

MAYOR BRIARE:

The next is discussion and possible action on the extension of the Agreement with J.C.S. Bench Advertising Company. Mr. Ogilvie.

CITY ATTORNEY OGILVIE:

In 1960, the City entered into a contract with J.C.S. Bench Company to permit J.C.S. Bench Company to place its bus benches at certain bus stops and other locations on public property with the City. This has continued for the past 20 years and is presently expiring. The original cost as determined in 1960 was \$1 per bench per month or 5% of the gross revenues generated by the bus bench advertising. This, about 10 years ago, was raised to \$1.10 per bench against 5½% of the gross advertising revenues. Staff feels that in view of the fact that the present schedule of charges are based on factors at least 10 years old or possibly 20 years old, that the appropriate method of determining a fair charge would be to test the market by going to bid. In order to provide time for us to do so, it is necessary that the current contract be extended on a month-to-month basis. I think it expires on October 1st if I -- yes -- November 1st -- I'm sorry -- the contract is due for expiration on November 1st. We do not have enough time to test the market as staff suggests without extending the existing contract on a month-to-month basis. Under the provisions of the 1960 agreement, the present operator, J.C.S. Bench Company, has the last look at the bids and has the opportunity to meet the best bid. This was written into the contract in 1960. So I don't think that we are prejudicing the current operator by this procedure, and it's our recommendation that not only should the extension, the month-to-month extension, be approved, but that staff be permitted to go to bid to test the market on what our appropriate charge, based on 1980 figures, should be.

COUNCILMAN LEVY:

Sitting on the Regional Transportation, as you know, we are working diligently and we've ordered new buses, and we hope that we're going to expand our bus lines and we're going to be certainly needing more bus benches as well as probably we hope to be able to upgrade them, have them covered, and all kinds of new ideas in the way of bus benches. Therefore, I would like us just to extend this contract, but I don't think at this time that I feel we need to have staff go out and test the market, because we're going to have all these new ideas and so many more bus benches and new ideas into them, that I don't think it would be necessary to get us tied

COUNCILMAN LEVY: into to any type of agreements or new contracts with anybody. I would rather just see us go on a month-to-month for the next year anyways.

CHUCK ROBISON: My name is Chuck Robison. I reside at 1715 Kenneth in North Las Vegas, and I am President of J.C.S. Bench Advertising. I acquired this company approximately four years ago. This morning was the first time that I had saw the amendment to the original agreement, and I would like to request that this be held in abeyance to where I would have an opportunity to have my attorney review this and also have an appointment with Mr. Ogilvie or his staff to go over this. I have no objections of going on a month-to-month, but there are certain points on the old agreement that I think should be discussed with myself and my attorney and also the City.

COUNCILMAN LEVY: What I think I'm asking for is not to have a contract any more at all. This contract expired, or does expire --

COUNCILMAN LURIE: It's going to expire.

CHUCK ROBISON: It will expire November 1.

COUNCILMAN LEVY: October 30th of this year, and just have this on a month-to-month basis until we are ready to open up and the new proposals and new thoughts. As I said, Regional Transportation, we've had some presentations even at Regional Transportation of some possibilities of some futuristic, of covered benches.

COUNCILMAN LURIE: Shelters.

COUNCILMAN LEVY: Shelters.

CHUCK ROBISON: Commissioner, I am very aware of that, you know, you have had some proposals, although I would certainly like for my company to be able to --

COMMISSIONER LEVY: You certainly should have that opportunity, sir.

CHUCK ROBISON: -- have the opportunity to review this and submit this and also go over with the City my viewpoints, which I think is only fair.

COMMISSIONER LEVY: Oh, I absolutely agree with you. I think you should be involved, and I hope that your company will be involved, but I don't think what we're using now --

COMMISSIONER CHRISTENSEN: I MOVE WE TABLE IT UNTIL THE NEXT MEETING.

COMMISSIONER LEVY: Table?

COMMISSIONER LURIE: Tabled.

COMMISSIONER CHRISTENSEN: I just want to hold it in abeyance, whatever. That's what the man wants and I don't think it's a bad request.

CHUCK ROBISON: The only thing I would like to do is hold it in abeyance until, like I say, I have had time for my attorney to review this and get with the City to -- you know, the City has never really contacted me on what their wishes are, and I would certainly like to work with the City in any way possible to upgrade or to, you know, make my business continue to grow.

MAYOR BRIARE: If this is held off, Mr. Ogilvie, it still then continues on a month-to-month basis based on the old agreement?

CITY ATTORNEY OGILVIE: The -- no, that would not be the case, but our next meeting is before the expiration.

MAYOR BRIARE: Okay.

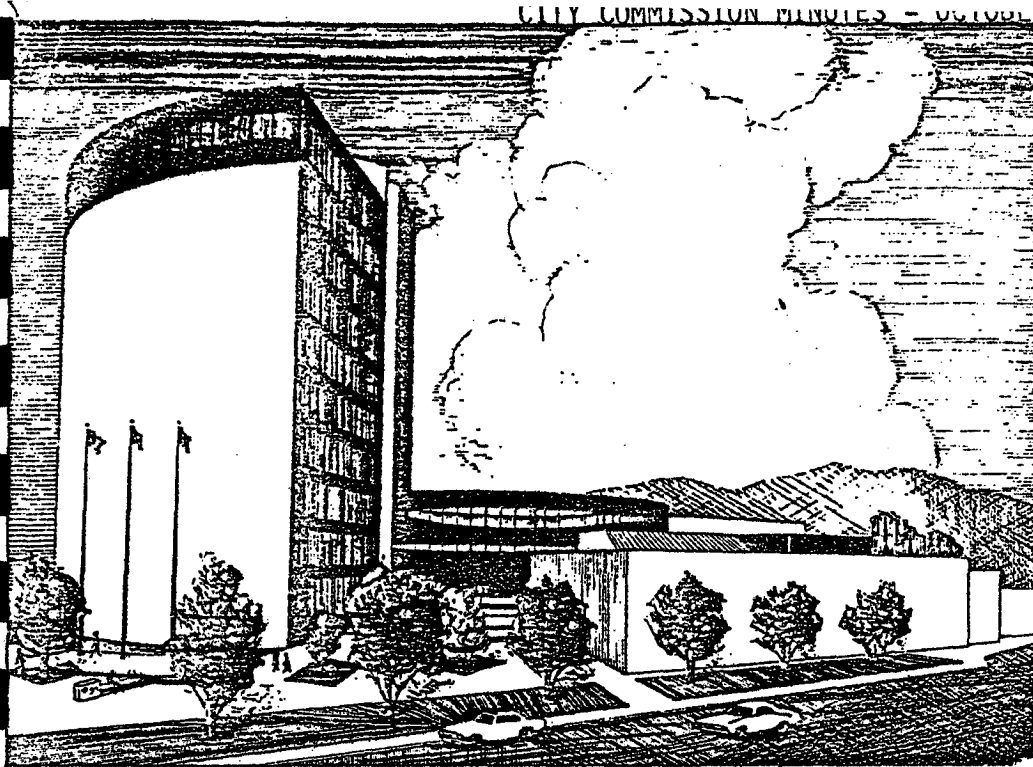
COMMISSIONER CHRISTENSEN: That's what I say -- the next meeting.

CITY ATTORNEY OGILVIE: This does not expire until the end of the month and we have a meeting on the --

COMMISSIONER LEVY: I have no objections.

MAYOR BRIARE: Let's vote on the motion to hold this until the next meeting. Cast your votes. Post. MOTION'S APPROVED. WE'LL HOLD IT UNTIL NEXT MEETING. You get together with Mr. Ogilvie.

CHUCK ROBISON: Thank you.



MINUTES

City of Las Vegas

BOARD OF COMMISSIONERS

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

DATE: October 1, 1980

TIME: 9:45 A.M.

INVOCATION: Rev. Melvin A. Pekrul, First Baptist Church

PLEDGE OF ALLEGIANCE:

BOARD OF CITY COMMISSIONERS

PRESENT

ABSENT

EXCUSED

MAYOR BILL BRIARE

☒

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☐

(Mayor Briare excused
from meeting at 4:35 P.M.)

COMM. PAUL J. CHRISTENSEN

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☐

COMM. RON LURIE

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MAYOR PRO-TEM

COMM. AL LEVY

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☐

COMM. ROY WOOFER

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☒

(Note: Comm. Woofter
out of town on official
business)

CITY ATTORNEY

GEORGE F. OGILVIE

☒

☐

☐

APPROVED BY REFERENCE _____, 19__

ATTEST:

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)

COUNTY OF CLARK)

ss.

Thomas YoungKenneth Wilson, an employee of the City of Las Vegas, Nevada,being first duly sworn, deposes and says that on the 26th day ofSeptember, 1980, at the hour of 9:30 AM 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,

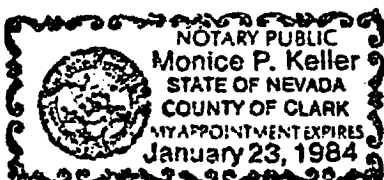
NEVADA, to be held on the 1st day of OCTOBER, 1980, at the

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 Municipal 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).

Thomas YoungKenneth Wilson
(name of employee)G-5 1223

(department or division)

Subscribed and sworn to before me this 26th day of September, 1980.
Monice P. Keller
 Notary Public in and for said
 County and State

AFFIDAVIT OF MAILING(Mailing required under the provisions of A.B. 437, NRS CHAPTER 241)

STATE OF NEVADA }
COUNTY OF CLARK } ss.

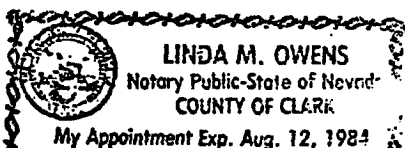
Loretta Hall, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 26th day of September, 1980, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy of a Regular Meeting of the BOARD OF CITY COMMISSIONERS of the City of Las Vegas, Nevada, to be held on the 1st day of October, 1980, 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).

Loretta Hall

(an employee in the Office of the City Clerk)

Subscribed and sworn to before me
this 26th day of September, 1980.

Linda M. Owens
Notary Public in and for said County
and State



AFFIDAVIT OF POSTING

003

Posting required under the provisions of NRS Chapter 241

STATE OF NEVADA)
) ss.
 COUNTY OF CLARK)

Loretta Hall, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 26th day of September, 1980, at the hour of 9:40 A.M. there was posted a copy of Addendum No. 1, the attached of which is a true and correct copy to the Agenda (Notice) of a REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS of the City of Las Vegas, to be held at 400 E. Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

1. In the United States Post Office (Downtown), 301 Stewart Avenue;
2. In the Federal Building, 300 Las Vegas Blvd., South;
3. In the Clark County Courthouse, 200 E. Carson Avenue;
4. On the Public Bulletin Board at the Plaza Level of 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 City Hall, 400 E. Stewart Avenue (near entrance to City Commission Chambers)

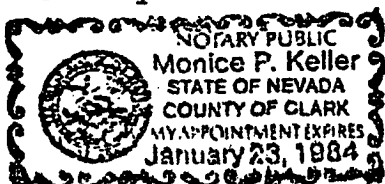
Loretta Hall
 Loretta Hall

City Clerk's Office 0510
Department of Division

Subscribed and sworn to before me this

26th day of September, 1980

Monice P. Keller
 Notary Public in and for said County
 and State. My commission expires:



ADDENDUM NO. 1 TO AGENDA FOR THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS TO BE HELD WEDNESDAY, OCTOBER 1, 1980

Item No.

IV(h)

DEPARTMENT OF PUBLIC SERVICES

D-2

Project Initiation - Bonanza Road, Eastern Avenue to
Pecos Road.

ADDENDUM NO. 1 TO AGENDA FOR THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS TO BE HELD WEDNESDAY, OCTOBER 1, 1980

Item No.

IV(h)

DEPARTMENT OF PUBLIC SERVICES

D-2

Project Initiation - Bonanza Road, Eastern Avenue to
Pecos Road.

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 1

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

I. 9:45 A.M.

A. COMMUNITY RELATIONSALL MEMBERS OF THE BOARD PRESENT
EXCEPT COMMISSIONER WOOFER WHO WAS
OUT OF TOWN ON OFFICIAL BUSINESS.
MEETING BEGAN AT 10:05 A.M.

NONE

B. SPECIAL EVENTS

NONE

II. 10:00 A.M.

A. ANNOUNCEMENT re COMPLIANCE WITH OPEN
MEETING LAW

Announcement Made

B. INVOCATIONRev. Melvin A. Pekrul
First Baptist ChurchInvocation given
by Rev. Melvin A. PekrulC. PLEDGE OF ALLEGIANCE

Pledge Given

APPROVED AGENDA ITEM

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 2

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITYILA M. BRITT, 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. GAMING -- Additional

1. MINI-PRICE MOTOR INN CASINO

Bingo Palace Casino
2540 South Rancho
1 Poker

2. EXBER, INC.

El Cortez Hotel & Casino
600 East Fremont
3 "21" Tables

3. FOXY'S JACKPOT CITY, INC.

Foxy's Firehouse Casino
2423 Las Vegas Blvd South
1 slot

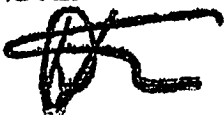
4. FRIENDLY LIQUORS, INC.

Friendly Liquors
1602 North "H" Street
1 slot

Lurie -
APPROVED
Items 1 thru 9.
Unanimous with
exception that
Lurie abstained
from voting on
Item No. 8.
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 3

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

5. GAMES OF NEVADA

Pioneer Club
25 East Fremont
5 slots

6. ALSTATE COIN MACHINE CO

Ruben Bullock's Westside Story
901 West Owens
10 slots

7. APT COIN MACHINE

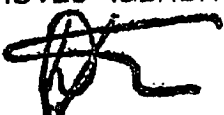
Smith's Food King
1941 North Decatur Blvd
15 slots

8. CASINO SERVICES

Union Plaza
#1 Main Street
2 slotsHoliday International Casino
300 North Main Street
12 slotsLas Vegas Club
18 Fremont
7 slotsAPPROVED
See Page 2

See Page 2

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 4

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

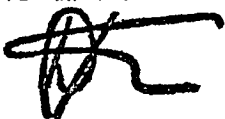
III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*A. GAMING -- Additional
(cont'd)

9. UNITED COIN MACHINE CO

Golden Nugget
129 Fremont Street
2 slotsUkulele Lounge
617 Las Vegas Blvd North
1 slotTrophy Room
1440 Las Vegas Blvd North
1 slotPink Panther
601 Maryland Pkwy South
1 slotHotel Nevada
235 South Main Street
2 slotsCircle "K" Store #1254
3435 North Rancho
3 slotsLandoray Cocktail Lounge
6016 West Charleston
1 slotNew Town Tavern
600 Jackson
1 slotAPPROVED
See Page 2

See Page 2

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

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

1. AMERICAN VENDING

La Bella Vita, Italian Deli's
808 South DecaturLurie -
APPROVED
Items 1 and 2.
Unanimous
(Woofter excused)

Staff to proceed

2. NEVADA COIN MACHINE CO

Rummel Motel
1809 Las Vegas Blvd SouthC. LIQUOR -- New1. *BIDDLE'S BAR B QUE HOUSE
2100 East Fremont
Service Bar License

David Leo Biddle, 100%

Lurie -
APPROVED subject to
provisions.
Unanimous
(Woofter excused)

Staff to proceed

*Subject to the provisions of the
Planning, Building, and Fire codes
and Health Department regulationsD. LIQUOR -- Reclassification1. HOF BRAU LOUNGE
1111 Las Vegas Blvd South
Suite J

From: Tavern License

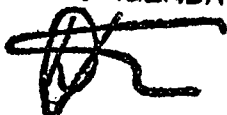
To: General Liquor License

Peggy J. Irete, 100%

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 6

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)E. LIQUOR & RETAIL TOBACCO -- New

1. *7-ELEVEN FOOD STORE # 22416
901 North Rancho
Beverage Off-Sale License

Southland Corporation --
John P. Thompson, Chmn of
Board/Chief Exec Ofcr,
Dir
Jere W. Thompson, Pres, Dir
et al

Ed Davis, District Manager

*Subject to the provisions of the
Planning, Building, and Fire codes
and Health Department regulations

Lurie -
APPROVED subject to
provisions.
Unanimous
(Woofter excused)

Staff to proceed

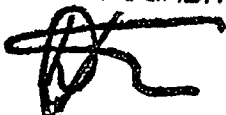
F. LIQUOR & RETAIL TOBACCO --Approval
of Additional Corporate Officers/
Request for Waiver under 5-18-6.5
(A)

1. ALBERTSON'S FOOD CENTER # 637
1570 North Eastern Avenue
- ALBERTSON'S FOOD CENTER # 639
840 North Decatur
- ALBERTSON'S FOOD CENTER # 660
3600 West Sahara
- ALBERTSON'S FOOD CENTER # 1654
120 South Rainbow
- Package Liquor Limited Licenses

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



cont'd . . .

