

MINUTES

City of Las Vegas

BOARD OF COMMISSIONERS

COMMISSION CHAMBERS • 400 E. STEWART AVENUE • 386-6011

DATE: January 4, 1978

TIME: 9:00 A.M.

INVOCATION: REV. JOEL RIVERS, VEGAS VALLEY CHRISTIAN CHURCH

PLEDGE OF ALLEGIANCE:

BOARD OF CITY COMMISSIONERS

	PRESENT	ABSENT	EXCUSED
MAYOR BILL BRIARE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> between 1:30 and 2:00 P.M.
COMM. PAUL J. CHRISTENSEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMM. RON LURIE MAYOR PRO-TEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMM. MYRON E. LEAVITT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMM. ROY WOOFER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> between 1:30 and 2:00 P.M.

CITY ATTORNEY

MIKE SLOAN

APPROVED BY REFERENCE March 1, 19 78

ATTEST:

Deanna M. Owen

Page 1

CITY CLERK

William H. Briare

MAYOR

MINUTES

January 4, 1978

A Regular Meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held this 4th day of January, 1978 was called to order by his Honor, Mayor William H. Briare, at the hour of 9:00 A.M.

AGENDA POSTED December 29, 1977 (See Page 3 of these Minutes Affidavit)

AGENDA MAILED December 29, 1977 (See Page 6 of these Minutes Affidavit)

	PRESENT	ABSENT	EXCUSED
City Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAWRENCE HAMPTON, P.E. Acting City Clerk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EDWINA M. COLE, C.M.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept. of Bus Activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ILA M. BRITT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept. of Comm Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONALD J. SAYLOR, A.I.P.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept. of Rec & Leisure Activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RICHARD L. CAMPBELL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Director, Dept. of Fin Mgt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MARVIN A. LEAVITT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Director, Dept. of Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SAM COOPER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Director, Dept of Funds, Coordination & Projects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONALD JACK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept. of Muni Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. C. CATHCART	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept of Personnel & Employee Relations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. ROBERT McPHERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director, Dept. of Public Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WILLIAM PURVIS, P.E. Acting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

OLIVER JACOBY, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the

29 day of DEC, 1977, at the hour of 11:09 A.M.

there was posted a copy of Addendum No. 2, the attached of which is a true and correct copy, to the Agenda (Notice), and Addendum No. 1, of a Regular Meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, to be held on the 4th day of January, 1978, at the following locations:

1. On the Public Bulletin Board in the United States Post Office
301 E. Stewart Avenue
2. On the Public Bulletin Board in the Federal Building
300 Las Vegas Blvd., South
3. On the Public Bulletin Board in the Clark County Court House
200 E. Carson Avenue
4. On the Public Bulletin Board at the Plaza Level of the City Hall
400 E. Stewart Avenue (near the entrance to the Court Clerk's office)
5. On the Special Public Bulletin Board at the Plaza Level of the City Hall
400 E. Stewart Avenue (near the entrance to the City Commission Chambers.

Oliver Jacoby
(name)

Business Activity
(department or division)

Subscribed and sworn to before me, this 29 day of Dec, 1977

Carol Mac
Notary Public in and for said County and State

STATE OF NEVADA
Notary Public
My Commission Expires

AFFIDAVIT OF MAILING
(Mailing required under the provisions of NRS CHAPTER 241)

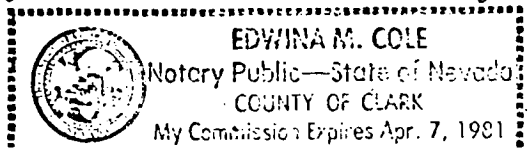
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

LARRY L. MARTIN, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 29th day of December, 1977, a copy of an Agenda (NOTICE), the attached of which is a true and correct copy, of a REGULAR Meeting of the BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, to be held on the 4th day of January, 1978, was deposited in the United States Mail, postage prepaid, first class mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said Agenda (NOTICE).

Larry L. Martin
(name an employee in the Office of the City Clerk)

Subscribed and sworn to before me
this 29th day of December, 1977.

Edwina M. Cole
Notary Public in and for said County and State



INVOCATION &
PLEDGE OF
ALLEGIANCE

Mayor Briare: Good morning ladies and gentlemen. This is the Regular Meeting of the Las Vegas City Commission. We would like to welcome you, and ask if you would all please stand. We are pleased this morning to have Rev. Joel Rivers of the Vegas Valley Christian Church to offer the invocation. Then please remain standing for the Pledge of Allegiance.

Rev. Joel Rivers: Our heavenly Father we thank You for the opportunity to gather with these men, and ladies. We pray Father your blessing upon them. We pray Father too for our President as he travels in his quest for peace. Be Thou with Isreal, Egypt, Jordan, and all of these nations of the Mid-East, that they too might join in this effort. Father too we ask Your blessing upon the Billy Graham Crusade just 27 short days away. Bless the efforts that have gone forth. May there truly be a wonderful response from our City. In Thy name we pray. Amen.

Pledge of Allegiance.

9:00 A.M. - PUBLIC HEARINGS

See Page 13 of these minutes - Annotated Agenda

VAC-17-77
RUTH M. COHEN
ET AL

Mayor Briare: This is the time set for Public Hearings. The first is a Vacation request for Ruth M. Cohen.

Approved subject
to conditions

Mr. Saylor: This involves a request to vacate 10 feet of right of way on the South side of Meade Avenue, between Sheridan Street and Rigel Avenue. This is a 60 foot right of way all the way through, with the exception across this one property. There is an additional 10 feet which is not needed for street purposes. There are no utilities involved. Staff, and the Planning Commission recommends approval of the Vacation.

Mayor Briare: Comments or questions? (No response).

Commissioner Lurie: Moved for approval, subject to the conditions.

Mayor Briare: Comments on the motion? (No response). Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Lurie, Leavitt, Christensen
and Mayor Briare voting aye; noes, none.
Commissioner Woofter temporarily absent.

VACATION
VAC-19-77
SOUTHERN
NEVADA
MEMORIAL
HOSPITAL
Approved
subject
to
Conditions

Mr. Saylor: This involves a Southerly portion of Rose Avenue, where it runs in to what was Alturas Avenue. This was vacated some time ago. Charleston is to the North. The construction program of the hospital is taking place in this area. The hospital owns all of the abutting property. This one lot is in private ownership, however, the vacation doesn't take place until the South end of that lot. The hospital owns this property. (Referring to the map). The Planning Commission recommends approval of the vacation subject to the usual conditions.

Mayor Briare: Is there anyone in the audience who wishes to be heard at this Public Hearing? (No response). Let the record reflect that also the previous vacation, that there was no one to be heard.

Commissioner Lurie: Move for approval subject to the conditions.

Mayor Briare: Comments? (No response). Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

VACATION
VAC-20-77
SOUTHERN
NEVADA
MEMORIAL
HOSPITAL
Approved
subject to
Conditions

Mr. Saylor: This involves a small piece of Alturas. On the East end of that portion of Alturas, running from Tonopah Drive East to the hospital, there is one parcel left under private ownership. That is the last lot fronting on Alturas. It is anticipated that there might be some problems if this piece is vacated, and a turn around was provided in front of the private lot ownership, in view of the potential traffic activity. The Planning Commission recommended denial. I think predicated primarily on that aspect. There has been some indication from representatives of the hospital that they were in the process of negotiating for the acquisition of that property. There is someone here from the hospital, and perhaps they could clear that particular point up, or propose some type of solution. The only concern from the Planning Commission was, what happens to the traffic coming in to Alturas in to a dead-end situation that serves only the loading dock of the hospital.

VAC-20-77
Continued

Kenneth Presser: I represent Southern Nevada Memorial Hospital.

Mayor Briare: Did the owners of 2032 Alturas have any feelings about this matter?

Mr. Saylor: No they did not appear at the meeting.

Mr. Presser: On January, or February of 1977 we came in for the major vacation of Alturas. At that time we were trying to purchase 2028 Alturas. One of the conditions were, that if we purchased 2028 Alturas, that we would then provide a turn around. We have now purchased 2028, and we have come in for a vacation in order to provide the turn around from our property for people coming down that street. This was to comply with Vacation 1-77.

Mr. Saylor: Well aren't you negotiating for the purchase of that other property?

Mr. Presser: Yes, we were to meet before the holidays, and one son was on vacation, and then he came back, and they said the holidays was not the time to discuss this matter. I couldn't get them yesterday.

Commissioner Lurie: Isn't the property 2028?

Mr. Presser: No, 2032, that is the last residence on Altura.

Mr. Saylor: The 2028 property is the one where the street frontage is proposed to be vacated under this action. The property owners at 2032 did appear in protest of the previous vacation. They did not appear this time, and we know that they were apprised of the proposed vacation. If they have not indicated an interest of opposition, then this could be approved with the continuing condition that there would be a turn around subject to the City requirements on the vacated portion.

Mr. Presser: Right now the street is torn up because of the construction of the low grade dock. Once that is refinished then our purpose was to make a turn around at that particular portion of the street. That is the only area we have to provide the turn around.

Mayor Briare: I don't have any objections to this at all, but I just kind of wonder that the people who need that access is going to have any comments? Are we in a legal position Mr. Sloan, that if this vacation were to be allowed, that the owners of 2032 could sue the City for taking away access to their house?

Mr. Sloan: Well the judgement that is required, is that this vacation will not materially have an adverse impact on the public interest. If they are not here to protest, and if you are not taking away complete access, well then they could sue. I don't know what their opportunities would be to prevail at that litigation.

Mayor Briare: Well you might not be taking away their access, but you are not preventing; whether it be a public institution, or whoever, you are not taking away their right to fence it, or do whatever they want with it. If you fence it you are taking away their access.

VAC-20-77
Continued

I am not saying that they are going to, but I feel that the people at 2032 have to have some kind of consideration here.

Commissioner Woofter: What is the projection as far as when this construction, as far as the access is concerned?

Mr. Presser: When we put in the application, we were looking at 60 to 90 days, but with the rain that came I don't know.

Commissioner Woofter: Are you aware of the fact that a lot of those neighbors of yours on Alturas made complaints about the fact that Southern Nevada Memorial Hospital has taken over certain portions of land, and tore down buildings and so forth, and left the debris there as well as garbage stacked up month after month?

Mr. Presser: I don't know about the garbage. Yes we purchased those homes, and we had them moved out tentatively 30 days before the contractor was to move in. Then we got tied up with the bond issue, and the clearing of the lot was part of the general contractors requirement. Yes we are aware of the complaints.

Commissioner Woofter: Are we going to have these complaints in the future in regards to these future petitions?

Mr. Presser: No sir. The parking situation is so desperate, that as soon as we can buy the property we are going to remove dwelling, and convert it to parking spaces. We will not tear the house down until we start construction on the parking. At the present time now we had a request from Traffic Engineering to block partially Alturas at the corner of Tonopah. We have got authorization from the property owners to put up a partial blockade, and allow them access to it. To keep the general public from driving through that area. That is subject to Traffic Engineering approval. They have indicated that there is a provision to do that.

Commissioner Lurie: Is this vacation the one needed so you can proceed with the construction of the bond money?

Mr. Presser: No. This is to provide the turn around that the vacation was predicated on.

Mayor Briare: Anyone else who would like to be heard? (No response). What is the pleasure of the Commission?

Commissioner Lurie: I will move for approval subject to the conditions. The conditions set forth by all of the Departments that will have to approve it before the vacation takes effect.

Commissioner Woofter: Before I vote, do I have the assurance that we can check on this to make sure that what existed before won't exist in the future, as far as the vacation of properties around Southern Nevada Memorial Hospital?

Mr. Saylor: Well, we will try to stay on top of it. It is my understanding that the problem that did exist has been taken care of. I think we all must recognize however, that during the time of construction there is going to be a substantial amount of confusion, and disruption in that area. But those steps that can be taken, then we will do everything possible to assure that they are taken.

VAC-20-77
Continued

Commissioner Woofter: I understand, and I have no question on that part. However, this situation that existed until certain questions were asked in regards to Southern Nevada Memorial Hospital extended over several months.

Mr. Saylor: You are absolutely right. I think the hospital was at fault, but it has been taken care of.

Commissioner Christensen: The conditions that you are referring to are not the conditions that are indicated by the Planning Commission, and the Public Services Department then. Am I correct in assuming that Commissioner Lurie?

Commissioner Lurie: It depends on what you are looking for. The vacation will take place when satisfaction of all of the departments has been done by the hospital. Then it can proceed.

Commissioner Christensen: For instance the Public Services Department recommends denial until this property is acquired by the hospital.

Commissioner Lurie: Yes, that Department is going to have to be satisfied before the vacation will be approved.

Commissioner Christensen: Then I don't understand the motion.

Mayor Briare: I can understand the conflict Commissioner. There is a conflict in the motion to approve, with a recommendation from one Department that it be denied.

Commissioner Christensen: Yes, that is what has got me confused. I don't see a list of conditions anywhere except in here. Is this a motion to approve it when and if this is taken care of, or is this a motion to approve it now and hope that this gets taken care of later.

Mr. Saylor: I would suggest that you simply put the conditions in that are on Item D. Now with respect to that specific condition of Public Services that the application be denied until the property at 2032 be acquired. I think that has been mitigated somewhat by the evidence submitted here by the absence of any protestors from that property. In other words he is not protesting the action, so it would seem that he doesn't care.

Mayor Briare: So your suggesting that the conditions would be 1, 2 and 3 as shown on Item B. Does that agree with you Commissioner?

Commissioner Lurie: Yes, that is fine. I don't think staff would sign anything off if it didn't meet the necessary requirements of the vacation. The one property owner who protested isn't here to be recorded as protesting the application. I don't think that staff would take it upon themselves to approve something that didn't meet the requirements.

Mayor Briare: Are you sending out registered notices, or just regular mail now?

Mr. Saylor: We have gone to the procedure of regular mail, however

VAC-20-77
Continued

I am satisfied that the property owner was aware because we had a call.

Mayor Briare: The motion then is to approve on the conditions as stated. Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
and Mayor Briare voting aye; Commissioner
Christensen voting no.

ADMINISTRATIVE AGENDA

LAURENCE HAMPTON, P.E. ACTING CITY MANAGER

See Page 18 of these minutes - Annotated Agenda

RESOLUTION -
Establishing
Agreement
with Nevada
League of
Cities to
Participate in
Self-Insurance
Program Study.
Adopted
Resolution

Mr. Hampton: The first item is the Resolution establishing an agreement with the Nevada League of Cities to participate in a self-insurance program study. We were directed to bring this back after the County had considered it.

Mayor Briare: What was the result of their consideration?

Mr. Hampton: I believe they are going to participate, so that brings our share down.

Commissioner Lurie: Well the share will be predicated on the percentage that we pay to the League.

Commissioner Leavitt: Yes, I think it is about \$3,300.00 now.

Commissioner Lurie: I circled this figure of \$8,200.00 because that is an incorrect figure of how much it would cost the City to participate in that study.

Mr. Hampton: We have a new one prepared. It is the same thing with a corrected figure, or \$3,700.00.

