

MINUTES

City of Las Vegas

BOARD OF COMMISSIONERS

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

DATE: JAN 18, 1978

TIME: 9:45 A.M.

INVOCATION: Captain Richard Sitton, The Salvation Army

PLEDGE OF ALLEGIANCE:

BOARD OF CITY COMMISSIONERS

	PRESENT	ABSENT	EXCUSED
MAYOR BILL BRIARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>

CITY ATTORNEY

MIKE SLOAN

APPROVED BY REFERENCE May 3 1978

ATTEST:

Edwin J. Coe *William H. Briare*

 CITY CLERK MAYOR

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

JANUARY 18, 1978

PHONE 386-6011

ITEM

Commission Action

Department Action

I. COMMUNITY RELATIONS & SPECIAL EVENTS

9:45 A.M.

1:55 P.M. - Presentation re FRIENDSHIP
FORCE by Lila Zona, Nevada
State Director for FRIENDSHIP
FORCE

II. CALL TO ORDER - INVOCATION - PLEDGE OF ALLEGIANCE

10:00 A.M.

INVOCATION: CAPTAIN RICHARD SITTON
THE SALVATION ARMY

AFFIDAVIT OF POSTING
(Posting required under the provisions of NRS CHAPTER 241) **ALL '78**

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

CITY CLERK

CARL D. PETERSON, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 13th day of January, 1978, at the hour of 8:20 A.M.

there was posted a copy of the 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 18th day of January, 1978, at the following locations:

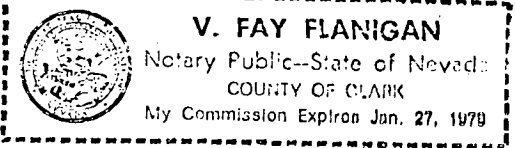
1. On the Public Bulletin Board in the United States Post Office
301 E. Stewart Avenue
2. On the Public Bulletin Board in the Federal Building
300 Las Vegas Blvd., South
3. On the Public Bulletin Board in the Clark County Court House
200 E. Carson Avenue
4. On the Public Bulletin Board at the Plaza Level 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.

Carl D. Peterson
(name)

PUBLIC SERVICES - Quality Control
(department or division)

Subscribed and sworn to before me this 13th day of January, 1978

V. Fay Flanigan
Rotary Public in and for said County and State



RECEIVED
JAN 13 8 57 AM '78
CITY CLERK

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

DORIS M. KARSNOK, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 13th day of January, 1978, 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 18th 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).

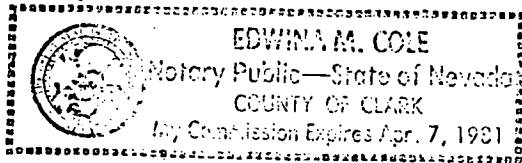
Doris M. Karsnok

(name - an employee in the Office of the City Clerk)

Subscribed and sworn to before me
this 13th day of January, 1978

Edwina M. Cole

Notary Public in and for said County and State



INVOCATION
AND PLEDGE
OF ALLEGIANCE

Mayor Briare: Good Morning, Ladies and Gentlemen. This is the time set for the regular Meeting of the Las Vegas City Commission. If you would please all stand, we are honored this morning to have Captain Richard Sitton of The Salvation Army who is going to offer us the Invocation, and then please remain standing for the Pledge of Allegiance.

Captain Sitton: Let us Pray., Our Father and God, this morning we come to Thee in the name of Thy Son, Jesus. We thank Thee for the bountiful Blessings that You bestow upon each and every one. We thank You for the opportunity this morning, Father, of service and we Pray Thy blessing upon these who lead our City. We Pray, Father, that you would guide and direct them today and sanction all that is said and done. Have Your way - in Jesus' name we ask it. Amen.

PLEDGE OF ALLEGIANCE

Mayor Briare: We also are pleased this morning, Ladies and Gentlemen, to welcome to his first official City Commission meeting, the New City Manager - Mr. Russell Dorn. Now, Mr. Dorn, would you please proceed with the Agenda?

City Manager, Russell Dorn: We will start with Page 3, Section III, the Department of Business Activity.

DEPARTMENT OF BUSINESS ACTIVITY - ILA M. BRITT, DIRECTOR

See Pages 6 thru 13 of these Minutes
(Annotated Agenda)

THIEVES MARKET
License
Approved

SECONDHAND LICENSE - CHANGE OF OWNERSHIP/CHANGE OF BUSINESS NAME

From: Judy's Junque
Judy Sillivan - 100%
To: THIEVES MARKET
714 N. Main Street
James Leo Grindley - 100%

Mayor Briare: Is the applicant present?

Response: Yes.

Mayor Briare: Mrs. Britt, this is a used furniture operation? What kind of an operation is this?

Applicant: Used furniture and appliances - chests - desks - beds -

Mayor Briare: This doesn't come anywhere near the classification of a Pawn Shop, does it?

Mrs. Britt: No, Your Honor, it does not.. It is a Second Hand License and is in a proper zone for that.

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITYILA M. BRITT, DIRECTOR

10:05 A.M.

*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. CHARITABLE SOLICITATIONS PERMITS
(Approved by the Solicitations Review Board)

1. POLICE & FIREFIGHTERS ATHLETIC BENEFIT -- tickets to a football game
2. GOODWILL INDUSTRIES OF SOUTHERN NEVADA -- tickets to a "Women of the Year" celebration
3. JUNIOR MESQUITE CLUB -- an auction; tickets to a dinner-dance; raffle tickets
4. LIGHTHOUSE THRIFT SHOP -- operation of a thrift shop
5. SUNRISE JAYCEES, INC. -- painting rooftop numbers on local businesses and homes
6. AMERICAN HEART ASSN., NEVADA AFFILIATE, CLARK COUNTY DIVISION -- Sunday drive; business drive; special gifts; fashion show/luncheon; cyclethon '78

Items 1 thru 12
Approved as
recommended
Lurie - unanimous

(Commissioner
Leavitt did not
vote - temporarily
absent)

Director
authorized
to proceed

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*A. CHARITABLE SOLICITATIONS PERMITS
(cont'd)

See Page 3

See Page 3

7. PILLAR OF FIRE, BELLVIEW SCHOOLS -- general solicitations
8. BUSINESS & PROFESSIONAL WOMEN'S ASSOCIATION, VEGAS VALLEY CHAPTER -- tickets to a "Best Dressed Business Woman" show
9. CLARK HIGH SCHOOL, BASEBALL BAT GIRLS -- sale of advertising space
10. ALBERT EINSTEIN HEBREW DAY SCHOOL -- sale of advertising space
11. NORTH LAS VEGAS CHAMBER OF COMMERCE -- sale of advertising space
12. WEST OAKLEY BAPTIST CHURCH -- sale of light bulbs, candles, ornaments and cookbooks

*B. GAMING -- Additional

1. FREMONT HOTEL, INC.

Fremont Hotel & Casino
200 E. Fremont
1 Poker Table
2. DOMMERMUTH ENTERPRISES, INC.

Orbit Inn Hotel
707 E. Fremont
1 "21" Table

Items 1 thru 6
Approved
Lurie - unanimous(Commissioner
Leavitt voting for
balance of meeting)Director
authorized
to proceed

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*B. GAMING -- Additional

See Page 4

See Page 4

3. SHELDON/BARBARA PLOTKIN

Shelly's Deli
808 South Decatur Blvd
1 slot

4. UNITED COIN MACHINE CO.

Golden Hotel
200 South First Street
1 slotRice Paddy
5183 West Charleston
1 slot7-Eleven Store # 20084
225 North Lamb
2 slots

5. BALLY DISTRIBUTING CO.

Foxy's Firehouse Casino
2423 L. V. Blvd South
9 slots

6. ALSTATE COIN MACHINE CO.

Sambo's
601 L. V. Blvd North
6 slots

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)C. LIQUOR & RETAIL TOBACCO -- Approval
of Additional Corporate Officers/
Request for Waiver of Investigation
of Corporate OfficersApproved as
requested
Lurie - unanimousDirector
authorized
to proceed1. ALBERTSON'S # 637
1570 North Eastern
Package Liquor LimitedALBERTSON'S # 639
840 North Decatur Blvd
Package Liquor LimitedALBERTSON'S # 660
3600 West Sahara
Package Liquor LimitedAlbertson's, Inc. --
J. A. Albertson, Chairman
of the Board
et alAddl Corporate Officers --
John B. Carley, Exec VP
David I. Connolly, Treas
Jerry R. Timm, ControllerCorporate Officers & Directors
requesting waiver of investi-
gation under Title 5, Chapter
18, Section 6 (D) --Kenneth Huff, Sr. VP,
Distribution & MfgC. Clinton Joyce, Sr. VP,
Mgmt Informational SystemsPaul W. Mouser, Sr. VP,
Southco Div. PropertiesGerald Rudd, Sr. VP, Corp
Services

James Wood, Sr. VP, Design/Const.

Ada A. Conner, Asst Secy

Michael F. Reuling, Asst Secy

John B. Fery, Director

B. Z. Kastler, Director

Charles D. Lein, Director

David Little, Director

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)D. RETAIL TOBACCO -- New

1. JESSIE'S CORNER MARKET
1485 Miller Avenue

Jessie Gray, 100%

2. FILL-EM-FAST
820 Rancho Road
201 North Eastern Ave

Autotronic Systems, Inc. --
James Sadler, Pres
et al

3. USA GASOLINE
1560 North Eastern Avenue

U Save Automatic Corp. --
Paul E. Moller, Pres
et alE. RETAIL TOBACCO -- Change from Sole Proprietorship to Corporation

1. GOLDEN SCARAB CATERING
1034 North Rancho Drive
Mobile Food Vendor

From: Richard M. Brayton

To: Golden Scarab, Inc. --
Richard Brayton, Pres
Georgina Brayton, VP
James Hungerford, Secy/
TreasItems 1, 2 and 3
Approved
Lurie - unanimousDirector
authorized
to proceedApproved
Lurie - unanimous

Same as above

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)F. SECONDHAND LICENSE -- Change of Ownership/Change of Business Name1. From: Judy's Junque
Judy Sullivan, 100%To: THIEVES MARKET
714 North Main Street

James Leo Grindley, 100%

Approved
Lurie - unanimousDirector
authorized
to proceedSEE PAGE 5 OF THESE MINUTESG. PRIVATE DETECTIVE LICENSE -- Approval of Branch Manager1. EQUIFAX SERVICES, INC
1100 East Sahara # 210Equifax Services, Inc. --
W. Lee Burge, Chairman
Ralph N. Jones, Pres
et al

Branch Manager: Donald L. Smith

Approved
Lurie - unanimous

Same as above

H. LIQUOR -- Request for Extension of Inactive Status1. FOODLAND
1412 E. Fremont
Package Liquor Ltd.Pet-Char Corp. --
Pete Tasios, Pres, et al

(Closed 5/25/77. Extension for period 7/24/77 thru 9/21/77 apprvd 7/6/77; extension for period 9/22/77 thru 11/20/77 apprvd 9/21/77; extension for period 11/21/77 thru 1/19/78 apprvd 11/16/77. Request for 60 extension of inactive status for 1/20/78 thru 3/20/78.)

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

Same as above

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIDNERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)H. LIQUOR -- Request for Extension
of Inactive Status
(cont'd)

See Page 8

See Page 8

2. CIRCLE K STORE # NA 1254
SE corner Tonopah Hwy/Michael
Way
Beverage Off-Sale

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

(Approved 6/1/77. Extension for
period 7/31/77 thru 9/28/77
apprvd 7/20/77; extension for
period 9/29/77 thru 11/27/77
apprvd 9/21/77; extension for
period 11/28/77 thru 1/26/78
apprvd 11/23/77. Request for
extension of inactive status for
60 day period of: 1/27/78 thru
3/26/78.)

3. CHARLIE'S BAR
1511 South Main Street
Tavern License

Eugene Stanfill, 50%
Fred Atol, 50%

(Closed 11/16/77. Request for
extension of inactive status
for 60 day period of 1/18/78
thru 3/18/78.)

AGENDA*City of Las Vegas*

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)I. LIQUOR -- Change of Ownership

1. *ANTONIO'S ITALIAN RESTAURANT
910 Las Vegas Blvd South
Tavern License

From: Anthony Mazzuca

To: Martin F. Kay, 50%
Gerry G. Kay, 50%*Subject to the provisions of the
Planning, Building and Fire codes
and Health Department regulationsApproved subject
to conditions
Lurie - unanimousDirector
authorized
to proceed

ADMINISTRATIVE AGENDA - RUSSELL W. DORN, CITY MANAGER

CITY CONTRIBUTION
TOWARDS DETENTION
FACILITIES
PERSONNEL

Approved,
subject to
50% partici-
pation by
Clark County

Commissioner Lurie: At the Metropolitan Police Commission meeting this item was discussed at the last meeting. The Commission requested that it be placed on our Agenda for consideration and approval.

We were given a breakdown of how many correctional Officers were going to be needed for the Detention Facility, based on a Federal Report and staffing that we have at our facilities.

The first breakdown will be the hiring of eighteen (18) Correctional Officers in February; the additional Officers in May for a total in this fiscal year of, I believe, \$110,000.00 the first of this fiscal year. I'm sorry I didn't bring down the breakdown on all of the other costs that will be projected for the new Budget in 1978-79.

Mayor Briare: Commissioner, if I am not mistaken, we briefly discussed this at one of our previous meetings - the additional Guards that are necessary - the additional Staff for the Jail Facility, and I believe at our last meeting - and if my memory serves me - I'm going to ask Marvin Leavitt - I believe at our last meeting Mr. Leavitt described how this financial obligation is going to be met by the City. Is this the one you were talking about?

Director of Financial Management, Marvin A. Leavitt: Yes.

Mayor Briare: Would you indicate again for the Commission how you propose to handle these amounts of money?

Marvin A. Leavitt: Yes. We had previously allocated monies for the Metropolitan Police Department as a part of their Budget. Since that point, various changes occurred, one of which was a funding change, as well as the contribution going into the Metropolitan Police Department from the Airport. Because of that, the City had credit coming to them based on the original amount that was projected in the Budget. Because of that credit, it will enable us to fund for this year these people for Jail personnel, without increasing our contribution over that which was planned in the initial Budget.

Mayor Briare: With respect to the requirements for the next Fiscal Year, we are just going to have to find the money.

Mr. Dorn: I believe the total projection for next year's Budget, in the area of Detention Officers and Police, that you are considering right now, will project at \$1,515,000.00. This is not considering any fringe benefits or salaries through labor negotiations.

DETENTION
FACILITIES
PERSONNEL
(continued)

Commissioner Leavitt: I think we should understand now that this \$110,000.00 is only for now until the end of the Fiscal Year and that when we start preparing the Budget for the Metropolitan Police Department for the next Fiscal Year, that there will be additional costs for additional Detention Officers; that the figure we are talking about now, as I indicated, will only take care of the additional Detention Personnel that will be hired between now and the end of the Fiscal Year. That \$110,000.00 is only half - that's the City's share. The County's share, of course, will be a like sum. The Metropolitan Police Commission did vote in favor of it on the basis of both the City and County Boards agreeing to that figure.

Commissioner Lurie: I will have to say that Commissioner Christensen did vote against the motion since the City was put into a rather embarrassing situation because three (3) of our members serve on the Police Commission, which means a quorum of our Board. So that this could come before us and we could discuss it openly, Commissioner Christensen voted against the motion and Commissioner Leavitt and I voted in favor of it so that it could be brought up before our Board.

Mayor Briare: I am going to ask our City Manager to consider, while he is reviewing Budgets being submitted by the various departments in accordance with the memo that he sent around to all his department heads yesterday, and when those department heads have to present to you the impact that their Budgets are going to have on the citizens of Las Vegas, that you also include - with any way you can get the information from Metro Police - I'm sure they will be more than cooperative with you - to include, just for the information that we will need, the impact that the cost of Metro Police and the Jails are going to have on our local taxpayers, because it is going to be very difficult when you read in the Press comments that are made. As an example, by members of the Taxation Department in the State that they feel there is a tax "windfall" expected in the State of Nevada next year.

It is very nice for those people in Carson City to be urging local government to not ask for increased taxes or to not raise budgets to take advantage of the "windfall".

I happen to know a lot of people, including members of this Commission who, several years ago, were finding themselves with their monthly payments going up with their mortgage companies because of the need to meet new Tax Bills and because a certain area has now come up for taxation that has produced such a "windfall", now all of a sudden there is a big suggestion that we don't use any of that money; that we don't take advantage of that money.

I've been paying for it, and so have a lot of other people who live in areas where their taxes have been increased. I'm not suggesting if we don't need it, Mr. Dorn, that we go ahead and take it. Of course not, but I would like to have this Commission, and also the citizens, be fully informed as to what government costs, delivering only those services which we had during the concluding year, and any new services that would be put upon us by the State Legislature, or by the Federal Government, by man-

DETENTION
FACILITIES
PERSONNEL
(continued)

dating more Police, or more Guards; or maybe we have to build more Jails, and we have to do all kinds of things, and that money has to come from some place and I think we should know the difference so that when the Legislature meets if they put mandates on the City to accomplish certain purposes, that the local people will know where those mandates are coming from.

Mr. Dorn: I would like to make a comment on that: That Report will be done and presented to the City Commissioners and to the public, but before you vote on this consideration, I would like to point out that the increase in hiring seventy-five (75) Correctional Officers and twenty-five (25) Police, we will have a minimum increase in our Budget next year in City dollars of \$757,000.00, without talking about fringes and labor negotiations, so I would like you to consider that in your vote today.

Commissioner Christensen: Another sidelight to that is, I note with interest that the author of this article is Chairman - or Director - what is his title there?

Marvin A. Leavitt: Director of the State Department of Taxation.

Commissioner Christensen: . . . the Director of the State Department of Taxation - it was at his recommendation and the Tax Commission's action that saw fit to impact the City's budget, for Police, by how many million dollars was it, Marvin?

Marvin A. Leavitt: By One Million Dollars.

Commissioner Christensen: OK, it jumped a Million Dollars and our Police protection was cut, roughly, in half. It was an arbitrary decision by the Board this person is the Executive Director of. I don't know where he proposes we take it from - we are being asked to pay 52-1/2% of the entire Police Department and it has cut our Police protection in half. This is exactly what took place.

Marvin Leavitt: I might comment with regard to the comments he made, indicating that the tax base is going up in the State 19% this year. That is true when you look at the County as a whole. However, when you look at the City of Las Vegas as an entity, our tax base is going up approximately 6.8% this next year and that isn't exactly what you would call a "windfall".

Commissioner Leavitt: He indicates that inflation has gone up higher than that - in his news release he says it has gone up 10% and he said the property tax had gone to 19%, but you say for the City of Las Vegas it is only 6%?