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)F. LIQUOR & RETAIL TOBACCO -- Approval
of Additional Corporate Officers/
Request for Waiver under 5-18-6.5
(A)3
(cont'd)I. Albertson's, Inc. --APPROVED
See Page 6

See Page 6

Additional Corporate Officers:

Richard Lewis Allen, Senior
V. P. - Retail Operations
Richard Charles Rowe, V. P. -
Produce & Liquor OperationsOfficers requesting waiver of
investigation under Title 5,
Chapter 18, Section 6.5, Sub-
section (A)3:Lee V. Landon, Senior V. P. -
Real Estate
Pamela J. Beaumont, V. P. -
Marketing
Duane M. Hamilton, V. P. -
Bakery Operations
M. Kent Knudson, V. P. - Meat
Operations
Robert D. Payne, V. P. -
General Merchandise Opera-
tions
Kenneth R. Kramer, V. P. -
Delicatessen Operations
Allan Featherstone, V. P. -
Northern California Div
Gerald M. Otis, V. P. -
Oregon Div
Ronald D. Walk, V. P. - Utah
Division
John H. Sheehan, Sr., V. P.
Robert G. Miller, V. P. -
Rocky Mt. Div

APPROVED AGENDA ITEM

cont'd . . .

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)F. LIQUOR & RETAIL TOBACCO -- Approval
of Additional Corporate Officers/
Request for Waiver under 5-18-6.5
(A)3
(cont'd)

1. Albertson's, Inc. --

Officers requesting waiver of
investigation under Title 5,
Chapter 18, Section 6.5, Sub-
section (A)3:Carl W. Pennington, V. P. -
Inland Empire Div
R. Bruce Gordon, Asst Secy
Wendell Hornecker, V. P. -
Store Development
Robert C. Braun, V. P. -
Distribution - California
Peter W. Gustavsen, V. P. -
Distribution-BoiseAPPROVED
See Page 6

See Page 6

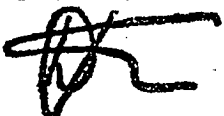
G. LIQUOR & RETAIL TOBACCO -- Approval
of Store Director1. ALBERTSON'S FOOD CENTER # 1664
120 South Rainbow
Package Liquor Limited

Albertson's, Inc. --

Store Director:
Bobby Wayne GreesonLurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM:



AGENDA*City of Las Vegas*

October 1, 1980

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)H. LIQUOR & RETAIL TOBACCO -- Approval of Store Manager

1. FOOD & DELI
5700 West Charleston
Beverage Off-Sale License

Shortstop --

Store Manager:
Lyle Joseph TreicheltWITHDRAWN FROM
AGENDA at request
of applicant.I. LIQUOR -- Change of Ownership

1. *HARD HAT COCKTAIL LOUNGE
1675 Industrial
Tavern License

From: El Toreador, Inc. --
John C. Ramey, Pres.
Dir, 50%
Mary Ramey, Secy-Treas,
Dir, 50%
Reba Cox, V. P., Dir,
Mgr

To: "David M. Rice and
Karen W. Rice Family
Trust" --
David M. Rice, Trustee
Karen W. Rice, Trustee

Manager:
Reba CoxLurie -
APPROVED subject
to provisions.
Unanimous
(Woofter excused)

Staff to proceed

*Subject to the provisions of the
Planning, Building, and Fire codes
and Health Department regulations

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)J. LIQUOR & GAMING -- New

1. *GLITTER GULCH CASINO
22 Fremont Street
Service Bar License
Gaming: 150 slots

Stupak Casino Enterprises, Inc. --
Bob Stupak, Pres, Secy-Treas,
Dir, 100%

*Subject to the provisions of the
Planning, Building, and Fire codes
and Health Department regulations

Lurie -
APPROVED subject
to provisions.
Unanimous
(Woofter excused)

Staff to proceed

K. LIQUOR, GAMING & RETAIL TOBACCO --
Approval of Additional Corporate
Officer/Deletion of Director

1. SHOWBOAT HOTEL & CASINO
2800 Fremont Street
4 Taverns/1 Service Bar
Unrestricted Gaming

Showboat, Inc., and Showboat
Operating Company --

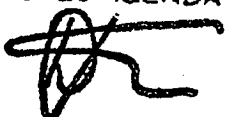
Additional Corporate Officers:
Frank A. Modica, V. P.,
General Mgr

Deleted Director:
Louis Mead Dixon

Lurie -
APPROVED
Motion carried with
Mayor Briare
abstaining from
voting.
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

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)L. LIQUOR, GAMING & RETAIL TOBACCO --
Approval of Change of Corporate
Officers

1. LUCKY DISCOUNT CENTER # 732
2400 East Bonanza
- LUCKY DISCOUNT CENTER # 735
1200 South Decatur
- LUCKY DISCOUNT CENTER # 684
610 North Nellis
- LUCKY STORE # 731
1501 North Decatur
- Package Liquor Limited Licenses
- Lucky Stores, Inc. --
- Corporate Officers:
Samuel Donley Ritchey, Jr.,
Pres, Dir
Nancy Everitt Burnette, Secy,
& Asst Treas

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

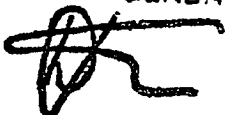
M. LIQUOR, GAMING & RETAIL TOBACCO --
Approval of Additional Director

1. GOLDEN NUGGET, INC.
129 Fremont Street
3 Tavern/1 Package Liquor
Unrestricted Gaming
- Golden Nugget, Inc. --
- Ronald Martin Popeil, Dir

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

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)N. PRIVATE DETECTIVE LICENSE -- New

1. APLIN POLYGRAPH
302 East Carson Ave
Suite 806

Charles Milton Aplin, 100%

*Subject to the provisions of the
Planning, Building, and Fire codesLurie -
APPROVED subject to
provisions.
Unanimous
(Woofter excused)

Staff to proceed

O. SECONDHAND LICENSE -- New

1. SWISS GOLD & SILVER CORPORATION
3851 Pennwood Ave - Suite # B21

Swiss Gold & Silver Corp --
Rose Marie Pifer, 100%*Subject to the provisions of the
Building and Fire codesLurie -
APPROVED subject to
provisions.
Unanimous
(Woofter excused)

Staff to proceed

P. SPECIAL EVENT LIQUOR LICENSE

1. THEATRE ARTS SOCIETY, INC.

Location: 821 Las Vegas Blvd

Date: October 4, 1980

Responsible Licensee:
Al GarbianLurie -
APPROVED
No. Unanimous
(Woofter excused)

Staff to proceed

Q. SPECIAL EVENT GAMING LICENSE

1. HADASSAH

Location: #1 Main Street

Date: October 5, 1980

Responsible Licensee:
Frank E. ScottLurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM


AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

Page 13

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

1. THE GREAT ESCAPE
5000 West Charleston
Tavern License

Duffy's American Graffiti,
Inc. --
Jeffrey Kesar, Pres, Treas.
Dir, 66 2/3%
James A. Bell, V. P., Secy.
Dir, 33 1/3%

(Closed 8/14/80. Request for extension of inactive status for 60-day period: 10/13/80 thru 12/11/80.)

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

S. VACATION CERTIFICATE LICENSE -- Six Month Review

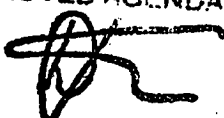
1. NATIONAL WHOLESALE DISTRIBUTORS
29,31 North Mojave Road

Martin L., Inc. --
Martin Luther Feeman, Pres.
Dir, Stockholder
Sherle Lynn Feeman, Secy-
Treas, Dir, Stockholder,
60%, jointly
Ronald George Feeman, Exec
V. P., Dir, Stockholder
Joanne Patricia Feeman,
V. P., Dir, Stockholder,
40%, jointly

Levy -
APPROVED for 6
months and to be
reviewed at that time.
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: September 19, 1980TO:
The Board of City CommissionersFROM:
DON SAYLOR, DEPUTY CITY MANAGERSUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- OCTOBER 1, 1980 COMMISSION AGENDA
LIQUOR -- Request for Extension of Inactive StatusPURPOSE/BACKGROUND

Item, "R", 1.

Standard request for extension of inactive status on liquor
license as follows:

1. The Great Escape

Copy of letter requesting extension attached.

FISCAL IMPACTRECOMMENDATIONS*Ila M. Britt*
Ila M. Britt, Director
Department of Business ActivityDISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

The Great Escape
5000 W. Charleston Blvd.
Las Vegas, Nev. 89102

TO:
MS ILA BRITT

Sept. 5, 1980

Mayor and Board of City Commissioners
Las Vegas, Nevada

Re: The Great Escape
Tavern License
L04-043-4-00044

Dear Sirs:

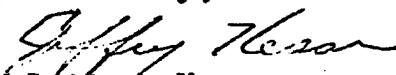
Due to a fire on

Due to a fire of major proportion which terminated my
business on 8-14-80, I am requesting an extension of
inactive status while my store is rebuilt.

Estimates of time required to rebuild have varied
from 60 to 120 days. If we do decide not to reopen
in this location we will look for a new spot immediately.

Any consideration in this matter will be appreciated.

Sincerely,



Jeffrey Kesar

Pres. Duffy, s American Graffiti

JB 9/10

III R 1

City of Las Vegas

AGENDA DOCUMENTATION

Date: September 22, 1980

TO:
The Board of City CommissionersFROM:
DON SAYLOR
DEPUTY CITY MANAGERSUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- OCTOBER 1, 1980 COMMISSION AGENDA
VACATION CERTIFICATE LICENSE -- Six Month ReviewPURPOSE/BACKGROUND

Appearing on the October 1, 1980, Commission agenda under the Department of Business Activity, Item III. S-1, is a request for "six month review" of the Vacation Certificate license for Martin L., Inc., dba National Wholesale Distributors, 29, 31 North Mojave Road. As you will recall, the request for approval of a new license was heard by the Board of City Commissioners on March 26, 1980, at which time a motion was made to approve a license for a six (6) month period, subject to review at that time.

The Vacation Certificate Ordinance, Title 5, Chapter 45, Las Vegas City Code, requires the holder of a vacation certificate license to furnish monthly reports to the Director of Business Activity, which provide information regarding distribution of vacation certificates for the preceding month's activities, and to pay monthly license fees accordingly. These reports have been furnished by National Wholesale Distributors each month prior to the due date, and have been verified for completeness and accuracy of license fees paid.

During the period September 10 thru 16, 1980, an audit of the books and records of National Wholesale Distributors was conducted by an auditor from the Department of Business Activity to determine compliance under the Vacation Certificate Ordinance. This audit revealed no discrepancies during the period April thru August 1980, in the area of the number of certificates sold and fees due and paid the City. A copy of the audit report is attached for review and consideration.

The Department of Business Activity has not received any complaints against National Wholesale Distributors since the time of their licensing approval. A check with the Better Business Bureau and the Consumer Affairs Division was made. Each agency had on file one (1) customer complaint. Copies of those complaints and actions being taken are attached hereto.

FISCAL IMPACTRECOMMENDATIONSDISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

79-2-10

Ila M. Britt
Ila M. Britt, Director
Department of Business Activity

Agenda Item
III. S-1

STATE OF MICHIGAN
DEPARTMENT OF ATTORNEY GENERAL

STANLEY D. STEINBORN
Chief Assistant Attorney General

FRANK J. KELLEY
ATTORNEY GENERAL

LANSING
48913

September 8, 1980

RECEIVED

SEP 18 1980

National Wholesale Distributing
31 N. Mojave Road
Las Vegas, Nevada 89101

CONSUMER AFFAIRS DIVISION
LAS VEGAS

Gentlemen:

RE: COMPLAINT OF LINDA KAY BLYTHE #80-05733

Enclosed for your examination is a copy of the consumer complaint which was recently filed in this office by the above. Kindly review this information and advise us of your position in this matter so that we may have all the facts.

We receive large numbers of complaints, and we do not make judgments about their validity until a response is made by the merchant; so your answer is important to our determination of whether further action is warranted.

Ms. Blythe advised our office that your representative had represented the pens as being gold in color, with the printing embossed so that it would never come off. What she received was red, white and blue pens with the printing already chipping off. She also indicated that you verified receiving the returned shipment, by telephone.

The action we take will be based in part on our experience and knowledge of and about the person complained against. Therefore we would appreciate your prompt reply within the next ten days, in writing, giving your version of the matter.

Sincerely,

cc: Postal Inspector in Charge
Las Vegas, Nevada
cc: Dun & Bradstreet
cc: Nevada Attorney General ✓

lld:dl

FRANK J. KELLEY
ATTORNEY GENERAL

Leigh L. Dennis
(Mrs. Leigh L. Dennis
Complaint Examiner
Consumer Protection Division)

CONVENIENCE FOODS, INC.*Giffy Food Stores*

P. O. Box 635 • ST. CLOUD, FLORIDA 32769 • (305) 892-5324

1-81
RECEIVED JAN 11 1981JAMES H. CLARKE
PRESIDENT

January 9, 1981

Federal Business Department
Florida Chapter of Commerce
P.O. Box 1234
Orlando, Florida 32802

Dear Sirs:

Several months ago a salesman called the manager of our store on Goldenrod Road in Orlando and told him he had won a trip to Las Vegas, all he had to do was purchase some pens (\$138.00 worth) from the company.

Our manager says he did not order the pens (he would not have the authority to do so anyway), however they were shipped C.O.D. to our store. He refused the package and the merchandise was returned to the National Wholesale Distributors located in Las Vegas, Nevada.

We now have received a letter from the commercial collection division of Dun and Bradstreet, Inc. seeking payment of the \$138.00.

While we do not want our credit rating adversely affected, we do not feel this type of phone solicitation is reputable. The company has offered to sell us the pens at a discount (as they are imprinted with our company name), however we neither need or want the pens.

We would like to request that you investigate National Wholesale Distributors and their sales tactics.

Thank you for your assistance in this matter.

Sincerely,

Linda D. Clarke

Linda D. Clarke, secy.-treasurer

cc.--Dun and Bradstreet, Inc.

BEAR DOWN PLEASE - YOU ARE MAKING 4 COPIES

DATE OF TRANSACTION _____ DATE YOU COMPLAINED TO COMPANY _____ TO WHOM _____

SALES PERSON _____ IDENTIFY PRODUCT OR SERVICE _____ IF ADVERTISED, WHEN _____

WHERE (ENCLOSE AD) _____ FORM COMPLETED BY CUSTOMER ☐ BUREAU ☐ RECEIPT OR CONTRACT NUMBER _____COMPANY National Wholesale Distributors YOUR NAME Linda D. Clarke
(PLEASE PRINT) Convenience Foods, Inc.ADDRESS 31 N. Mojave ADDRESS P.O. Box 635CITY Las Vegas, Nevada 89101 CITY St. Cloud, Florida 32769
STATE _____ ZIP _____ STATE _____ ZIP _____**IMPORTANT!-WRITE FIRMLY**

YOUR PHONE NO. _____

CHECK CAUSE(S) OF COMPLAINT AND EXPLAIN BRIEFLY.

- | | | |
|--|---|---|
| 1. ☐ Advertised item not available. | 4. ☐ Misrepresentation-Advertised. | 7. ☐ Promised adjustment not fulfilled. |
| 2. ☐ Defective merchandise. | 5. ☐ Misrepresentation-Oral. | 8. ☐ Unsatisfactory installation or service. |
| 3. ☐ Guarantee or contract not fulfilled. | 6. ☐ Non-delivery of merchandise. | 9. ☐ Other (indicate below). |

Ms. Clarke states that several months ago a salesman called the manager of their store and told him he had won a trip to Las Vegas, all he had to do was purchase some pens (\$138.00 worth) from the company. The manager says he did not order the pens as he had no authority to do so. However they were shipped C.O.D. to the store. They refused the package and the merchandise was returned to National Wholesale Distributors. Ms. Clarke states that they have now received a letter from the Commercial Collection division of Dun & Bradstreet seeking payment of the \$138.00. While they do not want their credit rating adversely affected, they do ~~not~~ feel this type of phone solicitation is reputable. She further states that you have offered to sell them the pens at a discount, they neither need or want the pens. We would appreciate your attention to this matter and your response on this form.