Commissioner Lurie: That is more in line with what was decided at the League meeting, that that would be the City of Las Vegas' share.

John Bramble: The emphasis of the program is changed somewhat. When it was brought to you before it was to be a reciprocal insurance program. They are now talking about a self-insurance program, which would not require setting up a company. It is still only a study, but it has changed somewhat in emphasis. That would be our proportionate share, or approximately \$3,700.00. The County's share would be approximately the same amount.

Mayor Briare: There is nothing that would please me more than to have the Doctrine of Sovereign Immunity apply to municipalities in the State. But, we already have an opinion from a former City Attorney, and I would have to presume that the same legal opinion would apply that, sovereign immunity does not come in to play,

AGENDA

City of Las Vegas

January 4, 1978

Page 2

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

CITY COMMISSION - REGULAR MEETING - MINUTES - JAN 4, 1978

Commission Action

Department Action

Page 13

I. 9:00 A.M. - PUBLIC HEARINGS

A. VACATION - VAC-17-77 - RUTH M. COHEN, ETAL

Petition to vacate a portion of Meade Ave. between Sheridan St. and Rigel Ave.,
SUBJECT TO:

1. Satisfaction of the requirements of the various Utility Companies;
2. Conformance to Code Requirements and Design Standards of all City depts.;
3. Vacation shall not be recorded until all of the above conditions have been met.

Approved subject to conditions
Lurie - unanimous

(Commissioner Woofter did not vote - temporarily absent)

C/A to prepare Order

B. VACATION - VAC-19-77 - SOUTHERN NEVADA MEMORIAL HOSPITAL

Petition to vacate that portion of Rose St. from the south right-of-way line of Alturas Ave. extending north 180 ft.,
SUBJECT TO:

1. Satisfaction of the requirements of the various Utility Companies;
2. Conformance to Code Requirements and Design Standards of all City depts.;
3. Vacation shall not be recorded until all of the above conditions have been met.

Approved subject to conditions
Lurie - unanimous

C/A to prepare Order

C. VACATION - VAC-20-77 - SOUTHERN NEVADA MEMORIAL HOSPITAL

Petition to vacate that portion of Alturas Ave. located between the East and West property lines of Lot 19, Block 2, and Lot 8, Block 1, Woodland Park.

2:00 P.M.

Approved subject to conditions
(Lurie)

Commissioner Christensen voted "no"

C/A to prepare Order

D. PROPOSED BILL No. 77-63

Would provide for a moratorium for a specific length of time during which no person, corporation or firm shall cause or permit the establishment of certain businesses in the Downtown area of the City of Las Vegas, in order to complete an ex-

2nd Reading

1-18-78 Agenda

RESOLUTION
ESTABLISHING
AGREEMENT
WITH NEVADA
LEAGUE OF
CITIES
Continued

and we don't dare try to revoke it, because of other ramifications in the way people are suing governments, and so forth. There is no question in my mind that, insurance is a needed commodity whether you like it or not. I am sure not convinced, whether it is \$37.00, or \$3,700.00 that the City of Las Vegas is going to be able to improve its situation. There is no question in the world that every other municipality in the State could well improve their situation, and I think that is wonderful for them. I am afraid that we are in a situation because of our City's size, and because of our complexity of government, and because of our lack of our own police department that this is not going to serve the best interests of the City. I am sure not going to argue, all I am going to do is vote against it. What is the pleasure of the Commission? I am still maintaining Willstead's comments from October. I don't know if anything is changed from back in October. You say it is a self-insurance instead of Reciprocal. That is even more dangerous. After the study is completed, if it meets with the majority of this Commission, we should also support the legislative effort to look into the insurance, and even go so far as to try to clear up the Doctrine of Sovereign Immunity if possible. To put the governmental agencies in a position to where they are not subject to law suits, and all the other things.

Commissioner Lurie: A lot of the information that the Legislature which is now in the process of doing this study; well it is supposed to be completed by March. The fear that the League has is that the Committee is made up of insurance people. They are not positive that the report is going to reflect all of the questions that the Nevada League has concerning their insurance. We are all paying high premiums, and our losses haven't reached the point to where the premiums are higher than the loss ratio. I believe this concerns a lot of smaller cities, and it concerns us here in Las Vegas. We paid over \$400,000.00 in premiums last year, and had like \$90,000.00 in claims. Yet our premiums keep going up each year. I realize that we are going to have to have a close look at this next year since there is nothing that can be done about it this year. It is a problem, and we are going to have to address it. The Nevada League has researched, and is getting information from other States who have got their own insurance programs. When we get this information we will bring it back to the Board, so that you can see exactly what other states have done in order to decrease the amount of money that they have to pay for insurance.

Mayor Briare: You are satisfied Commissioner that the study by the Nevada League of Cities is going to be undertaken in a manner which won't be prejudiced one way or another, and it would be not so much weighted in favor of the insurance companies. I think with that comment then, that it would come back here, and there is no commitment on the basis of the City. That this Board is not obligated in any way to participate.

Mr. Hampton: Yes, that is right. This is just authorization for the study.

RESOLUTION
ESTABLISHING
AGREEMENT
WITH NEVADA
LEAGUE OF
CITIES

Continued

Commissioner Lurie: I would move for adoption of the resolution at the figure of \$3,700.00. I have read so much information from members of the League on this subject, that I think it is imperative that we do this. I think in the long run that it will end up saving the taxpayers money.

Mayor Briare: There is only one way to find out, and that is to take a stab at it. Are there any other comments? (No response). Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
and Mayor Briare voting aye; noes, none.
Commissioner Christensen temporarily absent.

CONSIDERATION
OF CETA
REORGANIZATION

Mr. Hampton: The next item is the consideration of the CETA reorganization plan. I would like Mr. Bramble to present this item to you.

Mr. Bramble: The report that you have before you is a request for each entity involved in the CETA consortium to conduct an administrative study of the CETA organization, or the Department of Human Resources. Which it is known as in the City organization. What the report does is put together an organizational structure, and some administrative procedural modifications, and some proposals for staff increases within the Department of Human Resources. As well as a recommendation by that subcommittee to change the name to the Department of Human Development and Training. So that individuals throughout the community would not be; will not misinterpret what the name of that department is in the future. What we are doing today is requesting that you review it for your consideration, and also give your authorization to move forward on it. So that the Department of Personnel and Employee Relations can work with Mr. Lippitt in putting the entire organization together as has been proposed by this study. I would add one item that would be appropriate in the motion, and this is the organizational chart on page 11. It shows the relationship between the City Manager, and the Department of Human Resources, which has come under some controversy by the Department of Labor.

Commissioner Lurie: The Department of Labor has recommended that you have a better type of operation if the director of the department can go directly to the executive board, and the chairman of the executive board. I agree that you can get a lot more accomplished if this is done. We have shown in the Citys Administrative Manual as a City Department, the Director of Human Development and Training would directly report to me as Chairman of the Clark County consortium. I agree with the Department of Labor on this. The persons who are our liaison between the Department of Labor, and the Department of Human Resources have gotten together, and we have come up with this organization chart. We think it will be more functional, and will provide a better communication amongst the executive board, and the Citizens Advisory Counsel. In order for the executive board to act on it, since it is a City Department. Then I requested that this item be placed on our agenda for review, and for adoption by the Mayor and City Commission.

CETA
REORGANIZATION
(Continued)

Commissioner Leavitt: I don't understand what the word "Human" is in the title for. What else can you train and develop. Why couldn't it be the Department of Development and Training?

Mr. Bramble: That would be a possibility. We came up with that name in a half an hour meeting between the City Managers of the other City and Mr. Spaulding. Whatever you so desire as the name, then it is clearly allright with us.

Mayor Briare: In some of the materials that we receive from federal agencies, just some where in the last day or two I received some literature indicating that congress, on their receiving the Presidents message and so on, is contemplating the changing of the name. Would that have any influence on what you might want to do now, or later? Have you seen anything to that effect?

Mr. Bramble: I have seen some material on it through the International City Management Association. I haven't seen the latest.

Mayor Briare: Well if they want to change it later, then they can always come back and change it.

Commissioner Lurie: I would imagine that Congress will end up changing the name. There has been some talk about it, but it won't take place until some time later in 1978. Our monies run through September 1978, and we have commitments for three years after September 1978 to continue with the program. There is no telling what the name will be in six months, or eight months. It will still be whatever we decide to call it. What I think is going to happen is that Congress is going to change the name to CETA.

Commissioner Woofter: On this table organization. I notice the committee, and so forth. You said that it was input by any other interested parties, or this comes later. From what I gather it comes later. Is it something that we are proposing from this end?

Mr. Bramble: The study was conducted in concert with a number of agencies throught the community. We have three specific meetings with directors, and people from each agency that we thought was most appropriate. We tried to get a good cross section. We accepted any proposals that anybody had throughout the community regardless of their affiliation with an organization. At one meeting we had the Economic Opportunity Board, and a couple of other Latin American programs.

Commissioner Woofter: That answered my question. I just wanted to make sure that everybody was advised, and it won't come back on us later that this came from this end, and there was no input from the community at large.

Commissioner Lurie: Well we never really had a complete overall organizational plan, and when the Mayor gave me the opportunity to be a designee to chair the consortium there was a lot of loose ends, and I felt that in order to bring the department under

CETA
REORGANIZATION
(Continued)

one area that we would have better control, and we would be able to provide better services to the community, and the people who are eligible to apply. There has been some comments made about moving the offices from the shopping center to the Commercial Center, but we have done a complete study in to this, and the executive board approved the move. The main portion of the program, or Title I is going to remain at the Golden West Shopping Center, and Title VI will be moved. I am sure that I will bring back a report to you, and will be able to keep you informed that the program will better serve the public by having the agencies all located in one area.

Commissioner Woofter: Well you have set aside one concern Commissioner, and now you have caused a concern. You state that eventually the whole operation will be transferred out of the Golden West Shopping Center over to the Commercial, or are you saying at this time that the intent of the CETA, that it is to be under one roof, but we haven't made that decision yet, but it might be under another location rather than Commercial?

Commissioner Lurie: The executive board voted to move the entire administrative staff of CETA to the Commercial Center. The area of the Golden West Shopping Center will still be located Title I, and the Nevada Employment Security Department will still be located there. As far as job development and placement and training. That will remain at the Golden West Shopping Center. The administrative staff will be all brought together, and it will be for better communications, and better operation. One other area that we have changed is that we have recommended doing away with the post of Deputy Director, and we have split that up in to have two administrative assistants working, and answering directly to the Director. We have divided up their assignments to better organize all of the programs. I think this will be a big improvement too to the operation.

Mayor Briare: What is the pleasure of the Commission?

Commissioner Lurie: I would move for the adoption of the reorganization plan, and the staffing.

Mayor Briare: Comments on the motion? (No response). Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
and Mayor Briare voting aye; noes none;
Commissioner Christensen temporarily absent.

RECONSIDERATION
OF AWARD OF
UMBRELLA
POLICY TO
FELGAR INSURANCE
CO.
Withdrawn at
request of
City Manager

Mr. Hampton: I would at this time like to request that the next item be withdrawn from the agenda. It was put on in anticipation with a possible problem with the Felgar Insurance, but we have received word from the underwriters that 11% of our policy was held by an insurance company in the United Kingdom. We were informed that they were not qualified. Felgar Insurance has obtained that portion of our policy, and has given it to Lloyds of London. We feel competent now that we have a stable umbrella policy.

AGENDA

City of Las Vegas

January 4, 1978

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PHONE 386-6011

CITY COMMISSION - REGULAR MEETING - MINUTES - JAN 4, 1978

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IV (a) ADMINISTRATIVE AGENDA

LAURENCE HAMPTON, P.E. ACTING CITY MANAGER

A. RESOLUTION - Establishing Agreement with Nevada League of Cities to Participate in Self-Insurance Program Study

Adopted Resolution
*Lurie - unanimous

C/M to proceed

B. CONSIDERATION OF CETA REORGANIZATION

Approved Program & Staffing as recommended
*Lurie - unanimous

C/M to proceed

C. RECONSIDERATION OF AWARD OF UMBRELLA POLICY TO FELGAR INSURANCE CO. (Addendum No. 1)

Withdrawn at request of City Manager

*Commissioner Christensen did not vote - temporarily absent

1 CITY COMMISSION - REGULAR MEETING - MINUTES - JANUARY 4, 1978 - Page 18a
2 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
3 THE CITY OF LAS VEGAS, NEVADA, ESTABLISHING AN
4 AGREEMENT WITH THE NEVADA LEAGUE OF CITIES TO
5 PARTICIPATE IN A RECIPROCAL INSURANCE PROGRAM
6 STUDY WITH MEMBER CITIES IN THE NEVADA LEAGUE
7 OF CITIES

8 WHEREAS, the Board of Commissioners of the City of Las Vegas,
9 Nevada, having been informed that the Nevada League of Cities has met and
10 appointed a committee to look into the feasibility of the formation of a
11 reciprocal insurance company to insure city and county fire and liability
12 risks; and

13 WHEREAS, the Nevada League of Cities City/County Self-
14 Insurance Committee met and resolved that, due to the current high costs of
15 insurance and the probability of costs continuing to increase, that said
16 Committee, at its meeting on July 28, 1977, considered the possibility of
17 the formation of a reciprocal insurance company to insure city and county
18 fire and liability risks; and

19 WHEREAS, it is anticipated that the subscribers would be the
20 cities and counties of Nevada and the attorney-in-fact would be hired by
21 the subscribers to operate a company which would provide actuary bases for
22 rates, underwriting, and risk analyses; and

23 WHEREAS, the City/County Self-Insurance Committee further
24 deemed that the advantages of establishing a reciprocal insurance company
25 would be as follows: (1) Benefits and/or lower premium costs to the
26 benefit of subscribers (cities and counties); (2) Losses, if any, would
27 be protected by the initial capitalization with re-insurance protection; and

28 WHEREAS, the Committee further stated that before the com-
29 mencement of a reciprocal insurance company concept would be determined, that
30 a study would be necessary to determine the feasibility of said company.

31 NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners
32 of the City of Las Vegas that:

- 33 1. The City of Las Vegas is in favor of conducting a
34 feasibility study regarding reciprocal insurance programs in conjunction with
35 the Nevada League of Cities.

1 2. The City of Las Vegas will provide an amount not to
2 exceed Eight Thousand Two Hundred Dollars (\$8,200) as its fair share of the
3 reciprocal insurance study.

4 3. The City of Las Vegas is in favor of the Nevada
5 League of Cities approaching the Nevada counties for participation in said
6 program.