Commissioner Lurie: We will catch it for next year because next year the City of Las Vegas is to be re-evaluated -

Commissioner Christensen: Perhaps what he really meant was that the County shouldn't spend this extra money that the County is going to have - that they should stick the City for it again.

DETENTION
FACILITIES
PERSONNEL

(continued)

Commissioner Lurie: We continued our conversation on it for quite a while, but I feel it is necessary that we approve the amount that has been requested for the rest of this Fiscal Year and I would move for the approval of our contribution towards the Officers for the Detention Facility.

Commissioner Christensen: I would like to ask you to consider an amendment to that: In personally talking with the County Administrator's Office the other day, that is not going to be on their agenda until some time late in February, and I would like to make ours contingent upon their approval.

Commissioner Lurie: Well, I believe that's the way it has to be -

Commissioner Christensen: If they aren't going to approve it, we don't have to expend the money - we've gone through this exercise before. I think this has already been approved for some additional Officers - not this total amount and some place along it was approved once before by this Commission and was rejected by the County. It never did get along.

Commissioner Lurie: That was for twenty-five (25) additional Policemen -

Commissioner Leavitt: I cast the motion authorizing the appropriation for the money to hire an additional twenty-five Police Officers, if I recall correctly. The County hasn't acted on it. I agree with Commissioner Christensen. I think we ought to have an amendment to the motion to the effect that it is conditioned upon the County likewise contributing their share, because there is no sense in keeping this thing hanging out in mid air.

Commissioner Lurie: I would accept that amendment to the motion.

Mayor Briare: Commissioner Lurie has included that in his motion. Are there any other comments on the motion?

Commissioner Christensen: I think the motion should say 50% instead of just "their share". That could be up for argument.

Mayor Briare: OK - I think that was the intent. That is understood - a matching amount. Please cast your votes.

Commissioners Christensen, Leavitt, Lurie and
Mayor Briare voting aye; noes; none.

Mayor Briare: Mr. Dorn. on that previous discussion, so that we can be prepared, at the convenience of your office, I would like to have you graphically show the conditions even if we have to send to the public material to show that this Commission has made every effort to keep the tax rate at an absolute minimum and we have no intention of trying to grab ahold of any monies just because they are there . . .

PROPOSED
SPACE
MODIFICATIONS
IN CITY HALL
Approved

John Bramble: Honorable Mayor and Commissioners, the proposal that you have in front of you today is to allocate the space that we obtained when the County Commissioners and County Administrator's office vacated the 8th Floor of City Hall.

Also included in that proposal is the utilization of the CETA building that has just been vacated by the CETA operation.

There are three (3) floor plans. You will note that the orange portion is the existing space available at the Plaza level for Business Activities; the uncolored area for Personnel & Employee Relations.

On the next page, the 2nd floor, is for Municipal Services - the orange color and the other area for Community Planning & Development and then the 8th floor, of course, was unallocated space for the City of Las Vegas.

What we have attempted to do is to provide better service for the public coming into the City Hall and then also to provide for future expansion in the next five (5) years.

We hope this Plan would provide for future expansion for the departments involved - Community Planning & Development; Personnel, Business Activities and also Municipal Services.

So what we have there is the space that they would be then allocated. Business Activities would be picking up about another 1,000 sq. ft..

One additional item on the CETA building is the proposal of Mr. Campbell, and myself, that we provide that building for the outside agencies that are presently in the Reed Whipple Center, and those four agencies are the (1) Young Audiences, which was before us a number of months ago requesting space (2) Allied Arts (3) Nevada Human Relations Commission and (4) the Youth Employment Program. Those four operations would then be in the CETA building providing for greater space and flexibility for the Reed Whipple Center and also the Naval Reserve Center when it becomes available. One of the reasons for the move is because we must move all of the operations out of the Reed Whipple Center during the construction.

Commissioner Lurie: The use of the CETA building would then be on a temporary basis until such time as construction is completed at Reed Whipple and the Naval Reserve building too?

Mr. Bramble: That is our initial proposal. We would hope that for a long range plan that we could put those outside operating agencies in the CETA building, dependant upon relationships between other Programs and the City Staff.

Lurie:

Commissioner/ I hope we can get everybody moved and situated because I've seen so many new walls - old walls torn down - over the past four years and I hope we can get everyone in their places and that this would be the last move for everybody . . .

Mr. Bramble: I hope so, too -

Commissioner Lurie: It seems like it is an occurrence, almost daily,

PROPOSED SPACE
MODIFICATIONS -
CITY HALL
Approved

for some department to be moving.

Mr. Bramble: This would be a final move. There may be additional expansions here and there, but I would imagine this would solve a major portion of our space problems for the next two or three years, at least.

Commissioner Christensen: I agree with Commissioner Lurie on the inconvenience, etc., but I would hope that it is not the end of the moves because I look for a lot of changes to take place with this Annexation Bill, etc., and the growth of this community necessitates some of these moves - I really don't hope that we will get everybody situated and never move again, because then you are stagnant.

Mayor Briare: Are there any further comments?

(No response)

M o t i o n

Commissioner Lurie: I move we approve the recommendations as presented.

Motion carried by the following vote: Commissioners Christensen, Leavitt, Lurie and Mayor Briare voting aye; Noes, none. Absent (excused) Commissioner Woofter.

See Page 20 of these Minutes

REQUEST FOR
STATUS REPORTS
ON VARIOUS CITY
PROJECTS

Mayor Briare: It has been mentioned about the improvements at the Reed Whipple Center. I think perhaps, Mr. Dorn, it would be of value to the Commission because we have so many capital improvements going on in different sections of the City, that if maybe once a month you might give us a short status report on those various projects. There are quite a number of them: I happen to have asked what appeared to be the overseer - I'm not just sure what his position is - I asked him how the additional decks on the parking lot were going and he said he was a couple of weeks behind. How can he be a couple of weeks behind when he has only been working on it for a couple of weeks. Apparently there were some things they have stumbled into that were problems that, unfortunately, might have been wrong in the original construction of this building. I'm not looking for any more headaches than we already have, but I am pretty alarmed to learn of those.

Laurence Hampton, Director of Public Services: These are some design problems that will be coming before you at the next meeting. There are some change orders proposed for this. There were some problems with the initial construction that we will be trying to correct.

Mayor Briare: That was what was worrying me, Mr. Hampton - when you have a certain amount of money set aside under the Public Works Law - I thought at one time there was something under that Law that required any change orders, or any additional work that was needed, had to be picked up by the applicant which, in this case, would be the City. Are we going to be able to get Federal money to cover those change orders?

Mr. Hampton: On this particular project it is my understanding that we were below the original budget on the project and the change orders are not in a sufficient amount to create a problem.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 5, 1978

TO: MAYOR BILL BRIARE
 COMMISSIONER RON LURIE
 COMMISSIONER PAUL CHRISTENSEN
 COMMISSIONER MYRON LEAVITT
 COMMISSIONER ROY WOOFER

FROM: LAURENCE HAMPTON, P.E.
 ACTING CITY MANAGER

SUBJECT: PROPOSED SPACE MODIFICATIONS IN CITY HALL

COPIES TO:

Attached for your review and consideration is a detailed space plan for the City Hall building and the CETA building at 300 Las Vegas Boulevard North. This plan was developed in order to allow for a three-to-five year growth of the departments involved in the space allocations. The plan proposed will affect six City departments and have some indirect benefits upon two other departments located in City Hall.

Although the vacancy on the 8th floor precipitated the total plan, the Plaza level was the major pivotal aspect of the entire plan. The major space problem is the Plaza level. The Business Activity Department has expanded its scope of services over the past three years and, with the increased personnel demands by the City, the Personnel Department has a need to expand in the future. This makes it essential that one of those two departments be moved from the Plaza level. The Personnel and Employee Relations Department was selected to be moved to the 8th floor due to the fact that:

- 1) The Department of Business Activity is a public service type operation with the people requesting services from the City.
- 2) Personnel provides the public a service; however, it is of a different nature. Job applicants normally are willing to travel the added distance and not consider it an inconvenience.

The other move would involve the Purchasing and Contracts Division of the Municipal Services Department. This department would be relocated to the Plaza level, thereby freeing space for the Department of Community Planning and Development on the second floor.

Although some minor modifications must be made to the three floors involved, the initial costs should be minimal. Upon your approval, the final floor plans will be drafted and the departmental relocations can be accomplished within two calendar months.

LH:bjw

Att.

ACTION ITEM

Approved by City Commission

Date 1-18-78

Mayor Briare: Please let us have a brief status report from time to time, Mr. Dorn.

Mr. Dorn: That will be taken care of.

BETTER LIVING
PROGRAM
Approved

Mayor Briare: The next items is the Proposal to Participate in the Las Vegas Community Council for Better Living Program. Is the lady here who proposed this Program?

(No response)

Mayor Briare: I believe we have a recommendation from the City Manager on this.

Mr. Dorn: Your Honor, this is a Program that is being submitted for your consideration on informational tapes to our citizens. It is a public relations tool for telling our citizens about Employment Procedures, Building Permits, Business Licenses, Recreation Activities, Senior Citizen Center information, Planning and Zoning information and, possibly, information on general government. It is at no cost to the City government at this stage and City administration feels that it is a worthwhile project

Commissioner Lurie: How do they make any money?

Mr. Dorn: Commissioner Lurie, when you have that type of a book, business people advertise in the book, so I assume their revenue would come from the advertising . . .

Mayor Briare: Also, Commissioner Lurie, as I read that book - it has rather interesting contents - I don't know from a policy standpoint - as long as we have a recommendation from Staff, perhaps that would be sufficient, but from the standpoint of policy, these tapes - and they have a large variety of information - all I know is what I read in the book - perhaps some of the Commissioners have talked with this lady - they sell tapes and I want if the Commission is to approve this request that was originally submitted by Mr. Hampton, that it be on the condition that a tape that the City would furnish them would not be used for commercial purposes, nor would they sell ads in the thing and that is not a means of endorsement of this particular publication, but is meant to be a means of public service, as Mr. Dorn has indicated. I don't want to see the City endorsing this as a recommendation to go out and sell ads for this thing. I asked if Mrs. DePue was here in case there were any questions to that comment, or any other comments by the Commissioners, so maybe we should wait until she comes around.

Mr. Dorn: We would be happy to ask for additional information on it.

Mr. Hampton: I looked into it, Mayor with respect to its being a proper venture. There are other publications that you can buy from the newsstands that show who the City Commissioners are - information for that particular type of publication. These people make a profit on that publication, but really what we're providing them is general public information that we hope will be of value to the citizens. In turn, these people might make a profit. If it is successful, they will probably make a profit, but I really don't think we would want to endorse it. I don't think we recommend that. All that we are recommending is that we submit

BETTER LIVING
PROGRAM
(continued)

the copy showing our procedures here that they would then put on the tapes and the public could benefit by.

Mayor Briare: Are there any other comments by the Commissioners?

(No response)

M o t i o n

Commissioner Lurie: I move that we follow the recommendation of the City Manager as presented.

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

See Page 23 of these Minutes

DEPARTMENT OF FINANCIAL MANAGEMENT

See Page 24 of these Minutes

DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS

See Pages 25, 26 and 27 of these Minutes

DEPARTMENT OF FUNDS, COORDINATION AND PROJECTS

FUNDS - OLDER
AMERICAN ACT
Tabled

A Resolution of the Board of Commissioners of the City of Las Vegas, Nevada, Authorizing the Submission of an Application for Funds under Title III of the Older Americans Act.

Mr. Dorn: At this time I would like to make a recommendation to hold this matter until we meet with our Regional Representative for the Older Americans Act under Title III. This is at the request of the Federal Government.

Mayor Briare: Are there any objections to holding this?

(No response)

Mayor Briare: There are no objections so we will hold it until such time as it is brought back before this.

Commissioner Lurie: I have one question I would like to ask, Mayor - maybe Ron Jack can give us this information. How many programs are the Federal Government funding on this Weatherization.

Ron Jack (Director): Commissioner Lurie, I really have no idea. I would have to look into it.

Commissioner Lurie: Well, as I look at it, the EOB has a Program; EPA has a Program - there are four or five of these Programs -

Ron Jack: Yes, sir, there are.

Commissioner Lurie: And I'd like to know how much money is being spent - whether it's being spent in the right areas - is it covering all the areas we are intending to cover - and how much is being spent for the Weatherization Program.

AGENDA*City of Las Vegas*

January 18, 1978

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IV(a) ADMINISTRATIVE AGENDA - RUSSELL W. DORN,
CITY MANAGER

A. CITY CONTRIBUTION TOWARDS DETENTION
FACILITIES PERSONNEL

Approved subject to Staff authorized
50% participation by to proceed
County of Clark
Lurie - unanimous

B. PROPOSED SPACE MODIFICATIONS IN
CITY HALL

Approved as
recommended
Lurie - unanimous

Same as above

C. PROPOSAL TO PARTICIPATE IN LAS VEGAS
COMMUNITY COUNCIL FOR BETTER LIVING
PROGRAM

Approved as
recommended
Lurie - unanimous

Same as above

D. MINUTES - CITY COMMISSION

1. Regular Meeting - Nov 30, 1977

Items 1, 2 and 3

2. Regular Meeting - Dec 14, 1977

Approved by

3. Regular Meeting - Dec 28, 1977

Reference

Lurie - unanimous

Mayor & Clerk
authorized
to sign

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

January 18, 1978
Department Actio

ITEM

Commission Action

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. A507976, A114515 to A114516,
A409785, A507946 to A507947,
A507950 to A507981, A507983,
A507985, A507987, A507990 to
A508057, A508060 to A508384,
inclusive.

In the amount of \$2,107,010.51

*B. PAYROLL WARRANTS

Nos. 114952 to 116263, inclusive.

For Pay Period Ending 12/24/77

In the amount of \$433,856.59

Items A and B
Approved as
submitted
Lurie - unanimous

Director
authorized
to issue

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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 1/18/78

PHONE 386-6011

ITEM

Commission Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS

BOB McPHERSON, AEP, DIRECTOR

AUTHORIZATION TO FILL POSITIONS

A. FEDERALLY FUNDED

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>
(1) PS/Traffic Engineering Electrical Trades Helper Until 9/30/78 (replace vacancy)	\$836	To assist Traffic Signal Electricians in the installation of traffic signals, re-lamping traffic signals, painting poles and excavation work.
(2) Senior Citizens Senior Citizens Aide Until 9/30/78 (provide needed services)	510	To provide clerical assistance in the administrative area of the Center and duties of publishing the Rocket.
(3) MS/Purchasing & Contracts Supply Clerk Until 9/30/78 (replace vacancy)	796	To assist in receiving, issuing and maintaining inventory of materials, equipment and supplies.
(4) Funds, Coordination & Projects Management Analyst Trainee Until 9/30/78 (replace vacancy)	987	To perform Community Development Block Grant Project Evaluations on a systematic basis.

Items 1 thru 4.
 Approved as recommended

Staff authorized to proceed

B. CITY FUNDED - TEMPORARY

(1) Senior Citizens Office Assistant Until 2/27/78	721	To provide clerical assistance to the Senior Citizens Center.
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Approved as recommended
 Lurie - unanimous

Same as above

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

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ITEM Commission Action Department Action

IV. (c) DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS

C. REIMBURSABLE

(1)
 Recreation & Leisure Activities Instructor
 \$775 To instruct classes in radio broadcasting, acrylic painting, Japanese embroidery and to resume a class in dance.
 Four positions
 Until 6/1/78
 (provide needed services)

Approved as recommended
 Lurie - unanimous

Staff authorized to proceed

D. CITY FUNDED - FULL TIME

(1)
 PS/Traffic Engineering Electrical Trades Helper
 836 To assist Traffic Signal Electricians in the installation of traffic signals, re-lamping traffic signals, painting poles and excavation work.
 (replace vacancy)

Items 1 thru 8
 Approved as recommended
 Lurie - unanimous

Same as above

(2)
 Recreation & Leisure Activities Maintenance Laborer
 758 To perform a variety of semi-skilled and manual laboring tasks in maintenance and repair of ball diamonds and park grounds.
 Two positions
 (replace vacancy)

(3)
 Fire Services Office Assistant
 721 To provide part-time receptionist and full-time clerical assistance and handling overflow work from Fire Prevention.
 (provide needed services)

(4)
 PS/Building & Safety Office Assistant
 721 To assist with purging files for microfilming of records, also to be trained to operate microfilm equipment.
 (provide needed services)

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

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 1/18/78

ITEM

Commission Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL & EMPLOYEE
 RELATIONS

D. cont. CITY FUNDED - FULL TIME

(5)
 Business Activity 653 To provide adequate
 Parking Garage coverage of Parking
 Attendant Garage operating on a
 (replace 24 hour per day, 365
 vacancy) day per year operation.

(6)
 PS/Sanitation 836 To assist with oper-
 Treatment Plant ation and maintenance
 Operator of complex wastewater
 (replace treatment system.
 vacancy)

(7)
 Recreation & 721 To provide clerical
 Leisure Activities support for Junior
 Office Assistant High School Recre-
 (provide needed ational Centers and
 services) Center Supervisors.

(8)
 City Manager 960 To provide the clerical
 Administrative support for the
 Secretary II Administrative
 (replace Services Unit staff.
 vacancy)

See Page 14

See Page 14

WEATHER-
IZATION
(cont'd)

Ron Jack: The Department of Community Planning & Development is probably servicing the greatest number of these projects at this time.

(Mr. Jack had more to say on this subject but because of the long-standing fact that the microphone on the Staff table is faulty, his remarks were not picked up on the tape in sufficient clarity for transcription)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA,
AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDS UNDER TITLE III OF THE
OLDER AMERICANS ACT TO SUPPORT A WEATHERIZATION PROGRAM.

See Page 29 of these Minutes (Annotated Agenda)

See Pages 30 and 31 of these Minutes (Resolution)

DEPARTMENT OF MUNICIPAL SERVICES

See Page 32 of these Minutes (Annotated Agenda)

DEPARTMENT OF PUBLIC SERVICES

See Pages 33, 34, 35 and 36 of these Minutes (Annotated Agenda)

Laurence Hampton, Director of Public Services: The next items is the rights-of-way item. The first six are very routine. The seventh one is a little unusual. There is no money involved. It was a negotiated agreement between the American Legion Post No. 8 and the City relative to the construction project on Casino Center Drive. We would recommend approval of all seven items.

Commissioner Lurie: What does that agreement consist of?

Mr. Hampton: It is a small strip of land -

Commissioner Christensen: Does it have anything to do with the street - Casino Center North?

Mr. Hampton: It's in connection with the street and also a parking lot - it is kind of an adjustment of a mistake that was made -

Mayor Briare: Is it a perpetual agreement?

Mr. Hampton: Yes.

Mayor Briare: The reason I ask that is because I wouldn't want the City to be tied up to a point where perhaps in the distant future it is conceivable that it would be to the advantage of the City to vacate Casino Center and join it with the Reed Whipple Center and the Reed Whipple field, etc.