Better Business Bureau of Southern Nevada.**STOP** You Must Attach Two Copies of Any Additional Explanation

WHAT ADJUSTMENT DO YOU CONSIDER MUTUALLY FAIR?

DO NOT WRITE BELOW THIS LINE

YOUR SIGNATURE _____

DATE _____

THE COMPANY Retain pink copy-return others to the BETTER BUSINESS BUREAU:

Please record your disposition of this case so that our files will reflect your comments and/or handling. Any additional explanation should be attached in duplicate.

BETTER BUSINESS BUREAU
1829 E. CHARLESTON BLVD., 140. 1
LAS VEGAS, NEVADA 89104
☐ HAVE ADJUSTED _____ DATE _____ ☐ WILL ADJUST BY _____ DATE _____ ☐ UNWILLING TO RECONSIDER (EXPLAIN BELOW)
COMMENTS: See attached letter dated January 23, 1980.DATE 1-23-80 COMPANY Natl Wholesale Dist BY Shere Lee**FOR BUREAU COMMENT ONLY:**

1-28/80 see attached:
3/26/80 - sent photocopy of her answer + a
copy of his ltr back re: the 50%
adjustment

PROCESSED BY

FORWARDED mjCUST. DISSATISFACTION AREA 1/16/80

STATISTICAL CLASSIFICATION

Adjusted

BUREAU FILE COPY

NATIONAL WHOLESALE DISTRIBUTORS

31 N. Mojave Road • Las Vegas, Nevada 89101 • 702/385-5565

January 23, 1980

Better Business Bureau
1829 E Charleston Blvd. No. 103
Las Vegas, NV 89104

Gentlemen:

Leon Cunningham of Jiffy Food Store, 2021 N. Goldenrod Rd., Orlando, Florida 32807, was contacted by Mr. Phil St. John at 7:05 A.M. by telephone on September 19, 1979 at the business number. Mr. Cunningham placed an order for 200 pens imprinted with his ad copy in the amount of \$138.00. The ad copy Mr. Cunningham requested placed on his order reads as follows:

JIFFY FOOD STORE
2021 N. Goldenrod Road
Orlando, Florida
(305) 273-2930

Mr. Cunningham was told by Mr. St. John that we would give him, absolutely free, a 3 day 2 night vacation in Las Vegas (excluding transportation) just for trying the pens. Mr. Cunningham WAS ABSOLUTELY NOT TOLD HE HAD "WON" A TRIP TO LAS VEGAS AND NO INFERENCE OF THIS NATURE WAS MADE.

On September 21, 1979, at 3:30 P.M., Mr. Bob Owens called Mr. Cunningham at the business number and verified with him that he had authority to purchase and verified all terms and conditions of the original sale including the custom ad copy for Jiffy Food Store. In addition, we sent Mr. Cunningham a letter on September 22, 1979 thanking him for his order. There was no response from anyone at the business, upon receipt of our letter, that they wished to cancel their order. This custom order was subsequently printed and shipped by us on October 11, 1979 and refused by the purchaser.

The conditions of this sale makes this order not only a legal claim, but extremely reputable: 1) sale 2) verification 3) advance confirmation in writing to customer 4) shipment not made for twenty days after order placed, allowing customer sufficient time to cancel order.

However, in the interest of customer relations, we are agreeable to make an adjustment with the customer. If the customer is agreeable to settle for 50% (\$69.00) (which will allow us to recover part of our costs and freight) we will instruct Dun & Bradstreet so there will be no adverse credit reflection's and we will also include the Las Vegas Vacation (excluding travel) that was offered with the original sale.

Sincerely,
NATIONAL WHOLESALE DISTRIBUTORS

Steven S. Stefanovitch
Steven S. Stefanovitch
Collection Manager



Issue Date
September 17, 1980
Audit Case

TO: ILA M. BRITT, DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

FROM: B. C. VALDER, AUDITOR *BCV*

SUBJECT: MARTIN L., INC., DBA
NATIONAL WHOLESALE DISTRIBUTORS
31 NORTH MOJAVE ROAD

During the period September 10, 1980, through September 16, 1980, I conducted an audit of the records of the above-named firm for the months of April, May, June, July, and August, 1980. This audit had particular reference to the reports the firm submitted for the cited five (5) months pursuant to City of Las Vegas Ordinance Numbers 2022 and 2061 which relate to vacation certificate businesses.

A. Audit of Reports Submitted:

The reports submitted by National Wholesale Distributors (as the firm is commonly known) for the months April 1980 through August 1980 were in summary as follows:

Month	No. of Vacation Certificates Distributed	Fees Due (\$.30 per Certificate)	Credits Claimed	Fees Paid
April 1980	162	\$ 48.60	\$82.20	\$ -0-
May 1980	350	105.00	33.60	71.40
June 1980	114	34.20	-0-	34.20
July 1980	279	83.70	-0-	83.70
August 1980	390	117.00	-0-	117.00

For all months except August 1980, National Wholesale Distributors sold two (2) types of vacation certificates; viz, (a) those acquired in 1979 from another firm (commonly referred to as "VIP Certificates"); and (b) their own; i.e., bearing their name. The sales of "VIP Certificates" will be more fully discussed in another section of this report.

The reports submitted were determined to be correct as to (a) number of certificates sold; (b) fees due based on certificates sold; (c) credits claimed; and (e) fees due

Martin L., Inc.
dba National Wholesale Distributors
Page 2

and paid. The credits claimed and found allowable stem from an overpayment by National Wholesale Distributors of fees due for March 1980, in the amount of \$82.20. This overpayment was determined in the course of an audit of the firm's records for the months of January, February, and March 1980, conducted in April 1980.

B. Sales of VIP Certificates:

As one of the conditions of their being approved as a seller of vacation certificates on March 26, 1980, National Wholesale Distributors agreed to thereafter restrict sales of VIP Certificates to those purchasers from whom an order had already been received. It should be noted that many of the orders shipped (which include pens and other articles in addition to the vacation certificates) are refused initially by the purchaser. This necessitates a second contact and a reshipment (sometimes a second reshipment) of the order. An order received and shipped prior to March 26, 1980, may therefore not be finalized; i.e., accepted by the purchaser, until a later month. Examination of the firm's record has disclosed that a number of sales of VIP Certificates initially transacted prior to March 26, 1980, were not finalized until August 1980.

However, an examination of the firm's records as to sales of VIP Certificates has turned up to twenty-five (25) instances in which such certificates were sent to a "new" purchaser. In all of these twenty-five (25) instances, the original order included one of National Wholesale Distributors' own vacation certificates, whereas the reshipment included a VIP Certificate. A schedule of these twenty-five (25) transactions is attached.

Other than these twenty-five (25) instances which may represent clerical error, no sales of VIP Certificates to "new" purchasers were found.

BCV:ss

Attachment

MARTIN L., INC., dba "NATIONAL WHOLESALE DISTRIBUTORS"
 Sale of "VIP" Certificates to "New" Purchasers
 Period June 1980 - August 1980, Inclusive

Purchaser	RESHIPMENTS			ORIGINAL SHIPMENT		
	Date of Invoice	No. of Invoice	VIP Certificate No.	Date of Invoice	No. of Invoice	N.W.D. Certificate No.
Ochoa's Auto Repair	6-24-80	21319	595987	4-25-80	20016	10037
N & M Total Auto Repair	6-15-80	21198	597021	4-28-80	19976	10003
Angelique's Hair Styling	6-24-80	21322	597005	4-29-80	20054	10059
Harvey's Barber Shop	6-24-80	21321	596551	5-01-80	20028	10048
Ten T's Lounge	6-05-80	21214	597020	5-03-80	20055	10060
Johnnie's Lounge	6-03-80	21199	596551	5-03-80	20046	10051
Maybel & Ruby's Style Center	6-03-80	21196	597005	5-05-80	20355	10198
House of Photography	6-25-80	21361	460579	5-06-80	20186	10114
R & R Janitorial Service	6-20-80	21225	597028	5-07-80	20188	10166
Kiddie Care	6-04-80	20912	597013	5-02-80	20051	10056
Geff	6-02-80	21120	596058	4-29-80	20181	10109
JC's Tap	6-11-80	21057	597035	5-12-80	20353	10196
The Time Out Inn	6-06-80	20979	597029	5-14-80	20398	10222
Glass Tap	6-05-80	20946	597019	5-03-80	20079	10080
Thunderguards	6-04-80	20913	597014	5-01-80	20029	10049
G & W Plumbing & Trenching	6-06-80	20958	597024	4-23-80	19995	10016
The Den	6-04-80	20914	597015	4-30-80	19993	10014
Springfield Sand & Gravel	7-08-80	22088	595974	5-09-80	20254	10162
Somers Electrical Contraction	6-09-80	21009	597033	4-23-80	20010	10031
Quinn's Grocery	7-11-80	21734	597048	5-30-80	20801	10313
Flo's African Boutique	7-11-80	21733	597040	5-30-80	20964	10197
Hot Tubs Plus	7-10-80	21686	597021	5-16-80	20448	10251
Touch of Class	7-10-80	21685	597020	5-21-80	20634	10277
From Piano Service	7-08-80	21614	595972	5-05-80	20090	10091
The Blue Ribbon	7-08-80	21608	596042	5-10-80	20295	10173

FRANK J. KELLEY
Attorney General
State of Michigan

Complainant:

Complaint No.:

V.C. _____

S.I.C. _____

Received: _____

Investigation No.: _____

Closed: _____

Value: _____

CONSUMER PROTECTION DIVISION

Room 670, 525 West Ottawa
Lansing, Michigan 48913

CONSUMER COMPLAINT

DO NOT WRITE ABOVE THIS LINE

(Please type or use black ink)
NOTE: Please separate Set 1 & 2 before filling out.

Company complaining against

NATIONAL WHOLESALE DIST.

Street address of company

31 N. MOJAVE RD.

City and state

Zip Code

LAS VEGAS NEVADA 89101702 385-5565

Company's telephone

County

Date of transaction?

JAN. 4, 1980

1. Type or Print FIRMLY.

Did you sign a contract?

NO

2. Use Additional Sheets if Needed.

(please attach a copy)

Where?

3. REMEMBER: If we can't read your complaint we can't act.

Name of salesperson?

EDDIE ROGERSReferred by: BERRIN CO. PROSECUTOR

If advertised, when?

Where?

Date you complained to company?

JAN. 24, 1980

How?

To whom?

Is there a court action pending?

Where?

Your Attorney

Walk in ☐Mail ☐

COMPLAINT DETAILS

I ORDERED PENS OVER THE PHONE. WHEN THEY ARRIVED THEY WERE NOT WHAT THEY HAD SOLD ME. SO I STOPPED PAYMENT ON MY CHECK AND RETURNED THE MERCHANDISE BY U.P.S. THEY STILL EXPECT ME TO PAY AND HAVE PUT THE COLLECTION IN THE HANDS OF DUN & BRADSTREET COLLECTION AGENCY. I HAVE WRITTEN TO THEM AND EXPLAINED EVERYTHING, BUT THEY HAVE IGNORED MY LETTER AND ARE STILL THREATENING ME BY LETTER.

PRINT YOUR NAME

LINDA KAY BLYTHE

STREET NO.

791 POIYUS DR.DIGITAL HARPER BERRIN MI 49022616-849-0465

BUSINESS PHONE

616-983-1669

HOME PHONE

Linda K. Blythe

NATIONAL WHOLESALE DISTRIBUTORS 31 N. Mojave Road • Las Vegas, Nevada 89101 • 702/385-5565

March 12, 1980

Linda Blythe
505 Pleasant Street
St. Joseph, Michigan 49085

Dear Ms. Blythe:

On January 4, 1980 you placed an order with our representative Eddie Rodgers for ad specialty merchandise imprinted with your company name and advertisement to your specifications. On January 10, 1980 you confirmed said order and your ad copy with our company representative Bob Owens and stated you would pay for your order collect on delivery (C.O.D.), in the amount of \$158.00.

We printed and shipped the custom order you placed, imprinted with your company name and advertising. You have since stopped payment on your check.

THIS ACTION IS LARCENOUS AND FRAUDULENT AND CONSTITUTES A FELONY. SECTION 1. NRS 205.380 OF THE STATUTES STATES "THE STOPPING PAYMENT ON A CHECK OR OTHER INSTRUMENT GIVEN IN PAYMENT ON PROPERTY IS PRIMA FACIE EVIDENCE OF AN INTENT TO DEFRAUD."

1. IF THE BALUE OF THE PROPERTY SO FRAUDENTLY OBTAINED WAS \$100.00 OR MORE, IS PUNISHABLE BY IMPRISONMENT IN THE STATE PRISON FOR NOT LESS THAN 1 YEAR NOR MORE THAN 10 YEARS, OR BY A FINE OF NOT MORE THAN \$5,000.00 OR BY BOTH FINE AND IMPRISONMENT.

If we have not received a Cashiers Check or Money Order by March 23, 1980 we shall turn this matter over to the Larceny Detail of the District Attorney of St. Joseph and Las Vegas for Criminal Prosecution. In addition in ten days this check will be turned over to Dun & Bradstreet and the Credit Bureau of St Joseph for collection.

No further notice will be issued.

Sincerely,
NATIONAL WHOLESALE DISTRIBUTORS

Steven S. Stefanovitch

Steven S. Stefanovitch
Collection Manager

SSS/ml

Our past due accounts are
referred to
COMMERCIAL COLLECTION DIVISION

Dun & Bradstreet

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

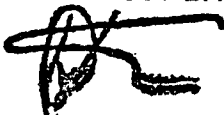
III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)T. LIQUOR, GAMING & RETAIL TOBACCO --
Change of Business Name

1. From: Jolly Trolley Casino

TO: GOLDEN EAGLE CASINO
2466 Las Vegas Blvd South
1 General/1 Tavern/
1 Service Bar License
Unrestricted GamingMoney Tree, Inc. --
Donald Pettit, Pres.
52%
Richard D. Pettit,
48%Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



October 1, 1980

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City of Las Vegas

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

- A. DISCUSSION AND POSSIBLE ACTION ON THE
 SELECTION OF A REPRESENTATIVE ON THE
 CLARK COUNTY CLEARINGHOUSE COUNCIL.

Item A

Lurie - Motion
 carried to appoint
 Comm. Christensen as
 City's representative.
 (Christensen voted "no";
 Woofter excused)

Staff to proceed

- B. REVIEW OF PROPOSED MUSEUM BUILDING -
 LORENZI PARK.

Lurie - Motion carried
 to appoint Comm. Levy
 as alternate represen-
 tative. (Levy voted
 "no"; Woofter excused)

Item B

Levy - Motion to
 follow recommendations
 of staff for approval
 on project carried
 unanimously.
 (Woofter excused)

Staff to proceed

- C. STATUS REPORT ON PROPOSALS RECEIVED FOR
 THE OPERATION OF THE MUNICIPAL GOLF
 COURSE.

Item C

Report given to
 Board by Acting
 City Manager Don
 Saylor.

Staff to proceed

City of Las Vegas

AGENDA DOCUMENTATION

Date: 9-26-80TO:
The Board of City CommissionersFROM:
DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT:
REVIEW OF PROPOSED MUSEUM BUILDING - LORENZI PARKPURPOSE/BACKGROUND

Some time ago, the City made available to the State a location in Lorenzi Park for the construction of a State Museum. The plans are in the process of being developed and a rendering has been submitted. The City did reserve the right of approval of the plans. The rendering illustrates a building utilizing a Spanish motif with a tile roof and a white exterior. The building will be approximately 30,000 sq. ft. and the project will cost a little over two million dollars. I don't feel that a white building will be compatible aesthetically with the park. I don't believe that the City should necessarily dictate a specific color, but I think it would be much more aesthetically acceptable if the building were a sand tone color which would allow it to blend in with the surroundings.

FISCAL IMPACT

None.

RECOMMENDATIONS

Recommend approval of the rendering with the condition that the color of the exterior of the building be changed to a sand tone color.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

IV(a) B.