7 PASSED, APPROVED AND ADOPTED this _____ day of _____
8 _____, 1977.

9
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11 _____
WILLIAM H. BRIARE, MAYOR

12 ATTEST:

13
14 _____
Edwina M. Cole, City Clerk

15 (SEAL)
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DEPARTMENT OF FINANCIAL MANAGEMENT

MARVIN A. LEAVITT, CPA, DIRECTOR

See Page 20 of these minutes - Annotated Agenda

DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS

BOB McPHERSON, AEP, DIRECTOR

See Page 21 of these minutes - Annotated Agenda

DEPARTMENT OF FUNDS, COORDINATION AND PROJECTS

RONALD C. JACK, ACTING DIRECTOR

See Page 22 of these minutes - Annotated Agenda

DEPARTMENT OF RECREATION AND LEISURE ACTIVITIES

RICHARD CAMPBELL, DIRECTOR

See Page 22 of these minutes - Annotated Agenda

DEPARTMENT OF MUNICIPAL SERVICES

J. C. CATHCART, DIRECTOR

See Page 23 of these minutes - Annotated Agenda

DEPARTMENT OF PUBLIC SERVICES

WILLIAM J. PURVIS, P.E., ACTING DIRECTOR

See Page 24 thru 26 of these minutes - Annotated Agenda

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City of Las Vegas

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I. (b) DEPARTMENT OF FINANCIAL MANAGEMENT
MARVIN A. LEAVITT, CPA, DIRECTOR

*CONSENT AGENDA

All matters listed under items A and B are considered to be routine by the City Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so requests.

*A. SERVICE AND MATERIAL WARRANTS

Nos. K1223, L1230, L409304, L1234 to L1239, L409650, L409653 to L409674, L409696, L409679 to L409692, L409694 to L409695, L409698 to L409783, inclusive.

In the amount of \$ 1,145,203.10

*B. PAYROLL WARRANTS

Nos. 113641 to 114951, inclusive.

For Pay Period Ending 12/10/77

In the amount of \$ 441,799.44

Items A and B
Approved
as submitted
Lurie - unanimous

(Commissioner
Christensen did
not vote -
temporarily absent)

Director
authorized
to issue

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City of Las Vegas

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1/4/78

CITY COMMISSION - REGULAR MEETING - MINUTES - JAN 4, 1978

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IV. (c) DEPARTMENT OF PERSONNEL &
EMPLOYEE RELATIONS

Page 21

BOB McPHERSON, AEP, DIRECTOR

AUTHORIZATION TO FILL POSITIONS

A. FEDERALLY FUNDED

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>
(1) PS/Maintenance Maintenance Aide II Until 9/30/78 (replace vacancy)	\$622	To function as a member of paint crew.

(2) Senior Citizens Office Assistant Until 9/30/78 (replace vacancy)	721	To provide clerical assistance at Senior Citizens Center.
--	-----	---

(3) PS/Streets Maintenance Aide I Until 9/30/78 (replace vacancy)	592	To function as a member of the concrete crew.
---	-----	---

B. CITY FUNDED - FULL TIME

(1) Municipal Court Junior Office Assistant (replace vacancy)	622	To provide clerical assistance to criminal division of Municipal Court.
---	-----	---

(2) Municipal Court Security Guard Two positions (provide needed services)	777	To monitor scanner and research and coordinate warrants and subpoenas.
--	-----	--

Items 1, 2 and 3
Approved
as recommended
Lurie - unanimous

Director
authorized
to proceed

Item 1
Approved
as recommended
Lurie - unanimous

Same as above

Item 2
Approved
Lurie

Same as above

Commissioners
Christensen &
Woffter voted
"no"

AGENDA

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IV. (d)
DEPARTMENT OF FUNDS, COORDINATION AND PROJECTS
RONALD C. JACK, ACTING DIRECTOR

- A. Resolution of the Board of Commissioners of the City of Las Vegas, Nevada, Authorizing the Filing of Applications for Funds under the LEAA Program.

Approved as
Submitted
Lurie - unanimous

Director
authorized
to proceed

IV(d)-1 DEPARTMENT OF RECREATION AND LEISURE
ACTIVITIES - RICHARD CAMPBELL, DIRECTOR

N O N E

5 WHEREAS, the Law Enforcement Assistance Administration (LEAA) has
6 made funds available to the Southern Regional District Allocation Committee
7 (SRDAC) to fund projects that are compatible with the Southern Regional
8 District Criminal Justice Plan; and

9 WHEREAS, the City of Las Vegas as a member of the Southern Regional
10 District Criminal Justice Program is eligible to submit applications for
11 funds; and

12 WHEREAS, the City of Las Vegas desires to maintain and expand
13 effective methods to address crime related problems in order to protect the
14 general welfare of the public and offender; and

15 WHEREAS, the City of Las Vegas has previously applied and was award-
16 ed LEAA funds to further develop and upgrade the professionalism and organi-
17 zational capabilities of its municipal authorities whom are responsible for
18 adjudicating and enforcing the law; and

19 WHEREAS, the City of Las Vegas desires to submit requests for LEAA
20 funding on various programs and projects requested by the City Attorney's
21 Office and the Municipal Court Department; and

22 WHEREAS, the LEAA funds require local government matching funds to
23 assure the commitment and good faith of participating units of government.

24 NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
25 City of Las Vegas that:

26 1. The Department of Funds, Coordination and Projects is hereby
27 authorized to prepare and submit applications on behalf of the City Attorney's
28 Office and the City Municipal Court Department for funding to the Southern
29 Regional District Allocation Committee which is responsible for dispersing
30 LEAA funds.

31 2. The Department of Funds, Coordination and Projects is further
32 authorized to file such documents, materials and information as is necessary
to support these applications.

30 The applications to be submitted for LEAA funding are as follows:

A. PROMIS System for the Office of the City Attorney and

Municipal Court Department:

Grant Funds \$53,000 Local Share \$2,650

B. SCOPE System for the Office of the City Attorney and

Grant Funds \$ 6,500 Local Share \$ 325

C. Victim-Witness Program for the Office of the City Attorney

and Municipal Court Department:

Grant Funds \$14,000 Local Share \$ 700

TOTAL GRANT FUNDS \$73,500 TOTAL LOCAL SHARE \$3,675

41 The Mayor is hereby authorized to execute said applications and such contracts or other documents as may be necessary or appropriate for the purpose of receiving and expending federal funds, and that the City Clerk is hereby authorized to attest said documents.

PASSED, APPROVED AND ADOPTED this 4th day of January, 1978:

WILLIAM H. BRIARE, MAYOR

ATTEST:

EDWINA M. COLE, CITY CLERK

AGENDA

City of Las Vegas

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IV-e. DEPARTMENT OF MUNICIPAL SERVICES

J. C. CATHCART, DIRECTOR

*CONSENT AGENDA

All items listed under Items A and B are considered to be routine by the City Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so requests.

*A. PERMISSION TO RECEIVE BIDS - **

1. Microfilm Service (Public Services - Building and Safety Division)
2. Vertical Lift Boom Truck (Public Services - Traffic Division)

Items 1, 2 and 3
Approved
as recommended
Lurie - unanimous

Director
authorized
to proceed

*B. AWARD OF BIDS

1. Bid #77.141 - Washing of Windows and Facia - City Hall (Municipal Services)
2. Bid #77.143 - One (1) Each Four-Wheel Drive Truck (Public Services - Signal Shop)

Items 1 and 2
Approved as
recommended
Lurie

Same as above

C. PURCHASE ORDER APPROVAL

1. Request Purchase Order Approval, to the Purchasing Division, State of Nevada, in the amount of \$3,951.55, for one (1) each two-door compact sedan. This vehicle is to be used in the Loan Rehabilitation Program, Department of Funds and Coordination - City Funded.

Approved
as recommended
Lurie - unanimous

Same as above

**

*A. PERMISSION TO RECEIVE BIDS

3. Three (3) additional sedans (Dept. of Funds, Coordination & Projects)
(Addendum No. 3)

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City of Las Vegas

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Page 24 IV (f). DEPARTMENT OF PUBLIC SERVICES

WILLIAM J. PURVIS, PE., ACTING DIRECTOR

***CONSENT AGENDA**

All matters listed under Items A and B are considered to be routine by the City Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so requests.

***A. RELEASE OF SUBDIVISION BOND**

All offsite improvements on the following subdivision have been completed in accordance with agreements and city standards. All work has been inspected by the Public Works, Fire, Electrical, and Sanitation Departments. It is recommended that the improvements be accepted for this subdivision.

1. Ridgemount Unit No. 1. (Bromley Development Corporation, Gerald W. Bromley, President)

***B. RIGHT OF WAY ITEMS**

1. Grant Deed

From: Olive Morse Fesler
To: City of Las Vegas
For: Portion Lot 25, Block 6,
Elstner Estates Subdiv.
Decatur Blvd.
Dedication (9/6/77)

2. Right of Way Grant

From: United Mortgage Co., as
to an undivided 1/2 interest,
and Bradshaw Finance Trust,
as to an undivided 1/2 interest
For: Portion SE-1/4, Sec. 2,
T21S, R60E
Sewer easement for Lewis
Homes Sahara No. 2 and 3
(12/20/77)

Items A and B
Approved
as submitted
Lurie - unanimous

Staff
authorized
to proceed

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IV (f). DEPARTMENT OF PUBLIC SERVICES (Continued)

*B. RIGHT OF WAY ITEMS (Continued)

See Page 20

See Page 20

3. Grant Deed

From: John Robarts, a married man
To: City of Las Vegas
For: Portion SW-1/4, Sec. 33, T20S, R60E
Desert Lane
Dedication. Bldg. Permit (12/16/77)

4. Grant Deed

From: John Robarts, a married man
To: City of Las Vegas
For: Portion SW-1/4, Sec. 33, T20S, R60E
North/South Alley (12/16/77)

5. Right of Way Grant for Drainage Purpose

From: John Robarts, a married man
To: City of Las Vegas
For: Portion SW-1/4, Sec. 33, T20S, R60E
Drainage easement

6. Grant Deed

From: Goldmine Corporation, a Nevada Corporation
To: City of Las Vegas
For: Portion SW-1/4, Sec. 9, T21S, R61E
Realignment of Westwood Drive (NRS 268.060) as approved by Public Service Dept.
Spanish Trail Motor Inn Project

AGENDA

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IV (f). DEPARTMENT OF PUBLIC SERVICES (Continued)

*B. RIGHT OF WAY ITEMS (Continued)

7. Quitclaim Deed

From: Goldmine Corporation, a
Nevada Corporation
To: City of Las Vegas
For: Portion NW-1/4, Sec. 9,
T21S, R61E
Realignment of Westwood
Drive NRS 268.060) as
approved by Public
Service Dept.
Spanish Trail Motor Inn
Project

See Page 20

See Page 20

MIKE SLOAN - CITY ATTORNEY

See Page 29 of these minutes - Annotated Agenda

NEW BILLS TO BE REFERRED TO A STUDY COMMITTEE FOR RECOMMENDING COMMITTEES

BILL NO.
77-60
1st Reading
and
Referred
Commissioners
Lurie and
Christensen

Commissioner Lurie: I would like this to go to a recommending committee.

A Bill entitled, "AN ORDINANCE AMENDING TITLE IV, CHAPTER 1, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADOPTING THE 1976 UNIFORM BUILDING CODE WITH ALL APPENDICES, ADOPTING THE UNIFORM BUILDING CODE STANDARDS, ADOPTING CERTAIN AMENDMENTS, CHANGES AND DELETIONS AND ADDITIONS TO THE UNIFORM BUILDING CODE, INCLUDING REGULATIONS FOR THE CONSTRUCTION OF FENCES AND SWIMMING POOLS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL CHAPTERS, ORDINANCES AND PARTS OF ORDINANCES OR SECTIONS IN CONFLICT HEREWITH." Read by City Attorney Mike Sloan.

Mayor Briare: It will be referred to a recommending committee consisting of Commissioner Lurie, and Commissioner Christensen.

BILL No.
77-61
1st Reading
and
Referred
Commissioners
Lurie and
Christensen

Commissioner Lurie: I would also like this to go to a recommending committee.

A Bill entitled, "AN ORDINANCE TO AMEND TITLE IV, CHAPTER 5 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADOPTING BY REFERENCE THE UNIFORM HOUSING CODE, PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, 1976 EDITION; PROVIDING CERTAIN AMENDMENTS THERETO; DESIGNATING THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AS THE BUILDING OFFICIAL; DESIGNATING THE BOARD OF ZONING ADJUSTMENT AS THE HOUSING ADVISORY AND APPEALS BOARD; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; NAD REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH." Read by City Attorney Mike Sloan.

Mayor Briare: This will be referred to the same recommending committee.

BILL NO. 78-2
1st Reading
and Referred
Commissioners
Leavitt and
Woofter

A Bill entitled, "AN ORDINANCE TO AMEND TITLE II, CHAPTER 5 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY PROVIDING THAT THE TERM "CHILD CARE INSTITUTIONS" IS COVERED WITHIN THE DEFINITION OF "CHILD CARE FACILITY", BY ESTABLISHING SPECIFIC DEFINITIONS FOR "CHILD CARE INSTITUTION" AND BY PROVIDING SPECIFIC STANDARDS AND REGULATIONS PERTAINING TO "CHILD CARE INSTITUTIONS"; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL CHAPTERS, ORDINANCES AND PARTS OF ORDINANCES OR SECTIONS IN CONFLICT HEREWITH." Read by City Attorney Mike Sloan.

Mr. Sloan: I could explain the purpose for this. In December the State notified Mr. Crows Department that they would no longer license the Home of the Good Shepard. They felt that the City should do so. In order for the City to license that institution it was Necessary for us to adopt certain regulations that were consistent with existing State Regulations. Since the Home of the Good Shepards license from the State expired on December 31st, we had an emergency meeting of the Child Welfare Board where they adopted verbatim the existing regulations of the State, which I have now recommended to you. This basically is a procedural matter so that the Home of the Good Shepard can be licensed by the City, and not be in violation of existing State law. We cannot make our ordinance any less stringent than the existing State regulations. These are verbatim State regulations. These are the same rules that the Home of the Good Shepard has been working under. There will be no change in their operation. It is in fact beneficial to them.

Commissioner Christensen: Some time ago I sent a memo to the Commissioners, and to the Attorney suggesting that we change the ordinance, or asking whether it required a charter change, or just an ordinance change, to change the make-up of the Child Welfare Board to include one member of the Child Care Industry. Is that included in this, or can that be included, or what?

Mr. Sloan: That is not included. I am unaware of that. The ordinance could be changed, however, and not require a charter change. This is not in here, because this was a rush matter that we were trying to get accomplished, so there would be no technical violation for the Home of the Good Shepard.

Commissioner Christensen: I would like to see that other change instituted, and I think I have got a memo to that effect. If you don't have a copy I will see that you get one.

Mr. Sloan: We will prepare an ordinance to reflect that.

Commissioner Christensen: Well we will probably have to add two probably.

Mayor Briare: This will be referred to a recommending committee consisting of Commissioner Leavitt, and Commissioner Woofter.

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V. MIKE SLOAN - CITY ATTORNEY

N O N E

VI. NEW BILLS TO BE REFERRED TO A STUDY COMMITTEE FOR RECOMMENDING COMMITTEE

A. BILL No. 77-60 Amending Chapter 1 of Title IV of the Municipal Code by adopting the Uniform Building Code, 1976 Edition, with all appendices and adopting the Uniform Building Code Standards including regulations for construction of fences and swimming pools.