Mr. Hampton: That would still be possible.

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

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 January 18, 1978

ITEM	Commission Action	Department Action
<p>IV. (d) <u>DEPARTMENT OF FUNDS, COORDINATION AND PROJECTS</u> <u>RONALD C. JACK, ACTING DIRECTOR</u></p> <p>A. A Resolution of the Board of Commissioners of the City of Las Vegas, Nevada, Authorizing the Submission of an Application for Funds Under Title III of the Older Americans Act.</p> <p>B. A Resolution of the Board of Commissioners of the City of Las Vegas, Nevada, Authorizing the Submission of an Application for Funds Under Title III of the Older Americans Act to Support a Weatherization Program.</p>	<p>Tabled (at request of Director)</p> <p>Resolution Adopted Lurie - unanimous</p>	<p>Mayor & Clerk authorized to sign</p> <p>Director authorized to proceed</p>
<p>IV. (e) <u>DEPARTMENT OF RECREATION & LEISURE ACTIVITIES - RICHARD CAMPBELL, DIRECTOR</u></p> <p>N O N E</p>	<p>---</p>	<p>---</p>

1 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
2 THE CITY OF LAS VEGAS, NEVADA, AUTHORIZING THE
3 SUBMISSION OF AN APPLICATION FOR FUNDS UNDER
4 TITLE III OF THE OLDER AMERICANS ACT TO SUPPORT
5 A WEATHERIZATION PROGRAM

6 WHEREAS, Title III of the Older Americans Act of 1965 (P.L. 89-73),
7 as amended, seeks to encourage and assist state and local governments to
8 concentrate resources in order to develop greater capacity and to foster the
9 development of comprehensive coordinated service systems to serve older
10 persons; and

11 WHEREAS, Title III of the Older Americans Act of 1965 (P.L. 89-73),
12 as amended, authorizes the awarding of project grants to state and local
13 governments for the provision of social services; and

14 WHEREAS, the City of Las Vegas is an eligible unit of government
15 and has previously applied and received funds; and

16 WHEREAS, the City of Las Vegas has implemented a program for energy
17 conservation for its senior citizens; and

18 WHEREAS, the City of Las Vegas desires to submit a request for
19 refunding of its Senior Citizens Program for Weatherization and Weather-
20 related Housing Rehabilitation under Title III of the Older Americans Act.

21 NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

22 1. The Department of Funds, Coordination and Projects is authorized
23 to prepare and submit an application for a project grant under Title III of
24 the Older Americans Act.

25 2. The Department of Funds, Coordination and Projects is authorized
26 to file such documents, materials and information as necessary to support this
27 application.

28 3. The Developmental Programs Division of the Department of Funds,
29 Coordination and Projects is hereby authorized to plan, implement and
30 administer said program.

31 4. The Developmental Programs Division of the Department of Funds,
32 Coordination and Projects is authorized to provide grants for weatherization
and housing rehabilitation under said program.

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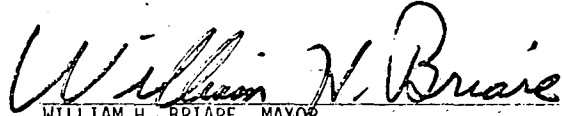
5. The Mayor is hereby authorized to execute such application for funds such as contracts that may be necessary and appropriate for the purpose of receiving and expending federal funds and for carrying out the purpose of said program.

6. The City Clerk is hereby authorized to attest to said documents.

7. The application for grant award shall be for \$35,000 and that the City will provide one hundred per centum (100%) of its local share of \$15,000 (\$14,000 in inkind services and \$1,000 in cash contribution).

8. This Resolution to take effect immediately.

PASSED, APPROVED AND ADOPTED this 18th day of January, 1978.


WILLIAM H. BRIARE, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

(SEAL)

AGENDA

City of Las Vegas

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
<p>IV-f. <u>DEPARTMENT OF MUNICIPAL SERVICES</u></p>		
<p><u>J. C. CATHCART, DIRECTOR</u></p>		
<p>*CONSENT AGENDA</p>		
<p>All items 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.</p>		
<p><u>PURCHASING AND CONTRACTS ITEMS</u></p>		
<p>*A. <u>PERMISSION TO RECEIVE BIDS</u></p>		
<p>1. Collator, 14 Station With Double Bins and Stacker 48 Month Lease (Municipal Services-Reprographics Staff)</p>	<p>Items 1 thru 5 Approved as recommended Lurie - unanimous</p>	<p>Staff authorized to proceed</p>
<p>2. Seven (7) Each Traffic Signal Poles - Replacement (Public Services - Traffic Division)</p>		
<p>3. 107 Dozen Tee Shirts - Summer Day Camp Program (Recreation and Leisure Activities-Recreation Division)</p>		
<p>4. Playground Equipment and Supplies - Summer Playground Program (Recreation and Leisure Activities - Recreation Division)</p>		
<p>5. Traffic Signal - Lake Mead Blvd. at Highland Drive (Public Services - Traffic Division)</p>		

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

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 Jan. 18, 1978

ITEM Commission Action Department Action

IV (g). DEPARTMENT OF PUBLIC SERVICES

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

*CONSENT AGENDA

All matters listed under Items A, B, C, and D 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. APPROVAL OF SUBDIVISION PLATS

It is recommended that the following plats be approved subject to posting of bond and signing of agreements and plans within thirty days. All engineering designs have been submitted and are being processed.

1. Lewis Homes-Meadow Vista Unit #3. (Lewis Homes of Nevada, Earl W. Monson, Agent)
2. Lewis Homes-Sahara Unit #4. (Lewis Homes of Nevada, Earl W. Monson, Agent)
3. Stewart Place No. 6-A. (First Western Savings Association & Dasco, Inc., Dudley A. Smith, President)

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

Director
 authorized
 to proceed

*B. 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. Charleston Rainbow Unit No. 15-A. (Sproul Homes of Nevada, R. B. Cline, President)

Approved as
 recommended
 Lurie - unanimous

Clerk to
 proceed

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

Page 1⁹
 Jan. 18, 1978

ITEM

Commission Action

Department Action

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

*C. RELEASE OF BOND

It is recommended that the performance bond posted for improvements at the following site be released. All work has been completed in accordance with city standards. It is recommended that the work be accepted and the bond released.

- 1. Location: 240 Kipling St.
- Use: Offsite improvements at residence
- Builder: Woodrow W. Wagner, owner
- Surety: Cash Deposit Agreement with Ensign Federal Credit Union
- Amount: \$6,000.00

Approved as recommended
 Lurie - unanimous

Clerk to proceed

*D. RELEASE OF CONSTRUCTION CONTRACT

The following contractor is requesting release of retention and bond following the expiration of the 35-day lien period. All work has been completed in accordance with contract plans and specifications. Subject to no liens filed in the 35-day period it is recommended that the contract bond and retention be released.

- 1. Bid No.: 77.107
- Contractor: Wells Cargo, Inc.
- For: Annual Street Overlay Contract, Phase II
- Notice of Completion: December 13, 1977
- Release Date: January 18, 1978

Approved as recommended
 Lurie - unanimous

Clerk and Municipal Services authorized to proceed

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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 Jan. 18, 1978

PHONE 386-6011

ITEM

Commission Action

Department Action

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

*E. RIGHT OF WAY ITEMS

1. Grant Deed

From: Zolin Burson and
 Shirley M. Burson, hus-
 band and wife as joint
 tenants
 To: City of Las Vegas
 For: Portion NW-1/4, Sec. 35
 T19S, R60E
 Lorenzi Blvd. Dedication
 (1/4/78) (G-35)

2. Right of Way Grant

From: Ridgemont Association,
 a non-profit Nevada
 Corporation
 To: City of Las Vegas
 For: Ridgemont Unit No. 1
 Sewer easement
 (7/25/77)

3. Right of Way Grant

From: Inland Homes, Inc., a
 Washington Corporation
 To: City of Las Vegas
 For: Portion SW-1/4, Sec. 25,
 T20S, R60E
 Sewer easement
 (1/9/78)

4. Grant of Easement

From: City of Las Vegas
 To: Clark County Sanita-
 tion District No. 1
 For: Portion Sec. 10, T21S,
 R62E
 Sewer easement

Items 1 thru 7
 Approved
 Lurie - unanimous

P/S authorized
 to proceed

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

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 Jan. 18, 1978

ITEM

Commission Action

Department Action

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

*E. RIGHT OF WAY ITEMS (Continued)

5. Quit Claim Deed (Correction Item 7 Jan. 4, 1978 agenda)
 From: City of Las Vegas
 To: Goldmine Corporation, a Nevada Corporation
 For: Portion NW-1/4, Sec. 9, T21S, R61E
 Realignment of Westwood Drive NRS. 268.060 as approved by Public Services Department.
 Spanish Motor Inn (R-9)

6. Easement
 From: City of Las Vegas
 To: Las Vegas Valley Water District, a Quasi Municipal Corporation
 For: Portion SE-1/4, Sec. 36, T20S, R60E
 Water easement
 Charleston Heights Library and Arts Center

7. Agreement between City of Las Vegas and American Legion Post No. 8 to have joint use of a driveway (between American Legion Property and Property formerly known as the Naval Reserve Center).

See Page]1

See Page 21

F. REPORTS

1. Proposed Corridor land use plan of East Leg of Freeway.
2. Request for funds for Page Street bridge across the Cedar Ave. Drain.

Approved concept proposed
 Leavitt - unanimous

Staff authorized to proceed

Approved City participation as recommended with proviso that cost, legally, may be recovered thru future

Director authorized to proceed
 development

EAST LEG
OF
FREEWAY

PROPOSED CORRIDOR LAND USE PLAN OF EAST LEG OF FREEWAY

Mr. Hampton: I would like to discuss this item with some sketches showing a possible Land Use of the East Leg of the Freeway. I would like to emphasize that in the ideas contained there in are not to be construed as firm proposals, but rather as new and interesting ways to enhance the overall facility in the community. This is really being presented to you as an informational item. We would like to have you review it and we will be coming back at a later date for specific proposals.

Mayor Briare: It surely is a novel approach and apparently has taken a lot of man hours to prepare it. It takes what some people would consider to be a detriment to the community and makes it a real asset.

Mr. Hampton: You are right.

Commissioner Christensen: I agree with this proposal - this concept and I would like to call attention to a section of the West Fremont Expressway that runs from the Highland off-ramp to the Rancho Road off-ramp - that we try to prevent the errors we made there. We have a drainage channel that runs down through there - the Las Vegas Creek - the City has to maintain that area weed free - the State has the highway - we have a joint overlapping of uses there. We ended up with the State building a fence which is required by Federal rules. That gives us one foot from the property owners' fences, so we have a one foot wide area between two six feet high fences to collect the garbage and debris that has to be cleaned out. There is absolutely no landscaping along there. At one time we had a meeting of the homeowners - we had a representative of the Highway Department meet with those homeowners and we had a commitment from (whatever his title is) Mr. Bastian of the Highway Department, that we would landscape that area. Nothing has been done. It is an eyesore - it's noisy - it's miserable and with a little foresight all those things could be eliminated. I've seen Freeways in Southern California - and I admit we don't care what they do in Southern California, but I have seen Freeways in Southern California that are not offensive to live close to. In fact, it was somewhat of an advantage if the land use is properly planned around those Freeways. I think there we have a clear-cut example of what I call a "rock" street because all of the streets that back into there are named for rocks - Onyx Way, etc. I think we should take a long look at that when we think of planning a Freeway because that's a bad situation - those people have two fences in their backyards. One of them is absolutely useless - it doesn't screen anything from view because everything goes down that Freeway twenty feet above that back fence.

Mr. Hampton: Commissioner, Mr. Jack Shaw is here representing the Highway Department and he has a colored map of what we presented to you that you may want to look at, but if not, I think Mr. Shaw could, at your request, discuss this particular problem and ask the Highway Department to give us a status report on it.

Commissioner Christensen: At that time - at that meeting - I asked Mr. Parvin if that commitment was his or the Highway Department's. He assured me he got that from Mr. Bastian . . . that has been over a year ago and nothing has been done - we resolved all of our differences at one time but we are now back to point one again.

Mr. Jack Shaw: Your Honor and Commissioner Christensen, I am Jack Shaw from Carson City and I am a little aware of that condition because I am the landscape

EAST LEG architect for the Highway Department. I cannot speak for what has happened.
OF FREEWAY All I know is that the landscaping has been designed for that particular piece
(cont'd) of highway. I can't tell you offhand where the timing is, but I certainly can
see that you get informed.

I would like, Mr. Hampton, to say that on this proposal we are here to request an approval for signature so that we can print the book.

Commissioner Leavitt: I have a question regarding this: This land is going to be underneath the Freeway - is that right?

Mr. Saylor: Underneath -

Mr. Shaw: Underneath and adjoining -

Commissioner Leavitt: It is going to be owned by the State, isn't it?

Mr. Sahw: There are both - the purpose of a joint multi-use study with the Federal Highway Administration is to - as was explained here a few minutes ago by someone - that it could be done to advantage. There is one, for example, on A-I - on the first sheet under the foreword - there is a joint acquisition for parking for you people. This would have to be - assuming that it could be better acquired by taking a joint acquisition rather than the Highway coming in and buying what it needed and the City buying what they needed - make it a joint acquisition. On the rest of it there are triangular pieces - long strips - so that it just isn't feasible to only buy a little piece, and those kinds of left over pieces, either under the Freeway or adjoining, we would want to utilize to the best advantage for the community and the people in the area.

Commissioner Leavitt: I am excited about this because I think it can be used very well as a final result on the Freeway, but what I'm concerned about - not so much the matter of the joint acquisition but the maintenance after construction.

Mr. Shaw: Normally, the way the procedure for each of these developments - other than acquisition - the procedure is to present all of the alternatives possible so that when the Freeway is completed, then the entities - the City - the Housing Authority or the County - or any group of citizens - who wish to, could appeal to the Highway Department - we would like to see a park - we would like to lease this area.

Commissioner Leavitt: I have two questions: Who is going to maintain it and are we locked into this design, or is it flexible?

Mr. Shaw: Number one: Who is going to maintain it? Depending on the agreement at the time of request -

Commissioner Leavitt: Alright - if we're going to help the State jointly acquire property - is the Sate going to let us maintain it and develop it as we want it?

Mr. Shaw: Under joint acquisition - yes. The other property - all the remnants and under the Freeway, and on the right-of-way, it would be done through a lease similar to the Mini Parks on I-15.

Commissioner Leavitt: What I'm concerned with - are we going to be locked into

EAST :EG
OF FREEWAY
(cont'd)

this - for example - the Soft Ball field -

Mr. Shaw: On your second question - you are not tied into anything.

Commissioner Leavitt: Just the concept?

Mr. Shaw: That's right, and to cover as many bases as possible. That's our objective -

Commissioner Leavitt: After construction, does this mean the City will be responsible for maintaining it?

Mr. Shaw: The only thing you would be locked into would be the joint acquisition on A-I where you are buying some land, along with us, then you would be buying the land - part of it and then we would lease any remnant under the Freeway from us and develop it the way you want it, as you did right under here (wall map - mini park location).

Commissioner Leavitt: Then we can do what we want with it?

Mr. Shaw: Right - on the other - the land that is ours - if the City Commission requests a development between 17th and Eastern then, on an agreed design by either you or us, and it would be funded Federally to develop it and then probably turned over to you on a dollar a year lease -

Commissioner Leavitt: The City, in other words, will end up with the maintenance costs and the City would be able to design in such a manner as to coincide with other recreational programs that we have -

Mr. Shaw: Certainly.

Mr. Hampton: On the joint acquisition, we would actually hold title to that. If we pay for it, it will be ours. On the other, that would be a lease arrangement.

Commissioner Christensen: Could we sublease it?

Mr. Shaw: I can't answer that. I'm not an attorney.

Mr. Hampton: The School District is preventing from subleasing -

Commissioner Christensen: I like the idea. It's great, but it's a little like getting an elephant free if you can feed him.

Mr. Hampton: It is my understanding that we are not committing ourselves to anything at this point -

Mr. Shaw: That is very true -

Mr. Hampton: All we are doing is merely endorsing a concept which can be changed by either party in the future.

Mr. Shaw: Leaving the door open to finish the job of putting a highway through a community, the best way it can be done for the people involved and handling those things that come in a beaucratic system. The Federal

EAST LEG
OF FREEWAY
(cont'd)

Government insists that we have a Corridor Study before they will comit them- selves to some of these developments later, so all this is that all of the entities involved have considered this. We have worked with your people; we've worked with the Housing Authority; we've worked with the County; we have actually gone from door-to-door to get public input in the area to let the citizens know that - to cover all the bases.

Commissioner Leavitt: I have another question: On A-3, for example, Commissioner Christensen asked if we could sublease it. Obviously the City is not going to be in the mini-market business and in the plan here it calls for a laundromat and a mini market. Now, we obviously are not going to be involved in that -

Mr. Shaw: Of course, this is in our right-of-way and this came from the Housing Authority -

Commissioner Leavitt: You would give that land to the Housing Authority -

Mr. Shaw: Probably we would lease it to the private enterprise.

Commissioner Leavitt: If you're going to lease it to private enterprise, we would have to approve the zoning - we would have control of that -

Mr. Shaw: Oh yes - sure.

Commissioner Leavitt: For example, you have a couple of places here where you have Soft Ball Fields -

Commissioner Lurie: There are no soccer fields?

Commissioner Leavitt: That's what I'm getting at - we may want soccer fields - somebody else may want tennis courts - we may decide it can better serve the people if we do it that way, and I want to be sure we don't get locked in.

Mr. Shaw: No - that's why we put all these in here - so that we cover all the bases.

Mr. Saylor: May I make a brief comment? Simply because it was my Department that did this layout - and I will lay it out on the back table (it's too big to show here) but it was done with the complete understanding that it simply represented potential uses. There was nothing binding on the City whatsoever. When it came down to the final conclusion, you could completely eliminate this and come up with a new set of plans, or change it any which way you wanted. The final decision will rest with the City. We have just tried to show as many potential uses as possible.

Commissioner Lurie: So we are approving this Plan in concept only?

Mr. Saylor: That is right - only as a concept.

Mayor Briare: And also I would like to call attention to something that came before this Commission on a matter relative to which no one on this Commission had any responsibility, and that is where some citizens who lived up around (I don't know how to describe it) - they came before us - they indicated the State Department Right-of-Way Agent had said that this was going to be a park. This was a year and a half, or so, ago where some neighbors came here to pro-

EAST LEG
OF FREEWAY
(cont'd)

test an application that was up before us on a planning matter, and they said the Right-of-Way Agent had assured them this was to be used for a park. The State of Nevada said they had never made any such statement, etc., so if the Commission should adopt this concept - and I think that almost everybody up here has already indicated that it is a very favorable one - it will not be used as a tool to sell neighborhoods on this project to the end point where someone will come to this Commission in the future and say - we were told that such and such was going to be done.