AGENDA

City of Las Vegas

October 1, 1980

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

*CONSENT AGENDA

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

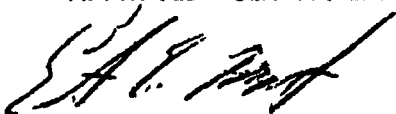
*A. SERVICE AND MATERIAL WARRANTS/PAYROLL WARRANTS

1. Service and Material Warrants
In the amount of \$17,353,864.88
2. Payroll Warrants
in the amount of \$646,576.82

Lurie -
APPROVED
Items 1 and 2.
Unanimous
(Woofert excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL
& EMPLOYEE RELATIONS

GARY DONALD OGG, DIRECTOR

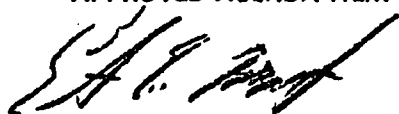
AUTHORIZATION TO FILL BUDGETED
POSITIONS - CITY FUNDED - FULL TIME

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>
(1) PS/Engineering Design Principal Civil Engineer	\$1760	Responsible for the coordination of Public Works projects, prepares design and research projects and supervises estimating and assessment district functions
(2) PS/Electrical Services Street Light Maintenance Worker	\$1157	Performs maintenance of street light poles and wires and group replacement of lamps
(3) PS/Electrical Services Electrical Trades Helper	\$1101	Assists in the repair, maintenance and installation of lights, signs, fixtures, motors, traffic signals and lights
(4) PS/Streets Street Maintenance Crew Leader	\$1215	Supervises and schedules the work of a crew engaged in the construction and maintenance of streets, sidewalks, curbs, gutters and other facilities

Lurie -
APPROVED
Items 1 thru 5.
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



October 1, 1980

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL
& EMPLOYEE RELATIONSAUTHORIZATION TO FILL BUDGETED
POSITIONS - CITY FUNDED - FULL TIME
continued

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>
(5) Fire Services Communications Specialist (Two Positions)	\$1086	Responsible for re- ceiving emergency calls and dispatch- ing proper equipment

APPROVED
See Page 17

See Page 17

City of Las Vegas

039

AGENDA DOCUMENTATION

Date: September 19, 1980

TO:
The Board of City CommissionersFROM:
Ernest E. Bryant
Deputy City ManagerSUBJECT:

DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS - AUTHORIZATION TO FILL BUDGETED POSITIONS

PURPOSE/BACKGROUND

The following information is submitted with reference to Items 1 - 5 under Agenda Item IV. (c).

Principal Civil Engineer - replace employee who was promoted

Street Light Maintenance Worker - replace employee who was promoted

Electrical Trades Helper - replace employee who was promoted

Street Maintenance Crew Leader - replace employee who was promoted

Communications Specialist (Two Positions) - replace employees who resigned

FISCAL IMPACT

All of the above positions are included in the 1980-81 budgets of the requesting departments. There are no additional non-budgeted expenses associated with any of these positions.

RECOMMENDATIONS

The Department of Personnel & Employee Relations has indicated that all of the above are in order. The City Manager's Office concurs with the requesting departments' recommendations and the staff analyses and recommends approval of filling the positions at this time.

RECOMMENDED

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Gary Donald Ogg, Director
Personnel & Employee Relations

Status Due: _____

Agenda Item

IV. (c) 1 - 5

CITY FUNDED FULL TIME VACANCIES
AS OF 9/19/80

<u>DEPARTMENT/DIVISION</u>	<u>CLASSIFICATION</u>	<u>NO.</u>
City Attorney	---	
Municipal Court	Court Counselor	1
	Substance Abuse Counselor	1
City Manager	---	
City Clerk	---	
Office of the Commissioners	---	
Funds Coordination	---	
Personnel & Employee Relations	---	
Business Activity	Office Manager	1
	Office Assistant	1
Financial Management	---	
Community Planning & Development	---	
Architectural Services & Proj. Cont.	Director, Arch. Serv. & Proj. Cont.	1
	Chief, Architectural Design Div.	1
	Assistant Design Technician	1
General Services		
Administration	---	
Facilities Support	---	
City Hall Warehouse	---	
Graphic Arts	Graphic Communications Manager	1
Automotive Services	Maintenance Laborer	1
Purchasing & Contracts	---	
Office of Budget & Management Services	Administrative Assistant III	1
Fire Services	Senior Office Assistant	1
Management Information Services	Systems Designer	1
Senior Citizens Center	---	

<u>DEPARTMENT/DIVISION</u>	<u>CLASSIFICATION</u>	<u>NO.</u>
Public Services		
Administration	---	
Sanitation	---	
Streets	Truck Driver	1
Maintenance	Carpenter	1
Quality Control	---	
Engineering Design	Senior Engineering Designer	1
	Engineering Designer	1
	Principal Engineering Technician	1

Traffic Engineering		
Animal Care & Control	Senior Animal Control Officer	1
Building & Safety	Building Inspector	1
Electrical Services	Street Light Maintenance Worker	1
	Electrical Trades Helper	1
Recreation & Leisure Activities		
Administration	---	
Parks & Open Spaces	General Park Foreman	1
	Senior Grounds Worker	1
	Grounds Worker	2
	Maintenance Laborer	1
Recreation	Recreation Leader	1
Cultural Services & Fine Arts	Fine Arts Coordinator	1
Youth Affairs	---	
Golf Course	---	
Cemetery	---	
TOTAL		28

BI-WEEKLY SAVINGS (including fringes) \$20,722
MONTHLY SAVINGS (including fringes) \$44,898

These savings would be realized if all of these positions remain vacant for the period of time indicated.

AGENDA

City of Las Vegas

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

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October 1, 1980

ITEM

Commission Action

Department Action

IV (g) DEPARTMENT OF GENERAL SERVICESDAN R. PILKINGTON, DIRECTOR

*CONSENT AGENDA

All items listed under Item *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.

PURCHASING AND CONTRACTS DIVISION*A. AWARD OF BIDS

1. Replacement Street Light Standards
 Department of Public Services
 Electrical Division
2. Replacement Truck With Animal Control Body
 Department of Public Services
 Animal Shelter

Lurie -
 APPROVED as recommended by staff,
 Items 1 and 2.
 Unanimous
 (Woofter excused)

Staff to proceed

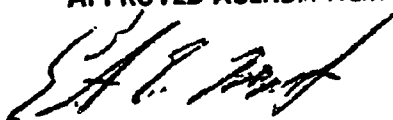
*B. PURCHASE ORDER APPROVAL

1. Installation of Drinking Water Supply Line
 At Wastewater Treatment Plant
 Department of Public Services
 City Engineer
2. Maintenance Agreement for Electric Typewriters
 Department of General Services
 Purchasing and Contracts Division
3. Replacement Rotary Distributor Arms on
 Trickler Filters
 Department of Public Services
 Wastewater Treatment Plant

Lurie -
 APPROVED as recommended by staff.
 Items 1, 2, 3.
 Unanimous
 (Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: September 23, 1980

TO: The Board of City Commissioners

FROM: ERNEST E. BRYANT
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - OCTOBER 1, 1980
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

1. Replacement Street Light Standards - Department of Public Services - Electrical Division
 - Recommend award to TFI Electrical Supply, Las Vegas, NV, in the amount of \$48,229.80. Bid #81.1740.1. Estimate: \$55,000.00. FUNDING: GENERAL CITY REVENUE.
2. Replacement 3/4 Ton Cab/Chassis With Animal Control Body - Department of Public Services - Animal Shelter
 - Recommend award to Las Vegas Dodge, Las Vegas, NV, in the amount of \$58,900.00. Bid #81.3460.2. Estimate: \$60,000.00. FUNDING: GENERAL CITY REVENUE.

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 80-81.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT ITEMS 1 AND 2 ARE IN ORDER BASED ON RECOMMENDATIONS BY THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT ITEMS 1 AND 2 BE AWARDED.

DISPOSITIONApproved ☐
Disapproved ☐
Held ☐
Dan R. Pilkington, Director
Department of General Services

Status Due: _____

BID ABSTRACT

NO. 51-1740-1 DATE 9-9-80 TIME 10:00 AM DEPARTMENT PUBLIC SVCS. SHEET NO. 1 BUYER JEP/ia
 NO. 51-1740-1 DIVISION ELECTRICAL DIV.
 SERVICE: REPLACEMENT STREET LIGHT STANDARDS
 SERVICE/MATERIAL:

ITEM	QUANTITY AND UNIT	DESCRIPTION	TFI ELECTRICAL SUPPLY 1025 S. 1st St. Las Vegas, NV 89101 UNIT AMOUNT	AMFAC ELECTRIC P.O. Box 14700 Las Vegas, NV 89114 UNIT AMOUNT	STANDARD WHOLESALE SUPPLY 855 W. Bonanza Rd. Las Vegas, NV 89106 UNIT AMOUNT
6 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge with double 3 bolt arm attachments, per CIV Drawing #6231.0031 - Less Arms and base bolts.		\$ 294.15 \$ 1,764.90	\$ 295.36 \$ 1,772.16	\$ 274.00 \$ 1,644.00
	MANUFACTURER & MODEL NO:	PUMCO 5919 EE		PUMCO #5919 EE	VALMONT #DS-308.0A300-OP-2
	EARLIEST POSSIBLE DELIVERY	8 weeks		6-8 weeks	270 Days ARO
	DATE AFTER RECEIPT OF NOTICE TO PROCEED:				
150 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge, with 8 foot arm, per CIV Drawing #6231.0030 - Less base bolts.		274.50 41,175.00	275.60 41,340.00	277.00 41,550.00
	MANUFACTURER & MODEL NO:	PUMCO 5919 E		PUMCO 5919 E	VALMONT #DS-308.0A300-8SP2
	EARLIEST POSSIBLE DELIVERY	8 weeks		6-8 weeks	270 Days ARO
	DATE AFTER RECEIPT OF NOTICE TO PROCEED:				
10 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge with double 3 bolt arm attachment with 10 foot arms, per CIV Drawing 6231.0033 and 623.0034; or PUMCO Drawing LA-10-52, Less base bolts.		529.00 5,290.00	550.16 5,501.60	555.00 5,550.00

DEPARTMENT OF PUBLIC SERVICES
ELECTRICAL DIVISION

☒	APPROVED
☒	APPROVED AS NOTED →
☐	NOT APPROVED
<i>Therese</i>	9-11-80
SIGNATURE	DATE

Recommend TFI
the low Bidder.
William J. Lewis
9/11/80

BID ABSTRACT

REQ NO. 81.1740.1 DATE 9-9-80 TIME 10:00 AM DEPARTMENT PUBLIC SVCS. SHEET NO. 1A BUYER JEP/ja
DIVISION ELECTRICAL DIV.
TITLE: REPLACEMENT STREET LIGHT STANDARDS
SERVICE/MATERIAL:

QTY	QUANTITY AND UNIT	DESCRIPTION	TFI ELECTRICAL SUPPLY 1025 S. 1st St. Las Vegas, NV 89101 UNIT AMOUNT	AMFAC ELECTRIC P.O. Box 14700 Las Vegas, NV 89114 UNIT AMOUNT	STANDARD WHOLESALE SUPPLY 855 W. Bonanza Rd. Las Vegas, NV 89106 UNIT AMOUNT
		MANUFACTURER AND MODEL NO:	PUMCO LA10152K	PUMCO LA10152K	VALMONT #DS-308.0A300-100PPPF3C
		EARLIEST POSSIBLE DELIVERY	8 weeks	6-8 weeks	270 Days ARO
		DATE AFTER RECEIPT OF NOTICE TO PROCEED:			
		TOTAL:	\$ 48,229.90	\$ 48,613.76	\$ 48,694.00
		CITY LICENSE:	M06-057-4-2022	A08-029-1-00525	M06-043-4- 2002
		BID BOND:	ANNUAL BID BOND ON FILE	ANNUAL BID BOND ON FILE	ANNUAL BID BOND ON FILE
		10 INVITATIONS TO BID SOLICITED			
		ESTIMATE FURNISHED BY PURCH- ING & CONTRACTS STAFF AT BID OPENING: \$ 55,000.00			
				PRICES GOOD THRU 12-31-80	

BID ABSTRACT

NO. 87-1740.1 DATE 9-9-80 TIME 10:00 AM DEPARTMENT PUBLIC SVCS. SHEET NO. 2 BUYER JEP/ja
 DIVISION ELECTRICAL DIV.
 SOURCE: REPLACEMENT STREET LIGHT STANDARDS
 PRICE/MATERIAL:

QUANTITY AND UNIT	DESCRIPTION	ACME ELECTRIC 3373 Procyon Ave. Las Vegas, NV 89102		C.E.D. CORP. P.O. Box 15326 Las Vegas, NV 89114		UNIT	AMOUNT
		UNIT	AMOUNT	UNIT	AMOUNT		
6 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge with double I bolt arm attachments, per CIV Drawing #623L 0030 - Less Arms and base bolts.	\$ 270.00	\$ 1,620.00	\$ 366.35	\$ 2,198.10		
	MANUFACTURER & MODEL NO:	VALMONT #DS 308.0A30G-00-PUMCO 5919 EE					
		PP-FBC					
	EARLIEST POSSIBLE DELIVERY	70 Days		245 Days or 8 weeks			
	DATE AFTER RECEIPT OF NOTICE TO PROCEED:						
50 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge, with 8 foot arm, per CIV Drawing #623L 0030 - Less base bolts.	280.00	42,000.00	339.90	50,985.00		
	MANUFACTURER & MODEL NO:	VALMONT #DS 308.0A30G-8S-PUMCO 5919 E					
		PP-FBC					
	EARLIEST POSSIBLE DELIVERY	45 Days		245 Days or 8 weeks			
	DATE AFTER RECEIPT OF NOTICE TO PROCEED:						
10 EA.	STANDARD, Streetlight, 30 foot, Prime painted, 11 gauge with double 3 bolt arm attachment with 10 foot arms, per CIV Drawing #23L 0033 and #23L 0024; or PUMCO Drawing #A-10N52, Less base bolts	550.00	5,500.00	678.50	6,785.00		

BID ABSTRACT

NO. 81.3460.2 DATE 9-16-80 TIME 10:00 AM DEPARTMENT GENERAL SVCS. SHEET NO. 1 BUYER JEP/1aNO. DIVISION VEHICLE SVCS.TITLE: 3/4 TON CAB CHASSIS WITH ANIMAL CONTROL BODY

VEHICLE/MATERIAL:

QUANTITY AND UNIT	DESCRIPTION	LAS VEGAS DODGE, INC. 3470 Boulder Hwy. Las Vegas, NV 89121		FAIRWAY CHEVROLET 3100 E. Sahara Las Vegas, NV 89105		FLETCHER JONES CHEVROLET P.O. Box 14803 Las Vegas, NV 89107	
		UNIT	AMOUNT	UNIT	AMOUNT	UNIT	AMOUNT
4 EA.	CAB/CHASSIS, 3/4 ton with Animal Control body, per Technical Specifications	\$13,850.00	\$ 55,400.00	\$13,980.70	\$55,602.80	\$14,655.00	\$ 58,620.00
	TOTAL		\$ 55,400.00		\$55,602.80		\$ 58,620.00
	ADDITIONAL COST IF THE CITY ELECTS TO HAVE REFRIGERATED AIR CONDITIONING INSTALLED ON THE ANIMAL CONTROL BODY RATHER THAN THE FRESH AIR UNIT..	REFER TO LETTER FROM SWAB WAGON CO.		PRICED UNDER SEPARATE LETTER FROM BODY BUILDER (SWAB WAGON)		\$1,500.00	
	MANUFACTURER AND MODEL OF CAB/CHASSIS:	DODGE D250		CHEVROLET CC20903/ZW9		CHEVROLET CC20903	
	CITY LICENSE:	TD -876-6-00554		A16-009-1-00539		H02-408-3-11352	
	BID BOND:	NOT REQUIRED		NOT REQUIRED		NOT REQUIRED	
	8 INVITATIONS TO BID SOLI- CITED						
	ESTIMATE FURNISHED BY PURCH- ASING & CONTRACTS STAFF AT BID OPENING: \$48,000.00						

City of Las Vegas

AGENDA DOCUMENTATION

Date: September 23, 1980

TO: The Board of City Commissioners

FROM: ERNEST E. BRYANT
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - OCTOBER 1, 1980
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. PURCHASE ORDER APPROVAL

1. Installation of 4" Drinking Water Supply Line at Wastewater Treatment Plant - Department of Public Services - City Engineer
 - Recommend approval to Las Vegas Valley Water District, Las Vegas, NV, in the amount of \$13,825.00. Sole Source. Purchase Request #1711-168. FUNDING: GENERAL CITY REVENUE - \$ 3,456.25
FEDERAL (E.P.A.) - \$ 10,386.75
2. Maintenance Agreement for Electric Typewriters - Department of General Services - Purchasing and Contracts Division
 - Recommend approval to IBM, Las Vegas, NV, in the amount of \$10,272.48. Purchase Request #1231-2136. FUNDING: GENERAL CITY REVENUE.
3. Replacement of Rotary Distributor Arms on Trickler Filters - Department of Public Services - Wastewater Treatment Division
 - Recommend approval to Fulco Sales, Garden Grove, CA, in the amount of \$137,875.00. Sole source - patented design. Purchase Request #3551-3195. FUNDING: GENERAL CITY REVENUE.