1st Reading and Referred
Commissioners Lurie and Christensen

Clerk to proceed with 1st publication

B. BILL No. 77-61 to adopt by reference the Uniform Housing Code, 1976 Edition, together with amendments and additions.

Same as above

Same as above

C. BILL No. 78-2 - Re SPECIFIC STANDARDS AND REGULATIONS PERTAINING TO CHILD CARE INSTITUTIONS
(Addendum No. 3)

1st Reading and Referred
Commissioners Leavitt and Woofter

Same as above

VII. VACANCIES - BOARDS & COMMISSIONS

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n
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VIII. REPORTS FROM RECOMMENDING COMMITTEES

N O N E

IX. REPORTS FROM STUDY COMMITTEES

N O N E

(City Commission Meeting recessed at 11:45 A.M.)

(City Commission Meeting reconvened at 1:30 P.M.)

(Mayor Briare and Commissioner Woofter were excused from
1:30 P.M. to 2:00 P.M.)

DEPARTMENT OF BUSINESS ACTIVITY

ILA M. BRITT, DIRECTOR

See Pages 33 thru 36 of these minutes - Annotated Agenda

(City Commission Meeting recessed at 1:40 P.M.)

(City Commission Meeting reconvened at 2:00 P.M.)

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III. DEPARTMENT OF BUSINESS ACTIVITY

ILA M. BRITT, DIRECTOR

*CONSENT AGENDA

All matters listed under Item A are considered to be routine by the City Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so requests.

*A. GAMING -- Additional

1. HERBERT B. PASTOR

Golden Goose Casino
20 East Fremont
8 slots

2. GOLDEN GATE PARTNERSHIP

Golden Gate Hotel/Casino
1 Fremont Street
3 slots

3. BALLY DISTRIBUTING CO.

Rendezvous Hotel/Casino
400 East Ogden
10 slots

B. LIQUOR & RETAIL TOBACCO -- Approval of Franchise Manager

1. 7-ELEVEN FOOD STORE # 13698 431 Rue 13 Beverage Off-Sale

Southland Corporation --

Billy Dean Tobin, Franchise
Manager

Items 1, 2 and 3
Approved
Christensen - unanimous
(Mayor Briare and
Commissioner
Woofter did not
vote on any items
appearing on this
portion of the Agenda - Temporarily
Absent)

Approved
Leavitt - unanimous

Director
authorized

to proceed

Director
authorized
to proceed

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III. DEPARTMENT OF BUSINESS ACTIVITY (cont'd)

C. GAMING -- Change of Business Name

1. From: Western Equities, Inc.

To: CASINO SERVICES
2090 South Highland
Slot Operator License

Western Equities, Inc.,
wholly-owned by
A-1 Supply, Inc. --
William Redd, Pres
Ralph Lawton, VP,
Secy/Treas

Approved
Lurie - unanimous

Director
authorized
to proceed

D. GAMING -- Change of Corporate Structure/Approval of Additional Location*

1. DENNY'S RESTAURANTS

1826 L V Blvd South
5 slots

*2201 West Sahara
4 slots

Harold Butler Enterprises
497, Inc. --

From: Jacques T. L. Hunter, Pres
Samuel J. Stuart, VP
Vern Curtis, Secy

To: Vern Curtis, sole ofcr
and director

Approved
Christensen - unanimous

Same as above

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III. DEPARTMENT OF BUSINESS ACTIVITY (cont'd)

E. RETAIL TOBACCO -- New

1. DAG'S CANDY & ICE CREAM STORE
1560 North Eastern

Double-A General Corp. --
A. L. Bennie, Pres
H. G. Allen, V.P.
Roger Tomyczek, Treas
Arlene Bennie, Secy

Approved
Leavitt - unanimous

Director
authorized
to proceed

F. PRIVATE DETECTIVE LICENSE -- New

1. WEST DETECTIVES
900 E. Karen, Suite H-224

Lawrence R. West, 100%

Approved
Lurie - unanimous

Same as above

G. ASTROLOGER LICENSE -- Change of Location

1. HONEY ANN PYES

From: 1111 L V Blvd South,
Suite # 205

To: 1800 Industrial Road,
Suite # 1756

Approved
Items 1 and 2
Christensen, unanimous

Same as above

2. CHERIE MC LAUGHLIN

From: 1111 L V Blvd South,
Suite # 205

To: 1800 Industrial Road,
Suite # 1756

AGENDA

City of Las Vegas

January 4, 1978
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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

CITY COMMISSION - REGULAR MEETING - MINUTES - JAN 4, 1978

Commission Action

Department Action

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III. DEPARTMENT OF BUSINESS ACTIVITY (cont'd)

H. LIQUOR -- Request for Extension of Inactive Status

1. CIRCLE K STORE # NA 1252
SE corner Lake Mead/Simmons
Beverage Off-Sale

Circle K Corporation --
Frederick Hervey, Chairman/
Pres
J. Winslow Smith, Pres of the
Policy Board/Director
et al

(Approved 5/18/77. Extension for period 7/17/77 thru 9/14/77 approved 7/6/77. Extension for period 9/15/77 thru 11/13/77 approved 9/7/77. Extension for period 11/14/77 thru 1/12/78 approved 11/9/77. Request for 60-day extension of inactive status for period 1/13/78 thru 3/13/78.)

2. 7-ELEVEN FOOD STORE # 20107
NW corner Cheyenne/Tonopah
Beverage Off-Sale

Southland Corporation --
Richard Evans, District Mgr

(Approved 9/7/77. Extension for period 11/6/77 thru 1/4/78 approved 11/2/77. Request for 60-day extension of inactive status for period 1/5/78 thru 3/5/78.)

I. - GAMING - NEW (Addendum No. 2)

MARGARET I. ELARDI
Wash N Save Laundromat
235 N. Eastern, Nos. 125 & 126
12 Slots

Items 1 and 2
Approved as
requested
Leavitt - unanimous

Director
authorized
to proceed

Approved
Lurie - unanimous

Same as above

PROPOSED
BILL NO.
77-63
2nd
Reading

Mayor Briare: The next is a proposed Bill No. 77-63. This provides for a moratorium for a specific length of time during which no person, corporation or firm shall cause or permit the establishment of certain businesses in the Downtown area of the City of Las Vegas. Mr. Sloan would you like to comment on this before we ask for comment?

Mr. Sloan: I would like to introduce in support of this particular Ordinance a document which contains the Public Notices, which were published in the newspapers showing this hearing is properly held, and the notices were published 10 days prior to the hearing. In case we go to court that is an important first step, to show that this hearing is properly held, so I would like the Clerk to mark this as Exhibit "A" to this hearing. Secondly I would like to introduce as Exhibit "B" the affidavit that of William Powell, who is a Metropolitan Police Department Detective assigned to the Vice and Narcotics Division. In his affidavit he comments on his views based on observing crime in Las Vegas, and familiarity with other cities. That a concentration of certain adult type businesses have an adverse impact in terms of causing increased crime. I would like to have this affidavit put in to the record. I also have an affidavit by Mr. Saylor which sets forth both his credentials in the area of being a Planning expert, and his feeling that the moratorium which we have proposed is justified. That the elimination of certain adult entertainment establishments, and other businesses such as jam auctions, hock shops, and massage parlors is consistent with the goal of creating the downtown zoning which is conducive to tourism, and which is not subject to a blighting, or decaying effect. I would like that also put into the record. In addition we would like to have into the record a copy of a transcript of an ABC News Program called Sex For Sale: The Urban Battleground. This was broadcast on Friday, April 22, 1977, and documents the adverse impact of sexual businesses on a variety of communities, most notably the New York City area, the Times Square area, which sets forth detailed statistics showing the drop in the revenue for the theater district. The adverse impact on business, and employment and retail sales in the commercial area which has been impacted by adult businesses. I would also like to have this made part of the record. Finally I would like to have made part of the record an affidavit of Mel Ravitz, who is a gentleman who testified in Detroit as a sociologist, and testified in support of the so called Detroit Special Ordinance, which was upheld by the U.S. Supreme Court. This affidavit has comments justifying the Ordinance, which are equally applicable to the City of Las Vegas as to the City of Detroit. The professor found that the people had a feeling that a concentration of the adult type businesses, pawn shops, cabarets, taxi dance parlors, and things of that type had a blighting influence, in the sense that if people believe that they cause blight, then they do in fact become a self preferring prophesy, and people tend to move out because of the sociological impact. I would also ask to have that made part of the record. Commissioner Lurie also has a document which may be of interest to put in the record somewhat later.

77-63
Continued

I put all of these materials before the Commission, and in to the record for the purpose of laying the factual background against which a court could measure the rational basis for the action which my office is asking that you consider. Namely a six months moratorium on the licensing of certain kinds of businesses in the downtown area. I believe such a moratorium would give us an opportunity to have a more detailed study of the need for the new downtown zoning proposed by Mr. Saylor, and endorsed by the Planning Commission. During this six months period they would be able to maintain the status quo, to prevent the influx of businesses which would be incompatible with the proposal put forth by Mr. Saylor, and hopefully it would stabilize, and prevent the blighting of the downtown area of Las Vegas. I think we have a real opportunity here which other cities had, and perhaps failed to take advantage of. Our downtown area is not blighted, it is not decayed. It is a very vibrant area, and it is an area which is competing with the Strip, and all the indications are that it is going to get better. It is going to become equal in rivaling in terms of the Strip in terms of the tourist business. That is going to require cooperation in terms of making sure that businesses that could upset that delicate balance, and could do away with the progress that we have, do not move in. I think this Commission has the opportunity to act now, and prevent the blighting and decay which has hit the central area of so many cities throughout the United States. I appreciate Commissioner Lurie's work on this, and his sponsorship of the Ordinance. That is all I have to say.

Mayor Briare: I will ask if Commissioner Lurie has any comments that he would like to make.

Commissioner Lurie: I believe that the Mayor and the Commission are all concerned with this Ordinance, and what it says. For the record I have a copy of a Study of the Effects of the Concentration of Adult Entertainment Establishments in the Los Angeles area that was done by their Planning Commission. The City Attorney made this available to me to review for this meeting. There is a copy for each one of you. I would like a copy be made available to the Clerk to be put in as part of the record. I think the important thing with establishing a moratorium, until such time as we develop a study, and a plan for the downtown area, is as other reports have stated, that a concentration of the types of businesses we are discussing here has an economic effect on both business districts, and residential areas. It also has a great effect on the market value of rentable property, as well as saleable property. In other cities such as Boston, and Detroit, it has had Ordinances written that have withheld the tests of the Supreme Court. We are reviewing those Ordinances now, and the committee will make a recommendation to the City Attorneys Office, and the Planning Department to review these studies, and these Ordinances, and we will make recommendations, and have Ordinances prepared to present before the Board within the next few weeks. At this time I believe we could open this up for comments from the public.

77-63
Continued

Mayor Briare: Do Commissioner Christensen, Commissioner Leavitt, or Commissioner Woofter have any comments? (No response). Is there anyone in the audience who wishes to be heard on this proposed Ordinance?

Joseph Miklich: I own some property which is not included in this proposed new Ordinance. I would like to see it designed as going East down to "H" Street between Carson, and Ogden. We are included in the new district on our property. We own a square block, plus some additional land in the same neighborhood on North 10th Street, which comprises of about 150,000 square feet. I certainly do not want to see any of these so called businesses that Commissioner Lurie was speaking of entered in to our neighborhood whatsoever. I would like to see it extended at least to Maryland Parkway to the East.

Mayor Briare: Mr. Sloan do you have any comment on an amendment such as this?

Mr. Sloan: The boundaries that are set forth in the proposed Ordinance at the present time coincide with the proposal made by Mr. Saylor. My initial thought when I came up with the Moratorium; I was even going to have a smaller area than Mr. Saylor had originally proposed. This was for one reason, and that is the smaller the area the better my probabilities are of upholding the moratorium in court. I might say that we have an additional proposal which Mr. Saylor's Office, and my office is working on in terms of a Dispersal Ordinance, that would apply to adult oriented businesses in the remaining area of town outside of the moratorium area. That may address this problem. My concern is that we can't have a moratorium in too large of an area, because if we go to court someone would have a better opportunity to challenge this Ordinance. I don't think a one block amendment would make a serious difference.

Mr. Miklich: This is not a one block amendment. I propose extending it; well it would be several blocks. We are talking about five square blocks.

Mr. Sloan: I would defer to Mr. Saylor since the plan is his as to how big of a zone he wanted for this central business district. It may be that our ultimate proposal, which is going to be a dispersal of adult businesses throughout the main portion of the City will address the portion that you have in mind. Mr. Saylor's proposal would be a complete ultimatum of those businesses. If we make the area of the total banning of certain businesses too large, then this is all going to be for naught, because we will go to court and lose. I would rather keep the area as small as I can in order to have a good likelihood of prevailing in court. I will defer to Mr. Saylor.

Mayor Briare: It is my personal feelings, and opinion, that if a popular vote were to be taken, that the people of the City of Las Vegas would like to incorporate the entire City Limits to be included in a proposal such as this. But we are obliged to listen to the City Attorney who has had a pretty good batting average so far as to what he anticipates in action of a court would be. I think Joe that your suggestion is well taken, and there is something;

77-63
Continued

How far away are you from Las Vegas High School?

Mr. Miklich: They are approximately two blocks away.

Mayor Briare: O.K. this dispersal thing that Mr. Sloan is talking about approaches the problems from the standpoint of not being allowed any type of business, and not being allowed within a certain number of feet.

Mr. Miklich: I don't believe this takes in the High School does it?

Mayor Briare: No the reason I asked you how far the Ambassador is from Las Vegas High School, because the dispersal plan that Mr. Sloan is speaking of if I am not mistaken, provides that some types of businesses would not be allowed within a certain number of feet of any school.

Mr. Sloan: One thousand feet your Honor.

Mayor Briare: Well then that wouldn't cover two blocks.

Mr. Sloan: We have a number of drafts which we will put before the Commissioners. One would be 1,000 feet of a school, or 500 feet from a residential area, which may or may not be applicable.

Mr. Miklich: Well I am speaking of all C-2 area. I believe it is all C-2 isn't it Mr. Saylor?

Mr. Saylor: Well we are really talking of two things. Number one is establishing a downtown district to preserve the integrity of the characteristics that are conducive to the tourist business. Number two a moratorium applicable only to that district, but number three, and more importantly I think it fits your situation, is a City wide Ordinance controlling, and regulating adult entertainment facilities. I don't know how the Ordinance is coming out in final form, but I would anticipate that it would take care of your problem very adequately. That you would not have to have any apprehension of them locating close by.

Mr. Miklich: We are in a tourist oriented business.

Mr. Saylor: Well you have to cut it off some place. If you extend that obviously all up and down Las Vegas Boulevard, and Charleston, and Fremont, you could say it is in a tourist oriented area. We are trying to protect lets say the core area of the City. In many respects not just in relationship to adult entertainment. There is a separate Ordinance which will control that, and which I think will protect you.

Mr. Miklich: It wouldn't fall within this moratorium at all?

Mr. Saylor: No.

Mayor Briare: Was there someone else who would like to make a comment?

