: Until his application for a Variance can come before the Board of Zoning Adjustment.

Mr. Saylor: Incidentally, the original variance is under a time limitation, but if it is not the source of any complaints from anyone in the area . . .

Commissioner Corey: Have there been any complaints?

Mr. Trelease: None that I know of.

Commissioner Corey: I don't see any objection -

Mayor Gragson: When it comes before the Board of Zoning Adjustment and is denied there, and denied here, he's out, but if it's approved there and here, then he can ask for and receive a license. I believe it's a reasonable request. I can see how he felt that it was closely allied with his meat processing business. However, the legal ruling is that it is two separate businesses - yet he was in violation of the ordinance by expanding the existing non-conforming use without making an application. This Board, I believe, can grant that privilege until the Board of Zoning Adjustment acts on his application for a Variance, and that application is on file.

Mr. Saylor: I believe it comes up on the 27th of August.

Commissioner Corey moved that the request of Interstate Rendering to operate its business in the interim between this date and consideration of an application for a Variance before the Board of Zoning Adjustment on August 27, 1970, be APPROVED, and the Director of License and Revenue authorized to proceed.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

CLAIMS AGAINST
THE CITY
Denied

Commissioner Coblentz moved that the recommendation of the City's Insurance Adjuster and the City Attorney's office for denial of the following claims against the City, be APPROVED, and the Clerk instructed to so notify the claimants:

Claim No. 573 - Silver State Supply - Auto damage - \$2,500.00
Claim No. 590 - Amull M. Rise - Burns from tension
power line - \$250,000.00

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

ORDINANCE
No. 934-173
Referred
(C and AC)

An ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, 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 SAID MAP" was read by title by the City Attorney, who recommended that it be referred to Committee.

Mayor Gragson appointed Commissioners Corey and Coblentz as the Committee for Recommendation on Ordinance No. 934-173.

SHOW CAUSE
HEARING

Date set

BLACK ORCHID BAR

City Attorney, Earl Gripentrog: The next item is for the Commission to determine whether or not a Show Cause should be issued for the revocation of the Black Orchid Bar's license. We have a man from the Narcotics & Vice Squad here to report on the activities of this bar.

Mayor Gragson: I believe we have all received the full report on this, have we not? Two Officer's reports and the arrests reports -

City Attorney: Yes -

Mayor Gragson: I don't think it would be wise to make all the information public prior to the Hearing. I think we do have enough information so that we should, now, set a date for a Show Cause Hearing. I believe it should be at a Special Meeting -

Commissioner Corey moved that 10:00 a.m., Tuesday, September 8, 1970 be set for a Show Cause Hearing involving revocation of license of the Black Orchid Bar, and the City Attorney instructed to so notify the Licensee.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

DISTRICT
HEALTH
DEPARTMENT
Resolution
Adopted

The following Resolution was read into the minutes by the City Attorney:

"WHEREAS, the City of Las Vegas is informed that the District Health Department is in serious financial difficulty because of a substantial decrease in its funding; and

"WHEREAS, it appears that the lack of funding may and has caused a decrease in the services provided by the District Health Department; and

"WHEREAS, it appears certain programs delegated to the District Health Department by the State of Nevada were not funded by the State; and

"WHEREAS, it appears certain programs which should be carried on by the State have been absorbed by the District Health Department; and

"WHEREAS, the solution of the above stated problems may be the proper funding of the District Health Department at its next session of the legislature; and

"WHEREAS, the District Health Department appears to need interim financing; and

"NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held in the Council Chambers, 400 East Stewart Avenue, on August 19, 1970, at 10:00 a.m., that the Honorable Paul Laxalt, Governor of the State of Nevada, is hereby requested to call a special meeting of the Interim Finance Committee of the Legislature of the State of Nevada to consider making interim funds available to the District Health Department until the Legislature meets in January, 1971.

"PASSED, ADOPTED and APPROVED this 19th day of August, 1970".

Commissioner Thornley moved that the foregoing Resolution be ADOPTED; the Mayor and Clerk authorized to sign and that said Resolution be forwarded to Governor Laxalt with a copy to the District Health Department, Las Vegas.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

NEVADA
POWER CO.

APPLICATION FOR INCREASE IN RATES

Mr. Gripentrog: The Nevada Power Company has filed with the Public Service Commission an application for an order increasing their rates. It is before you to determine whether or not the City should intervene in the matter of the Public Hearing.

Mayor Gragson: We can authorize an intervention without exercising it. However, if you don't notify them of the intent of the City to intervene, you don't have that privilege.