FISCAL IMPACT

FUNOS BUDGETED FOR FISCAL YEAR 80-81.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT ITEMS 1 THROUGH 3 ARE IN ORDER BASED ON RECOMMENDATIONS BY THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT ITEMS 1 THROUGH 3 BE AWARDED.

DISPOSITION

Approved ☐

Disapproved ☐

Held ☐

Status Due: _____

Dan R. Pilkington
 Dan R. Pilkington, Director
 Department of General Services

Agenda Item
 SECTION 8 PAGE 1 OF 1
 IV (g) 8 1-3

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Oct. 1, 1980

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ITEM

Commission Action

Department Action

IV (h). DEPARTMENT OF PUBLIC SERVICESDONALD E. DONOVAN, DIRECTOR*CONSENT AGENDA

All matters listed under Items A, B, and C 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 MAPS

All engineering designs are being processed.

1. Washington Square Unit 7. (Mr. Robert Shaw - property located at the Northwest corner of Washington Ave and Sandhill Rd. No. of lots: 146, 33.65 acres)

2. Torrey Pines Village Unit 1. (Nevada Equities - property generally located on the West side of Torrey Pines Dr., 330' South of Smoke Ranch Rd. No. of lots: 63, 5.89 acres)

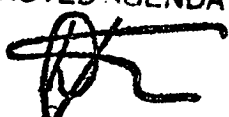
Recommended action:

Approve final maps subject to posting of bonds and signing of agreements and plans within thirty days.

Lurie -
APPROVED
Items 1 and 2 as
recommended.
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

Oct. 1, 1980

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IV (h). DEPARTMENT OF PUBLIC SERVICES (Continued)*B. RELEASE OF BOND

All work has been completed in accordance with City standards.

1. Location: 500 No. 13th St.
 Use: Sidewalk
 Builder: Rainier, G. W. Gund
 Surety Co.: None (Cash deposit)
 Amount: \$2,000.00
 Bond No.: CLV #24-79

Recommended action:

Accept the work and release the cash deposit required by City Code.

Lurie -
 APPROVED
 Unanimous
 (Woofter excused)

Staff to proceed

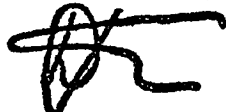
*C. RIGHT OF WAY ITEMS

1. Grant Deed
 From: George Graziadei,
 Trustee
 To: City of Las Vegas
 For: Portion Government
 Lots 28 and 37 in Sec.
 36, T20S, R60E
 Brush St. Dedication
 Recorded as Instrument
 No. 1237493 in Official
 Book 1278 in the
 office of the County
 Recorder on Sept. 8,
 1980 (7/28/80)

Lurie -
 APPROVED
 Items 1 thru 5.
 Unanimous
 (Woofter excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

Oct. 1, 1980

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 22

PHONE 386-6011

ITEM

Commission Action

Department Action

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

*C. RIGHT OF WAY ITEMS (Continued)

2. Grant Deed

From:

George Graziadei,
Trustee

To:

City of Las Vegas

For:

Portion of Government
Lot 37, Sec. 36, T20S,
R60EAlpine Dr. Dedication

Recorded as Instrument

No. 1237494 in Official

Book 1237494 in Official

Book 1278 in the office

of the County Recorder

on Sept. 8, 1980

(7/28/80)

APPROVED

See Page 21

See Page 21

3. Grant Deed

From:

Jack Scott and
Cathleen Scott, husband
and wife as joint
tenants

To:

City of Las Vegas

For:

Portion Lots 148-E and
148-F of Vegas Heights
Tract Unit No. 4

Carey Ave. (RTC funded

Capital ImprovementProject)

Recorded as Instrument

No. 1223009 in Official

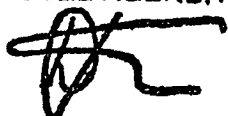
Book 1264 in the office

of the County Recorder

on August 8, 1980

(6/6/80)

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

Oct. 1, 1980

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BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IV (h). DEPARTMENT OF PUBLIC SERVICES (Continued)*C. RIGHT OF WAY ITEMS (Continued)

4. Grant Deed

From:

Thomas Seniur and
Jeanne Seniur, husband
and wife as joint
tenants

To:

For:

City of Las Vegas
Portion SW-1/4, Sec.
35, T19S, R60E
Torrey Pines Dr. and
Lone Mountain Rd.
Dedication. Lone
Mountain Rd./Torrey
Pines Dr. Project
Recorded as Instrument
No. 1236190 in Official
Book 1277 in the office
of the County Recorder
on Sept. 4, 1980
(3/24/80)

APPROVED

See Page 21

See Page 21

5. Grant Deed

From:

Verlas Corporation, a
Nevada Corporation

To:

For:

City of Las Vegas
Portion SE-1/4, Sec.
28, T20S, R61E
Bonanza Rd. (9/4/80)Recommended action:

Accept the Grant Deeds.

D. REPORTS/ACTION1. Request by E.G.&H., Inc., dba: Las
Vegas Club Hotel at 18 E. Fremont St.
for an Encroachment Agreement to use a
portion of the City right of way for
tree well in sidewalk area.Recommended action:Approve the Encroachment Agreement and
authorize the Mayor on behalf of the
Commission to sign the agreement.

Lurie -

APPROVED as per
staff's recommenda-
tions with Planning
Dept. conditions that
installation of trees
be approved in sidewalk
areas; installation of
permanent irrigation
system; and installation
of pedestrian traffic
grates over the wells.
Unanimous (Woofert excused)

Staff to proceed

APPROVED AGENDA ITEM

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 22, 1980

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST BY E.G.&H., INC., DBA: LAS VEGAS CLUB HOTEL AT 18 E. FREMONT ST.
FOR AN ENCROACHMENT AGREEMENT TO USE A PORTION OF THE CITY RIGHT OF WAY FOR
SIDEWALK WELL LANDSCAPINGPURPOSE/BACKGROUND

This request is for landscaping (trees in sidewalk wells) on Ogden Ave. and on 1st St.

The wells are 4' diameter openings in the sidewalk located 2.5' behind the back of curb. There will be three wells on Ogden Ave. and four wells on 1st St.

Sidewalk on Ogden Ave. is 9.5' wide, leaving 5' for pedestrian traffic.

Applicant has signed our standard Encroachment Agreement, which has conditions of liability, maintenance, and removal.

In addition, the Planning Department requires the following items be satisfied before the permit is issued:

1. Install trees approved for use in sidewalk areas.
2. Install permanent irrigation system.
3. Install pedestrian traffic grates over wells.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that the City Commission approve the Encroachment Agreement and authorize the Mayor on behalf of the Commission to sign the agreement

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____


Donald E. Donovan
Director of Public Services

Agenda Item

IV (h)
D. 1.

AGENDA*City of Las Vegas*

Oct. 1, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

IV (h). DEPARTMENT OF PUBLIC SERVICES (Continued)D. REPORTS/ACTION2. Resident Engineering Services -
Wastewater Treatment Plant construction.Recommended action:Approve expenditure of \$75,000 for a full
time resident engineer and the submittal
of the amendment to the Step 3 construc-
tion grant.3. Project Initiation - Bonanza
Rd., Eastern Ave. to Pecos Rd.
(Addendum Item No. 1 - Page 44)Recommended action:Request the Regional Transportation
Commission approve this project for
construction.Christensen -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

Lurie -
APPROVED
Unanimous
(Woofter excused)

Staff to proceed

APPROVED AGENDA
OCTOBER 1, 1980
[Signature]

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 23, 1980

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: RESIDENT ENGINEERING SERVICES - WASTEWATER TREATMENT PLANT CONSTRUCTION

PURPOSE/BACKGROUND

Authorization to submit an amendment to the Step 3 construction grant application to the U.S. Environmental Protection Agency (EPA), on the City's Wastewater Treatment Plant Modification/Floodproofing.

The EPA has offered grant awards to the City to construct the modifications to the Wastewater Treatment Plant to meet the requirements of the Consent Decree. The construction period is in progress at the present time and will be under a very tight schedule to meet the particular requirement of the Consent Decree on removing phosphorous.

It has become quite apparent that the magnitude of this modification of the City's Wastewater Treatment Plant warrants a full time resident engineer to provide on site engineering services during 22+ weeks of the construction period.

FISCAL IMPACT

It is estimated the cost for this service will be approximately \$75,000.

If grant funds are eligible, the local share costs would be approximately \$18,750. Funds to cover the 25% local share costs are available in the Sanitation Fund and/or the capital improvement fund.

RECOMMENDATIONS

It is recommended that the City Commission approve the expenditure of \$75,000 for a full time resident engineer for the Wastewater Treatment Plant Project and the submittal of the amendment to the Step 3 construction grant. (Subject to EPA grant approval)

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____


Donald E. Donovan
Director of Public Services

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 25, 1980

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: PROJECT INITIATION - BONANZA RD., EASTERN AVE. TO PECOS RD.

PURPOSE/BACKGROUND

Bonanza Rd. from Eastern Ave. to Lamb Blvd. was presented to the Regional Transportation Commission as the City of Las Vegas number one priority project. The estimated cost of the project is \$5,000,000.

The Regional Transportation Commission has already committed all but \$2,500,000 of its available funds and is therefore unable to finance the entire Bonanza Rd. project.

The cost of building Bonanza Rd. from Eastern Ave. to Pecos Rd. would be approximately \$2,500,000.

The Ground Rules of the Regional Transportation Commission require the governing body of an entity to request that a project be initiated.

FISCAL IMPACT

The City of Las Vegas will pay its portion of the Special Improvement District (S.I.D.) which is to be formed along Bonanza Rd. for the parking lanes, curb and gutter and street lights.

Other costs will be paid by the Regional Transportation Commission.

RECOMMENDATIONS

It is recommended that the City Commission approve the Bonanza Rd. project from Eastern Ave. to Pecos Rd. and request the Regional Transportation Commission approve the project for construction.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____


Donald E. Donovan
Director of Public Services

Agenda Item

 IV (h)
D. 3.

AGENDA*City of Las Vegas*

058

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

Page 25
 October 1, 1980

ITEM

Commission Action

Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY

A. Appeal of Work Card Revocation -- Millard Edward Mosley

APPEAL WITHDRAWN
 at request of
 appellant, as this
 matter had been
 satisfactorily
 resolved prior to meeting.

B. Request to retain the services of Jones & Tillson, rate consultants, for the purpose of representing the City's interests in Docket 2357 (SOB 3 - Cost of Service) and Docket 2955 (Application of Nevada Power Company for an Order Authorizing an Increase in Rates of 20,509,000).

ABEYANCE at request
 of Board.

Administrative
 staff to confer
 with other govern-
 mental entities in
 area and solicit
 joint support in
 representation of
 this matter. City
 Attorney to find
 out cost of retain-
 ing consultants
 and bring matter
 back on Agenda.

C. Resolution by the Traffic and Parking
 Commission and the Traffic Engineer to make
 the following changes:

Two hour parking zone: In front of 1054 So.
 Commerce on the west side.

One hour parking zone: In front of 1330 So.
 4th St. on the west side.

Imperial Ave., north side, from So. 4th
 St. west to the alley

Designated as through streets:

Marion Dr. from Washington Ave. to
 Harris Ave.

Harris Ave. from Marion Dr. to Nellis
 Blvd.

Required stops:

Tequesta Dr. at Pebble Beach Blvd.

Santa Rita Dr. at Santa Rosa Dr.

Lurie -
 APPROVED as per
 recommendations of
 staff.
 Unanimous
 (Woofter excused)

Staff to proceed

City of Las Vegas

AGENDA DOCUMENTATION

Date: September 30, 1980

TO: The Board of City Commissioners

FROM: CITY ATTORNEY

SUBJECT: Retention of Services of Jones-Tillson, Rate Consultants

PURPOSE/BACKGROUND

The City Attorney's Office requests approval for the retention of the services of Jones-Tillson & Associates for the purpose of representing the interests of the City of Las Vegas before the Public Service Commission of the State of Nevada in two upcoming hearings.

In Docket 2955 an application has been filed by Nevada Power Company requesting an order authorizing an increase in revenues in the amount of \$20,509,000.00, and thus potentially increasing the rates to the consumers. The City Attorney's Office desires to retain the services of Jones-Tillson for the purpose of evaluating the application as to issues of importance to the City of Las Vegas. It is not expected at this time that the City of Las Vegas will present testimony concerning the cost of money.

In Docket 2357 (Sub 3-Cost of Service) the Public Service Commission is hearing testimony into whether they should adopt Section 111 (D) (1) of PURPA (Cost of Service Standard) stating that rates charged to each class of electric consumers by utilities should reflect the cost of providing utility service to each such class. The City of Las Vegas desires to retain the services of Jones-Tillson to determine if we need to present testimony on the cost of service.

FISCAL IMPACTRECOMMENDATIONS

This office recommends retaining the services of Jones-Tillson as rate consultants in the above dockets presently pending before the Public Service Commission.

DISPOSITION

Approved ☐
 Disapproved ☐
 Held ☐

Status Due: _____

Agenda Item

V - B

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 22, 1980

TO: The Board of City Commissioners

FROM: CITY ATTORNEY

SUBJECT: Resolution by the Traffic and Parking Commission and the Traffic Engineer

PURPOSE/BACKGROUND

To correct and make additions to Title X of the City Code as follows:

Schedule 17-VI, page 33, be amended to include the following as a two (2) hour parking zone:

In front of 1054 So. Commerce on the west side.

Schedule 17-VI, page 31, be amended to include the following as one (1) hour parking zone:

In front of 1330 So. 4th St. on the west side

Imperial Ave., north side, from So. 4th St. west to the alley

Schedule 14-I, page 4, be amended to include the following as a through street:

Marion Dr. from Washington Ave. to Harris Ave.

Harris Ave. from Marion Dr. to Nellis Blvd.

Schedule 14-II, page 6, be amended to include the following as required stops:

Tequesta Dr. at Pebble Beach Blvd.

Santa Rita Dr. at Santa Rosa Dr.

FISCAL IMPACTRECOMMENDATIONS

It is recommended that the Board of City Commissioners pass the Resolution as proposed.

DISPOSITIONApproved ☐
Disapproved ☐
Held ☐

States Due: _____

Agenda Item

V-C

- - - R E S O L U T I O N - - -

WHEREAS, Ordinance No. 1589 allows for the additions and corrections of schedules pertaining to TITLE X of the City Code to be done by Resolution; and

WHEREAS, it has been determined and recommended by the Traffic and Parking Commission and the Traffic Engineer that the following additions and corrections be made in said schedules; and

NOW, THEREFORE, be it resolved by the Board of City Commissioners of the City of Las Vegas, Nevada, that the following schedules pertaining to Title X of the City Code be amended as follows:

Schedule 17-VI, page 33, be amended to include the following as a two (2) hour parking zone:

In front of 1054 So. Commerce on the west side.

Schedule 17-VI, page 31, be amended to include the following as one (1) hour parking zone:

In front of 1330 So. 4th St. on the west side

Imperial Ave., north side, from So. 4th St. west to the alley

Schedule 14-I, page 4, be amended to include the following as a through street:

Marion Dr. from Washington Ave. to Harris Ave.

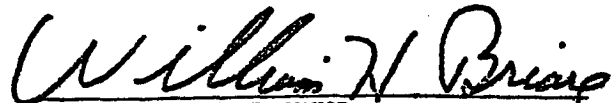
Harris Ave. from Marion Dr. to Nellis Blvd.

Schedule 14-II, page 6, be amended to include the following as required stops:

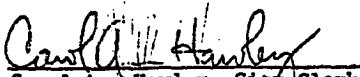
Tequesta Dr. at Pebble Beach Blvd.

Santa Rita Dr. at Santa Rosa Dr.

PASSED, ADOPTED AND APPROVED THIS 1st day of October, 1980.


WILLIAM H. BRIARE, MAYOR

ATTEST:


Carol Ann Hawley, City Clerk

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

Page 26

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE October 1, 1980

PHONE 386-6011

ITEM

Commission Action

Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY (cont.)