Mr. Shaw: Your Honor, the foreword of the proposed publication - it's like the chicken and the egg - we can't publish the booklet until the entities agree and we can't show you the booklet until it's published. But the foreword is the foreword that you have there that specifically states that these are not firm proposals and it goes on to show different proposals for the same areas. For example, A-2 and A-3 are the same area with an entirely different approach so I don't see, in this instance, how anyone - and, of course, this is in writing, not verbally, so I don't see how anyone could construe that it would bind anyone to anything, at this point.

Commissioner Lurie: You have to understand that maybe some things have changed over the past five years as related to developments being presented before the Board. We've had a lot of misrepresentation before us and people have protested in certain areas, so we just don't want to lock ourselves in. If we would approve the concept of a tennis court, for example, who's going to pay for it? Again, with the right-of-way, I know the mini parks we have on the westside were paid for by the Federal Government and maintained. Will that be the same along with this?

Mr. Shaw: That's one of the principal purposes of this study. It leaves the door open for those developments, but nothing will be done until you ask for it to be done, or your successors. Nothing will be done until there's a request from the entities.

Mayor Briare: Are there any further comments?

(No response)

Motion

Commissioner Leavitt: I move for approval.

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

PAGE
STREET
BRIDGE
(App'd
sub.
to
conds)

REQUEST FOR FUNDS FOR PAGE STREET BRIDGE ACROSS THE CEDAR AVENUE DRAIN

Director of Public Services, Laurence Hampton. Your Honor, the next item is a request for a project approval for a bridge across Page Street which it crosses the Cedar Avenue drain. Referring to this map at my right (wall map), Page Street is the street just east of Lamb, and we are speaking of the project just north of Stewart. It would be in the vicinity of this school (wall map).

We have a situation where the School was the first developer. They developed the northeast corner of the area where this bridge would be located. They are committed to pay one-fourth (1/4) of the cost of the structure.

PAGE
STREET
BRIDGE
(cont'd)

A development has come in to the south and is developing both the southeast and southwest quadrants. He has agreed to pay for half. This leaves the remainder of the Northwest corner. We have contacted that developer and he has indicated that he is not planning on developing that in the near future.

Commissioner Lurie: Who is that developer?

Mr. Hampton: I'm sorry - I can't tell you that, Commissioner. I can find out.

Commissioner Lurie: I'd like to know who the developer is.

Mr. Hampton: If you would like, we can hold this item until this afternoon and I can have that information for you.

City Manager, Russell W. Dorn: We are checking that name for you right now.

Mayor Briare: If there are not objections, we will hold this item until this afternoon when that information is available to us. (See Page 48)

CITY ATTORNEY - MIKE SLOAN

See Page 43 of these Minutes (Annotated Agenda)

NEW BILLS - TO BE REFERRED TO A STUDY COMMITTEE OR RECOMMENDING COMMITTEE

See Page 44 of these Minutes (Annotated Agenda)

VACANCIES - BOARDS AND COMMISSIONS

See Page 45 of these Minutes (Annotated Agenda)

REPORTS FROM RECOMMENDING COMMITTEES

See Page 46 of these Minutes (Annotated Agenda)

BILL
No. 77-63

TO PROVIDE A MORATORIUM 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, DURING WHICH TIME NO PERSON, CORPORATION OR FIRM MAY CAUSE OR PERMIT THE ESTABLISHMENT OF CERTAIN BUSINESSES IN THE DOWNTOWN AREA OF THE CITY OF LAS VEGAS.

Commissioner Lurie: Mayor, I would at this time like to move for approval of Bill No. 77-63. We have all had an opportunity to review all of the information presented to us by the City Attorney and the Planning Department. I believe it is a needed ordinance to renew the downtown business district.

I have one amendment I would like to propose at this time and that is to amend the general provisions to require parking for residential uses on a basis of one (1) for each three (3) units in the central business district and also in a 2-block area around the Central Business District.

City Attorney, Mike Sloan: Your Honor, I would like to ask a question:

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

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January 18, 1978

ITEM

Commission Action

Department Action

V. MIKE SLOAN - CITY ATTORNEY

A. Resolution by the Traffic and Parking Commission and the Traffic Engineer amending Title X of the City Code

Resolution Adopted
Lurie - unanimous

Mayor & Clerk authorized to sign - Traffic Eng. to proceed

B. Resolution proposing to annex 4.7 acres of land generally located at the southeast corner of Decatur Blvd. and Pennwood Avenue. Annexation A-6-77

Resolution Adopted
Christensen

Clerk to proceed

Commissioner Lurie voted "no"

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS

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ITEM

Commission Action

Department Action

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

A. Bill No. 77-65 To refer to the head of the Las Vegas Metropolitan Police Dept. as Sheriff, to refer to the Police Dept. as the Las Vegas Metropolitan Police Department.

1st Reading and Referred
Commissioners Lurie & Leavitt

Clerk to proceed with 1st publication
2/1/78 Agenda

B. Bill No. 77-62 To adopt by reference the Uniform Code for the Abatement of Dangerous Buildings, 1976 Edition, together with amendments and additions thereto.

1st Reading and Referred
Commissioners Lurie & Leavitt

Same as above

C. Bill No. 78-2-1 To amend the Land Use Plan Map of the City of Las Vegas by changing various zone designations

1st Reading and Referred
Commissioner Leavitt & Mayor Briare

Same as above

D. Bill No. 78-4 To increase the size of the Child Welfare Board from 7 to 9 members and to provide that at least one member of said Board shall be a licensed operator of a child care facility.

1st Reading and Referred
Commissioners Christensen & Woofter

Same as above

E. Bill No. 78-6 To increase the parking rates at the municipally owned garages.

1st Reading and Referred
Full board - Commissioner Christensen Chrmm.

*Same as above

* Bill No. 78-6 to be Noticed for Public Hearing at regular meeting of the City Commission on 2/1/78. Clerk to proceed (Box Ad.)

AGENDA*City of Las Vegas*

January 18, 1978

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BOARD OF CITY COMMISSIONERS
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ITEM

Commission Action

Department Action

VII -- VACANCIES BOARDS AND COMMISSIONSA. PARKS & RECREATION ADVISORY COMMISSION
(3-year term)

1. Sam Paternostro - Term expired
12/18/77

Appointed
Clarence "Boone"
Smith
1117 Eleanor 06

Clerk to notify

B. ELECTRICAL EXAMINING BOARD
(2-year term)Terms of the following members expire
2/2/78:

1. Harold P. Leary, P.E.
2. Doyen C. Smith
3. Melvin C. Sutton
4. Aubrey Goldberg
5. John O'Bryan

Reappointed members
1, 2, 3 and 5

Clerk to notify

Member 4
Abeyance

2/1/78 Agenda

C. SO. NEV. COMMITTEE ON THE EMPLOYMENT
OF THE HANDICAPPED
(On-going Committee)

Nominations for Alternates:

1. Mike Gerhardt
(for Joan Adams)
2. Antoinette C. Ellis
(for Edith Williamson)
3. Nancy Lee Crosby
(for Harriet Burgeson)
4. Dennis Rusk
(for Fred Kennedy)

Appointed alternates
as recommended

Clerk to notify

D. LAS VEGAS METROPOLITAN BEAUTIFICATION
COMMITTEE (3-year term)

1. Michael Scher - Resigned:
11/14/77 - Term Expires:
5/3/78

Appointed
Mrs. H. P. Fitzgerald

Clerk to notify

AGENDA

City of Las Vegas

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

VIII. REPORTS FROM RECOMMENDING COMMITTEES

A. BILL No. 77-60 - Adopting 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 1/4/78)

Committee: Commissioners Lurie and Christensen

2nd Reading and Adopted
Lurie - unanimous

Clerk to proceed with 2nd publication

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

(1st Reading and referred 1/4/78)

Committee: Commissioners Lurie and Christensen

2nd Reading and Adopted as Amended
Lurie - unanimous

Same as above

C. BILL No. 78-2 - Re specific standards and regulations pertaining to Child Care Institutions

(1st Reading and referred 1/4/78)

Committee: Commissioners Leavitt and Woofter

2nd Reading and Adopted
Leavitt - unanimous

Same as above

D. BILL No. 77-63 - to provide a moratorium 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, during which time no person, corporation or firm may cause or permit the establishment of certain businesses in the Downtown Area of the City of Las Vegas.

(2nd Reading - 1/4/78)

Committee: Full Board - Commissioner Ron Lurie, Chairman

Adopted
Lurie - unanimous

Same as above
(To be published 1/20/78 - effective 1/21/78)

IX. REPORTS FROM STUDY COMMITTEES

N o n e

Bill No.
77-63
(cont'd)

Would that be an amendment to the moratorium itself or something you want perhaps to consider in the comprehensive zoning for the Downtown area? The parking requirements tie into this proposed ordinance which, basically, is declaring a moratorium on certain types of business licenses in the Downtown area.

Commissioner Lurie: This would have to do with any units that are to be built within the business district. I think we should include this as an area we are to review and if we make it a requirement then any change in that would have to come before this Board.

Mayor Briare: As I recall, Commissioner Lurie, in looking at this ordinance it seems like residential was one of the things excluded. Would that be a correct statement, Mr. Sloan? There were a number of businesses excluded by definition.

Mr. Sloan: What we did was to mention the types of businesses generally that would be allowed, and then perhaps types of businesses that would fall into such categories we would want to exclude. For example: We said theatres would be allowed except those theatres which could be categorized as adult theatres. My concern is that this parking requirement might require another public hearing and a difference in the title of the ordinance.

Commissioner Lurie: I understand what you are talking about - I think you get the general picture of what I want, so I will withdraw the amendment and request at this time that an ordinance be drafted to be presented to this Board at its next meeting.

Commissioner Leavitt: I have a question, Mr. Sloan: In regard to what Commissioner Lurie is indicating, in the third WHEREAS - "it has been deemed necessary to commence an extensive study of the downtown area of the City so a comprehensive zoning ordinance can be developed to insure commercial growth of the City . . .". It would seem to me that if you are going to conduct an extensive study for a comprehensive zoning ordinance that it would automatically include the requirements on parking.

Mr. Sloan: That is true. The Planning Commission has made some proposals on the parking requirements in the downtown area. This ordinance is designed to maintain a status quo on licensing for a 6-month period:

Commissioner Leavitt: I received a report from Mr. Saylor today with recommendations to the Commission and I know we have all expressed concern, individually and as a Board, about the parking problem in the downtown area, so I would like to ask that this be considered under this study that is being made. I would also point out that the report we received at the last meeting from the Los Angeles County Planning Department indicates the effect that certain businesses can have on a downtown area. It pointed out very vividly what could happen in Las Vegas should we not adopt such an ordinance I think we are about to adopt today.

Mayor Briare: Are there any other comments on Bill No. 77-63?

(No response)

A Bill entitled: Bill No. 77-63 (Ordinance No. 1907) - AN ORDINANCE TO PROVIDE 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 EXTENSIVE STUDY OF THE FUTURE DEVELOPMENT AND USES OF THE DOWNTOWN AREA SO A COMPREHENSIVE ZONING

BILL
No. 77-63
(cont'd)

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; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; TO REPEAL ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF" was read by Title by the City Attorney. (2nd Reading)

Motion

Commissioner Lurie: I move for the adoption of Bill No. 77-63.

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

PAGE STREET
BRIDGE
(cont'd
from
Page 42)

Laurence Hampton: Your Honor, I would like to refer back to the Cedar Avenue drain matter on Page 21.

I agree with Commissioner Lurie 100%. It is our understanding, however, that these owners are two: Mr. A. J. Thomas of Reno, Nevada and Mr. Lester Dix of Ft. Cobb, Okaloma. They own this ten or twenty acre parcel to the northwest. They are holding it for speculation. They are not the "developer" type. They will probably eventually sell the property to a developer. It really puts us between a rock and a hard place. This has happened to us before. I think our main concern was the construction of the bridge for the safety of the children crossing that channel, and it galls me as much as it does anyone.

We are asking for your approval for the expenditure of \$8,000.00, really in the interest of the residents in that area.

Commissioner Christensen: Let me ask one question: Do we have the option to approve this and then contingent upon the granting of the necessary zoning matters, or plot plan reviews, holding them to the cost of this other 25% of this? Could we do that? Could we make that a condition?

Mr. Hampton: Mr. Sloan can comment on that specific point. I can comment on a decision we got from the Attorney's office regarding the formation of a Special Improvement District which, in a sense, would do the same thing - where they would be forced to pay through the Special Improvement District - and the Attorney has said we do not have a legal basis for doing that.

Commissioner Christensen: I'm not saying it should be through a Special Improvement District, I'm just saying that when they come in for their plot plan review - Mr. Saylor, what is the wording to use to find out if the zoning is correct?

Mr. Saylor: If the zoning is correct, it would be a Plot Plan Review, but more than likely this would be a subdivision.

Commissioner Christensen: OK - let's say they file their subdivision plat, or whatever they do, could we make that a condition to our approval - that they would pick up their share of that, based on the fact that the others picked up their costs?

Mr. Hampton: Commissioner, this would be no more different than the con-

PAGE STREET
BRIDGE
(cont'd)

struction of Stewart Avenue, for example. If we required the subdivisions after the fact to pay for their share of Stewart Avenue, we would be doing the same thing, and we have never been able to do this. I assume you really can't go back in history . . .

Commissioner Christensen: Unfortunately, what you do here is to improve the property of the man so that when he does develop it he can sell it at a higher price and he hasn't shared in the cost of the improvements.

Mr. Hampton: We would sure like to find a way to avoid these types of situations if anyone can ever come up with one.

Mayor Briare: One that would hold up in court.

Mr. Hampton: That's right.

Mayor Briare: Did your Department receive correspondence back from both of these owners - Mr. Dix and Mr. Thomas - saying they would not participate?

Mr. Hampton: That's right. I cannot say whether this was verbal or written, but we did correspond with them and they were not willing to participate at this time because they did not have any immediate plans for development.

Motion

Commissioner Christensen: And by the same token, it is difficult to hold up the other development, so I would have to move that we approve the necessary funds to cover the City's 25% share, but I would also like to tie in with that a request that we look for a legal way to apply that onto their property so that when they develop the rest of it we can go ahead and recover that cost.

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

At the hour of 11:40 A.M. this meeting was recessed to the hour of 1:55 P.M.

Meeting reconvened at the hour of 1:55 P.M.

Mayor Briare: Prior to the Public Hearing scheduled for today, we have a special presentation.

FRIENDSHIP
FORCE

Lila Zona: Mr. Mayor and Commissioners, Ladies and Gentlemen, I am Lila Zona and I'm Director for the State of Nevada on a new program called FRIENDSHIP FORCE. Don and I are here today to give you gentlemen a personal and special invitation to join this organization.

This is an exchange program between people of the United States and over thirty (30) countries of the world. These documents that you are receiving now will explain how this is handled. Right now we are getting a flight ready to go out of Las Vegas sometime within the next few months. This will be the first flight from the State of Nevada. We are going to take 400 people from this area. We don't know what countries they will go to but when our people arrive in that country, they will go into someone's home and stay there for eight (8) days. That same plane will bring 400 people back here to Las Vegas and we are arranging right now to take those people into homes and they will become a part of a family life here for those eight

FRIENDSHIP days. It's a great program and we believe that through this one-to-one
FORCE relationship and better friendship and understanding that we can erase
(cont'd) some of the misunderstandings throughout the world and we can create a
better friendship and relationship among the peoples of the world.

We hope that when this flight is called we will - we will notify you and we
hope that some of you can go. This is a family matter for the father, the
mother and the teenage kids. So please keep kind of a 10-day open schedule
open and when this time is called we will let you know and hope some of you
will be there. Thank you.

Mayor Briare: Thank you very much, Lila, these are very nice invitations you
have given to each of us. They say FRIENDSHIP FORCE, U.S.A. - it is a very nice
Program.

PUBLIC HEARINGS - 2:00 P.M.

A-5-77

PETITION FOR ANNEXATION - A-5-77 - TERRITORY GENERALLY LOCATED AT O'BANNON AND
EDMOND STREET

Mayor Briare: The first item scheduled for Public Hearing today is Item "A"
on the Agenda and is the Hearing on the question of annexing territory generally
located at O'Bannon and Edmond Street.

Mayor Briare: (Addressing an unidentified citizen) Are you here to oppose this
annexation?

Response: I am in favor of it. There is no opposition.

Mayor Briare: While we are waiting for Mr. Saylor I will ask if there is anyone
in the audience here today to protest this proposed annexation. This Public
Hearing was set for two o'clock today if there is anyone who wishes to be heard.

Director, Dept. of Community Planning & Development: This is the Public Hearing
on the proposed annexation for property located at the northeast corner of
O'Bannon and Edmond. The property is vacant at the present time. The purpose
of this Public Hearing is to hear any protests.

Commissioner Lurie: This is the property that was turned down by the County
in denying a request for an apartment zoning and now it is before the City to
apply for the same zoning?

Mr. Saylor: I presume that is their intent, Commissioner. There is apartment
development immediately to the east and to the south in the City. They did
apply for a rezoning for apartments in the County. There was a substantial
protest factor and the County Commission denied the application. I don't know
that they are going to apply for apartment zoning, but I would preclude that
they are.

Commissioner Christensen: I'm trying to place this property, exactly - is this
just south of Vegas Village?

Mr. Saylor: No, it's on the west side of Decatur. This is the Grand Central
building here (wall map).

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(cont'd)

Commissioner Christensen: Fine - now I've got it.

Commissioner Lurie: I would like to ask the applicant a question: Do you plan on asking for a zone change to build apartments?

Response: I would say that we probably will. Our reason for wanting to go into the City is because the property adjoins the City and the water and sewer we would have to use to develop the property are in the City of Las Vegas.

Commissioner Lurie: Then how come you applied for a zone change from the County first?

Response: Because the property was in the County - we had a sale subject to the rezoning of the property.

Commissioner Lurie: Do you have it for sale now subject to a zone change?

Response: No.

Mayor Briare: Does action have to be taken on this today?

Mr. Saylor: No - no action. You simply hear any protests. There is a 15-day waiting period, then the City Attorney's office introduces an ordinance, at which time you can either approve or deny the ordinance.

Mayor Briare: In other words, an ordinance is drawn notwithstanding any comments here today - there is no formal action here today but automatically an ordinance will be drawn in a positive manner to be acted upon by this Commission.

Mr. Saylor: There is a 15-day waiting period after the Public Hearing, at which point in time you can instruct the City Attorney to draw the ordinance or if you decide that you don't want to proceed with the annexation, there is no further step then. The law provides for a 15-day waiting period so there is no action necessary by this Commission today.

Mayor Briare: This gentleman here wants to speak in favor of this annexation. Is today also the day when people may speak in favor as well as any who might be in opposition?