77-63
Continued

W. B. Smith: Concerning this moratorium, all the property that Mr. Miklich mentioned is C-2. It runs from Stewart to Maryland Parkway, and along Fremont down to 6, 7, and 8, and a dog leg. From Main to Charleston, and back to 5th. Now if this is applicable to C-2 zoning, we already have the C-2 zones. It would be discrimination, and I don't see why anybody that had a C-2 could go in there and claim a discounter, or whatever the term is for their property, when it is right across the line. You still have your lines when you have zoning. But to go in their make a; it is the red line that we all have so much problems with, and interest in. If you make a line, then it seems to be no difference between a larger line, or a smaller line. You have the line to contend with. There is quite a few blocks of C-2 in that area I mentioned, and I think this moratorium, which I am completely in favor of; that it includes the property that is now zoned C-2.

Mayor Briare: Whether it is within those lines or not?

Mr. Smith: That is right. In the downtown area. Now Charleston, and Main, and back to Stewart is in the downtown area.

Mayor Briare: I think we might be getting back to the same position that Mr. Sloan indicated to Mr. Miklich. There has to be a certain geographic area set up that would withstand a court test based on court tests that have been made in other communities. I think that if I gather the gist of your comment; is that you would like to see it larger than that which is shown.

Mr. Smith: I would like to see it entail all C-2 property zoned as of today, or as of the Ordinance.

Mayor Briare: But as a minimum you support the idea as presented to us today?

Mr. Smith: As it is today yes.

Mayor Briare: But you would like to see it enlarged.

Mr. Smith: I too am interested in a City block of property in this area next to Mr. Miklich's there. I would hate to see you move the stuff from downtown, and put it on my property. So that is why it would be discriminatory if this was done. I think that everyone who has C-2 should have the same protective rights as the guy next door.

Mayor Briare: Thank you very much for your comments. Is there anyone else?

77-63
Continued

Oran Gragson: Honorable Mayor and Commissioners. I am authorized on behalf of the Downtown Progress Association to support wholeheartedly this proposed Ordinance. For the reasons that have been well articulated here this evening. We would have no objections, the fact is we would support if it is compatible, and could be maintained in court; the expansion of it that has been brought forth this afternoon. I am also authorized to pledge to you our full support in any area that can help in developing a proper Ordinance for the areas involved. We too feel that it is absolutely mandatory that such an Ordinance does develop, so that we would have ample time to study, and evaluate what is best for the downtown area, and what is best for this area is best for the whole community. Thank you very much.

Mayor Briare: Are there any other comments? There being none we will now declare the public hearing closed, and ask the Commissioners for comments.

Commissioner Leavitt: Mr. Sloan under this Ordinance it says that there are only certain businesses that are going to be allowed in the central business development district. On page 4 of the Ordinance Section 16, after listing all the uses that will be allowed in this area, under Section 16 it says, "Other similar uses as permitted by the City Commission which conforms with the intent of this district". Does this mean that if anyone wants to get a license in this area, that they first have to come before us for approval?

Mr. Sloan: Before a license could be approved in that area during the six months moratorium it would have to be approved by the Commission.

Commissioner Leavitt: Well if the business is not specifically listed as one of those allowed in the area, does this section allow us to grant the license?

Mr. Sloan: If it is a listed business it does not have to come before the Commission, but if it is a business that is not listed, then they would have to come before the Commission.

Commissioner Leavitt: Well, we can waive this Ordinance to some business that we feel is alright in the area?

Mr. Sloan: Well it wouldn't necessarily be a waiver. You would have to find that it is consistent with the overall intent and purpose of the Ordinance. I don't like to think of it as a waiver. It is just not feasible to list every conceivable business which may, or may not be acceptable. We thought that in having a list of items.

Commissioner Leavitt: If somebody wants to open up a business, and it is not listed in the 15 categories in this Ordinance, and we believe that such a business would conform to the intent of this district, then we can allow such a business in the district?

Mr. Sloan: Correct.

77-63
Continued

Commissioner Leavitt: Now in Section C of the same Ordinance, it says, "The establishment of a business shall include the opening of such business as new business, and the relocation of such business." If there is an existing business right now in this area, and it wants to move to another location within this area, and was not one of those businesses listed in the first 15 categories, then would we have to approve that before it could be done?

Mr. Sloan: Say for example if it was one of the businesses that we specifically excluded, out of the definition of sexual conduct, or involving specified anatomical areas. If it was one that this Ordinance was obviously designed to preclude, then you could not allow it to move. On the other hand, if it was a business which is not specifically addressed in this Ordinance, then you would have the same discretion under subsection C, as you would have under 16. If a theatre which showed adult pictures, which could be characterized as displaying sexual conduct, sought to move, or relocate during the six months, then my understanding is that the Commission could not allow that. Nor could you allow a jam auction to relocate in this six months period, nor any other business which is specifically precluded. But a business which is not specifically precluded, nor specifically listed could in the discretion of the Commission be allowed to move, if you found that move to be consistent with the overall intent of this Ordinance.

Commissioner Leavitt: Well how much discretion does the Commission have in this case? Other than the jam auctions, and the sex oriented businesses. If there is some other business that we may feel is not compatible with the downtown area, and they want to relocate, then could we prevent that from happening?

Mr. Sloan: Well you will make a threshold decision if and when you adopt this. Businesses which are not listed are presumptively not contemplated during the moratorium. I think the burden has been switched to the applicant, as opposed to the Commission. We left this degree of flexibility not on the hope that you would use it at each, and every meeting, but on those rare circumstances when someone came up and had a compelling argument which we had overlooked in the drafting of this Bill. The quickest way to solve this is to have the Commission sit here every two weeks and grant an exception to the Ordinance. I would hope that you have very little discretion in that area Commissioner.

Commissioner Leavitt: Well that is what I am wondering about. Are we going to get a lot of applications now from people who may want to move their license? I can't think of a business that you haven't included in here. I am just wondering as to how much discretion we do have, and if that is going to create any problems with people wanting to get business licenses in the area that don't fall within those categories of the jam auction, or sex oriented businesses?

77-63
Continued

Mr. Sloan: Are you suggesting that you would like to take out that subsection 16?

Commissioner Leavitt: No, I am trying to find out just how much discretion we have, and what kind of requirements can be put with this Ordinance?

Mr. Sloan: There is no way I can put blinders on exactly what the Commission is going to do. The requirement is, that you have to find that it is consistent with the intent of this Ordinance. I think you are familiar with what the intent of the Ordinance is by the memo which I sent to you, and the comments of the people here today. We did not feel that we could prepare an Ordinance listing all of the businesses which we sought to exclude. Since this is only the moratorium ordinance, and not the permanent ordinance which is contemplated we felt that for a six months period you could perhaps put off certain business, which you may ultimately have to let in to this downtown district under the present Ordinance. We wanted this to be as restrictive as possible during the six months period, so that during the study phase you could have a good deal of flexibility. It doesn't do any good if in this six months we allow three or four businesses to come in that ultimately we would decide we want to exclude. Then we get into the whole problem of how we are going to eliminate nonconforming uses, whether or not legally we can do it without having to pay some kind of compensation. My concern was, that if we did not put a moratorium on; once people saw that we were seriously considering elimination of certain business, then we might have a rush of applications. I thought then that this moratorium would be a helpful step.

Commissioner Leavitt: As long as a business is not a jam auction, or a sex oriented business, if it should not happen to be listed, then the City Commission can still grant that license if it so desires?

Mr. Sloan: If it desires, and if it finds it to be consistent with the intent of the Ordinance. In my judgement the movement of a pawnshop would not be consistent with the intent of this Ordinance.

Commissioner Leavitt: But if it is a; the intent is to eliminate jam auctions, and sex oriented businesses isn't it?

Mr. Sloan: The intent is to say during the six months period, that no business other than the businesses listed would be excluded. I think that from the memorandum we sent earlier, and from the discussion here, and Mr. Saylor's remarks, that a pool hall, a pawn shop, and businesses of that type would not be consistent. If somebody came in and said that they wanted to put in either one of those kinds of businesses, then I would not think that the Commission would find that not to be consistent with the intent of the Ordinance. We are not only after adult businesses, and jam auctions. There are other types of businesses that would be inconsistent with what we are talking about.

77-63
Continued

Commissioner Leavitt: O.K. so in other words it can be businesses other than those that are sex oriented, or jam auctions?

Mr. Sloan: Correct.

Commissioner Leavitt: Still though, the policy decision is made by this Board?

Mr. Sloan: That is right.

Mayor Briare: Any other comments? (No response).

Commissioner Lurie: I would like to move that we adopt Bill No. 77-63, and have it read again so that we can act on it at our next meeting.

Mr. Sloan: As I understand it you are going to refer it to the committee as a whole for the purposes of a recommending committee to make a recommendation to the Commission?

Mayor Briare: That was the intent. Since the public notice which I just examined indicated that the hearing would be held before the City Commission, then I felt that we were properly constituted as the City Commission to hear it. I am asking Commissioner Lurie as chairman of this committee if he has a motion to make. I understand it will be read now, and then we can vote today.

Mr. Sloan: The recommendation from the recommending committee which would be assuming that his motion would pass, then the recommending committee would report this favorable to the Commission, and then I would read it, and you would vote on it at the next Commission meeting.

Commissioner Lurie: The committee recommends that the Ordinance be adopted.

Mayor Briare: Any comments on the motion to recommend this Ordinance to the City Commission? (No response). Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

A Bill entitled, "AN ORDINANCE TO PROVIDE A MORATORIUM FOR A SPECIAL LENGTH OF TIME DURING WHICH NO PERSON, CORPORATION OR FIRM SHALL CAUSE OR PERMIT THE ESTABLISHMENT OF CERTAIN BUSINESSES IN THE DOWNTOWN AREA OF THE CITY OF LAS VEGAS IN ORDER TO COMPLETE AN EXTENSIVE STUDY OF THE FUTURE DEVELOPMENT AND USES OF THE DOWNTOWN AREA SO A COMPREHENSIVE ZONING ORDINANCE CAN BE DEVELOPED WHICH WILL INSURE COMMERCIAL GROWTH AND PROHIBIT DETERIORATION AND DECAY AND TO PROVIDE ATTRACTIVE TOURIST FACILITIES AND ACCOMODATIONS AND ELIMINATE STRUCTURES AND USES THAT WOULD BE CONTRARY TO SAID PURPOSES; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; TO REPEAL

77-63
Continued

ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT
HEREWITH; AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF."
Read by City Attorney Mike Sloan.

Mayor Briare: Do you want a motion to adopt this now?

Mr. Sloan: This will be held now until the next meeting,
so that for the purposes of publication we would have seven
days before adoption.

(Exhibits A thru G described below are located in a
separate Exhibit File).

Exhibit A: Newspaper Publications Outlining Notices of Public Hearings.

Exhibit B: Affidavit of Mr. William Powell, dated January 3, 1978

Exhibit C: Affidavit of Mr. Donald Saylor, dated January 4, 1978

Exhibit D: ABC NEWS CLOSEUP Transcript. Sex for Sale of Friday, April
22, 1977

Exhibit E: Affidavit of Mr. Mel Ravitz

Exhibit F: Study of the Effects of the Concentration of Adult
Entertainment Establishments in the City of Los Angeles

Exhibit G: Affidavits of Publication

COMMUNITY Mayor Briare: The next Public Hearing is one on the
DEVELOPMENT Community Development Program. The Commission has before
PROGRAM it, and available to the audience if they wish some papers
1st of that set forth some recommendations of the Block Grant
two Citizens Participation Review Committee. For the purposes
Public of opening up this Public Hearing, I am going to read portions
Hearings of the letter of transmittal to the Mayor and City Commissioners
from the Block Grant Citizens Participation Review Committee.
"The applications submitted were carefully reviewed by the
Committee both for eligibility and soundness. Each application
was then rated in terms of priority, and importance to the
Community. The impact of each program was evaluated in terms
of its helpfulness, and preventing, or eliminating slums
and blight, or its benefit to lower and moderate income persons.
Forty Five proposals representing funding requests exceeding
six million dollars were submitted by City Departments, and
community agencies this year. Unfortunately less than 2 million
dollars is available for distribution under the fourth year
block grant program. That many worthwhile projects had to be
passed over. After much agonizing consideration, the Committee
believes the package herein submitted to be the best use of
the limited funds available. The priority ratings were arrived
at in the following manner: each project was rated on a scale
of 1 to 5 by each committee member present. A score of 5 indicated
the highest priority, and a score of 1 the lowest priority.
The average score for each project was obtained by summing the
individual responses of the committee members, and dividing by
the number of members voting." I would also like to thank
on behalf of the Commission to thank the Citizens Participation
Review Committee consisting of Evelyn Terry; Robert Brewer;
Eleanor Walker; Henry Williams; Ann Lynch; Howard Wellman;
Fernando Rodriguez; Ervline Shaw; Roy Martinez; Tom Tate; Mary
Theresa Riviera, and alternate members Charlie Williams, and
Jean Parrot for their long hours that they put in to the review
of these applications. Also to the job that was done by the
Acting Director of Funds Coordination and Projects Ron Jack
and his staff. To put together a comprehensive presentation to the
City Commission. The reason for calling your attention ladies
and gentlemen to these papers that are here at the front, is to
give you an indication of what the recommendations of the
Citizens Participation Review Committee, and what their recommendations
are. It consists of 15 Physical Development Projects, and 9
Community Service Projects. Now for those organizations who
are included in the priorities numbered 1 through 15 on the Physical
Development Projects, and for those organizations who are
listed from 1 to 9 on the priority recommendation probably would
have no objections to these recommendations. I would like to
now first invite the comments from those organizations who are
not shown on the top 15 priority, or the top 9. After we hear
from those people, then we will ask for comments from those who
are in the top 15, or the top 9. We will now proceed.
Is there anyone in the audience who is not included in the
recommendation of the priority committee who wishes to be heard
at this time?

COMMUNITY DEVELOPMENT PROGRAM (Continued) Otis Harris: I am with the Southern Nevada Economic Development Counsel, which is number 30 on the priority ratings. I can appreciate the problems that the review committee had in trying to determine, or getting down to 2 million dollars out of 6 million dollars, but I wanted to speak for the record the reasons for our proposals for the Golden West Shopping Center. We have just recently obtained an official impact area designation for persons of Clark County, the City of Las Vegas, and the City of North Las Vegas. We have been working in planning for this past year on trying to create job opportunities in the so-called special impact areas. In doing so we try to determine the best way that we can change the impacted area from 1/3 of the Countys total unemployed, to make it more positive. We agreed to look at something that would create an impact, and yet change the structure of the community. We chose the Golden West Shopping Center to try to create, and to redevelop by using several different sources of funding. We thought that we would not be able to put the kind of monies in, or do the type of marketing that is in developing, and trying to establish a very viable organization. It started out a very viable project when it first started out, but along the way a lot of things happened in the community to change it around. It is in a very ideal location. It is centrally located in the community. At this point in time we figured that in order to develop the area, that we had to attract private capital, and the shopping center is going down hill every day, and we would not be able to convince a bank or anybody else to invest money in the area. Plus we figured that if we could attract private enterprise back in to the area, that other businesses would follow, thereby creating better jobs for the people in the community. We did a lot of advanced planning in that shopping center. We think we could get other financial sources so we could obtain the shopping center, and redesign it and make it one of the most beautiful ones in the City as a demonstration project. It is like anything else, however, that nobody wants to put that advanced planning money in to it, and that is why we were asking the City Block Grants for. I am here today to explain our reasoning to the people. We thought the shopping center would be a very viable project.