D. Discussion and possible action on the extension of the Agreement with J.C.S. Bench Advertising Company

Christensen -
Motion to hold in
abeyance until
10/15/80 Meeting
pursuant to request
of Chuck Robinson
of J.C.S. Bench
Advertising Company.
Motion carried by
unanimous vote.
(Woofert excused)

10/15/80 Agenda

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 22, 1980

TO: The Board of City Commissioners

FROM: GEORGE F. OGILVIE,
CITY ATTORNEY
*George F. Ogilvie*SUBJECT: DISCUSSION AND POSSIBLE ACTION ON THE EXTENSION OF THE AGREEMENT WITH
J.C.S. BENCH ADVERTISING COMPANYPURPOSE/BACKGROUND

On November 1, 1980, the Agreement with JCS Bench expires. This Agreement has been in effect since 1960, with a renewal in 1970.

During the twenty (20) year duration of this Agreement, the fee structure has had only one (1) ten percent (10%) increase in the fee structure (from \$1.00 per bench per month, or 5% of the gross revenue per bench per month, to \$1.10 per bench per month, or 5.5% of the gross revenue per bench per month, whichever is greater).

It is staff's belief that this service should be let out to bid so that a fee structure may be determined that more accurately reflects the current fees of the industry.

In order to do so, however, it will be necessary to extend the present agreement on a month-to-month basis in order to allow for sufficient time to solicit bids. The attached Amendment to Agreement is designed to provide such extension.

FISCAL IMPACT

The City currently collects approximately \$1,976.00 annually.

RECOMMENDATIONS

It is recommended that the Agreement with JCS Bench be extended on a month-to-month basis until cancelled by either party with 30 days notice. This will allow staff an opportunity to develop a comprehensive bid package to be presented to you at a later date.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item
V-D

1 AMENDMENT TO AGREEMENT

2 This Amendment to Agreement, made and entered into
3 this ____ day of September, 1980, by and between the City of
4 Las Vegas, a municipal corporation of the State of Nevada
5 (hereinafter referred to as the "CITY"), and J.C.S. Bench
6 Advertising Co., a Nevada corporation (hereinafter referred to
7 as "BENCH").

8 WITNESSETH:

9 WHEREAS, the CITY, pursuant to that certain Agreement
10 made and entered into by and between the parties hereto on
11 the first day of November, 1970, granted to BENCH the right,
12 among other things, to maintain benches on public property at
13 designated bus stops or on other public property for a period
14 of ten years from and after the date of said Agreement; and

15 WHEREAS said Agreement is due to expire on the first
16 day of November, 1980; and

17 WHEREAS said parties, by this Agreement, desire to
18 extend, on a month to month basis, the term of the aforesaid
19 Agreement upon all of the terms and conditions set forth therein.

20 NOW, THEREFORE, for and in consideration of the pre-
21 mises and of the mutual promises hereinafter contained, the
22 parties hereto agree as follows:

23 I

24 Section 1 of that certain Agreement made and entered
25 into on the first day of November, 1970, by and between the
26 parties hereto, is hereby amended to read as follows:

- 27 1. The CITY hereby grants, on a month-to-month
28 basis, to BENCH the right to maintain benches on
29 the public property in such locations as may be
30 designated by the City at designated bus stops or on
31 such other public property throughout the City of
32 Las Vegas as may be designated by the City. The term

1 of this Agreement shall commence on the first day of
2 November, 1980, and shall continue thereafter on a
3 month-to-month basis until cancelled by the service
4 by mail by either party of written notice of such
5 cancellation on the other at least thirty (30) days
6 prior to the effective date of such cancellation.

II

7
8 Except as otherwise modified or amended as in Section
9 I of this Amendment to Agreement expressly provided, all of
10 the terms and conditions of the aforesaid Agreement shall remain
11 and be in full force and effect during the term of this
12 extension.

13 In witness whereof, the parties hereto have caused
14 this Amendment to Agreement to be executed by their duly
15 authorized representatives the day and year first above written.

CITY OF LAS VEGAS

16
17
18 By _____
William H. Briare, Mayor

ATTEST:

19
20
21
22 _____
23 Carol Ann Hawley, City Clerk

J.C.S. BENCH ADVERTISING CO.

24
25
26
27 By _____
28 President

AGENDA*City of Las Vegas*

066

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

Page 27
 October 1, 1980

ITEM

Commission Action

Department Action

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

A. Bill No. 80-68 eliminates the Board of
 Astrology Examiners and the requirement that
 an applicant for an astrologer's license pass
 an exam by the American Federation of
 Astrologers

Sponsored by: Commissioner Ron Lurie

*1st Reading and
 Referred -
 Commissioners
 Lurie & Christensen

Clerk to proceed

B. Bill No. 80-69 amends the gaming control
 ordinance to provide a definition of the
 word "hotel".

Sponsored by: Commissioner Ron Lurie

*1st Reading and
 Referred -
 Commissioners
 Lurie & Christensen

Clerk to proceed

*These new Bills have been Noticed for Public
 Comment at a meeting of the Recommending
 Committee to be held at 4:00 P.M. on Monday,
 October 6, 1980, in the City Manager's Conference
 Room, 10th Floor, City Hall.

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

State of Nevada)
)
 County of Clark) ss
)
 City of Las Vegas)

Thomas Young & William Bradley, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the 1st day of October, 1980, at the hour of 1:30 P.M. there were posted copies of a NOTICE, the attached of which is a true and correct copy, of an Information Meeting before various Recommending Committees relative to proposed ordinances, to be held at the hour of 4:00 P.M., on Monday October 6, 1980 in the City Manager's Conference Room, 10th Floor, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada; on Public Bulletin Boards at the following locations:

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

Thomas Young & William Bradley
Thomas Young & William Bradley

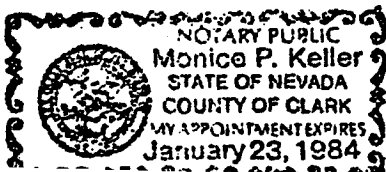
Subscribed and sworn to before me this

2nd day of October, 19 80

G.S. 1223

Department or Division

Monice P. Keller
Monice P. Keller
 Notary Public in and for said County
 and State. My Commission expires:



NOTICE

068

The following Bills proposed for adoption by the Board of City Commissioners of the City of Las Vegas, Nevada, will be the subject of PUBLIC COMMENT before the respective Recommending Committees, at the hour of 4:00 P.M., Monday, October 6, 1980, in the City Manager's Conference Room, 10th Floor, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada:

- A. BILL NO. 80-65 - REQUIRES SECONDHAND DEALERS TO RETAIN ALL GOODS EXCEPT PAPER AND RAGS FOR FOUR (4) DAYS, AFTER RECEIPT THEREOF HAS BEEN REPORTED TO METRO, BEFORE SELLING OR DISPOSING OF THE SAME.
Committee: Commissioners Levy and Woofter
- B. BILL NO. 80-58 - CONTROLS THE CHANGE OF GRADE OF LAND.
Committee: Commissioners Lurie and Levy
- C. BILL NO. 80-59 - AN ORDINANCE REPEALING EXISTING REGULATIONS PERTAINING TO MOBILE HOME AND TRAILER PARKS AND PROVIDING NEW MINIMUM DEVELOPMENT STANDARDS WITH RESPECT TO MOBILE HOMES, ACCESSORY STRUCTURES AND MOBILE HOME SPACES.
Committee: Commissioners Lurie and Woofter
- D. BILL NO. 80-67 - MOBILE HOME PARK BUILDING AND INSTALLATION REGULATIONS FOR MOBILE HOMES AND ACCESSORY STRUCTURES.
Committee: Commissioners Lurie and Christensen
- E. BILL NO. 80-68 - ELIMINATES THE BOARD OF ASTROLOGY EXAMINERS AND THE REQUIREMENT THAT AN APPLICANT FOR AN ASTROLOGER'S LICENSE PASS AN EXAM BY THE AMERICAN FEDERATION OF ASTROLOGERS.
Committee: Commissioners Lurie and Christensen
- F. BILL NO. 80-69 - AMENDS THE GAMING CONTROL ORDINANCE TO PROVIDE A DEFINITION OF THE WORD "HOTEL"
Committee: Commissioners Lurie and Christensen

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

(Attendance will be noted and a tape recording of the proceedings will be kept on file in the office of the City Clerk until final disposition of any proposed Bill.)

(Copies of the above Bills can be obtained through the office of the City Clerk Monday through Friday, 8:00 A.M. to 5:00 P.M.)

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss.
 COUNTY OF CLARK)

Maureen A. Parco, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says:
 That on the 1st day of October, 1980
 a copy of an Information Meeting before various Recommending Committees relative to proposed ordinances, to be held at the hour of 4pm, on Monday Oct. 6, 1980
 in the City Manager's Conference Room, 10th Floor, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada, of which the attached is a true and correct copy, was deposited in the United States Mail, postage prepaid, first class mail, to each person and/or organization whose name appears in the AGENDA (NOTICE) REGISTER maintained in the Department of the City Clerk's Office, as having requested, in writing, a copy of said Agenda (NOTICE).

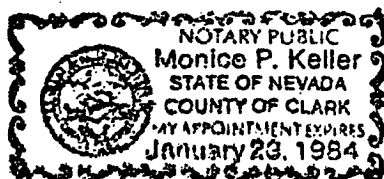
Maureen A. Parco
 (An employee in the Office of
 the City Clerk)

SUBSCRIBED AND SWORN TO before me

this 1st day of October, 1980

Monice P. Keller

Notary Public in and for said County and State



N O T I C E

070

The following Bills proposed for adoption by the Board of City Commissioners of the City of Las Vegas, Nevada, will be the subject of PUBLIC COMMENT before the respective Recommending Committees, at the hour of 4:00 P.M., Monday, October 6, 1980, in the City Manager's Conference Room, 10th Floor, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada:

- A. BILL NO. 80-65 - REQUIRES SECONDHAND DEALERS TO RETAIN ALL GOODS EXCEPT PAPER AND RAGS FOR FOUR (4) DAYS, AFTER RECEIPT THEREOF HAS BEEN REPORTED TO METRO, BEFORE SELLING OR DISPOSING OF THE SAME.
Committee: Commissioners Levy and Woofter
- B. BILL NO. 80-58 - CONTROLS THE CHANGE OF GRADE OF LAND.
Committee: Commissioners Lurie and Levy
- C. BILL NO. 80-59 - AN ORDINANCE REPEALING EXISTING REGULATIONS PERTAINING TO MOBILE HOME AND TRAILER PARKS AND PROVIDING NEW MINIMUM DEVELOPMENT STANDARDS WITH RESPECT TO MOBILE HOMES, ACCESSORY STRUCTURES AND MOBILE HOME SPACES.
Committee: Commissioners Lurie and Woofter
- D. BILL NO. 80-67 - MOBILE HOME PARK BUILDING AND INSTALLATION REGULATIONS FOR MOBILE HOMES AND ACCESSORY STRUCTURES.
Committee: Commissioners Lurie and Christensen
- E. BILL NO. 80-68 - ELIMINATES THE BOARD OF ASTROLOGY EXAMINERS AND THE REQUIREMENT THAT AN APPLICANT FOR AN ASTROLOGER'S LICENSE PASS AN EXAM BY THE AMERICAN FEDERATION OF ASTROLOGERS.
Committee: Commissioners Lurie and Christensen
- F. BILL NO. 80-69 - AMENDS THE GAMING CONTROL ORDINANCE TO PROVIDE A DEFINITION OF THE WORD "HOTEL".
Committee: Commissioners Lurie and Christensen

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

(Attendance will be noted and a tape recording of the proceedings will be kept on file in the office of the City Clerk until final disposition of any proposed Bill.)

(Copies of the above Bills can be obtained through the office of the City Clerk Monday through Friday, 8:00 A.M. to 5:00 P.M.)

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept. 22, 1980TO:
The Board of City CommissionersFROM:
CITY ATTORNEYSUBJECT:
Bill No. 80-68 Eliminating the Board of Astrology ExaminersPURPOSE/BACKGROUND

Title V, Chapter 1(A), Section 4, Paragraph (A)10 provides certain requirements for the licensing of astrologers. Among the requirements is the need for the applicants to pass a professional level examination prepared by the American Federation of Astrologers and administered by the City Board of Astrology Examiners. The Ordinance as presently written requires that the City Board be composed of not less than three (3) residents who are licensed astrologists. At the present time, the City of Las Vegas has one licensed astrologist, and we are advised that Clark County has one licensed astrologist. This condition makes it impracticable to constitute a proper board.

It is, therefore, recommended that Title V, Chapter 1(A), Section 4, Paragraph (A)10, be amended to delete the sections requiring a City Board of Astrology Examiners and the administration of an examination to astrology license applicants.

FISCAL IMPACT

N/A

RECOMMENDATIONS

It is recommended that this bill be submitted to a Recommending Committee or Study Committee for review, hearing and recommendation to the Board of City Commissioners for final action.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

79-3-10

Agenda Item

VI-A

City of Las Vegas

AGENDA DOCUMENTATION

Date: Sept 25, 1980TO:
The Board of City CommissionersFROM:
CITY ATTORNEY
*Paul Stuart*SUBJECT:
Bill No. 80-69 Defines "hotel" for gaming purposesPURPOSE/BACKGROUND

Our chapter on gaming does not have a definition of the word "hotel". The definition in this ordinance requires that the hotel appear as one facility, rather than a series of connected motels and also have traditional characteristics of a hotel such as a restaurant and a hotel lobby.

This ordinance also changes the number of rooms required in a hotel from 100 to 150. The City has grown so rapidly in the past few years that 100 rooms does not seem adequate to justify full gaming facilities in an area outside of our downtown gaming zone.

FISCAL IMPACTRECOMMENDATIONS

This Bill should be submitted to a Recommending Committee or Study Committee for review, hearing and recommendation to the Board of City Commissioners for final action.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Stats Due: _____

79-3-10

Agenda Item

VI-B

AGENDA*City of Las Vegas*

October 1, 1980

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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. DISPOSITION OF FIRE STATION #3 PROPERTY
(Abeyance Item)Real Estate Committee - Commissioners Lurie
and Christensen

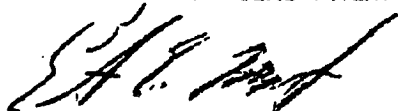
Christensen -
Motion to take
parcel of real
estate off the
market ended in a
tie vote, with
Lurie & Christensen
voting "yes";
Levy & Briare voting
"no". (Woofter
excused)

Real estate has
been removed from
market at this
time.

Levy - Motion to
follow recommendations
of R.E. Committee to
accept Thriftmart
offer FAILED
with Levy voting
"yes"; Briare,
Lurie & Christensen
voting "no".
(Woofter excused)

MORNING SESSION WAS RECESSED AT
APPROXIMATELY 11:40 A.M.

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

October 1, 1980

Page 29

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

- A. V-60-80 - Appeal filed by James A. Hampton to the action of the BZA in denying his request for a Variance to allow existing patio covers 9.96' from the rear property line where 15' rear yard setbacks are required on Lots 1 and 2; allow existing patio covers and dwellings 11'7" from the side property line on Lot 4, 9'3" from the side property lines on Lot 6, 9'6" from side property lines on Lot 8, and 10'5" from the side property line on Lot 10 where 15' side yard setbacks are required on all four lots; allow existing patio covers 10' from the rear property line and with an average rear yard setback of 13.85' on Lots 4, 6, 8, and 10 where 15' average rear yard setbacks are required, all of the above lots are in the Sun City Subdivision, on property generally located at the northeast corner of Arville Street and Oakey Boulevard in Zoning District R-1 (Single Family Residence).
- B. V-67-80 - Appeal filed by Herbert Pastor to the action of the BZA in approving the application of Bob Stupak pursuant to his request for a Variance to allow an on-premise sign to extend 18" beyond the curb where a 3' setback from the curb is required on property located at 22 East Fremont Street in Zoning District C-2 (General Commercial).

MEETING RESUMED AT 2:05 P.M.

Levy -
APPROVED motion to grant appeal carried by unanimous vote.
(Woofter excused)
(The above motion allows existing patio covers to remain.)

Clerk to notify and staff to proceed.

Christensen -
Motion to DENY appeal carried by unanimous vote.
(Woofter excused)

Clerk to notify and staff to proceed.