Mr. Saylor: Yes.

Mayor Briare: Do you want to make a statement, Sir?

Response: Yes. My name is James A. Spear. I reside at 4220 Maryland Parkway, Las Vegas, Nevada. I am the owner of the 2-1/2 acres in question. We would like to see the property annexed to the City of Las Vegas. . . . we realize it comes in under the same zoning at that location in the City, which is R-E.

Mayor Briare: And there is no guarantee that that R-E zoning will be changed in any way?

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(cont'd)

Mr. Spear: No.

Mr. Saylor: No.

Mr. Spear: We would have to apply at that time for a zone change if we wish to rezone the property other than what it is. Again, since the water and the sewer - the City water and sewer are in the street and we would be using those facilities, I think it should be in the City of Las Vegas.

Mayor Briare: Thank you. There is a gentleman here who has expressed a desire to protest this application.

John McCarthy: I will withdraw my protest. I would merely protest the change in zoning if that was going to be an issue.

Mayor Briare: There is no change in zoning before us at this time.

Mr. McCarthy: I understand that. I was here merely to make certain of that. My name is John McCarthy and I reside at 2093 South Mohawk.

Mayor Briare: Is there anyone else that wishes to be heard? This is a Public Hearing.

(No response)

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Mayor Briare: There being no other persons here to protest, we will declare this Public Hearing on A-5-77 closed, and that concludes our action on this matter for today.

COMMUNITY DEVELOPMENT PROGRAM (second of two (2) Public Hearings approved by the City Commission at the request of the Department of Funds, Coordination & Projects. Ronald C. Jack, Acting Director.

Mayor Briare: Now is the time for the second of two Public Hearings on the Community Block Grant Program. I don't wish to be repetitive of what my opening comments were at the first Public Hearing. However, I do think that it would be appropriate to again express the appreciation of the City Commission to those citizens who served on the Block Grant Citizens Participation Review Committee for the long hours they have put in to come up with recommendations and, further, coming up with additional comments and recommendations based on matters that were suggested to us by not only Staff and members of the City Commission to try to spread the limited amount of dollars that were available as far as we could possibly spread them.

The special thanks of the Commission go to Everlean Terry; Robert Brewer; Eleanor Walker; Henry Williams; Ann Lynch; Howard Wellman, Fernando Rodriguez; Everline Shaw, Dewy Martinez; Tom Tait; Mariteresa Rivera; Cholly Williams and Jean Parrot. I understand that some of you are in the audience and we certainly grateful for the help you have given us

Do any of the Commissioners have any comments before I call upon Mr. Jack to make his presentation?

(No response)

COMMUNITY Mayor Briare: Mr. Jack, would you please make a comment or two before we
BLOCK hear from those who are here to be heard on this matter.

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Ronald C. Jack, Acting Director, Department of Funds, Coordination & Projects: Your Honor and members of the Board of City Commissioners, for the record I would like to formally indicate that we have complied with the regulations and guidelines as published by HUD. This includes the first Public Hearing which was conducted on January 4, 1978. Additionally, Staff has held four (4) Public Hearings, both in City Hall and as neighborhood meetings. We have held five (5) public meetings including a technical assistant to help citizens understand the Block Grant Program.

The Review Committee has held nine (9) meetings for the purposes of reviewing last year's operating agencies; reviewing eligibility of proposals and also analyzing those. Additionally we have completed all of the required publications in all local newspapers to provide citizens with an understanding of when the meetings would be held; what the role would be of the public hearings and how they might participate in those, so we are now in full compliance with Federal regulations as they pertain to the Community Development Block Grant Program.

Mayor Briare: Are there any questions of Mr. Jack?

(No response)

Mayor Briare: Ladies and gentlemen, for the purpose of giving each person that wishes to speak and a fair opportunity to be heard, I would like to suggest that many of you I think do not have available the set of revised priorities and recommendations of the Block Grant Citizens Participation Review Committee and (as we did two weeks ago) we suggested that those who are pleased with the recommendations because they happen to fall into categories that will receive the recommendations of the Participation Review Committee - that we probably don't need to hear as much from you as from those people who are perhaps upset because either they weren't included at all; they didn't have enough time to be heard two weeks ago or want to question some of the reasons why action may have been taken, or not taken, with regard to your particular application. We are going to try to give everybody an opportunity to be heard on these matters, but would ask that if you spoke two weeks ago, unless something new has come about as these two weeks have gone by, we would like to give more time to those people who were not heard at all last week. There is no set procedure to follow - whoever would like to come forward first and make any comments, we would be happy to hear them at this time. We do ask that you give your name and the organization with which you are associated. Is there anyone who wishes to be heard?

David Hoggard, Executive Director of the Economic Opportunity Board: I was heard two weeks ago but it seems like everybody was a little reluctant to come up today. I don't have anything that you gentlemen do not know to add to what I have already said.

However, I would like to re-emphasize that I do think that, particularly on the West Side School Project that we asked for \$414,000.00 should be considered so that Program can be completed. I notice in the revised recommendations that there is \$30,000.00 allocated to the West Side School security, lighting and parking and some modified items (No. 29). We certainly need that and want that but would like to see that entire site beautified and completed and used.

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(cont'd)

We are, at the moment, short of parking space. All of the rooms that have been renovated and rehabilitated are occupied at the moment and we would like to get on with the rest of it and finish it.

I would also like to say that there is another item: We do appreciate your making the Day Care Program a priority and it received all of the funding requested. That is match-money for State funds.

I have, really, a couple of questions: (1) Could someone explain to me about the Senior Shuttle Bus Service and then the item on the last page, the Senior Citizen Taxi Service Program. I am interested because I assume it is implied there will be funding available and as you know, the Economic Opportunity Board is now operating a Senior Citizen and Handicapped Transportation Program that is serving over 7,000 people a month at a cost of better than a Half Million Dollars a year, with local, State and Federal funding and I was just concerned about either our getting together with EOB and Catholic Welfare and some other groups that are involved. I am wondering what your thinking was and how that came about.

Mayor Briare: Mr. Hoggard, with respect to the Senior Citizens Taxi Service Program - let's hold that off until toward the end -

Mr. Hoggard: The other question was the \$20,000.00 that would be used as seed money for Shuttle Buses . . .

Mayor Briare: Mr. Jack, would you comment on that, please?

Ron Jack: It was the thought of the Committee that there was a need for Senior Citizen transportation and that there was the possibility of using a small amount of Block Grant Funds to match UMPTA funds. We would provide for operational costs and also for equipment costs. They requested that I contact a number of agencies to see who might be available to run such a program under certain guidelines. It was my recommendation to the Mayor and Board of Commissioners that the Senior part of that program - on the Senior Citizen Transportation Program - be actually given to the Las Vegas City Housing Authority for \$20,000.00. Again, what it would do - it would provide for two (2) major belt routes that would tie in, for example, the Housing Authority properties into the downtown area, the parks, etc., so it would one that would run, one in the west and one in the east and provide service on a scheduled route, to Seniors.

Mayor Briare: The No. 1 priority of all was a transportation service - mostly during the summer time - for transporting young kids on the West Side that need to get places to enjoy certain recreational facilities we have. There was also a need pointed out - in fact, from my understanding and from my own personal investigation, and I think that some of the rest of you might agree also, the No. 1 problem facing the Seniors is mobility; ways for them to get from Point A to Point B. We recognize that you are running a bus service of a sort, where notice is required, but there is just not enough - there is never enough - so efforts to supplement the services that are being given now should be made in other directions.

Ron Jack: Your Honor, may I also add that this is why the Review Committee also felt that EOB should be looked at and that is why you are included there as well in terms of receiving \$10,000.00 for operational costs and \$10,000.00 for

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(cont'd)

equipment to match UMPTA funds..

Mr. Hoggard: OK - that's fine, but there are specifications with UMPTA when you get involved in that. My main thrust, Mr. Mayor members of the Commission, would be to ask you to look again and, if possible, reappraise some of our funding to complete the rehabilitation of your property - the City's property - our property - that is known as the West Side School site. We have invested over a Half a Million Dollars in CP Block Grant Funds in that rehabilitation and I think we ought to see it concluded and finished, and I think you would like to see it that way also.

Commissioner Lurie: I have one comment, Mayor: On this School, you know - maybe some of the other people do not know, but we own that School and lease it back to EOB and I think we would look at that area to put money into it to improve our own property. As you know, we discussed this - there is a grant under study now on historical sites. They are looking at the West Side School as funding that particular location and I'm sure if that site is chosen to refurbish that building and put it back into a condition where it can be useful, I think at that time the City will have to consider putting in the necessary match monies to go along with the State Historical Society. Is that correct, Mr. Jack?

Ron Jack: Yes, Sir, it is.

Mr. Hoggard: I am aware of that as a route we can go - that is a second alternative.

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

(No response)

Mayor Briare: Is there anyone here who wishes to be heard on the Community Block Grant Development Program? This is the second and final Public Hearing.

(No response)

Mayor Briare: There being no one else wishing to be heard, we will declare the Public Hearing closed and request comments from the City Commissioners.

Incidentally, since the Public Hearing on the recommendations is now closed, we might discuss the Senior Citizen Taxi Service Program. It would be a proposal, based on the recommendation of this Commission, it could be adopted. There is a No. 1 problem facing Senior Citizens in this area of transportation. The absolute plan has not been absolutely formulated as yet. The idea is to bring a transportation facility to people. We see a lot of visible signs that are made in Las Vegas . . . but there are a lot of Senior Citizens who are not fortunate enough to be housed in these public facilities that are supplied by the Housing Authority or other similar entities. There are a lot of Senior Citizens - in fact, a majority of Senior Citizens in this area - and this was brought up very specifically in a hearing that was held right here in Las Vegas a few days ago - that there a lot more Senior Citizens that do not live in these types of area - they do not have these services because there is just not enough money to go around to provide all of these services. So this is an effort, if it should be adopted by the City Commission, to demonstrate our interest in the Senior Citizens who have no way of getting to see a doctor; they

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(cont'd)

have no way to get to a Drug Store to fill prescriptions; they have no way to get to a place to get their eye glasses taken care of, or whatever. It has been suggested that perhaps the way to handle this would be through the Senior Planning Program. There are 74 who have volunteered because they get paid a small amount of money - who have a long list of clients they go out and call upon, and visit people, and they would perhaps give these Seniors a voucher or something that would enable them to have a taxi made available to them - or perhaps it might be confined to something else - but the point is - those Seniors who, because of the matter of cars or for any other reason that we really don't have an interest in - need transportation and we want to give them that transportation. That is similar to a program that has been adopted in some areas. The one case I am the most familiar with is that of my father. My father can't get around because he can't get a driver's license. The State of California says he is too old for a driver's license - my own father was telling me about this. I think it is an excellent program and in Los Gatos, California, they allocate their money out of Revenue Sharing. Whether it comes from Revenue Sharing or from the Community Block Grant funds is not material if it should be a program this Commission would adopt. Do you have any comment on that Mr. Jack?

Mr. Jack: Would you like a recommendation from me as to how you move on this?

Motion

Commissioner Lurie: I am ready at this time to make a motion that we move for approval, as recommended by Staff, with the amendment that the Project recommended by the Mayor and Commissioners, building rehab, an additional \$32,265.00 Shelter enterprises, \$10,000.00 and the Senior Citizen Taxi Program, \$20,000.00 be approved and that the money be taken out of the public improvements, Item 2.

Ron Jack: May I ask for clarification on that, Commissioner Lurie?

Commissioner Lurie: Yes.

Ron Jack: Do we include just the three lighting projects there?

Commissioner Lurie: Yes.

Ron Jack: So that would be the Lake Mead, "D" Street and "H" Street.

Commissioner Lurie: That is correct - that would be Roman Numeral II.

Mayor Briare: You have heard the motion. Are there any comments on the motion?

Commissioner Christensen: Is there any contributory funds in there, or is that a complete spend-out?

Commissioner Lurie: There is a contingency fund -

Commissioner Chrisensen: How big is that?

Ron Jack: There really isn't a contingency fund, as such -

Commissioner Lurie: The money you are taking here will come out of the Street Lighting Program so you will have a contingency -

Ron Jack: We could take those out of the combined City-home owners SID District - we could actually take those down to half of the amount shown - half

COMMUNITY of the \$45,000.00 on Lake Mead; half of the money shown for "D" Street and half
 BLOCK of the expenditure for "H" Street.
 GRANT
 PROGRAM Mayor Briare: Do you have a question, Commissioner Leavitt?

Commissioner Leavitt: I would like the record to show that I am abstaining on the proposed Senior Citizen Taxi Services Program on the basis that I own an interest in the Western Cab Company which I received for legal services rendered. I have discussed this with the City Attorney and he has advised me to declare my conflict and abstain from voting. I would like the record to show that I am in favor of the Senior Citizen Taxi Services Program and that my abstention is not to indicate that I am opposed.

Commissioner Christensen: How much in funding is available?

Ron Jack: Your Honor, available is, roughly, 2. Two Million Two Hundred Twenty Thousand Dollars

Commissioner Christensen: What will be the balance with these adjustments that you recommend?

Ron Jack: Then you would have a contingency of, roughly, \$23,680.00.. The situation in the past is that we don't fully expend all of the Program dollars that are earmarked. For example, what we are dealing with is, roughly, \$150,000.00 this year out of funds that we think will be unexpended.

Mayor Briare: Is there anything else to be brought up at this time?

(No response)

Mayor Briare: The motion is to approve the Program as submitted by Staff with the exception that Commissioner Lurie indicated to pick up the Senior Taxi Services Program as approved by the Commission.

Motion carried by the following vote: Commissioners Lurie, Leavitt and Christensen voting aye, EXCEPT that Commissioner Leavitt ABSTAINED on the matter of the Senior Citizens Taxi Services Program. Noes, none. Commissioner Woolfer absent (excused).

U-75-77

APPEAL FILED BY SHARON D. RITTER, REPRESENTING DR. GEORGE A. RITTER - U-75-77
 to the action of the Board of Zoning Adjustment in DENYING a USE PERMIT to allow a Professional Office Use (Chiropractor) on property located at 1812 and 1814 Santa Paula Drive. R-4 Zone.

Donald J. Saylor, Director, Department of Community Planning and Development: You can see the location on the screen - being on the west side of Santa Paula. If you will look at the map over here (easel map) there is a point I want to bring out. All of the area on Santa Paula between Fourth Place and El Centro is zoned R-4 and all developed with residential units on both sides of the street. Our ordinance does permit professional offices in an R-4 Zone by means of a Use Permit. I think it is obvious that this if this is granted it would be an intrusion into a residential area in that there are no other professional offices in there.

U-75-77
(cont'd)

The Board of Zoning Adjustment recommended denial - it was one of those not being able to pass an affirmative motion conclusions.

The Plot Plan shown here indicates an adequate amount of parking. Very little landscaping, however. In other words the entire lot is proposed to be asphalted with the exception of four bushes in front and a small strip along Santa Paula. The Plot Plan also indicates that the building would be used for a chiropractor's office. However, there has been an indication from the applicant that they want to live there and utilize part of the building for living quarters and part of the building for office purposes. This can be allowed in an R-4 Zone under a Use Permit. However,, generally speaking, it has been the policy of the City not to allow a joint residential/commercial use. There were no protests.

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

Response: Yes, please. My name is Dr. George Ritter and I live at 1061 Bracken Ave.. in Las Vegas. Several things that the gentleman said I think are incorrect. I would just like to clarify a few points. No. one is that that block that is in question here, there is another office building three properties away Block 283, Circle 6. That would be at the intersection of Santa Paula and El Centro - the second property in. That is the Nevada State Social Services Center. It was an M.D.'s office for many years and then about two years ago it became the Nevada agency.

As I understand, around the back . . . at the intersection of Weldon Place and Santa Paula Drive - I understand has recently been zoned for offices. I can't confirm that.

Secondly, I would like to withdraw the idea of living where I am working. We have since purchased a house at 1061 Bracken Ave. and we no longer plan to live there and practice.

The reason I am pushing this so hard is that we have owned the building for five (5) years and I have just received my Doctor of Chiropractic diploma and License in this State, and I would really like to work in the building that I own and I feel it would be most effective there and would use the building to its best advantage.

There are zoning requirements for shrubbery and landscaping that have to be met. Now we have laid out a plan which was approved for the property, which included a 5 ft. planter right off the sidewalk and also a planter right directly in front of the building. Of course, there are two trees on the property in front, one on each side, which I intend to keep so I believe that upon conversion into a doctor's office it will be a more attractive property in the neighborhood than it now is.

Mayor Briare: Thank you, Doctor. Is there anyone in the audience who wishes to be heard in opposition?

Response: My name is Joseph Johnson and I live a 1407 South Fifth Place, Las Vegas, Nevada. I'm really not speaking in opposition. I own the property just to the south of this - the three properties - the one adjoining his and the next three properties south. I would like to see it granted but there are a few things that I would like to ask, if I might. What about the parking and how is it planned to handle that? Is he going to use the back of the property in back of the building for parking?

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(cont'd)

Mr. Saylor: The Plot Plan indicates that the parking would in the front of the building off of Santa Paula, with a couple of spaces in the rear, but the main part of it would be between Santa Paula Drive and it would be all asphalted with six (6) parking spaces there - a driveway around the back and on out to Santa Paula again.

Dr. Ritter: It is also required in the zoning that there be a certain number of parking spaces that have to be for employees and the proprietor and that is what I intend to use those in the back for - my car and my nurse's car. The patrons' parking spaces would then be in the front.

Mr. Johnson: Is there any plans as to a fence, or anything? to separate the properties?

Dr. Ritter: If it satisfies you, I will install a fence. If you don't want a fence I won't put a fence in. I would like to make it right with the neighborhood. I'm not here to make waves

Mr. Johnson: I feel that I would definitely like some kind of a partition between the two properties. I think you have either eleven or twelve feet on the south side of your property and I would like something to separate the properties so that as far as driving around wouldn't have anything to do with my property.

Dr. Ritter: I am very willing to do whatever it takes - a cement block - a chain link - whatever it takes at whatever height so that we can reach an agreement here.

Mr. Johnson: I have one other thing: I would like to see this Commission consider the whole block there. Now, the block closer to Oakey, I think there is only one building in there that isn't zoned for professional use. I have the one where the L.D.S. Church has its building in there. I own that. And just around the corner is the City Credit Union and this other one he spoke of - I don't know whether it's been settled or not - but they have asked for professional zoning and it seems to be that, generally, it is turning to that. I would like to see it considered insofar as the whole block in there is concerned. I would be in favor of that.

Dr. Ritter: May I just add one thing: I agree with this gentleman in that conclusion. I think the trend for the neighborhood is going in that direction and I really would hate it see it hung up for months, or years, and finally have it zoned that anyway. I'd like to start now.

Mayor Briare: Is there anyone else in the audience who wants to speak in opposition to this application?