Mayor Briare: Thank you very much. Let me ask you this one question. It is not on this number 30, it was on another one. It was on the Commercial Development Leverage Fund, where a comment was made that this leverage would work at a ratio of 2½¢ to the dollar, so that \$30,000.00 in leverage money would bring in approximately three quarters of a million dollars.

Mr. Harris: We had this area also designated under the Small Business Administration as a special impact area. This enabled us; if we had leverage funds to inject 2½ percent, rather than the normal 20% in to private businesses. We needed to have that 2½ percent because it was very difficult to find the variable, because we have to go out and borrow the money from somebody. It is based over the life of 20 years, and noone wants to give the \$5000,00, or \$10,000.00 over 20 years. It is just too long to stretch it out.

COMMUNITY We were asking the City to let us use the availability of the
DEVELOPMENT Block Grant monies, because we thought we could put another
PROGRAM \$800,000.00 to One million dollars back in to the community.
(Continued) Over the last 12 months we have been able to bring in to the
impact area over \$600,000.00 on our own. That is why we
feel that if we could get enough businesses, and using these
different tools that are available to us, that we could bring
enough private enterprise in the area hopefully to create those
kind of jobs. We did get a loan right in the heart of Jackson
Street which created an additional 20 jobs in the last three
weeks. That was another one of our programs.

Mayor Briare: I would like to correct an impression I might
have given. This is one of two public hearings, and also just
because the prioritys have been submitted by the recommending
committee, that that doesn't necessarily mean that it is binding
upon us, but it certainly is influencing. There is another
public hearing to be held in two weeks.

Ruby Duncan: I want to speak on the Operation Life building.
I do appreciate the committee, and the work of the City Block
Grant group to recommend that, but I do want to bring up that
working in a building that we have worked on for the last four
to five years. We have worked in heat, we have worked in cold,
we have worked in the rain, and we are serving some where between
1600 to 2800 people per month. We feel that it might be a
bit of consideration for the Commission to please consider
giving the Operation Life building \$107,265.00, in order for us
to finish the building, and to make sure that it is painted inside
and outside, and to do the grounds around the building, and to
make sure that we can lease the building. There is no office
building in West Las Vegas, and it is a group of low income women.
We would like to see that happen, and to make sure that happened
we would like to make sure it is ready for the type of renovation
that can take care of itself. If the Commission will accept
this today, then we can be on our way to make sure that we
can start economic development. We would like to please have
you consider this. We do have the building with an option to buy,
and there is no problem. I would like to leave these with the Clerk.

Mayor Briare: Mr. Jack would you elaborate a little bit to the
Commission on a possible other proposal, or other grants that
might be of assistance to Operation Life.

Mr. Jack: As you recall, about two months ago you approved a
contract with International Systems out of Atlanta Georgia,
a federal aid firm. We have been in correspondence with them,
and they are going to work with the City in going after a Title
I, EDA Grant. It is called a vertical industrial park, which would
make available about \$300,000.00 for renovation.

Mayor Briare: Have you received anything positive along that line?

Mr. Jack: Not really. The Secretary to the Department of Commerce
has now appointed what he calls a secretary representative, who
is a spokesman for the secretary's office out of Commerce.
This gentleman was in the City about three weeks ago, and met

COMMUNITY with us, and has assured us that he will work very actively
DEVELOPMENT and is going to render full cooperation to the City.
PROGRAM

(Continued Mayor Briare: Prior to the next Public Hearing on this matter
would you get as much up to date on that as you could?

Mr. Jack: Yes sir.

Mayor Briare: Thank you very much Ruby.

David Hogard: I am concerned that there would be such a low
priority rating by the Citizens Committee, and I am fearful
that they probably didn't have all the information available.
We are asking to finish rehabing the City of Las Vegas property. If
you have been over in that area lately, you will notice that the
West Side School has become a very beautiful site once again,
except for the building on the Eastern portion of the lot.
This is really an eye sore traveling on the freeway, or on
Washington Avenue. I think it adds to the blight of the area,
and rehabing that building would meet all the criteria of HUD
in furnishing employment to people in the area, and eliminating
blight, and bringing about a conducive atmosphere for work and
services to the people in the target area, or area number 1.
I was really surprised at that one. I would like to have it
finished off, and make it a good looking area. I would like
for the committee to reconsider changing the priority of that.

Mr. Jack: I don't intend to speak for the committee, but it
may be that I can offer a rationale on their part. One of the
things that the City is doing under its current 701 Program
is a historic inventory of significant places, and sites within
the City of Las Vegas. Part of this is an archeological study,
and the other part of it is an inventory of historic places.
Under this program they are examining the building which Mr.
Hoggard is referring to. We would anticipate that within the
next 90 days to have a definitive report back from them concerning
a historical assessment of that structure. If that is positive
in terms of it being a prominent land mark it should be preserved.
Then what the City would do is submit an application to the Nevada
State Division on historic preservation and archeology for funding
under the Federal Historic Preservation Program. For example
next year if that turns out, that it would be possible to use
50% Block Grant to match for example a State Historic Preservation
Grant. I think this is one of the things that the Citizens
Committee took under consideration, was a possibility of
being able to come back with this in a year and seek different sources of
funding.

Mr. Hoggard: I appreciate Mr. Jacks comments, and the information,
but it is nothing new to me. We have tried, or have gone this
route, and several areas trying to get money. We tried bicentennial
funding, and I would hate to see that eye sore continue to deteriorate,
and remain such a view, or eye sore to the area. I would just
hate to see that thing sit there for another year like that.

COMMUNITY Mayor Briare: Would you anticipate that this \$414,000.00
DEVELOPMENT would complete the project in its entirety?
PROGRAM

(Continued) Mr. Hoggard: That is the architects estimate for all of the landscaping that would be necessary, and rehabing that building so that it would be meet building codes, fire codes, and preserve as much of the building as possible, since it is the oldest existing building in Clark County that serves as a school. It was built in 1921 I believe. In Las Vegas it is the oldest educational building.

Mayor Briare: I would like to make a comment. The Citizens Participation Review Committee that was formed in accordance with Federal Regulations in planning area 1, planning area 2, and members at large, that they met on September 15th, October 4th, November 10th, November 28th, December 1st, December 8th, December 15th, and December 19th prior to the submitting these recommendations. In addition to the gratitude we have already expressed to them, it might be proper to make the comment that they certainly were a very busy group of people.

Rev. Bennett: I would like to speak in reference to number 13, the West Side Development Commission. We have been in existence for approximately a year, and we have really been facilitators for all the Community Block Grant programs in planning areas 1, and 2. I guess we can't understand why we are number 13. We are really proud of all the work that the people have been able to do with just two people. With reference to all the surveys, and we are really the mouth piece for the Community Block Grant Program in these areas. We would hope that it would be funded at the same level as indicated, even though there is absolutely not an ounce of fat on it. I guess I am beginning to believe that a lot of times it is not more money that we need, it is more management, and people producing a lot more work. We had a very small amount of money last year, and I have been shocked at the amount of work that Mr. Fitzgerald and his secretary has been able to do. I know loan program that it was almost a zero, but after they got involved, and conducted surveys, and explained to various people that I think the program has been a success. The record speaks for itself, and I won't go in to that all. I am just hoping that this Commission will be funded so they can continue to do the job that needs to be done.

Mayor Briare: Mr. Jack was there a Chairman of the Citizens Participation Review Committee?

Mr. Jack: No sir there was not.

Mayor Briare: Well you went to all the meetings, and would you comment for our benefit, and also for Rev. Bennett as to the process of establishing priorities. Perhaps why the West Side Community Development Commission already being in existence and formed more or less to be of assistance to the City, was less than a top 9 priority?

COMMUNITY DEVELOPMENT PROGRAM (Continued) Mr. Jack: One was, it was felt that this was really a part of the staff function. As a result maybe an operation should be funded out of administrative planning funds. I think this was one strain of thought. Secondly I think there was genuine concern on the part of the committee that maybe the overall focus of the project had not been as clearly defined as they would like. As a result of that they may have felt that there was some liability with the program on that basis. But I think if I would pick up one comment over all it was, that they would recommend that staff look very seriously at this, and recommend that we find some other way as handling this as part of the on going staff operation, and I think there is a possibility of that.

Mayor Briare: I think there is also a request by the Department of Funds and Coordination for I believe \$40,000.00 for the purpose of evaluations of projects for the coming year, which heretofore had not been in existence. When you have an on going evaluation team, that it does take over some of the responsibilities that were volunteered by the West Side Community Development Commission. Please don't take my remarks to be conclusive.

Rev. Bennett: I am saying that the proof of the pudding is in the taste. We had a contract, and we exceeded the contract as specified. That is all. I thank you so very much.

Mayor Briare: Is there anyone else who wishes to be heard.

Mr. Gonzalez: I am Director of the Center for Employment Training. I would like to thank the Citizens Participation Board for their recommendation on the CET rehab program. I would like to say that I feel that the purchase of the CET facility would be a good investment for the City. Not only is it being utilized currently as a skilled training center, but it is also being utilized as a community center in the true sense of the word. I would like to try to influence the Mayor and the Commissioners to perhaps change their priorities.

Mayor Briare: Thank you very much. Is there anyone else?

Loretta Fitzgerald: I represent Shelter Enterprises of Nevada. It is listed as number 11 under the priority ratings under the Community Services. We are asking for a sum of \$25,000.00. It is a new innovative program located in the old West Side School. It serves handicapped people, many with emotional and mental disturbances. It is the only social services handicapped proposal that was submitted to the Community Block Grant Program this year. We are asking for the money to serve clients in target areas 1 and 2. It is a service not currently provided in Clark County, or the City of Las Vegas. Our clients are currently doing the janitorial, and ground maintenance work for the West Side School. Thus allowing them to contribute to a viable community. We offer a program that helps assessment, and work adjustment, and on the job training for members in that community. Our clients are not limited to just those areas, but as of now only 1 client resides outside target areas 1 and 2. We provide diagnostic services for clients, and we provide specialized treatment that is called individual prescriptive training.

COMMUNITY DEVELOPMENT PROGRAM (Continued) We provide the work adjustment program, and we also provide supportive services to the clients and their families after they leave our organization. Because there is no other area or other agency serving clients of this nature we solicit your support, and your change of recommendation that we be considered as one of the priorities.

Mayor Briare: Your proposal indicates that the West Side Counselling Service, and the Nevada Division of Rehabilitation, the Desert Development Center, and Private Citizens have identified clients in planning areas 1 and 2 who need placement in a handicapped center. How many would that be?

Mrs. Fitzgerald: There are 37 clients, and we are asking for a program that would serve 20 clients the first year in a work training center.

Mayor Briare: This would be considered as a new program?

Mrs. Fitzgerald: It is a new innovate program. These clients are not currently being served by any sheltered workshop.

Mayor Briare: What is that? Is there a State Program?

Mrs. Fitzgerald: No, well another similar program would be like Opportunity Village which caters to the down syndrome client. Our clients have not been able to adjust successfully due to competitive or sheltered employment. For example one of our clients came in the other day with a hair lip, child hood brain damage, and a club foot. This person has been able to work in the past, but because of his physical and mental handicapped condition is unable to find work at this time. He has come in and asked us that we train him, and place him with competitive employment. Because we offer not just individual specific programs, but also the work adjustment whereby we train people to adapt themselves in work skills that would enable them to become dependent, and thus contribute to society.

Mayor Briare: Have you ever called the Voluntary Action Center to determine whether there is a facility to help this particular type of client?

Mrs. Fitzgerald: We have examined every other source.

Mayor Briare: Is there anyone else? (No response). Well there apparently is no one else in the audience that wishes to be heard on those items that did not receive a priority rating. To emphasize ladies and gentlemen, these are not conclusive decisions that have been made they are recommendations. Is there anyone in the audience who wishes to comment on their particular program which received a priority under Physical Projects any where from 1 to 15, or who received priority recommendations from Community Services standpoint from 1 to 9? (No response). Is there anyone else who wishes to be heard at this time? (No response). Then we will declare this Public Hearing closed, and the next Public Hearing will be at 2:00 P.M. on January 18.

AGENDA

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BOARD OF CITY COMMISSIONERS

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PHONE 386-6011

CITY COMMISSION - REGULAR MEETING - MINUTES - JANUARY 4, 1978

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I. 2:00 P.M. - PUBLIC HEARINGS (continued)

tensive Study of the future development and uses of the Downtown Area so a Comprehensive Zoning Ordinance can be developed which will insure commercial growth and prohibit deterioration and decay and to provide attractive Tourist Facilities and Accommodations and eliminate structures and uses that would be contrary to said purposes.

The area mentioned above is generally described as that area bounded by a line described as follows:

Beginning at the intersection of Clark Ave. and 6th St., running Westerly to that point where the extended centerline of Clark Ave. crosses the centerline of the Union Pacific railroad tracks, Northerly along the centerline of said railroad tracks to the Las Vegas Expressway, Easterly along said Expressway to Linden Ave., Easterly along Linden Ave. to 6th St., Southerly along 6th St. to Stewart Ave., Easterly along Stewart Ave. to 7th St., Southerly along 7th St. to Ogden Ave., Easterly along Ogden Ave. to 8th St., Southerly along 8th St. to Carson Ave., Westerly along Carson Ave. to 7th St., Southerly along 7th St. to Bridger Ave., Westerly along Bridger Ave. to 6th St., Southerly along 6th St. to Clark Ave., the point of beginning.

Committee: Full Board - Commissioner Lurie, Chairman
E. COMMUNITY DEVELOPMENT PROGRAM

(1st of two Public Hearings approved by the City Commission at the request of the Department of Funds, Coordination and Projects - Ronald C. Jack, Acting Director)

See Page 2

See Page 2

Comments from approx. 1-18-78
6 individuals re- (2nd Public
presenting various Hearing -
social agencies re 2:00 P.M.)
priorities

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

DON J. SAYLOR, AIP, DIRECTOR

See page 59 of these minutes - Annotated Agenda

ZONE CHANGE Mr. Saylor: This involves property located on the South side
Z-135-77 of Cheyenne, just West of the Tonopah Highway, and West of
BECKER AND Michael Way. You will note the zoning pattern on the North
SONS side of Cheyenne starting at the highway is commercial zoning.
Approved Then there is an apartment house development, and then there
R-1 is R-2 zoning, and the remainder is all R-1. Immediately West
Portion. of the parcel in question is a small R-E development in the
Approved County. This is the parcel in question, (pointing to the map).
R-3 The request is to change this zoning from R-D which is approximately
portion to 1/4 acre lots to a combination of R-1, which is shown in the yellow,
be amended and then an R-PD-10. A more recent submittal of the applicant
to R-PD-18. changing that is reflected here, whereby the R-1 development is
Approved next to the R-E, which reduces substantially the amount of
R-PD-10 the R-3 development. The Planning Commission however, recommended
portion as that the application be approved, but amended to allow all of the
amended R-D to go to R-1, and this portion right in here (referring to the map),
by to be zoned for apartments. There was a substantial protest
reducing the at the Planning Commission meeting. Exclusively I think from the
area people in the R-E development in the County. The main basis for
as reflected the protests was the fact that they had moved out there to be in
in the Plot an R-E area. I think that you can see on the screen that it is
Plan not an R-E area, that it is about 80 acres of R-1, there is an
submitted on apartment house development, and apartment house zoning in the area.
1/4/78, with The Planning Commission recommended approval as amended, and subject
that to the other conditions set forth.
portion
excluded Commissioner Lurie: Is Michael Way 100 foot, or 80 foot?
the R-PD-10
approved as Mr. Saylor: It is an 80 foot.
R-1.