APPROVED AGENDA ITEM

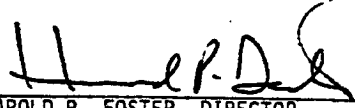
City of Las Vegas

AGENDA DOCUMENTATION

Date: September 19, 1980

TO:
The Board of City CommissionersFROM:
DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: PUBLIC HEARING AGENDA ITEMS
OCTOBER 1, 1980 CITY COMMISSION AGENDAPURPOSE/BACKGROUNDItem A - Appeal filed by James A. Hampton, Et Al on Variance application - V-60-80
(see backup material)

Item B - Appeal filed by Herbert Pastor on Variance application - V-67-80 (see backup material)

FISCAL IMPACT No Funding RequestedRECOMMENDATIONS See Attached
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTDISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

Item IX.

To: The Board of City Commissioners
 Re: Public Hearing Agenda Items
 October 1, 1980 City Commission Agenda

September 19, 1980

A. APPEAL FILED BY JAMES A. HAMPTON, ET AL ON VARIANCE APPLICATION - V-60-80

The request affects six of the ten homes in this small subdivision which is presently under construction. The homes on four of the lots were inadvertently constructed too close to the 15' side property line because the contractor measured from the curb rather than the back of the sidewalk. On these same four properties an administrative variance was approved to allow one corner of the home to be within 10' of the rear property line because of the irregular shape of the lots. Patio covers were then constructed on these four homes and all others in this subdivision. The construction of the patio covers added to the setback problem and created another violation because the rear yard setback did not average the required 15'. The patio covers were constructed without a permit because the applicants felt the permits for the homes would allow patio cover construction. Since the Board of Zoning Adjustment hearing, the applicants have indicated by letter they will remove or relocate all patio covers to conform to the ordinance. The only matter before the Commission is consideration of the side setbacks on the four dwellings along Oakey. The homes are essentially complete and ready for occupancy. The applicants have constructed a block wall along Oakey for screening purposes.

BOARD OF ZONING ADJUSTMENT DECISION - DENIAL - There was insufficient justification to allow these setback deviations.

STAFF RECOMMENDATION - APPROVAL - of the setbacks on the existing dwellings and relocate the patio covers to conform to the ordinance.

PROTESTS: 2 - One protestant to the north was more concerned about the applicant repairing some minor damage to her block wall and private drive pavement that occurred during the construction of these homes. The other protestant was generally objecting to this development being R-1 rather than R-E. However, they both felt this variance should not be allowed.

B. APPEAL FILED BY HERBERT PASTOR ON THE BOARD OF ZONING ADJUSTMENT APPROVAL OF THE VARIANCE APPLICATION OF BOB STUPAK - V-67-80

The appellant, Herbert Pastor, operates adjacent casinos on each side of the property where this sign is to be located. The Golden Goose Casino exists to the west and Sassy Sally's Casino is located to the east. The Coin Castle Casino, which is also under his ownership, is located across the street. The BZA approved the variance with the stipulation that the lower marque portion above the sidewalk is to be set back one foot behind the curb and the middle portion of the sign is not to extend beyond the curb line. The top portion of the sign that protrudes 18" beyond the curb is only a very small portion of the sign that is located approximately 55' above the street. Recently the City Commission approved the encroachment agreement for the supporting columns of this 77' high sign to be installed in the public right-of-way (sidewalk area). The sign ordinance waives all requirements for signs in the downtown area except for the 3' setback from the curb. The applicant pointed out the sign on the Golden Goose Casino extends approximately the same distance as requested in this application and if his sign is to be set back 3' from the curb it would destroy its effectiveness.

BOARD OF ZONING ADJUSTMENT DECISION - APPROVAL - Subject to the sign on the lower portion be set back one foot behind the curb and the middle of the sign be set back to the curb line.

STAFF RECOMMENDATION - APPROVAL - Subject to the sign on the lower portion be set back one foot behind the curb and the middle of the sign be set back to the curb line.

PROTESTS: 2 - Golden Nugget and three casinos owned by Herbert Pastor: Sassy Sally's Casino, Coin Castle Casino and Golden Goose Casino.

(Location map attached for each variance item)

Board of Zoning Adjustment, Sept 17, 1980

This letter is in regard to the letter we recieved about Mr. James A. Hampton and his appeal to the zoning board.

I read the letter. If I understand it correctly, Mr Hampton built his houses and did not comply with the building codes on them. Now he is trying to keep from correcting his mistakes.

If this is the situation, I must say that I agree with the board on the problem needing to be corrected. The codes were set forth for all to abide by. As a business man one would think that Mr Hampton would research and find out just what the requirements, restrictions and regulations were before building.

If Mr Hampton is not made to correct his error this may open the door for other businessmen to not comply with the codes either.

I have seen the homes that are mentioned in the letter. They are very nice looking homes. But the size

of the lot seems rather small in comparison to the size of the house. Maybe this is one reason for the error in the building.

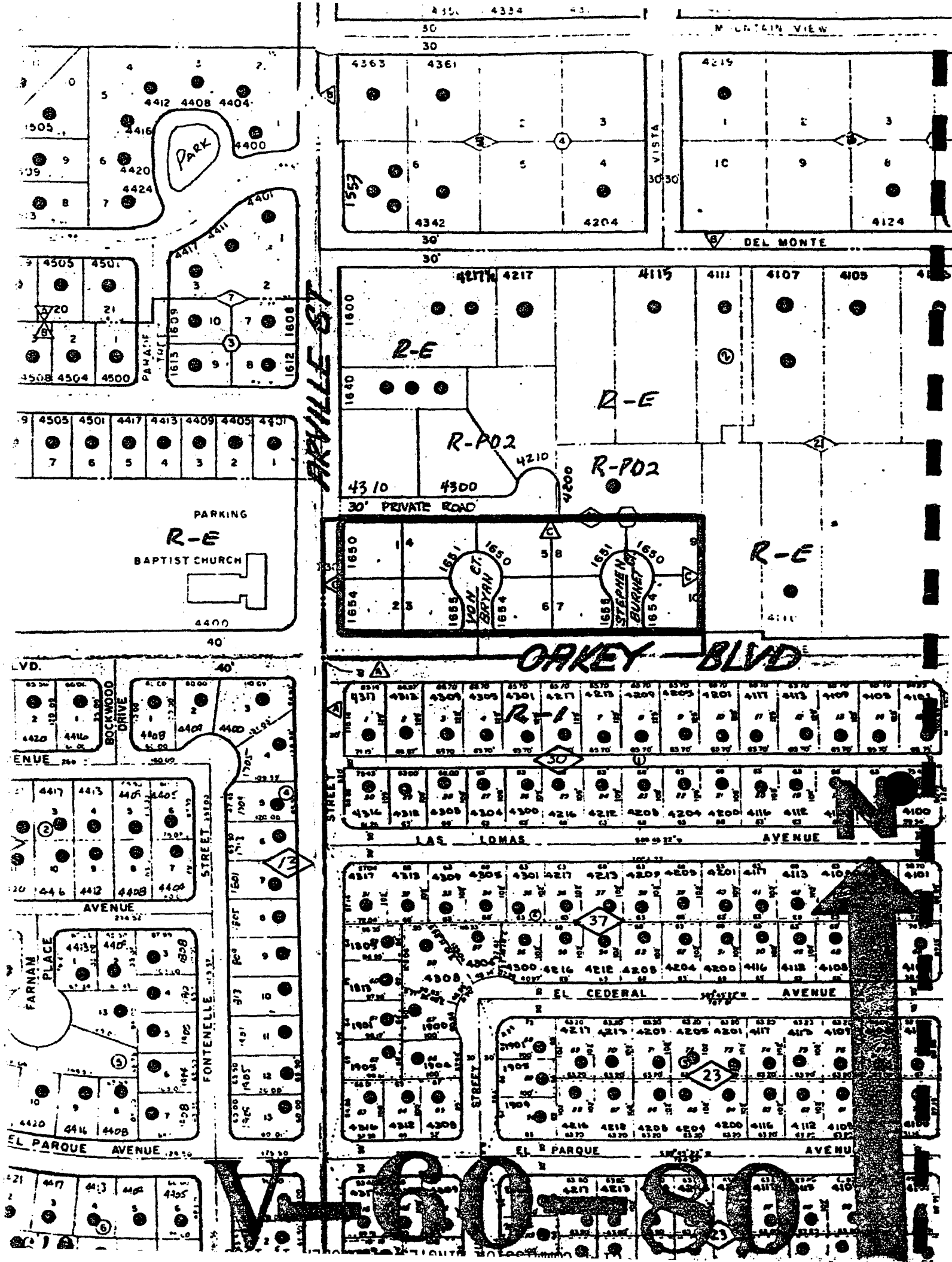
I do not know Mr Hampton or any of his business associates, I have nothing to gain by any decision in this matter, this letter is not meant to cause any problems for him. I am just voicing my opinion on this matter.

Thank you for taking the time to read this letter.

Glenda Bassler

P.S. You may use my name - but please do not use my address or telephone number as I would not want to be harassed by anyone.

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SEP 19 9 44 AM '80
CITY CLERK



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VICTORY HOTEL

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TRUCK PARKING
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216-222

PARKING GARAGE

BUS DEPOT
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CASINO

UNION PLAZA
HOTEL

UNION PLAZA
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NEVADA
HOTEL & CASINO

PUBLIC
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MAIN ST

VALET
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ONLY

GOLDEN GATE
CASINO

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PARKING

GOLDEN
MUGGET
HOTEL &
CASINO

CASINO CENTER
BLVD

CARSON

FOUR QUEENS
HOTEL

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FREMONT

MINT
HOTEL &
CASINO

HERSCHE
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& CASINO

PARKING

PARKING
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OGDEN AVE

CALIFORNIA
HOTEL
11 STORIES

PARKING

4 STORY
PARKING
GARAGE

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MAYOR BRIARE:

The next application for an appeal is filed by Herbert Pastor on the Board of Zoning Adjustment approval of a Variance application of Bob Stupak, numbered V-67-80 pertaining to a sign that Mr. Stupak is anxious to build. Mr. Stupak, Mr. Pastor will be allowed to speak first because he is the Appellant.

JIM JIMMERSON:

Members of the Commission, good afternoon. My name is Jim Jimmerson, Attorney at Law, representing Herbert Pastor who is a casino owner downtown. Before you, I submitted a presentation of Mr. Pastor's in opposition to the Robert Stupak Variance request, and I included certain documents therein which indicate the Minutes of the BZA meeting that took place below, together with certain documentation regarding the Beautification Committee of the City of Las Vegas which was an advisory body to this Commission set up almost 15 years ago regarding the instant matter here -- signs -- signs downtown and signs throughout the community, billboards and the like. Mr. Pastor and the Golden Nugget appeared before the BZA at the hearing to contest the variance request, which would be a first. They wanted to go 18 inches into the street when the policy and guidelines was 3 feet behind the curb. The staff came up with an unusual compromise -- one foot behind the curb for the lower part of the sign; even with the curb in the middle section of the sign, and it's alright to keep the foot 18 inches into the street for the boot or part of the boot of the sign that you see there. I don't believe, nor does Mr. Pastor or in my conversations with the Golden Nugget representatives believe there is room for compromise in this matter. Unlike the matter previously set before you, you do have the opportunity now, before the sign is erected to constrain and to enforce the regulations that this body has over the last 15 years worked hard and spent a good deal of taxpayers money and effort by you yourselves and related civic minded individuals to enforce, and that's what we are facing here today. Also, it's a matter of good play and fair business play with regard to the downtown businessmen. Mr. Stupak can build whatever sign he wishes as long as he conforms with the requirements of the City code 3 feet behind the curb. We're not trying to restrict the size of his sign or the height of his sign. But my client owns the businesses directly to the west and 50 feet to the east and he has one business across the street. But particularly with the business directly to the west, the Golden Goose -- that sign, if allowed to stay as Mr. Stupak requests, will dwarf the investment which was one-half of a million dollars five years ago of the Golden Goose. And do we want to encourage that kind of

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JIM JIMMERSON (cont.):

competitiveness? Now, Mr. Stupak says that in viewing his premises that he's doing down there that he's building very quickly, very feverishly over the last three weeks, pending this appeal, in order to erect his sign. I would ask the Commission to react against those type of pressure tactics of Mr. Stupak. To erect something and then say, "But, gentlemen, it's already far along and I have an investment." You can't go along with this. He could not possibly in good faith approach the BZA or yourselves for a request for a variance which would be absolutely one of a kind, extraordinary in nature, and rely upon the compromise that was voted on a 2 to 1 vote before the BZA. We would submit, based upon the presentation of materials before you, and the fact that it is what makes good sense -- when you look up and down Fremont Street, the signs conform 3 feet behind the curb. They can build the most magnificent sign they want, but just build a sign within the requirements. That's all. Thank you, gentlemen.

MAYOR BRIARE:

Do you have any other persons who were going to address the Commission on the side of the appellant?

JIM JIMMERSON:

No, sir, I do not know of any. The Golden Nugget may be here, but I don't know of any.

MAYOR BRIARE:

Are you speaking on behalf of the appellant?

BRUCE LEAVITT:

Well, I'm here on behalf of the Golden Nugget. My name is Bruce Leavitt. I'm general counsel for the Golden Nugget. We have no problem with the compromise that apparently was reached and that is satisfactory to us. Any deviation from the compromise would be unsatisfactory.

COMMISSIONER LURIE:

You're speaking of the compromise that the Board of Zoning Adjustment approved allowing the sign to remain 12 inches behind the curb and the boot to hang over --

BRUCE LEAVITT:

I understand it was 18 inches.

COMMISSIONER LURIE:

-- 12 or 18 -- I'm not sure. Twelve or 18 -- what is it?

COMMISSIONER LEVY:

Mr. Jimmerson knows.

JIM JIMMERSON:

The minutes reflect it's 12 inches below -- 1 foot behind the curb at the base of the sign, even with the curb at the middle of the sign and 18 inches into the street for the boot of the sign.

COMMISSIONER LURIE:

And the boot is up, what 65 feet in the air, which really shouldn't have any concern.

JIM JIMMERSON:

That may be. That's true. But I think the lower part of the sign is a concern.

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COMMISSIONER LURIE: And so what you're saying then, the Golden Nugget has no objections to what the BZA approved?

BRUCE LEAVITT: Right.

COMMISSIONER LURIE: Thank you.

MAYOR BRIARE: Is there anyone else who wishes to speak on behalf of the appellant, which is in opposition to this sign, or at least they want to compromise measurements? (No response.) Okay, then, Mr. Stupak, it's your turn now to speak in opposition to the application.

BOB STUPAK: Good afternoon, Mr. Mayor and City Commissioners. My name is Bob Stupak. I'd like to take a little bit of objection to the statement that was made about hastily building this sign. There was a variance asked for; proper forms were filled out; we went before the Board of Zoning Adjustment; we applied for this variance; the variance was granted; the next day we got our permits and we started building accordingly. There isn't very much conformity to that 3 foot setback on Fremont Street. I have a list here of signs that don't conform: the Golden Nugget, the Las Vegas Club, the Pioneer, the Golden Gate, the Horseshoe, the Mint, the Four Queens, which exceed that 3 foot limitation. The -- as well as the Coin Castle and the Golden Goose which I might add is owned by Mr. Pastor, the protestor here, and I would say that they are the most blatant -- well, I wouldn't use the word "violations" -- but they extend out into the street more so than any other sign on Fremont Street. I have some photographs here. This is the Coin Castle, which is directly across the street from me. This red line right here -- this was drawn by the sign company -- this red line right here shows the curb line. He is about 4 inches over the curb. I used this in front of the Board of Planning Adjustment when I asked for this variance to begin with and I said, "The only thing I'd like to do is just have exactly what my competitors have. He's out to the curb. Why can't I?" And they restricted me to a foot back, so I have less than my neighbor. This is the property -- the Golden Goose -- which is immediately to my right -- or left -- facing the property and that's extending out approximately 18 inches over the curb line. Vegas Vic which was constructed in 1946 -- that was pointed out to me -- that's extending about 30 inches over the curb line. So this is nothing new to Fremont Street. I have with me two letters, one from the Las Vegas Club signed by Mel Exber just saying that "I welcome this new addition to downtown and your favorable action would be appreciated," and this is addressed to the City Commission. If I could -- I left

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BOB STUPAK (cont.):

one paragraph out of here for diplomacy sake, but I'd like to show this to you, Mr. Mayor. Pass it up (speaking to the City Clerk). I also have a letter here from the Horseshoe Club. "Gentlemen, I think Bob Stupak's sign is an asset to downtown and I heartily endorse it." That's signed by Jack Binion. I also talked to the owners of the Pioneer Club and they have absolutely no objections to the sign. I think that this sign will be a tremendous asset to Fremont Street. We've already gotten quite a bit of publicity from it. You might have noticed today's R-J. This is the front page of the R-J. This is the size of the picture. They wrote -- it says, "Vicki disputes," and that's the front page of the R-J this morning. So if I could pass it up to show you.