Response -

Mayor Briare: Do you want to speak in favor of it?

Response: Yes.

Mayor Briare: I will ask once more if there is anyone present who wants to speak in opposition to this application?

(No response to request for remarks of opposition)

U-75-77
(cont'd)

Mayor Briare: Sir, are you going to be discussing this application or will you be discussing other properties in the area? If you have something to add relative to Dr. Ritter's application, please come forward.

I am Joe Aleshi of 1813 Weldon Place. I have been there thirty years. I've went down and got about eighteen of them in the last eighteen years - thirty years. I tell you, everything is going commercial around there. I have a wall around my place - the Doctor could hook up any time he wants to. I live just right behind him. I have no objection.

Mayor Briare: Thank you, Mr. Aleshi. Is there anyone else who wishes to speak on this application?

(No response)

Mayor Briare: Seeing there is no other person to come forward to speak, we will declare this Public Hearing on U-75-77 closed. What is the pleasure of the Commission?

Commissioner Lurie: I have a question: One gentleman brought up about some conditions if the application is approved. With those conditions imposed, would this have to go back to the Planning Commission?

Mr. Saylor: No. The Board of Zoning Adjustment has denied the application. It is being appealed to you so it is complete de novo in front of you and if you wish to approve the appeal you can put in the conditions such as a 6 ft. high block wall along the south property line. I think that was the only one that was mentioned.

Commissioner Lurie: What about living in the same building where he would be having his office?

Mr. Saylor: The Doctor said he no longer is requesting that. It will be for his office use only.

Commissioner Christensen: In other words, Mr. Saylor, if we approve this appeal for a Use Permit, he couldn't live there anyway, could he?

Mr. Saylor: He could, with your permission.

Commissioner Christensen: Yes, but if we approve it without that permission, it would not include that -

Mr. Saylor: No.

Mayor Briare: Are there any other comments or questions?

(No response)

Mayor Briare: What is the pleasure of the Board?

Commissioner Lurie: Mayor, I would like to make a motion that the application be approved, subject to the applicant satisfying the request of the property owner to the south that there will be a wall constructed and that there will be no living in the facility that is to be used for his office.

Motion

U-75-77
(cont'd)

Motion carried by the following vote: Commissioners Christensen and Lurie voting aye; noes, Mayor Briare. Commissioner Woofter absent (excused)

U-79-77
Abeyance

APPEAL FILED BY DON J. SAYLOR, AIP, SECY, BOARD OF ZONING ADJUSTMENT and JOHN A. DIFIORE, M.D., BOARD OF GOVERNORS, SPRINGHURST TOWNHOUSES - U-79-77 to action of the Board of Zoning Adjustment in APPROVING a USE PERMIT for Security Fidelity No. 1, allowing an R-4 Apartment development on property under a Resolution of Intent to C-1, generally located 430 ft. north of Sahara Ave., extending east from Richfield Blvd. 1,250 ft..

Mr. Saylor: If you will look at the screen I will give you a brief background: The entire area from Sahara north to Oakey and east to Rancho recently came before you for a zone change from R-1 on the northern part and the V-shaped piece was to be an RPD-R-7 and then the parcel in question was to be for apartments. That was under a zoning action. You did approve the R-1 and the RPD-7. However, you first took an action to deny the entire application because of the apartments being involved. You rescinded that action - you allowed the applicant to withdraw the request for the apartments and then approved the RPD-7.

They are now back approaching it on the basis of a Use Permit because the property is under a Resolution of Intent to Commercial and you can apply for a Use Permit for apartments in a C-1 Zone.

If you will look over here (easel map) it will give you a little more detail and color - this being Sahara - this is the Springhurst Apartment House Development - this is the recently erected Spano apartments - this is the parcel in question - this is the RPD-7 and this is the R-1 to the north.

The Use Permit was applied for to allow apartments on this parcel. It was approved by the Board of Zoning Adjustment. There were substantial protests at that meeting relative to the traffic circulation going into Richfield Village which, on a rezoning request and on this, has been the concern of people primarily in the Springhurst area.

In view of the fact of the previous action I felt it incumbent upon me to bring it to your attention. I was not sure it would be appealed. They have submitted a revised Plot Plan which would, to a great extent, mitigate the impact of the traffic. The project is, in fact, separated into two distinct areas - this being one of them (easel map) without any traffic circulation between this one and that one. All of the traffic from here would have access only to Teddy Drive and then south to Sahara Avenue. There would be 48 units in here (easel map) which would have access to El Camino - from El Camino out Richfield Blvd.

The primary problem to the Springhurst people has been the possibility of access directly to Richfield Blvd. That has been taken care of by this design. Their original request did have a driveway coming out here (easel map) but that is eliminated.

Consequently at this point in time I am not aware whether people in Springhurst are still objecting or whether or not this new proposal with the restricted traffic flow takes care of it.

U-79-77
(cont'd)

Mayor Briare: Is the applicant present?

Response: Yes. Your Honor, I am Dr. DeFiore and I'm thoroughly confused now . . . - No - I'm not the applicant.

Mayor Briare: We consider the applicant as a part of the presentation -

Response: My name is John Midby, 3700 Las Vegas Blvd, South. I thought that at the BZA meeting that we covered most of the points in regard to that - that would overcome the objections of the home owners in that area. There was a concern as to the traffic going out onto Richfield Blvd. and the recommendation of the BZA was that it be approved with no access into Richfield Blvd.

Subsequent to that time we went to the Street Department and Highway Department of the City and asked them for a recommendation of what they would like to see there. They came back with a plan that showed a way of getting the fire trucks out of the area on both sides and, at the same time, handling some of the traffic - although they cut down a small portion of it out to Richfield Blvd. So that is what we did. We had the architect sit down with Mr. Al Bossi and work out the plan according to what the City wanted.

I will give you a little bit of a briefing as to what type of a project it is. As you know from previous presentations, we are trying to keep a nice Mediterranean styling throughout the whole project. We will have two parking spaces per unit to provide for adequate parking. The other thing is that we have tried to keep the design so it will have lots of open area - we have placed the parking areas as close as possible to the units to make it convenient for the individuals and we plan to keep a nice open green area throughout.

Mayor Briare: Thank you very much. Are there any questions of Mr. Midby?

Dr. DeFiore, 3080 El Camino: As I started to say before when I came up a little bit earlier, I am a little bit further confused and I think Mr. Midby is confusing me, and all of us, all the more with his beautiful drawings. We did not object to their building the apartments. We did object to one of the plans that was submitted, and I must interject at this point, and I don't think I will be misquoting Mr. Bossi - when I got him to come on location and see what the actual geography was - he told me he had already seen five different plans submitted by these people. These people continue to give an improper picture.

These drawings may be beautiful, but what we are objecting to is the traffic being dumped onto the street where most of our traffic goes - namely El Camino and Richfield. I think they should stick to one plan and really let us all know the truth and figure out the kind of traffic that would be involved in this area with Mr. Bossi.

I have been extremely concerned before, but he has informed me that the way you go about this - you do not figure out 1.8 cars per house unit, but you figure out 1.8 trips per car. That means we would be dealing with over 10,000 car trips per day in this small area that you see there (easel map).

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Right now we are 25 units in Springhurst and if you figure 1.8 cars per unit - 1.8 trips per unit - 1.8 cars per unit, 6 to 8 trips per car. Mr. Bossi said you figure 6 to 8 trips, per car, times the units. That's what we're looking at in terms of traffic. This is from the Traffic Engineer - 6 to 8 trips per car. I made a note of it the day we were on the site.

Commissioner Christensen: Are you saying that if you have two people in a dwelling and they have two cars that each of those cars are going to be making from 6 to 8 trips per car, per day? I can't believe that.

Dr. DeFiore: I have it written down from when I met with Mr. Bossi. That's right. I may stand correcting, but I'm telling the truth -

Mayor Briare: I think, however, with regards to this applicant, you want to talk about the traffic that will be generated - not how much traffic you already have there at the present time.

Dr. DeFiore: Yes -

Mayor Briare: Is there anything else you would like to add?

Dr. DeFiore: Yes - I would also like to say that I was enlightened that same morning when Mr. Bossi looked a little bit flustered, and he really was, because he told me he originally he submitted five (5) different exits for the Spano units, which is coming in next door there, whose traffic impact we have not yet felt, and apparently he was overridden by whoever - I don't know - because there is only one exit in that whole area. I'm sure Mr. Spano must be quite aware of it. Mr. Spano has 312 units which have not yet been rented and traffic is going to come into that small area there.

Mayor Briare: Mr. Spano's case is not before us -

Dr. DeFiore: No, it's not -

Mayor Briare: The only thing before us is what your objection is as you see it right there (easel display) - not for something that already exists.

Dr. DeFiore: No, but there will be extra added traffic.

Mayor Briare: Consisting of the traffic generated from those 48 units - you indicate you have no objection to the apartments?

Dr. DeFiore: I have no objection to their building the apartments, but we have objected to their dumping their traffic onto that street.

Mayor Briare: Was there anything other than the traffic that you objected to?

Dr. DeFiore: No.

Commissioner Christensen: What specific objection do you have to the traffic?

Mayor Briare: We will get to that in a moment, Commissioner, when Mr. Bossi gets here. I think when we have his professional statements we will be able to address ourselves to that a little better.

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Commissioner Christensen: But what I'm getting at though, Mayor, is that here we have a very, very short street that is protected by traffic lights . . . what I'm suggesting - in other words, we don't care about the apartments - we want the traffic to go somewhere else . . .

Dr. DeFiore: You're talking about a street light - we realize it is a public street but it's almost like a private street. Let's be practical about this. We're talking about an inside street and I don't believe the proposal is to have a traffic light in there. Are you familiar with that area?

Commissioner Christensen: Yes -

(Arrival of Al Bossi, Traffic Engineer)

Mayor Briare: The question that Dr. DeFiore has brought up as the result of routing the traffic out on to El Camino. With Mr. Saylor telling you the number of units there, could you give us an Engineer's estimate as to what kind of traffic will generate. How many units, Mr. Saylor?

Mr. Saylor: Forty-eight (48) units.

Mayor Briare: Can you give us an idea of what that traffic will be on El Camino?

Traffic Engineer, Al Bossi: Yes, Mayor, in all three developments - this would be the Westwood Village with 45 units (easel layout) and Spanos has 312 and in the new outlay here I think there are 48. On this type of living, which is generally an adult type of living, we estimate a 6-trip per unit per day. So, if you total up all the units you are getting about 2300 cars coming out of all three units onto El Camino and on into Richfield.

The reason why we asked to redesign on this when I spoke with the Doctor and two other representatives - they complained about the traffic which would have access across into Richfield here and then to the north on El Camino on the old plan. I told them at that time it was not our desire to put all the traffic on Teddy because then we start overloading at the intersection down at Sahara and then we have some more problems.

In order to help alleviate some of the traffic, we asked the proprietors of this unit to arrange so that part of the traffic would go on to El Camino and the balance of it could come over to Teddy and you can go south on Teddy - head on to El Cortez and on to Rancho. In this manner we could disperse our traffic around. If we cut it off here (easel map) this means that everything has to go to Teddy Dr.

Commissioner Lurie: Is Teddy Drive going to have to have a signal to handle all the traffic?

Mr. Bossi: When the total development of commercial comes in, I suspect we are going to approach that. There is quite a large area there that is going to be set aside for some kind of PR and Commercial development.

Commissioner Christensen: What do you consider to require a traffic signal now?

Mr. Bossi: Well, it's not actually not just the number of cars, per se - it involves how much interruption from the side-traffic. Normally, you have to run about 800 trips an hour off the main and about 250 off the minor. That is about an average, on a per hour basis for eight straight hours.

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Commissioner Christensen: Let me ask you this question: Coming down El Camino and out Richfield are we at that capacity at Richfield?

Mr. Bossi: No.

Commissioner Christensen: How many cars away?

Mr. Bossi: At Richfield - well, we only expect about 2,300 with all of the development, so you can figure the peak traffic will be about 10% of that which is 230 cars per hour. About 50% of that total will be for an 8-hour period, so you are not going to run four 8-hour 250's at any one time. Most of the traffic comes up from the south and that is what set's the signal here at this location (easel display).

Commissioner Leavitt: If this Project is approved it will create more traffic on Teddy Drive, won't it?

Mr. Bossi: Yes, Sir - that is correct.

Commissioner Leavitt: And there is no need for a signal at Teddy Drive?

Mr. Bossi: Not at this time - that's a State Highway so before we could put a signal in we would have to come up with the justification. They will not take anything on predictions.

Commissioner Lurie: What is the status of the signal west, up by Spanish Oaks?

Mr. Bossi: That one has been justified - we have submitted it to the State Highway Department and they have approved it. We have now received monies from the Safety Funds -

Commissioner Lurie: How many units are we talking about in Spanish Oaks?

Mr. Bossi: With full development, we're looking at almost 8000 to 10,000 car trips in there - to the Spanish Oaks. We have justified the signal so it has already approached that count of 200 per hour for an 8-hour period. When there is full development of the Commercial - we went one step further and hoping that we can get a somewhere half way point of the professional and commercial get an opening into Richfield with an existing that has been approved where the traffic, in turn, can go south and not enter any of the residential areas to the north. In other words, right into that 250 ft. north of Sahara we have established a cut. Now, if the commercial area here (easel map) can line up with this the traffic could come out and go to the signal and not go north of that. They would have no reason to. The build-up south of this area of 250 ft. would be much higher than up in the residential section. We are trying to separate, as much as we can, the commercial uses away from the residential and, hopefully, most of these people will go this way instead of south.

Mayor Briare: Mr. Bossi, when you say six trips a day - does this just consist of going and coming? Or is that three trips?

Mr. Bossi: Yes, Sir. In other words, the six trips is the actual 2-way - you have three out and three back - ten to twelve percent will give you the

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peak hour. If you take 50% of the whole thing, that's about the 8-hour count.

Dr. DeFiore: I don't know if I was misquoting you, but I think what you just said there doesn't correspond to the note that I made the morning I spoke with you. I had down that you said that there would be six to eight trips per car, times the units.

Mr. Bossi: I said per household - that is based on that type of living.

Dr. DeFiore: I thought you had said six trips per day per car. That's what I wrote down.

Mr. Bossi: Six trips per unit - when you get into a high density, it runs about twelve per unit.

Dr. DeFiore: Then you are talking about six to eight trips per unit.

Mr. Bossi: Yes, Sir.

Dr. DeFiore: If you have have 45 units in Springhurst, 312 in Sanos - you now have some 238 units -

Mr. Bossi: No - you have 48 in that new section.

Dr. DeFiore: Where are the other 190 going to go?

Mr. Bossi: It will all have to go to Teddy. There is no way it can get on to El Camino. We're talking only about this small segment here that will come to El Camino. The balance will all have to go to Teddy.

Dr. DeFiore: Where is that group of 48 units opening up into El Camino?

Mr. Bossi: Right about here (easel map) -

Dr. DeFiore: You are not yet talking about the commercial units that have been approved on the other side that is going to open up onto Richfield -

Mr. Bossi: If you will recall, I did tell you that we are providing one opening about 250 ft. north of Sahara for the traffic to turn left into that area. When they come out they will be turning right and going south so that none of the traffic in this commercial area should have any real reason to go to the north, unless they live there, of course.

Mayor Briare: Do you have anything else, Dr. DeFiore?

Dr. DeFiore: No.

(A Mr. Ulrich Fiebiger of 3014 El Camino Ave. spoke from the audience but his presentation was not sufficiently clear to be recorded for transcription)

Mayor Briare: Is there anyone else who wishes to be heard on this application?

Response: My name is Pat Monteen and I live at 3016 El Camino. I think one of the things that hasn't been brought out - or is something that I would like to have answered - on Richfield during the peak hour - that street is only

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approximately 430 ft. long. If we have 200 cars coming out onto Sahara off of Richfield, how many cars could we get in there on 430 ft. of road?

Response: You could back 25 cars up in that length -

Mr. Monteen: So then it would take us approximately 20 minutes just to get out of Springhurst during the peak hour..

Response: No - if you divide the cycles up per hour - there's a cycle every minute - that light doesn't cycle every minute there, though - right now the preference is given to Sahara because there is more traffic on Sahara - if the cycle time needs to be changed, I'm sure it will be.

Mr. Monteen: Well, there's my wife, myself and I have a daughter that drives also, and we do, between the three of us - we have two vehicles - and we do approximately 12 to 14 trips a day, between the two vehicles. I think that is one thing that really has to be considered - just the short length of Richfield going north off of Sahara - dumping all of that traffic onto Richfield - not only on to El Camino.

Commissioner Christensen: Let me ask you a question just out of curiosity - if that is developed as C-1 and they wanted to cut driveways on El Camino and on to Richfield, is there any way we could stop them?

Mr. Saylor: I think we could, Commissioner, since that C-1 is under a condition of approval of the Plot Plan so it is conceivable that you would have control at the access points. I'm not saying you would want to deny that, but I think you could.

Commissioner Christensen: Is there another way this could be used for C-1 without putting any traffic on there? Or, if you limit the traffic onto this street, does that mean for all practical purposes that property would remain forever vacant, or revert back to R-1 and somebody wanted to build houses - but then they couldn't do that either -

Mr. Saylor: I think there is an absolute need for access on Richfield Blvd.

Commissioner Christensen: I get the feeling all the people in Springhurst don't want any traffic on that street - they don't want any more curb cuts on that street at all. It looks to me that if that actually occurs, we might as well vacate the street.

Mr. Mayor, my name is Joe Rodman and I live at 3000 El Camino, which is in Springhurst. I kind of object to the thinking that the Springhurst residents kind of want to remain isolated and don't want any more traffic. As we pointed out, we had no choice at all about the Spanos Project. We couldn't vote on that - that was rezoned years ago. However, we are taking all those cars right at the corner of Richfield and El Camino at the present time. So it's not that we're trying to remain isolated. I think we're just trying to get in and out of our own homes without any great time delays. An additional fact to what we have already had - we've almost had a couple of accidents there already - maybe it's just because we are not used to traffic and we're not used to looking, but we're going to have to start. You tried to isolate the Spanos Project and I appreciate that, but the cars are still entering right at the same place. We're not trying to stay isolated. We're not trying to have our own private street. We are trying to get in and out of our own

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homes.

Commissioner Christensen: Let me ask you a question, Mr. Rodman: From another angle - do you feel it would be better then if we had more street and less island so that you wouldn't have to dump all the traffic at the intersection? One of the complaints I understood the last time was that the people coming out of there would have to turn left so they could get through the island and then make a U-turn and then come back -

Mr. Rodman: I don't understand - what did you say - less street and more islands?

Commissioner Christensen: No - less islands. You see, the complaints we had on the original application on this piece of property was that it would automatically force all of the traffic out of there northbound, all the way to El Camino before they could make a U-turn around the island and come back southbound to get out of there. Would it be better to cut holes in that island so you could cross?