Commissioner Corey moved that if, in the opinion of the City Attorney, it is deemed in the best interest of the City to intervene in the matter of the hearing before the Nevada Public Service Commission on the application of Nevada Power Company for an increase in rates, that he be authorized to so intervene.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

RESOLUTION
Re WOMEN
DEALERS
Rescinded

Mr. Gripentrog: In November of 1958 the City adopted a policy that no women be employed as dealers in the gaming clubs of the City of Las Vegas. We have received a communication from the Mint Hotel to the effect they are being sued by the Equal Opportunity Commission. Part of the allegations therein is that the charging party applied to the City Police Chief for a Work Permit and the City Police Department stated that no Work Permits were to be granted to females. I think in light of the recent Federal and State legislation that our policy is contrary to both Federal and State law and should be reconsidered.

Mayor Gragson: I think we should rescind that Resolution.

Commissioner Coblentz: It's now a Federal law, and that's all there is to it.

Commissioner Corey: I voted against it the last time, feeling that it was discriminatory and not a fair law so I am of the opinion we should rescind this Resolution and not set any policy that women not be hired.

Commissioner Corey moved that the following Resolution be RESCINDED:

"WHEREAS, the Board of Commissions has the delegated power under the Charter of the City of Las Vegas, to regulate or prohibit and suppress gaming houses and gambling; and

"WHEREAS, there appears to be the possibility of women being employed in gaming clubs as dealers; and

"WHEREAS, the employment of women as dealers in gambling houses is contrary to the best interests of the City of Las Vegas and its citizens because such activity on the part of women creates bad publicity for the area and tends to induce certain people to gamble who would not otherwise; and

"WHEREAS, from a consideration of all the facts as to the employment or non-employment of women, the Board feels that it is in the public interest and for the general welfare, protection of public safety, and for the protection of public morals that women be prevented from engaging in the occupation of dealers within the gambling houses and clubs of the City of Las Vegas.

"NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas at a regular meeting thereof held on the 5th day of November, 1958, that it be declared as the policy of said Board that no women be employed as 'dealers', as such term is commonly understood in gambling circles, within the gambling clubs and houses of the City of Las Vegas.

"BE IT FURTHER RESOLVED that this prohibition is not deemed to apply to shills, check rackers, change girls, cocktail waitresses and bingo games.

"BE IT FURTHER RESOLVED that this expression of policy of the Board be communicated to every gambling club operator within the City of Las Vegas.

"PASSED, ADOPTED and APPROVED this 5th day of November, 1958."

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

CITY HALL
ADDITIONAL
SPACE
Approved
Lease

Mr. Gripenrog: This matter pertains to a lease between the City of Las Vegas and Baker & Hazard covering office space at 224 Las Vegas Blvd., North, for a period of twenty-one (21) months and is here for your approval.

Mayor Gragson: That is the length of time calculated until we will be in the new building and we need the facility.

Commissioner Corey: What do we need it for?

Mr. Trelease: We used it at one time - we had the Personnel Department in there. It's right straight across the street from the Annex. The Department of Public Works and Steering Committee have determined that we need that building in order to vacate this building . . . I believe there is some 3,800 sq. ft. in it.

Commissioner Thornley moved that the City enter into a Lease with Baker & Hazard covering the office building at 224 Las Vegas Blvd., North, for a period of twenty-one (21) months at \$300.00 per month, and the Mayor and Clerk authorized to sign.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Corey and Mayor Gragson voting aye; noes, none.

VENDORS

VENDORS PARKING NEAR SCHOOLS

Committee: Commissioners Coblentz and Corey

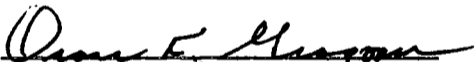
(Reported out of Committee)

Commissioner Corey: Commissioner Coblentz and I met with the people involved, and also with the Schools legal representatives, and it is the opinion of the Committee that we should adopt an ordinance very similar to that of North Las Vegas. The School people are quite strong in their feeling on this particular matter. I would recommend, Your Honor, that you possibly call for a public hearing and announce it at that time - we will have the ordinance drawn and read it to the parties and go from there.

Mayor Gragson: That can be at a regular meeting. The vendors, the PTA and Schools should be notified that a proposed ordinance will be ready for the regular meeting of the Commission on September 2, 1970.

There being no further business to come before the Board, at the hour of 12:35 p.m., Mayor Gragson declared the meeting ADJOURNED.

APPROVED


ORAN K. GRAGSON, MAYOR

ATTEST:


EDWINA M. COLE, CITY CLERK

Approved BY REFERENCE at a regular meeting of the Board of City Commissioners held September 16, 1970