Mayor Briare: Is there anyone in the audience who is present here today to be heard on this application? (No response).

Mr. Becker do you want to make any comments?

Mr. Ernie Becker: Yes, with Don we worked this out to make this an R-3. We came in here with an R-PD-10, or an 11, and he cut this down here to R-1. (Referring to the map). My problem all along has been with a 50 foot street in here, facing residential along that street as we have here. We did agree to cut this street off here if I am not mistaken. Then we wouldn't have the traffic going in to there. That is a problem because that water does come down this way off of Cheyenne. (Referring to the map). It comes down here, and goes on to here. Coming back now, this part of the density in here gives us approximately 186 units. We have designed on it, and especially in this area a one story for a family unit. We have two parking spaces per unit, and in this area here we would come up with 176 units, which would be less than what is allowed here. I feel that it being a 50 foot street is not a street for us to put single family houses on. Consequently these would be one story, and we did this once before down on Washington. One of the arguments that they always give us is the overcrowding schools, and in this we would actually have less units, or families in the area.

ZONE CHANGE We have moved the tennis courts to be where the R-1's are.

Z-135-77

Continued Mayor Briare: Well you are taking exception then to condition number one?

Mr. Becker: Well I have not read the condition. We thought we came up with a design that gave us with less units here. There is no street that comes in from Cheyenne now. We have parking spaces at Michael Way. Our front doors of our units here will face the backyards of the R-1. We think you will have a development that will satisfy everybody, although of course nobody is here to look at it except you people.

Mayor Briare: Don is there any, or is there some validity to the argument that under building conditions as they exist here in Las Vegas, that a developer is very reluctant to build a nice single family home on a section line type street. From the standpoint of saleability. Would I want to go out, or you go out, and buy a single family home on a 100 foot road?

Mr. Saylor: No, we discourage that because we know that somewhere along the line they are going to come back in and say, "because of the traffic it is no longer desirable." To counteract that, when we have a proposed development, or a residential development on a major street that we propose that either the units back up to the street. From a design viewpoint, a planning viewpoint, and the acceptability by the public viewpoint, and the maintenance of it as a desirable it is all good. There is one important factor however, the developer then is paying not only for half of a major street, but he is also paying for the interior streets that the units sit on, so it does dramatically increase the costs.

Commissioner Christensen: You do create a tunnel alley affect when you have a street like that. That is the type of complaint we had not too many months ago on Oakey.

Mayor Briare: Then this concept here is a reasonable concept Mr. Saylor?

Mr. Saylor: Well as far as the new one is concerned I have not had a chance to analyze it from a design viewpoint in that depth. I would say generally speaking yes. Our only apprehension is, does this lead to a policy that all 100 foot major streets, are we going to allow a higher density zoning to preclude the possibility of family lots either backing up to, or fronting thereon?

Mayor Briare: It might depend on the rest of the development.

Commissioner Christensen: When you have a 100 foot major street that people build single family homes fronting that street, isn't that exactly what gave us the problem on West Charleston that we have today. That was at one time a nice residential street going way out West. Everybody had nice large single family ranch style homes on, that were no longer tenable as homes.

ZONE CHANGE Mr. Saylor: Definitely, from a designing viewpoint we
Z-135-77 discourage lots fronting on a major street. In fact we make
Continued it particularly burdensome. I think our requirement is that they
have to be at least 100 foot wide, but what you are saying is
that the other alternative is to back up to it, or the third
alternative is to allow a different type of zoning on these
streets.

Commissioner Christensen: Well there are some other circumstances
that I don't think were covered to well. For instance even when
you don't front on a street. I am reminded of the reason that
we moved from 7th to Charleston some years ago. We had a beautiful
access on 7th street, but the fact that Charleston became the
type of street it did, and went right past the side yard you
couldn't take the noise. The noise would still be the same
even if you backed up on to it. I don't know the answer. I am
just throwing these things out. I know people who are building
homes on Jones Boulevard, and they are going to be sorry. It is
not going to be just a couple of years before Jones is a 100
foot wide street, and they are going to look at that and say, "well
I have got this beautiful big street in front of me isn't that
great", and then a few more years they are not going to be able
to back out of their driveway. Then they are going to be frustrated.

Mr. Saylor: I think Mr. Becker has a good example of that too,
right on Rancho Road, just North of Rancho Circle.

Commissioner Leavitt: Is this the same application that went
before the Planning Commission?

Mr. Saylor: No, in fact I have not seen it until today. The
Planning Commission did not see that plan.

Commissioner Leavitt: Is that different than the two that is on the
board here?

Mr. Saylor: Yes, essentially that would eliminate all of the
apartment development, and instead you would have a planned unit
development project consisting primarily of fourplexes, and this
type of thing. There would be no apartment development as such.

Commissioner Leavitt: Well if we don't accept either one of the
two that came out of Planning, then doesn't that have to go back
to Planning?

Mr. Saylor: No, you can amend the application not to include all
of this, but you could amend it to this point at least. This
part that was advertised originally for an apartment house development.
This could be amended to the back portion of that plan.

Commissioner Christensen: You can reduce density, but not increase.

Mr. Saylor: Right.

ZONE CHANGE Commissioner Leavitt: Well have you looked at that plan, and
Z-135-77 determined whether or not you can give us a recommendation on it?
Continued

Mr. Saylor: Not in that detail. I think that you could approve about this much of it (referring to the map), down to here. He would then have to come back here for another zone change on the remainder of it, which would be this strip across here.

Commissioner Leavitt: Well what could be approved today?

Mr. Saylor: The R-3 portion of the application amended to an R-PD-18, that could be approved.

Commissioner Leavitt: So move.

Mayor Briare: Do you understand what the motion covers?

Mr. Becker: Yes.

Mayor Briare: Any comments on the motion? (No response).
Cast your vote. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen and Mayor Briare voting aye;
noes, none.

AGENDA

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT DON J. SAYLOR, AIP, DIRECTOR

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS INCLUDING SANITARY SEWER, STORM DRAINAGE, TRAFFIC ENGINEERING, PUBLIC SERVICES, FIRE AND BUILDING, AND THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS INCORPORATED INTO THE ACTION.

A. ZONE CHANGE - Z-135-77 - BECKER AND SONS

Property generally located on the southwest corner of Cheyenne Avenue and Michael Way.

From: R-D

To: R-1, R-PD 10, and R-3.

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. The application be amended to extend the R-3 and R-PD 10 westerly from Michael Way to a point synonymous with the westerly line of the R-2 zoning on the north side of Cheyenne and southerly to the south line of the R-3 zoning on the east side of Michael Way.
2. That there be no street access from this development directly into the street pattern of the Bretonwoods development to the west with the exception of a row of single family lots approximately 70 ft. in width by 130 ft. in depth fronting on the east side of the street along the east side of Bretonwoods.
3. The street pattern to be essentially in accord with the proposed street pattern submitted as part of the application adjusted to fit the zoning pattern recommended by the Planning Commission.
4. Installation of half-street improvements on Michael Way and Cheyenne Avenue and full-street improvements on all interior streets as required by the Department of Public Services.

Approved R-1 portion. Clerk to notify
Approved R-3 portion to be amended to R-PD-18. Director authorized to proceed
Approved R-PD-10 portion as amended by reducing the area as reflected in the Plot Plan submitted by applicant at the meeting of 1/4/78, with that portion excluded from the R-PD-10 approved as R-1
Leavitt - unanimous

See Page 63 of these minutes - Annotated Agenda

PLOT PLAN Mr. Saylor: This involves a plot of land that has been zoned
REVIEW commercial for quite some time on the West side of Decatur,
Z-50-73 and South of Washington. (Referring to the map). This is the
AND parcel in question. This is the plot plan showing an "L"
Z-65-66 shaped series of shops. All access would be from Decatur and
ADA Vermont. There will be landscaping along Yale, and of course
GARDNER the back of the builds to provide additional protection to the
Approved residential to the West. The Planning Commission recommends
as approval. There is pedestrian access on Yale.

recommended

by Commissioner Christensen: What about the access from Yale Streets.
Planning You say there is pedestrian access, that there won't be any
Commission vehicular access?

Mr. Saylor: Right.

Commissioner Christensen: How are you going to prevent that? With
a wall?

Mr. Saylor: The only openings in the building will be....

Commissioner Christensen: I see, that is the back of the building
right there.

Mr. Saylor: Yes.

Commissioner Christensen: Then the only openings would be....

Mr. Saylor: Well there is going to be emergency type access
for the Fire Department, but there will be no possibility of anybody
driving in there.

Commissioner Lurie: Where are they going to receive their deliveries?

Mr. Saylor: Through the front.

Commissioner Lurie: Through the front doors?

Ada Gardner: Yes.

Mr. Saylor: We have required this same type of restriction where
this commercial comes back to Yale. We have required the same
type of protection for the residential to the West.

Ada Gardner: They do that all along West Charleston too.

Commissioner Lurie: They do what on West Charleston?

Ada Gardner: Deliver at the front.

Commissioner Lurie: I know, but you are going to have deliveries
on Yale street with this plan.

Mr. Saylor: No.

Z-50-73
and
Z-65-66
Continued

Commissioner Lurie: Now Don, you are going to have doors there and the doors are going to be used to receive merchandize, because the front part has to be used for customer parking, and you are not going to have a big semi-trailer unload goods at the front of your store. Don't tell me that you are not going to have deliveries there, because I know sooner or later it is going to open up to traffic on Yale Street.

Ada Gardner: That will be just one door in the back, and these are going to be larger areas to walk in and out of in front. That is just a door for access.

Commissioner Christensen: What you are saying is, that the back door is going to be the back door, and stuff is going to come in the back door, before it goes in the front door.

Ada Gardner: Well I can't tell you what is going to happen, but my assumption is....

Mayor Briare: Is there a code requirement in commercial to have a back door?

Mr. Saylor: Yes, and it is our understanding that that would be emergency access only.

Mayor Briare: So, it is not a question of zoning, it is just a question of the realignment of....

Mr. Saylor: Yes, the zoning is already there.

Commissioner Christensen: Well I can see the gist of this now. Because of the fact that the back of the building is actually what keeps the vehicular access out of there means that your pedestrian access has to go out on to Yale Street. If the building was set further away from there, and they had a fence so that you could get the people out that door, but then they couldn't go out on Yale Street, then you would eliminate the problem. I question whether the space is big enough to do that. What Commissioner Lurie is saying is, that if I had a shop in that center with a back door on Yale Street, and I had to make deliveries in to that store, then I would use the back door. I would park the station wagon along the curb on Yale Street, and go in the back door. That is what he is saying is right, that is exactly how I would do it.

Commissioner Lurie: You are not going to mark merchandize through the front door, you are going to do it through the back door. This plan might be good, but the plan; they will have to receive from Yale Street. You are going to have commercial on Yale Street, and don't tell me you are not.

Mayor Briare: Well Mrs. Gardner, or anybody else probably couldn't say what the individual merchants are going to do, but even if they do....

Commissioner Lurie: Well I am trying to prevent the residents that live on Yale Street from having additional traffic on their street.

Z-50-73 Mayor Briare: What was the Original plot plan Mr. Saylor?
and

Z-65-66 Mr. Saylor: I don't remember that there was one on this parcel.
Continued

Ada Gardner: It is going to be a good looking development.
I spent lots of time on the elevation. It will be a Spanish motif.
It will be very nice, and I put a lot of landscaping in there.

Mayor Briare: What is the pleasure of the Commission? The
Planning Commission recommended approval.

Commissioner Woofter: Move to approve.

Mayor Briare: Comments on the motion? (No response). Cast your
votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt
and Mayor Briare voting aye; Commissioner
Christensen voting no.

AGENDA

City of Las Vegas

January 4, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

CITY COMMISSION - REGULAR MEETING - MINUTES - JAN 4, 1978

PHONE 386-6011

Commission Action

Department Action

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II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "A" continued . . .

5. Dedication of 50 ft. of right-of-way for Cheyenne and 40 ft. of right-of-way for Michael Way and a 25 ft. radius corner as required by the Department of Public Services.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Protests: Approx. 45

B. PLOT PLAN REVIEW - Z-50-73 and Z-65-66 - ADA GARDNER

Property located on the west side of Decatur Boulevard between Washington and Vermont, C-1 zone.

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. Conformance with all previous conditions of approval on Z-50-73 and Z-65-66.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Approved as
recommended by
Planning
Commission
Woofter
Commissioner
Christensen
voted "no"

Clerk to
notify
Director
authorized
to proceed

TENTATIVE MAP See Page 69 of these minutes - Annotated Agenda
SUTTER HILL Mayor Briare: The next item is a Tentative Map for Sutter Hill.
Approved Mr. Saylor: This involves the West end of the Dayton-Hudson
as property. The part not occupied by the Meadows Shopping Center.
Recommended At our last meeting we brought to you the proposed development
by Planning plan. They are now submitting a commercial subdivision of the
Commission property. We have had these in the past. There will be
Except individual parceling, however it will be controlled directly
Condition No. by Sutter, and indirectly by Dayton-Hudson to a certain extent
3 which is with their requirements. The Planning Commission recommends
subject approval. There is a condition on the agenda that if you do
to approval of approve it however, that it does not have to be included. That
the Traffic is the driveway on Decatur. That was already approved at the
Engineer time Dayton-Hudson got their approval.

Mayor Briare: Is there any representative here for this application?

G. C. Wallace: I am the consulting engineer representing Sutter Hill. Also Mr. Steve Rothard of Sutter Hill is here.

Commissioner Lurie: I have a question on that driveway. How far is that driveway from the on-ramp to the freeway, and has Traffic done any studies on the amount of cars that will be using that driveway, and pulling out in to the traffic that is getting ready to get on the freeway?

Mr. Saylor: At the time the Dayton-Hudson evaluation was done that was also done. It did go to the Traffic and Parking Commission and received approval.

Commissioner Lurie: What is back from the on-ramp to the driveway.

Mr. Saylor: There is 454 feet here, (referring to the map), so there would be about 250 at least from here to here, and from there to there.