Mr. Rodman: Well, I'm sitting back here with the rest of the constituents from Springhurst back here, and we can't see this latest plan. We're not aware of it at all, so when you start talking about cutting an island off, we don't know what you're talking about.

Commissioner Christensen: You know that an island goes down that street into Springhurst -

Mr. Rodman: Right -

Commissioner Christensen: OK, the last time we had discussion on this, the people in Springhurst objected to the traffic because it would have to come out of that property - then it would have to turn northbound - go all the way to Springhurst before you can get a curb cut - a cut in island - Make a U-turn, fight their way to the left land - to get out. Wouldn't it alleviate that if you cut that island so they didn't have to go all the way up there to get out?

Mr. Rodman: But you're not doing that.

Commissioner Christensen: One of the reasons we're not doing it is because the people in Springhurst objected very strongly to doing it.

Mr. Rodman: Let me rephrase that: As I see the streets, it is not possible to do that. El Camino comes right out at Richfield - Richfield is a continuation of the present Richfield - El Camino dumps right there at Richfield and there is no way you are going to put in an island cut and change any of that.

Commissioner Christensen: What I'm talking about - there is an island that runs down Richfield clear to Springhurst, in the middle of the street - you can't get off the street with a car - however what if we had an opening cut in it so that traffic would not have to run all the way before you could turn

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around and come back?

Mr. Rodman: Where is the street going to be?

Mr. Midby: He is talking about island-cutting. The width of the island, however, is much narrower than the length of the average car. Now, if you are going to put cuts through there - you are going to have a car that's going up the island in a northerly direction - up Richfield in a northerly direction - and attempt to make a turn across, the rear end or the front end is going to be sticking out.

Commissioner Christensen: That's exactly what I'm talking about -

Mr. Midby: You would have to wait for that traffic coming down, you are sitting in that little cut - you're talking about a cut across the island - You're talking about a very, very narrow island.

Commissioner Christensen: The width of the island doesn't mean anything if you can't get across it. What I'm saying is that if the traffic came straight out of the street, across the street and made the left turn, it would create a lot less traffic if you had to come out - go up and make a U-turn and come back.

Mayor Briare: What I think Commissioner Christensen is alluding to is that there is not that much traffic - he is not suggesting that that be used as a holding area until traffic is clear, but that portion to be cut. Is there anything else Mr. Rodman?

Mr. Rodman: No, except that I don't understand what you're saying now about curb cuts.

Mayor Briare: (Addressing Staff) - would you please point to the commercial area that faces on Richfield? Alright - now we know there is an island going all the way up to Richfield. Is that correct? Are you with me, Mr. Rodman?

Mr. Rodman: Yes -

Mayor Briare: Now, put your pencil just about 30% of the way up on Sahara on that commercial property. Now, if there was a cut made in the island right there (easel map) all the traffic that must exit at that cut could go ahead and make a left turn on to Richfield and proceed south to Sahara Avenue.

Mr. Rodman: OK -

Mayor Briare: One more point: The way it stands right now, and Commissioner Christensen suggested that the residents of Springhurst were the ones who insisted on its being this way - the way it stands now the traffic that is exiting on the commercial development must turn north - go all the way up to El Camino and make a U-turn around the island and come on back down.

Commissioner Christensen: The complaint that the Doctor has made, and that you have made, is that all of this traffic is here at one intersection - the intersection of El Camino and Richfield. Now, the reason all that traffic has to come to El Camino and Richfield is because we haven't allowed - after the presentation of the Springhurst people - we have not allowed anyone to come on

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to Richfield at any other place because they can't make a left turn.

Mr. Rodman: Can I have a minute? I'm lost - I'm confused, so let me try to back with you. OK? The commercial that you just referred to - that commercial corner up there (easel map) - the commercial you were just talking about with a curb cut - now, I understand that there has already been a curb cut approved for there - an across-the-island cut -

Commissioner Christensen: No -

Mr. Rodman: I'm not even talking about that area, I don't think. I'm talking about the area up where Richfield and El Camino come together - which is not down here. It's up there (easel map) - it's on the other side of the street.

Mayor Briare: We're talking about the congestion that's right at that point that you mention, as the result of all these cars having to make U-turns -

Commissioner Christensen: Please turn that Plan around, Mr. Saylor, so we can see it - I'll show you what I'm talking about - I think you can see the problem. OK, this Plan was redesigned at the request of the Traffic Department to funnel the traffic to come down El Camino and down. The reason it was redesigned this way is because there was no other practical way to get on Richfield from El Camino. Now, I'm suggesting that maybe we can redesign and cut this island right here so that we don't have to go clear to that El Camino intersection.

Mr. Rodman: Where is Richfield?

Mr. Saylor: This is Richfield Blvd. (easel map) - this is El Camino coming into Richfield - this parking is designed to go into El Camino. Commissioner Christensen is suggesting that maybe it should be designed to come into Richfield - a cut in the island be made at that point so that traffic coming out of here could go across and south to Sahara without impacting up here whatsoever.

Mr. Rodman: Where is Springhurst?

Mr. Saylor: Springhurst is right up here (easel map) - this is El Camino - Springhurst is here and this is Richfield -

Mr. Midby: I feel reasonably sure in my own mind, and if the others here have no objection, I would not object to cutting across the island as long as you don't dump that traffic up into El Camino as you have it planned there. I think what you're talking about is a more practical plan. I would have no objection to that unless some of the other people would. I think that would relieve it.

Mayor Briare: It would appear to me, the way Commissioner Christensen described it, that unless somebody that lives in this proposed project wanted to go into Springhurst for some particular reason in the world why they can't get from here to here . . . the only way they would turn would be left and out -

Question: Then this project is not going to use Richfield Blvd.?

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Mayor Briare: Only that portion that would come from that pencil mark down to Sahara - they wouldn't even go up near El Camino - they wouldn't even go up near Springhurst -

Mr. Rodman: If they use Richfield they've got to go across El Camino.

Mayor Briare: While these gentlemen are looking at the traffic flow on the map (Mr. Saylor and Mr. Rodman) is there anyone else who would like to speak on this item? If it has to do with anything other than the traffic?

Response: My name is Bob Mayhood and I live at 3058 El Camino Ave. Mr. Mayor, are you all aware that at the present time Spanish Oaks is already cutting through that plot now? There's a cut - this here Boulevard to the west - they have it marked already - I've been up through there - where there is going to be a, I believe, some stores in there, plus other businesses and they're going to cut through there and there's going to be one cut through there already. Now, another cut is OK, but I just want to make sure that the Commission and the Mayor knows that there is going to be one big cut through there -

Mayor Briare: Mr. Mayhood is talking about Spanish Oaks cutting into Richfield -

Mr. Saylor: This is the one that Mr. Bossi mentioned that is about 250 ft. north of Sahara - that's the one Mr. Bossi mentioned earlier. We're talking about further north at about this point (easel map).

Mr. Mayhood: I would say it was about half way down - about here. Just so the Commission knows there is one cut through that island already. Now, another cut is OK with me - why not take the whole blessed island out if it will alleviate things?

Mayor Briare: That might be the thing to do. Is there anyone else who wants to speak on this matter?

(No response)

Mayor Briare: We will then declare this Public Hearing closed (3:30 P.M.) and see what we can make of this mess. I'm only kidding - I'm sure it is a very nice Project - was that originally zoned Commercial in there?

Mr. Saylor: Right.

Mayor Briare: That's their privilege if they buy a piece of Commercial property they have the right to come in with that, but I wonder what happened when it was presented to this Commission when all of that R-E property was put in there and we fooled around with that trying to get something that would be compatible with the area and it seemed to me like we came up with a project that was very compatible. Now, then, we could have saved ourselves the trouble because the request here turns something that was commercial into apartments which we had discussed quite some time ago.

Furthermore, I think one of the reasons this is happening - and it won't happen again - I don't know why we have to become Engineers up here - you're an Engineer - a Developer - you've got professional engineers here - these

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cont'd) folks come down and sit here all afternoon wondering what in the world we're talking about -

As I understand it, Mr. Saylor, this thing came from the Board of Zoning Adjustment, who approved it, and there were a number of different cuts and that was what raising so much fuss among the folks who live over in that area, and they have good reason to fuss.

But then, sometime between the time it left the Board of Zoning Adjustment meeting and today's meeting, some additional engineering was done which the Board of Zoning Adjustment had no knowledge of and these people, it would appear to me, had no knowledge of, so it is understandable why there is so much confusion here. And I don't like the idea of changing things from the time it leaves the Planning Commission or from the time it leaves the Board of Zoning Adjustment before it gets before us, because then we have people coming in and saying - hey, we're not all talking about the same subject. And I can't imagine why these engineering changes and why these traffic changes are being made after some firm action has been taken by a Board.

Mr. Saylor: Could I explain that?

Mayor Briare: Before you explain it, I want to see what the actual Staff policy is along this line. Can Staff actually change something, for better or for worse, after it has left the Planning Commission or the Board of Zoning Adjustment?

Mr. Saylor: The answer to that is "no". Staff doesn't change . . .

Mayor Briare: You recommend?

Mr. Saylor: That's right, and we felt that in order to satisfy the people in Springhurst, that these recommended changes would be of benefit to them. And, as I say, part of the change was to direct almost all of the traffic east of Teddy Drive and I think sometimes you can misjudge the tenor, let's say, of the protest, or the position of it, but we felt that by having the developer work with Mr. Bossi and Mr. Bossi having contact with the people in the area, that this would be to their advantage.

Mayor Briare: I'm not criticizing that - I think you used very good judgment by bringing it before us and you becoming part of the help forces because you knew we had talked about this before -

Mr. Saylor: Right -

Mayor Briare: And you didn't want something to just go flying by without us taking another look at it. We try to accommodate people. We try to . . . we've been on this matter for an hour . . . but these engineering problems should be worked out before the Board of Zoning Adjustment, not before this Commission. We've been here for an hour doing what the Board of Zoning Adjustment should have been doing - to try to work out something for these folks to try to be compatible. But that has nothing to do with the "Aye" or "nay" on this particular application. I would, however, like to see if it can be avoided in the future.

The Public Hearing is closed. What is the pleasure of the Commission?

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Mayor Briare: The appeal is to overturn the approval of the Board of Zoning Adjustment.

Commissioner Leavitt: I move the Appeal be granted.

Mayor Briare: By approving the Appeal you are denying the request.

As a question to your motion, Commissioner, I wonder - I have a feeling that something could be worked out.

Commissioner Christensen: I do too. This property is going to remain sitting there vacant for somebody to develop it, and they are going to continue to come before us with projects to develop it. It is going to become developed because the law of supply and demand is going to force that property to be developed for something, not to remain vacant.

Mayor Briare: My personal opinion is - and I don't know if I would vote on this thing with respect to your motion, rather than deny this I would rather send it back to the Board of Zoning Adjustment and perhaps have these folks right now - and Dr. DeFiore, or somebody, being their spokesman, and try to work something out that would be compatible. I think you are close to it, Doctor - I think it's very close to deciding this thing in such a way that it won't affect your way of life - your life style - one tiny bit. I'm talking about cutting these islands so that the traffic can get back and forth without traffic going up to that intersection of El Camino and Richfield.

Commissioner Christensen: I think we're closer today that we have been - we've taken half the traffic from that development . . . so that it doesn't encroach into that particular housing area. Perhaps it could be worked out. I hate to deny it, because what happens? If you deny that development, then somebody comes in with another one and you start from scratch and go through the whole routine again. And it's going to keep happening every time that property changes hands until something is allowed to develop in there. I guess what I'm saying is that the people who live back there are going to be impacted to a greater or lesser degree with something there, because it is not going to stay vacant - there will be more houses - more apartments - more stores - something is going to change that in there, because it can't stay vacant.

Mayor Briare: The motion before us is to allow the appeal. Are there any other comments?

(No response)

Mayor Briare: Cast your vote.

Commissioners Leavitt and Lurie voted aye; noes,
Commissioner Christensen and Mayor Briare.

Mayor Briare: The motion fails for a majority. Having failed to receive a majority vote to allow the appeal, what is the pleasure of the Commission to dispense with this item on the agenda?

Commissioner Leavitt: I would like to ask the City Attorney: In view of the

fact there is not a full Board here today - Commissioner Woofter is not present - if there is no other motion would this matter automatically be held to the next meeting then?

City Attorney, Mike Sloan: Commissioner, I'm not sure this falls under the Dayton-Hudson rule - that was a rezoning and this is an appeal - but what I would like to suggest because of the apparent ambiguity and provision of the Code which provides that action be taken by a majority vote of the entire Board and the problem in the Dayton-Hudson case, is that if you would put this over for two weeks that within the time contemplated by the Code - the Code provides that within thirty (30) days following the Public Hearing you will announce your decision . . .

Mayor Briare: If it meets with the Commission's approval then, we will table this matter until the next meeting, which is February 1st and perhaps a meeting can be set up between the developer, Dr. DeFiore, as Chairman of the Springhurst association and, of course, anybody else and, Mr. Saylor, perhaps this could be brought back at our next meeting and we will have some kind of a firm statement from your Department as to what matters might be, or might not be, agreed upon. Could you set the time and place for that meeting right now so that these people who are here today can attend, in addition to the Doctor and anybody else who might want to attend, would be notified now?

At the hour of 3:40 P.M. Mayor Briare declared a 5-minute recess.

Meeting reconvened at the hour of 3:50 P.M. with Board and Staff present as of the opening time.

V-92-77 APPEAL FILED BY CHARLES P. GERLING - V-92-77 to action of the Board of Zoning Adjustment in DENYING a Variance request to allow two (2) dwelling units where only one (1) is permitted, on property located as 2306 E. Walnut Avenue. R-1 Zone.

Mayor Briare: The next item on the agenda is a Public Hearing on an Appeal filed by Charles Gerling. Are you the applicant?

Mr. Gerling: Yes.

Mayor Briare: Are there persons here in the audience to protest this?

(Affirmative response)

Mayor Briare: The only reason I mention that is because when you are through I want to be sure and call the Commissioners' attention to the fact there were quite a number of people who originally protested and then changed to approval. Mr. Saylor, would you make your presentation?

Mr. Saylor: Mr. Gerling has requested to have two dwelling units in an R-1 Zone on the south side of Walnut Avenue. This is the existing house (easel map) and it has been converted into two units by putting a separate kitchen facility in. Mr. Gerling and his family live in the whole unit. He has a particular health problem and wanted to be isolated, somewhat, from the rest of the family but, at the same time, he needs their care. This is a Variance. If you did want to approve it, it could be done on the basis of it applying only to Mr. Gerling's particular situation and that upon his sale of the property, transfer, or otherwise, that it would revert to one unit.

As you have indicated, several people who protested the application originally

V-92-77
(cont'd)

have withdrawn that protest.

Mayor Briare: I believe we have a letter here from your Doctor -

Mr. Gerling: Yes -

Mayor Briare: And he has indicated the need for oxygen and verifying, which you indicated, that this was for health reasons. If this Commission should allow your appeal that it could be conditioned - that this would apply only while you are living there and if you should move away, or whatever, that would no longer apply.

Mr. Gerling: Well, Your Honor, I have since turned the house over to my son and it is now in his name. What he has said he would like to see is that the thing remains, if something should happen to me, if it could be strictly for members of the immediate family only. That includes my daughter if she comes back from San Diego - she is in College down there now - if this could be done.

Mayor Briare: It would depend on what the Commission wants to do. The people withdrew their protests, or are withdrawing the protests, because of your health - because of the reason that was stated and why you need it - I don't know if they would have withdrawn their objections if they had thought that perhaps a situation such as you have suggested here might occur.

Mr. Gerling: Almost to a person, after I explained to them that I wasn't adding on to the place - that I was only taking what I already had and partitioning it off - they were told that I was going to add on by the people who got up the petition against it, and when I showed them the plot plan that I had on file, they said - well, we don't object to that one bit. Mr. Saylor has been very nice to me - and the people in his Department - in working with me on this thing, and I appreciate it.

Mrs. Violet Bickman. I am a Senior Citizen and I live 2310 Walnut Ave. for the last twenty-four years. That was built on before Mr. Gerling bought the place and the FHA made them take the unit out and then another party re-installed it and he has used it for a rental part, and I'm afraid he will do so again and what assurance and guarantee do we have that he won't use it for a rental?

Mayor Briare: Were you using it for a rental, Mr. Gerling?

Mr. Gerling: No. You might say me and my son were putting the money together -

Mrs. Bickman: His former wife rented it.

Mayor Briare: Did you ever rent the property as a separate rental?

Mr. Gerling: My wife's mother stayed there.

Mayor Briare: I don't know - if the Commission were to allow this appeal, I don't know how we would ever be able to prove whether his son is renting or whether he is renting, but if anyone else moved in there, then the impression would be that somebody else was renting it, and that's why the

V-92-77
(cont'd)

suggestion was made that if this Commission should go ahead and allow Mr. Gerling and his son's family to live in that area - in that building - as they have requested, then it would apply only to them and to nobody else.

Mrs. Bickman: He has told everybody who signed the petition for me that I mis-read everybody. I did not mis-read everybody - I told them to read the petition and it was read right here in the court room when we were here the last time. My husband took oxygen but it was brought in every week. I have never seen a tank of oxygen brought into his home, and for a man that is sick, he can really go. He has a great big mobile home - about a 25 ft. one - in his front yard now, and another old car and a camper and dirt in the back yard - you wouldn't believe it -

Mayor Briare: We have regulations that govern the keeping of your property - whether you have junk cars, or whatever, so I'm sure if there was a condition put on Mr. Gerling to clean that property up, and keep it that way, as a result of being allowed to do what he has requested here, he would probably want to do it.

Mrs. Bickman: He has one of those metal work sheds on the back of the lot too and there's all kinds of junk there. It's a mess, and the smell of dog dirt is just simply terrible.

Mayor Briare: Mr. Saylor, is there a provision to allow a Variance for a specific period of time?

Mr. Saylor: Yes, you can attach that provision.

Commissioner Christensen: Mr. Saylor, if it isn't built just exactly on what has occurred here, or will occur here, is it the kitchen facility?

Mr. Saylor: It's the kitchen facility, that's right, and the partitioning of this part of the building (easel map) from this part, together makes a second unit.

Commissioner Christensen: Is it required that you have a Variance to have a partition if you don't have a kitchen facility?

Mr. Saylor: Yes, because our ordinance says that all rooms within a house must have access from the interior of that house.

Commissioner Christensen: And this is not going to have access from the interior?

Mrs. Bickman: No. The storeroom was made into a kitchen, then the carport was built into a living room and dining area and the bedroom and bath was opened up to go into the dining area and living room.

Mr. Saylor: This plan (easel map) does not show any access from this building to this building. However, to do away with the need for a Variance, he took the kitchen out and opened up a door from here to here -

Commissioner Christensen: I'm having trouble seeing just what the picture is. In other words, the only advantage here is to make it less expensive because what he could conceivably do would be by a duplex, which is the same thing, or buy the house next door and accomplish the same thing because if there is no interior access and he needs help, they still have to go

V-92-77
(cont'd)

outside and around the house and go in the other way. Right?

Mr. Gerling: There is only one entrance to it but I do have a buzzer system to my son's place -

Commissioner Christensen: But you still have to go out and go around - you could have a buzzer system to the house next door for that matter -

Mrs. Bickman: If he has to be with the children so much, why did he leave them for two weeks at Christmas time?

Mayor Briare: Do you have a local Doctor, Mr. Gerling?

Mr. Gerling: No Sir, I go to California.

Mayor Briare: How long have you lived here?

Mr. Gerling: Since 1971. I had a local Doctor one time and when I got double pneumonia he couldn't diagnose it and I had to go to a specialist and that sort of scared me, and my Doctor is only 40 minutes away by plane. I takes me less than an hour to get down there, which I have done on occasion and in this particular case I did, definitely. I had my son run me out to the Airport and I was down there in the hospital in about an hour and a half. Dr. Blythe has had my case ever since I've developed this emphysema.

Mayor Briare: I don't know what the Commission has in mind to do on this matter, Mr. Gerling, but if they were to act favorably on it, and I would be inclined to act favorably, if you would have some people go out there and make sure that the place was cleaned up - get rid of some of that stuff that Mrs. Bickman was talking about, because you have to be a good neighbor.

Mr. Gerling: Yes Sir - certainly - in fact, I have cleaned up the front yard - I've got grass growing there now that is greener than my neighbors and I have a sprinkler system in.

Mayor Briare: How long has that addition been built on that house? Did you get a Building Permit when you did it?

Mr. Gerling: This part here (easel map) was there when I moved in. The addition that I made consists of a sink, faucets, 4 electrical outlets, bathroom ceiling fan, dining area and three inside walls, That's all I built. In order to get this thing legalized, I asked the City to come in and look at it - Mr. Saylor - they sent a letter out to all the neighbors and there had been neighbors there, incidentally, who had building violations in their homes, and I asked them to come over to my place and take a look and I would show them what I had done. They said - you are in violation. I said, well, I didn't know if I was or not but I wish you would come over and take a look at it. So he sent his man over.

Mayor Briare: Mrs. Bickman, did you give us your address? I didn't get your address.

Mrs. Bickman: It's 2310 Walnut Avenue, right next door to Mr. Gerling's house and all those partitions were built back in 1953 when Mr. Hanby owned it and then when he sold it, the FHA made him tear the sink and other things out. Then his nephew bought it and he didn't rebuild and then another party bought it

V-92-77
(cont'd)

and he put it in but he didn't rent it out. Then when Mr. Gerling bought it he did some more work in it, but as far as partitions go, they were all there when the place was added on to. I've lived there for twenty-four and a half years, so I know. I had all these people sign the petition and now are they all going to be taken at their word that they don't want this place, or that he is going to have it the way he wants it? We want a guarantee that he will not rent it out, because he has done it in the past.

Mayor Briare: I don't know what the Commission is going to do, Mrs. Bickman. We have a letter here in favor of it from 2300 Walnut, which is just on the other side.

Mrs. Bickman: He is just a renter, not a property owner. I asked him to sign the petition and he said he wouldn't sign it.

Mayor Briare: Thank you, Mrs. Bickman. What is the pleasure of the Commission?

Commissioner Christensen: Your Honor, this community (and I think our Planning Department or Code Enforcement will back me up) is loaded with things of this type that have been made. We get all kinds of promises. There are a couple in my neighborhood that are supposed to be guest houses that are, actually, apartments until they are caught and they are made to take out the sink and the kitchen facilities. You can't go into the wall and rip out the rough plumbing and dig up the slab and take out the sewer pipe, so what you end up with is that they pull the external fixtures off, the heat cools off and they put them back in again and they go back to renting again. And you can do this in six hours. No problem.

I think to establish a condition that this be for one person is fine, with the exception that it doesn't work because whenever the house is sold, you start all over again. Then somebody has to bring in a complaint because they end up with four cars there instead of two - they have two families living there - etc. I'm just afraid to start this in a residential neighborhood because it's too hard to control. It would be nice if you could say that people would do that but, unfortunately, we are totally unable to police that because of lack of personnel and I don't think the taxpayers of this community can afford enough personnel to make sure that is done. Maybe this man's intentions are great - I don't know - but where are we two years from now when there may be a new owner of that property and he sees that stubbed-in plumbing and he goes back to what we now have, so I would move for denial of the appeal.

Motion

Motion failed by the following vote: Commissioners Christensen voting aye; Noes, Commissioners Leavitt, Lurie and Mayor Briare.

Mayor Briare: The motion fails and the matter is still before the Commission. What is the pleasure of the Commission?

Commissioner Lurie: I move for approval, subject to a review of the property again in six (6) months and have Staff check the sanitary conditions in the back yard also and the matter of the vehicles, and that this approval is to Mr. Gerling and if the property is sold it automatically ceases and that the area in question will not become a rental.

Mayor Briare: Are there any comments or questions on the motion?

(No response)

V-92-77
(cont'd)

Commissioners Leavitt, Lurie and Mayor Briare voted aye; noes,
Commissioner Christensen.

Mayor Briare: Now, Mr. Gerling, do you understand all those conditions?

Mr. Gerling: Yes Sir.

Mayor Briare: Mr. Saylor, you will then see that someone goes over there and checks the property -

Mr. Saylor: Yes Sir.

Mayor Briare: That concludes all Public Hearings set for today.

See Pages 80 thru 83 of these Minutes (Annotated Agenda and Exhibits)

TENTATIVE MAP - Mr. Saylor: This was held in abeyance to get the recommendation of the Traffic
SUTTER HILL Engineer. I think the only point in question was the driveway on Decatur. He
has submitted this proposal (easel map) which would have a 20 ft. aisle here
to allow two cars coming in - one going out - additional property to be
dedicated here to provide a travel lane going in. The applicant has indicated
willingness to provide this additional right-of-way so that this design can be
afforded.

Commissioner Leavitt: Is this here for approval?

Mr. Saylor: Yes. Actually it is approval of the Tentative Map without
Condition No. 3.

Motion

Commissioner Leavitt: I so move.

Response: I am Scot Wallace representing Sutter Hill. We are in accord with
the plan as presented by Staff here. I think that there is just one thing that
we want to impress, or certainly hope that you will realize, is that we don't
want to be held up. We do not want to have to go back before the Traffic and
Parking Commission.

Mayor Briare: That is the motion - to approve. Are there any comments or
questions by the Commission?

Commissioner Lurie: I have a comment that I am not going to vote for a drive-
way on Decatur. I think it sets a bad precedent - I think you are going to
have serious accidents and I just want to go on record as not supporting the
driveway. I will support the other conditions. I have watched that area in
there and seen how the traffic along there and the speed at which the cars
drive and I think it is going to be a bad situation and I just want to go on
record to that effect - objecting to the driveway on Decatur.

FINAL MAP -
SUTTER HILL

Commissioner Leavitt: My motion would cover both the Tentative Map and
Final Map of Sutter Hill.

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

AGENDA

City of Las Vegas

January 18, 1978

BOARD OF CITY COMMISSIONERS
 COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6011

Page 80

ITEM

Commission Action

Department Action

X. 2:00 P.M. - PUBLIC HEARINGS

A. HEARING ON QUESTION OF ANNEXATION -
 A-5-77 - TERRITORY GENERALLY LOCATED
 AT O'BANNON AND EDMOND STREET

No protests

C/A to prepare
 Ordinance
 following
 15-day period

B. COMMUNITY DEVELOPMENT PROGRAM
 (2nd of two Public Hearings approved
 by the City Commission at the request
 of the Dept. of Funds, Coordination &
 Projects - Ronald C. Jack, Acting Dir.)

Approved as indicated
 on Pages 26(a) (b)
 and (c)

Lurie - unanimous
 EXCEPT that

Staff to proceed

C. APPEAL FILED BY SHARON D. RITTER,
 REPRESENTING DR. GEORGE A. RITTER -
 U-75-77

Commissioner Leavitt abstained on
 Sr. Citizen Taxi Service Program

to the action of the Board of Zoning
 Adjustment in DENYING a Use Permit to
 allow a Professional Office Use
 (Chiropractor) on property located at
 1812 and 1814 Santa Paula Drive.
 R-4 Zone

Approved Appeal
 *subject to conditions
 Lurie

Clerk to notify

Mayor Briare
 voted "no"

Staff to proceed

D. APPEAL FILED BY DON J. SAYLOR, AIP,
 SECY, BOARD OF ZONING ADJUSTMENT and
 JOHN A. DIFIORE, M.D., CHAIRMAN, BOARD
 OF GOVERNORS, SPRINGHURST TOWNHOUSES -
 U-79-77

Abeyance

2/1/78 Agenda

to the action of the Board of Zoning
 Adjustment in APPROVING a Use Permit for
 Security Fidelity No. 1, allowing an
 R-4 Apartment Development on property
 under a Resolution of Intent to C-1,
 generally located 430 ft. north of Sahara
 Ave., extending east from Richfield
 Blvd. 1,250 ft.

E. APPEAL FILED BY CHARLES P. GERLING -
 V-92-77

Approved appeal
 subject to (1)
 review in 6 mos.

Clerk to notify

to the action of the Board of Zoning
 Adjustment in DENYING a Variance request
 to allow two (2) dwelling units where
 only one (1) is permitted, on property
 located at 2306 E. Walnut Ave.
 R-1 Zone

(2) dual occupancy
 to cease automatically
 when not specifically
 related to appellant's

Planning Staff
 to proceed

hardship and (3)
 general clean-up
 of premises

Lurie

Commissioner Christensen

*6 ft. high block wall along the south property
 line.

voted "no"

APPROVED FOR FUNDING
for
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Regular Meeting
City Commission
January 18, 1978
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<u>CPRC PRIORITY RATINGS</u>	<u>ACTIVITY CATEGORY/PROJECT</u>	<u>FUNDING AMOUNT</u>
<u>I. NEIGHBORHOOD PRESERVATION ACTIVITIES</u>		
#9 & #2 Combined	. Rehabilitation Materials (including Westside Aesthetic Enhancement Projects)	\$121,000
#10	. Housing Inspection and Counseling	120,000
#12	. Clearance and Demolition	15,000
#22	. Interim Assistance	5,000
#14	. Rehabilitation Financing	70,000
		<hr/> \$331,000
<u>II. PUBLIC IMPROVEMENTS/SID</u>		
#1	. West Las Vegas Sidewalks	\$110,000
#4	. Street Lighting: Lake Mead ("H" to Highland)	22,500
#5	"D" St. (Owens to Bonanza)	20,250
#6	"H" St. (Owens to Bonanza)	29,750
		<hr/> \$182,500
<u>III. PHYSICAL DEVELOPMENT PROJECTS</u>		
#3	. NALA Day Care Rehabilitation	\$ 15,000
#8	. Mini Park Restrooms	58,000
#13	. Operation Life Library Rehabilitation	15,000
#15	. CET Building Renovation	22,800
#18	. Handicap Access - Lions and Fantasy Parks	10,200
#19	. Operation Life Building Rehabilitation	107,265
#29-Modified	. Westside School Security Lighting & Parking Lot	30,000
#11	. Housing Authority Day Care Center	350,000
		<hr/> \$608,265

Contd....

CPRC PRIORITY
RATINGSACTIVITY CATEGORY/PROJECTFUNDING
AMOUNTIV. COMMERCIAL/ECONOMIC DEVELOPMENT ACTIVITIES

#26	. Commercial Redevelopment Loan Fund	\$100,000
#34	. Commercial Development Leverage Fund	30,000
	. Economic/Commercial Planner	25,000
		<hr/>
		\$155,000

V. COMMUNITY SERVICES

#1	. Youth Transportation Program	\$ 15,555
#16	. Senior Transportation Program (Las Vegas Housing Authority) (\$20,000 to match UMTA Funds - \$10,000 equipment, \$10,000 operating costs)	20,000
#2	. Title XX Day Care Center	37,154
#3	. Focus West	62,706
#4	. NALA Day Care Center	24,602
#5	. Gerson Park Drop-In Center	45,937
#6	. Senior Companion Volunteers	50,884
#10	. Critical Care Unit	50,000
#7	. Poor People Pulling Together (PPPT)	37,810
#8	. Home Ownership Management Education (HOME)	58,292
#9	. Voluntary Action Center (VAC)	20,000
RECOMMENDED BY CPRC AND STAFF	. EOB (\$20,000 to match UMTA Funds - \$10,000 equipment, \$10,000 operating costs)	20,000
#13	. Westside Community Development Commission (through Developmental Programs Division)	26,000
#11	. Sheltered Enterprises of Nevada (Title XX match)	10,000
	. Senior Citizen Taxi Service Program (through Senior Companion Volunteers)	20,000
		<hr/>
		\$498,940

CDBG - FOURTH YEAR - Page 3

CPRC PRIORITY RATINGS	ACTIVITY CATEGORY/PROJECT	FUNDING AMOUNT
RECOMMENDED	PLANNING ACTIVITIES	\$155,580
RECOMMENDED	ADMINISTRATION	150,800
RECOMMENDED	EVALUATION COMPONENT	40,000
STAFF RECOMMENDED	ARCHAEOLOGICAL SURVEY	15,000
STAFF RECOMMENDED	General Services Administration Property (1217 Bridger Avenue)	
	. Property Acquisition	\$40,000
	. Building Repair	<u>10,000</u>
		50,000
		<u>\$411,380</u>
	GRAND TOTAL	\$2,187,085
AVAILABLE FOR PROGRAMMING FOR FOURTH YEAR COMMUNITY DEVELOPMENT PROGRAM		
	Estimated Fourth Year Entitlement Amount	\$1,920,000
	Estimated Unexpended Second and Third Program Year Funds	300,000
	TOTAL	\$2,220,000
APPROVED FOR FUNDING - January 18, 1978		
		<u>2,187,085</u>
	LOCAL OPTION	\$ 32,915

See Pages 85 and 86 of these Minutes (Annotated Agenda)

Mayor Briare: Is there anyone in the audience wishing to make any comments or presentations to the Commission?

Sharen Jainer, 2607, Apt. D: Some time ago I was awarded by a grievance committee from CETA -

Mayor Briare: Young Lady, I am going to interrupt you right now. You are not before the proper Board to talk about CETA. Mr. Dorn, I think it would be better to make a revision on this particular part of the Agenda, because this man has been up here a couple of time (Edward Smith, accompanying speaker) - he comes here and he waits very patiently all through the meeting and then wants to know the times - where we will have meetings - and so on and so on. We have to clarify what the "citizen participation" is. It is not just to discuss problems in general, or to discuss things that do not properly come before this Commission. The matters have to be pertinent to the powers and jurisdiction of the Board of City Commissioners, and we don't have jurisdiction over these other matters. Now, I'm sorry that you folks had to come up here and wait all afternoon, but that's the way it is.

Edward Smith: Your Honor, I do have something to say here. May I have my say?

Mayor Briare: Go ahead.

Response: My name is Edward Smith. I reside at 2100 Constance Ave. in North Las Vegas, Nevada. I am the new Acting President of the Southern Nevada Chapter of the Southern Christian Leadership Conference. I come before the Mayor, Your Honor, and Honorable Commissioners - I would like for you to hear my plea and do something else over in West Las Vegas community. I think the money that you are putting in over there in the community is not sufficient.

Mayor Briare: Were you here for the Public Hearing today on the Community Development Program?

Mr. Smith: I am talking about the total funds going to the West Las Vegas community. I would also like to say I was in San Francisco talking to the Regional Director and he told me to bring this back to you. That's why I come here to talk to you. He asked me to come before you and ask you this particular question.

Mayor Briare: Well, you tell him that the next time he wants to suggest to someone in San Francisco to come to me, tell him to get the person at the right meeting at the right time. We've had as many as eleven meetings on this subject. I don't know whether you were there or not, but this Commission has taken final action on the Community Block Grants and when the time comes to discuss Revenue Sharing or any of those matters you, like everybody else in the entire southern Nevada area, will be notified. But we are not going to have you coming up here in this fashion - you have to appear at the Public Hearings and be heard along with the other people who have presentations. That's why we have Public Hearings. That's why we advertise them and we're

AGENDA

City of Las Vegas

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Actio

XI COMMUNITY PLANNING & 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. ABEYANCE ITEM - 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

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.
5. Street names to be provided in accord with the City's Street Name Policy.

Items A and B

Approved
 EXCEPT that
Condition No. 3
 shall read:

"The location and design of the driveway opening on Decatur to be in conformance with the requirements of the Traffic Engineer"

Lurie - unanimous

Clerk to notify

Staff to proceed

AGENDA

City of Las Vegas

January 18, 1978

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BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
CONTINUED

Item "A" continued . . .

See Page 28

See Page 28

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

B. FINAL 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

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

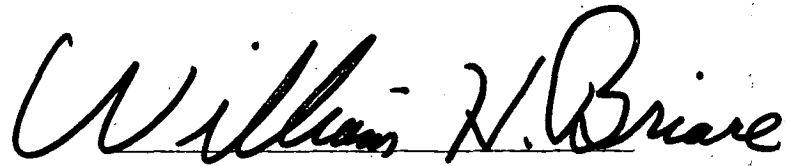
1. The final map is not to be recorded until a recorded deed of ownership is presented by Sutter Hill Limited.
2. Approval of the tentative map.
3. Conformance to the conditions of approval of the tentative map.
4. Street names shall be provided in accord with the City's Street Name Policy.
5. Subject to code requirements and design standards of all City departments.
6. Meet the requirements of State Subdivision Statutes.

not going to be hold special meetings for your personal benefit.

Mr. Smith: Thank you Mr. Mayor and Honorable Commissioners, and I will be back with a picket line. I want to ut that on there. Thank you.

There being no further business to come before the Commission, at the hour of 4:15 P.M. Mayor Briare declared this Regular Meeting of the Board of City Commissioners ADJOURNED.

APPROVED:



WILLIAM H. BRIARE, MAYOR

ATTEST:

EDWINA M. COLE, CMC
CITY CLERK

APPROVED BY REFERENCE at a Regular Meeting of the Board of City

Commissioners held this _____ day of _____, 1978

AGENDA

City of Las Vegas

January 18, 1978

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

January 18, 1978

PHONE 386-6011

ITEM

Commission Action

Department Action

XII. CITIZEN PARTICIPATION

1. Edward Smith, 2100 Constance Ave.,
North Las Vegas (new Acting Pres.
of the Southern Nevada Christian
Leadership Conference)

Protesting lack of funds available to
residents of West Las Vegas

MEETING ADJOURNED - 4:15 P.M.