Commissioner Lurie: Wouldn't it be better to follow that traffic out in to Meadows where there is a traffic signal, than to have cars pulling out on to Decatur, and they will probably be swinging around trying to make a U-Turn where the signal is? Is it a necessity to have the driveway there on Decatur?

Mr. Wallace: Sutter Hill has definitely said that this is very very important to them. If you would like to have Mr. Rothard from Sutter Hill speak to you.

Mayor Briare: This is the driveway; it would be North of all those individual subdivided buildings?

Commissioner Lurie: Just North of that is the on-ramp to the freeway.

Mr. Wallace: There also will be a driveway on to Meadows Lane down there.

Commissioner Lurie: I am concerned with the safety of the cars going out on to Decatur.

SUTTER HILL
TENTATIVE
MAP
(Continued)

Commissioner Christensen: Well they would have to cross three lanes, and go over there and make a U-Turn, and come back.

Commissioner Lurie: That is what bothers me too. It may be safer to have the driveway out of Meadows where there is a traffic signal already installed there.

Mr. Wallace: There will be one here too.

Commissioner Lurie: Well there is already a signal at the freeway. When people are coming out of there, however, they are going to cut across three lanes of traffic to get in that left turn.

Commissioner Christensen: Eventually they will learn that if they want to go South to come out the other driveway. But it will be awhile teaching them.

Mr. Wallace: Our only response to that is the fact that it has, originally under the Dayton-Hudson application been approved.

Commissioner Lurie: I don't think I supported it at that time either, because of the fact of the freeway, and the signal being down at Meadows. I am just looking at a safety factor. I think it would be much safer if the cars were to go out on Meadows, then they could go any direction they wanted to go.

Mayor Briare: Is there a center island on Decatur?

Commissioner Lurie: Yes.

Mayor Briare: Up to where.

Mr. Saylor: All the way from Meadows, and all the way to the freeway.

Mayor Briare: So that traffic turnout has to go on the freeway, or straight ahead.

Commissioner Lurie: Or cut across those lanes to get into the left turn off.

Mayor Briare: Is there a U-Turn up at the end?

Mr. Wallace: Well I think what Commissioner Lurie is saying, is that you could come across, and you could turn right, cross the traffic, and get up here (referring to the map), and then make a U-Turn to come back. There is no U-Turn allowed here. Of course at the end of the median there is more than 250 feet. You are close to over 300 feet up to that particular intersection.

Commissioner Lurie: I travel that everyday, and I watch those cars coming down Decatur, and swing over in that right lane, and they think they are race drivers. With cars pulling out there going 5 and 10 miles an hour, with cars going 45 along there. It is just a dangerous situation. I can't support a driveway there, but I can support all the other conditions.

SUTTER HILL
TENTATIVE
MAP
(Continued)

Mr. Wallace: Again if there is no U-Turn here, (referring to the map), actually then a person has to go South. It is just logical to me he would come down to Meadows Lane to go South. If you are going North you just have to get in the right lane whether you are going on the freeway, or going straight.

Mayor Briare: Is there a Right Lane Right Turn Only designation along that lane that leads in to the freeway?

Mr. Saylor: There will have to be out of here. (Referring to the map). Coming on to Decatur.

Mayor Briare: Are you obliged to get on the freeway if you are in the far right hand lane?

Mr. Wallace: You can go straight.

Mayor Briare: Any other comments? Mr. Hampton do you have any traffic comments to make on this? Do you foresee any problem now that you didn't see when the original application came before us?

Mr. Hampton: I wasn't in on the original application so I can't make any comment on that. I can see Commissioner Lurie's concern. I would like to suggest that this possibly be referred back to Traffic and Parking for reconsideration.

Mayor Briare: Would it make sense to approve everything except this. You are a professional engineer. Are you putting your reputation on the line, and saying this is proper good planning?

Mr. Wallace: I am a professional engineer, but traffic engineering is not one of my specialties. I would not want to represent to you at all that I am a traffic engineer.

Mayor Briare: Well the fact that the Commissioner brings it up concerns me, because he might have a very good point. It might be that some professional traffic engineers might have a difference of opinion. Would it do any great harm if it should be approved, with the exception of that access, and then come back in two weeks for the access, or however long it takes. Maybe it isn't a feasible thing to do.

Mr. Wallace: Well sir, first of all Sutter Hill is buying this property from Dayton-Hudson, and with arrangements they have already made on prospective sales, and power sources it is incumbent upon them that they attempt to close this by the first of February. We cannot get on the agenda for the Traffic and Parking Commission until February. We have already checked that out.

SUTTER HILL
TENTATIVE
MAP
(Continued)

Commissioner Lurie: Well I think this could just be referred to our Traffic Department Mr. Bossi for recommendation. He has all the figures.

Mr. Saylor: We had this condition on the agenda, however, some time today Mr. Purvis called me, and was talking to Mr. Bossi, and said that Bossi had said that it had already been approved by the Traffic and Parking Commission, therefore, it should be stricken from the agenda. So the reason why I recommended to you that if you approved it, you could take that condition off as a result of the request of the Traffic Engineer.

Mayor Briare: Is he talking about that it was approved 3 or 4 years ago, or is he talking about having it approved just since Sutter Hill came in.

Mr. Saylor: I am sure he is referring to the original approval.

Mayor Briare: Well, which at that time was just a great big empty single parcel of land.

Mr. Hampton: I could have Mr. Bossi here in 15 minutes.

Mayor Briare: Well I don't know if he is going to be in a position to make a professional recommendation in 15 minutes?

Mr. Wallace: Well I think we are willing to accept approval if it can be his judgement. If we don't have to go before the Commission. That is our problem, the timing. If we go before Mr. Bossi, and get....

Mr. Rothard: Well last week I brought an architect down, and met with Mr. Purvis on this matter following the Planning Commission, and met with Al Bossi, and Mr. Purvis again this morning. We have done traffic studies, Dayton-Hudson has done traffic studies. We were told this morning that that access entrance was not a problem, and it should not go in front of the Traffic Commission. It could be handled with staff, with Mr. Bossi. We certainly would encourage approval with Mr. Bossi's taking judgement.

Commissioner Lurie: My recommendation is going to be to the Board that we approve all of the conditions except number three, and that that be brought back before us on our January 18th meeting.

Commissioner Christensen: Did I hear you say Mr. Hampton that that intersection there with that entrance to the East bound expressway has been posted as no U-Turn?

Mr. Hampton: That map indicates that there is not a left turn slot, which would mean that left turn is not allowed.

SUTTER HILL
TENTATIVE
MAP
(Continued)

Commissioner Lurie: There is a left turn lane.

Mr. Hampton: Yes, but it is shown on the map as not having one.
If there is a left turn ramp, then U-Turns would be allowed.

Mayor Briare: The other alternative that we are thinking of, is if we should approve it subject only to the conditions that our Traffic Engineer put his name down to the question if it is a proper means of exit from that property. Not in terms of what it was four years ago, but in terms of today. There are 12 different parcels there, which means the possibility of 12 different buildings, 12 different parking areas, etc. etc. Which maybe he had not had the opportunity to review before. What is the pleasure of the Commission?

Commissioner Lurie: I would move that we approve all the conditions except number 3, and that it be brought back before us on our January 18th meeting with a recommendation from the Traffic Department.

Mayor Briare: That would mean that Bossi would not have the final word, that he would only recommend to this Commission, and this Commission would have the final word?

Commissioner Lurie: That is right.

Mr. Wallace: There is a time problem with that. The final map we hoped to have presented before you on your meeting of January 18th.

Mr. Saylor: That is allright, there is no problem.
We will just simply put the final map on there.

Mayor Briare: It will just be a matter of sequence.
Any other comments on that? (No response). Cast your votes.
Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "B" continued . . .

See Page 5

See Page 5

5. Conformance to the plot plan to reflect the above conditions.

6. Conformance to code requirements and design standards of all City departments.

C. TENTATIVE MAP - SUTTER HILL

Property generally located on the northeast corner of Decatur Boulevard and Meadows Lane, R-1 zone (ROI to C-1).

Owner/Subdivider: Sutter Hill Limited
No. of Acres: 24.9+ No. of Lots: 12

Approved as recommended by Planning Commission EXCEPT Condition No. 3 which is subject to approval of the Traffic Engineer

1/18/78 Agenda
Clerk to Notify

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

2. A joint use and maintenance agreement for parking and access is to be submitted prior to the recording of the final map.

3. The location of the driveway opening on Decatur Boulevard is to be submitted to the Traffic and Parking Commission for approval.

4. Utility easements are to be provided either as "as built" type easements or "blanket" easements.

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "C" continued . . .

See Page 6

See Page 6

5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

D. TENTATIVE MAP - LEWIS HOMES-SAHARA UNIT #4

Approved as recommended by Planning Commission.
Lurie - unanimous

Clerk to notify Staff to proceed

Property generally located on the north side of O'Bannon Drive between Jones Boulevard and Torrey Pines Drive, R-PD 5 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 12.4+ No. of Lots: 48

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. The tentative map is to be revised as shown on Plan "B" removing the Shadywood Court cul-de-sac by the extension of the street northward to Cedarbrook Drive.
3. A 20 ft. sewer easement as shown on the tentative map extending from Verde Jardin south to O'Bannon with a connection to Cedarbrook is to be conveyed to the City by separate document prior to the recording of the final map.
4. Street names to be provided in accord with the City's Street Name Policy.

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "D" continued . . .

5. Subject to all conditions of City departments and State Subdivision Statutes.

E. TENTATIVE MAP - CHARLESTON HEIGHTS 53 REVISED

Property generally located south of Cheyenne Avenue, between Michael Way and Jones Boulevard, R-PD 2 zone.

Owner/Subdivider: Becker and Sons.

No. of Acres: 55 No. of Lots: 112

Planning Commission recommends APPROVAL (4-yes, 1-no votes) subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. That the design of Jones Boulevard with additional drainage improvements, as necessary, be submitted with the first final map as required by the Department of Public Services.
3. Circular drives are to be provided for the lots fronting on Jones Boulevard.
4. Lots permitting horses, corrals, and tack rooms shall be restricted to those lots backing up to a bridle trail or riding area.

See Page 7

See Page 7

Approved as recommended by Planning Commission
Lurie - unanimous

Clerk to Notify

Staff to proceed

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "E" continued . . .

5. All lots shall be a minimum of one-quarter acre (10,890 sq. ft.).
6. A maximum of two (2) horses be allowed per lot.
7. Conformance to the development plans on the building locations. All proposed corrals and tack rooms, where permitted, shall be allowed to be constructed to the side and rear property lines in the rear yard area except on corner lots abutting Jones where there shall be a ten (10') ft. setback.
8. Fences and all other accessory buildings shall conform to the general provisions of the Zoning Ordinance.
9. The street improvements on the interior streets shall be waived from the standard design to a revised design providing for the installation of street lights and a 28 ft. wide paved street section as required by the Department of Public Services.
10. Street names to be provided in accord with the City's Street Name Policy.
11. Subject to all conditions of City departments and State Subdivision Statutes.

See Page 8

See Page 8

F. TENTATIVE MAP - CHARLESTON HEIGHTS 54-C

Property generally located on the southeast corner of Cheyenne Avenue and Michael Way, R-3 zone.

Owner/Subdivider: Becker and Sons.

No. of Acres: 7.3+ No. of Lots: 26

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

Approved as recommended by Planning Commission
Lurie - unanimous

Clerk to notify

Staff to proceed

AGENDA

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II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "F" continued . . .

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. Street names shall be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

G. SET DATE FOR PUBLIC HEARING ON ANY APPEALS FILED FROM THE BOARD OF ZONING ADJUSTMENT MEETING HELD DECEMBER 22, 1977.

1. APPEALS FILED BY R. K. VAN HOUTEN and
JOSEPH F. RUNDUS

to action of the Board of Zoning Adjustment in
Approving a Use Permit to allow a non-profit
Christian Residential Facility providing temporary
shelter & counseling for women on property located
at 1100 Virginia City Ave. R-E Dist.

See Page 9

See Page 9

Set Public
Hearing for 2/1/78 -
in 2:00 P.M.

Clerk to proceed

2/1/78 Agenda

PLANNING
REPORT

Mr. Saylor: Historically the primary growth pattern in Las Vegas has been to the West, and Northwest. This reflects the housing activity in the year 1975. You will notice that the Northwesterly pattern is predominant, but I think dramatically the nonexistence of development in the Eastern end of the City from Mojave East is reflected by the fact that there is only some 84 units constructed in 1975. In 1976 there was the same type of pattern to the Northwest, two more units built in the Easterly part of the City. Then when you get to the year 1977 the change becomes dramatic. Now this does not reflect housing units, but reflects subdivision activity. (Referring to the map). It is still strong to the West, Northwest, but has very substantially increased to the East. In 1977 we have some 340 single family houses, new houses occupied, and 36 apartment units. Almost four times that of the year before. In addition to that reflected through the subdivision activity, we have approved some 1600 lots, 700 of which have been final, which means that they have become building sites within the next six months to a year. The reason I bring this to your attention is because it is tied in tightly with the recommendations of the General Plan, and overall throughout the City in terms of guiding growth, and preparing for growth, and the various recommendations contained in the City's General Plan are such, that when growth like this occurs we have the mechanisms built in to accommodate in terms of public services, etc. There is no need for me to review in detail some of the projects that have been funded, and are constructed recently, not only in the Eastern part of the City such as the tremendous improvement to Freedom Park. The construction of Stewart Avenue which provides a major East, West thoroughfare. I believe Bonanza Road is scheduled quite soon. The proposed new Community Center at Cedar and Mojave, and we talked about a small park out in this area. (Referring to the map). In terms of the overall City, the branch library at Brush, which has been on the General Plan for years; what I am pointing out is that some times the planning process is relatively slow, and I know that you are frequently criticized for a lack of planning when it comes to individual zone cases, but generally speaking overall you set a very good track record in terms of making sure that when development is approved, that you are in a position to provide those services necessary. This has been handled capably in the past, and I think it is the same. In anticipation of growth you have taken steps to provide the necessary public services. Some of you may have attended some of the sessions in San Francisco where some of the vital issues discussed in connection with several cities was the desperate need, and attempts on their parts to attract residential development to the downtown area. I know that you have witnessed over the past couple of years a very strong interest in the number of apartment units that have been built downtown. Granted so far they have been designed toward a type of a single occupancy, or family occupancy, but nevertheless I think again it points out that we don't have the problems that other cities have, in that our downtown is very healthy, and very viable. I don't have any negative aspects to report to you on the progress of the General Plan whatsoever. I think everything is going along according to schedule.

Mayor Briare: Questions or comments? (No response). Thank you very much. Anything else. O.K. then we will adjourn.

X. CITIZEN PARTICIPATION - PUBLIC APPEARANCES

City Attorney Mike Sloan introduced Aubrey Daines as the new Deputy City Attorney.

There being no further business to come before the Board, at the hour of 3:55 P.M., Mayor William H. Briare declared this Regular Meeting of the Board of City Commissioners
A D J O U R N E D.