MAYOR BRIARE:

A bad copy to show us, Mr. Stupak, because the headline right under it says, "No World Series on TV This Year." (Laughter) Or does it say "radio"?

COMMISSIONER LURIE:

Radio. Get the glasses on.

BOB STUPAK:

So I think the sign will be an asset to Fremont Street, and I'd also like to point out that I am getting less than Mr. Pastor has as far as signs extending out into the street, and I would appreciate your favorable action on this. Thank you.

BEN MAYES:

My name is Ben Mayes with Ad-Art Sign Company. I'm here with Mr. Stupak.

MAYOR BRIARE:

Mr. Foster, how do you respond to the comment of Mr. Stupak where he named all of the existing non-conforming signs? How do we address ourselves to that statement?

HAROLD FOSTER:

Some of those signs may have been constructed prior to our existing sign ordinance. Some of the others were constructed, I think, in the 1970's. We don't have any record of any variances on those and so it's just unknown how they got there.

COMMISSIONER LEVY:

I'd like to hear from Mr. Jimmerson regarding the Golden Goose sign, or the Coin Castle, I mean.

JIM JIMMERSON:

First, let me respond by this. I think that we would all agree that a discussion of Vegas Vic is so totally red herring. I mean that was 30 years ago. In 1946, it was installed. Now, this is what Mr. Stupak cites as the great violation. Here's the curb line right about in here (indicating on a photograph). Okay, you have one portion of an egg and another portion of an egg.

COMMISSIONER LEVY:

What were the -- but they're not 3 foot back, sir. Let's go back 3 feet.

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JIM JIMMERSON: What are not 3 foot back, right.

COMMISSIONER LEVY: But what about the rest of the sign that's not 3 foot back?

JIM JIMMERSON: Well, this part of the sign is 3 foot back. Some of the eggs would not be. It's difficult to measure, but I went -- I physically, obviously, have viewed this, Mr. Levy, and this part of the sign -- the sign that literally affects each side of the competing businesses is within 3 feet. The eggs which are -- I don't know how far -- maybe 20 feet -- may project in the street. Now, if what you're asking me is, "Shall we take the eggs down?" Yes. If you want to take the eggs down to keep in conformance, the answer is "Yes".

COMMISSIONER LEVY: But it's supposed to be all 3 foot, isn't it, Jim?

JIM JIMMERSON: Well, the answer is -- I know what the variance -- I mean I know what the sign is. When Mr. Pastor installed the sign, there was no variance. I believe he tried to comply and I've reached --

COMMISSIONER LEVY: Pardon. Now, wait a minute. What year did they put the Golden Goose in?

JIM JIMMERSON: About 5 years ago, to my understanding. 1975.

COMMISSIONER LEVY: How long has the ordinance been written regarding signs? I think you stated 15 years.

JIM JIMMERSON: No, the C-1 ordinance -- new one -- which is in the material, I think, was about '72, '73, Mr. Levy.

COMMISSIONER LEVY: So that would be after -- in other words, he put the sign up afterwards?

JIM JIMMERSON: Yes. Right. To the best of my knowledge, that's correct. Let me say this. I'm not sure that it is a legitimate argument to be advanced to you that because 20 ft. in the air a portion of an egg extends into the street or is at the curb level, or that the Las Vegas Club or the Four Queens violated many years ago, it's a matter of whether you gentlemen want to allow any violation to continue and you just want to review it on an ad hoc basis. I don't know.

COMMISSIONER LEVY: But didn't you use that as your argument, that -- ?

JIM JIMMERSON: I don't think it should be on an ad hoc basis. That is my argument, yes.

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COMMISSIONER LEVY: I thought your argument was that, you know, you just wanted yours -- your competitors should all be equal. I heard that --

JIM JIMMERSON: That's absolutely right. That's absolutely right. That's why if you believe that there is a violation and if Mr. Pastor's violation is the but for reason for denying this application, then deny the application, grant the appeal and enforce the reduction of the size of one of the eggs, which is not a major portion of the --

COMMISSIONER LEVY: It's not the eggs. If I'm looking at that sign, it would be -- it would go right into the major portion of your sign, sir.

JIM JIMMERSON: Well, I don't see it that way.

COMMISSIONER LEVY: The Golden --

COMMISSIONER LURIE: Well, how about the one across the street then -- the Coin Castle? Are you willing to take that sign down and conform that sign also?

JIM JIMMERSON: Well, I haven't talked to my client about that, but I don't understand -- I don't understand the relevancy of that, Mr. Lurie, inasmuch as it's across the street.

COMMISSIONER LURIE: Well, because what you're saying, Mr. Jimmerson -- you're talking about bringing all the signs into conformance. Mr. Stupak mentioned there are some signs that aren't in conformance that possibly need to be brought into conformance to meet our new ordinance. So then if we do one, we've got to start at Main Street and work our way all the way down to the El Cortez or the Orbit Inn to bring them all into conformance.

JIM JIMMERSON: Well, I understand the difficulty that the Commission has.

COMMISSIONER LURIE: It's a big project. It's a big project that you're undertaking.

JIM JIMMERSON: Well, I'm not undertaking any project, Mr. Lurie. I'm just simply stating that there is no reason, no justification, and I think you understand this. We know each other well. What justifies another violation regardless of whether there's one violation or ten over the last 30 years? That's what I'm saying.

COMMISSIONER LURIE: Well, let's go back --

JIM JIMMERSON: There should be some reason here.

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COMMISSIONER LURIE: Let's take a step backwards, because you're saying violation. I think Mr. Stupak went through the process of giving approval of the Board of Zoning Adjustment which isn't a violation which is something that he wanted to do, but he needed a variance to do it which he was granted.

JIM JIMMERSON: Right.

COMMISSIONER LURIE: You're taking the appeal factor as a means to try and get the Board of Zoning Adjustment's decision turned.

JIM JIMMERSON: That's correct.

COMMISSIONER LURIE: Okay. So we understand each other there on that particular --

JIM JIMMERSON: Oh, I think we understand each other right down the line, Mr. Lurie.

COMMISSIONER LURIE: Okay, alright. My personal feeling is that Number One, Mr. Stupak and Mr. Pastor are good friends.

JIM JIMMERSON: To the best of my knowledge, that's correct.

COMMISSIONER LURIE: And I think that this is two friends that have kind of a disagreement that brought this whole appeal process before us.

JIM JIMMERSON: Then you know something I don't, Mr. Lurie.

COMMISSIONER LURIE: I think I do.

JIM JIMMERSON: Well, that may be true.

COMMISSIONER LURIE: Okay. I think I do. And that kind of disturbs me. It's like two neighbors arguing about something that --

JIM JIMMERSON: Well, I'd like to know the basis of that belief because --

COMMISSIONER LURIE: -- you're not going to reach -- you're not going to reach a conclusion.

JIM JIMMERSON: -- because that's not before this Board.

MAYOR BRIARE: Just a minute, Mr. Jimmerson. Would you allow Mr. Lurie to complete his --

JIM JIMMERSON: I apologize. I thought we were responding.

MAYOR BRIARE: I shouldn't say, "would you" -- you will allow Mr. Lurie to complete his statement.

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COMMISSIONER LURIE: Thank you, Mayor. I was going to say something, but I can talk along with the lawyers.

MAYOR BRIARE: Well --

COMMISSIONER LURIE: But anyway, getting back to the --

MAYOR BRIARE: The courtesy goes both ways and yours was being violated at this moment, Commissioner.

COMMISSIONER LURIE: Well, thank you. Thank you, Mayor. I feel -- again, my own personal feeling -- that this -- there's more involved than just the sign. I think it's two friends that have a disagreement and I don't think -- I think the sign just brought it all maybe to a head and I think that -- my personal feeling is what was there before was deterrent to downtown. What is going in there now is something that improves downtown. I think we agree on that point there.

JIM JIMMERSON: Yes, I totally agree, if I may respond.

COMMISSIONER LURIE: Then I think that competition between the casinos downtown is healthy and it's good and whatever one does is going to improve all of the casinos downtown. You're not -- they are in competition with one another, but they also do things that improve each other's business, and I would hope that Mr. Pastor would look at it that way and not look at it negatively like he is because of this beautiful sign, I think, that's been constructed downtown. I think signs and the sign ordinance that we have, and I've worked hard to maintain the sign ordinance that we have, and the things that you pointed out -- you spent a great deal of time and put together a fine package, but a lot of it pertains to billboard signs -- the large billboard signs -- and I agree with you on the billboard signs, but I think that these type of signs add to the downtown and improve the looks of downtown and I hope it brings thousands of people downtown to view the signs that we have on Fremont Street. That's why people come downtown is to see the signs and partake in the food and the gambling and the entertainment that we have.

JIM JIMMERSON: May I respond?

MAYOR BRIARE: Commissioner Christensen. Just a moment, please. Commissioner Christensen.

COMMISSIONER CHRISTENSEN: Let him respond.

MAYOR BRIARE: Okay.

JIM JIMMERSON: I totally agree with you. It's just not clear to me why the same beautiful sign can't be done within the existing

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JIM JIMMERSON (cont.): policy requirement. That's my only point.

MAYOR BRIARE: Well, the manufacturer is here, if anybody wants to hear from the manufacturers. It would certainly -- probably if there's any problem here at all, it's because of the manufacturer. I doubt that Mr. Stupak is going to go tell the manufacturer to, "build me a sign that violates City ordinances and then let me get into an argument with my neighbors."

JIM JIMMERSON: Well --

MAYOR BRIARE: If anybody wants to talk about it from the sign company, they'd be more than welcome to do it.

BEN MAYES: Yes. My name is Ben Mayes from Ad-Art Sign Company. I'll be glad to answer any questions you may have.

MAYOR BRIARE: Why is this problem before us?

BEN MAYES: Well, No. 1, is that in trying to make an effective sign that would be compatible basically with Vegas Vic and be out where it could be recognized the same as Vegas Vic is that we had to take and try to move it forward somewhat. Now, we compromised on the billboard to bring it back, but the structure itself -- if you look how it's structurally designed and built and today with costs and etcetera, you've got to be careful how much weight and windloads you're canterlevering. So we originally come for the poles in the street to help us move it where it should be, but if we're looking at a cost factor plus the fact that we were trying to design a sign that would be competitive and do the advertising job that was necessary.

MAYOR BRIARE: Do you advise -- do you advise your customer that the sign is not in compliance with City ordinances and you'll have to make an application to --

BEN MAYES: Yes, sir, and we did.

MAYOR BRIARE: And then you went ahead and started building?

BEN MAYES: After we had the variance on the poles.

COMMISSIONER LURIE: We gave them the variance on the poles.

COMMISSIONER LEVY: The BZA approved it.

COMMISSIONER LURIE: No, we approved the variance on the poles. We approved the poles and then the Board of Zoning Adjustment approved the variance to allow the 12 inches behind the curb and that's what's being appealed now because Mr. Pastor's appealing.

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MAYOR BRIARE: Are there any other questions? Commissioner.

COMMISSIONER CHRISTENSEN: It sticks in my mind, as I think back, that we approved some kind of a variance or an encroachment permit or something on the Golden Goose sign when it was originally constructed. Contrary to what the research shows, I recall that coming before the Commission. I think the only two commissioners that are here that heard that were Commissioner Lurie and myself that are still here. But I recall some kind of a variance on the Golden Goose. It did come in and we received either a variance or an encroachment permit or something. Now, perhaps it was an encroachment permit only on the support and the sign was built in violation without the variance. I don't know which, but there was something approved at that time. I've been very much against encroaching into the sidewalk because you continually narrow down the sidewalk, which I think creates a problem. My main problem was that to narrow this down, if you give it to one, then you've got to give it to everybody else. Now, it comes to my attention that everybody else has already got it and that all Mr. Stupak wants is the same privilege, and I don't find that much fault with that. So I'd move we deny the appeal.

MAYOR BRIARE: Is there anyone else present that was here to speak on this application? (No response.) Alright, then, the public hearing will be declared closed. We have a motion before us.

COMMISSIONER LEVY: I have one question, Mayor.

MAYOR BRIARE: Commissioner.

COMMISSIONER LEVY: This compromise -- I guess it was made -- that's what you're living by?

BOB STUPAK: That's --

COMMISSIONER LEVY: The so called compromise that you made at the BZA meeting?

BOB STUPAK: That's what we're --

COMMISSIONER LEVY: That's what you're living by?

BOB STUPAK: Yes.

COMMISSIONER LEVY: And that's what your motion?

MAYOR BRIARE: Yes. I think for anybody that's interest in it -- the original recommendation of the BZA was to approve the Variance with the stipulation that the lower marquee portion above the sidewalk is to be set back one foot

EXCERPT - CITY COMMISSION MEETING MINUTES - OCTOBER 1, 1980
RE: PUBLIC HEARING - ITEM B - V-67-80 - APPEAL OF ACTION
OF BOARD OF ZONING ADJUSTMENT BY HERBERT PASTOR

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MAYOR BRIARE (cont.): behind the curb and the middle portion of the sign is not to extend beyond the curb line. Is that what the recommendation of the BZA was? And the appeal has been filed by Mr. Pastor took exception to that plus other matters to the sign.

HAROLD FOSTER: Correct.

MAYOR BRIARE: Any further comments by the Commissioners? (No response.)
Cast your votes. Post. Motion's approved. *

COMMISSIONER LEVY: Good luck to you, Mr. Stupak.

BOB STUPAK: Alright. Thank you, gentlemen.

JIM JIMMERSON: I'd like to apologize to Commissioner Lurie if I did not accord him the respect, because I do respect all members of the Commission.

COMMISSIONER LURIE: No, I was trying -- Jim, I was trying to keep up with you (laughing).

JIM JIMMERSON: I apologize to the Mayor too.

COMMISSIONER LURIE: No problem.

(END OF DISCUSSION ON THIS MATTER.)

ch

*Motion was approved by unanimous vote by Mayor Briare, Commissioners Lurie, Christensen and Levy. Commissioner Woofter was absent and excused from this meeting.

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HAROLD P. FOSTER, 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.

All zoning items shall conform to the following general conditions:

- (1) Conformance to the plot plan;
- (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license;
- (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy;
- (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development);
- (5) Satisfaction of City Code requirements and design standards of all City departments.

All subdivision items shall conform to the following general conditions: (A) Tentative Maps - (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 (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time 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) Street names to be provided in accord

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(CONTINUED)**

with the City's Street Name Policy. (3) Subject to all conditions of City departments and State Subdivision Statutes. (B) Final Maps - Conformance with the tentative map.

All Vacations shall conform to the following general conditions: (1) Satisfaction of the requirements of the various utility companies. (2) Conformance to code requirements and design standards of all City departments. (3) Vacation shall not be recorded until all of the above conditions have been met.

All Variances and/or Use Permits shall conform to the following general conditions: (1) Conformance to the plot plan; (2) Satisfaction of City Code requirements and design standards of all City departments.

**A. ZONE CHANGE - Z-69-80 - ROBERT R. BLACK,
ET AL**

Property generally located on the north side of Westcliff Drive between Cimarron Road and Buffalo Drive.

From: N-U (Non-Urban)

To: R-PD7 (Residential Planned Development)

Proposed Use: Medium Low Density
Detached Single Family
Residences

Planning Commission unanimously recommends DENIAL.

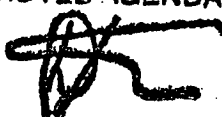
If approved, following are the recommended conditions:

1. Dedicate 60' of right-of-way for Westcliff Drive and 30' of right-of-way for the easterly most unnamed street, and the radius corner at its intersection with Westcliff Drive.

Lurie -
Motion to follow
recommendations
of Planning
Commission
denying application
carried by
unanimous vote.
(Woofter excused)

Clerk to notify
and staff to
proceed.

APPROVED AGENDA ITEM



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(CONTINUED)

2. Building additions and accessory structures in the rear yards shall conform to the R-1 setback.
3. Conformance to the plot plan.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Provide three (3) parking spaces per unit.
6. Provide common recreation facilities.

Staff recommends DENIAL.

PROTESTS: 11

B. ZONE CHANGE - Z-63-80 - STANTON CONSTRUCTION, INC.

Property generally located on the northeast corner of Del Rey Avenue and Arville Street.
 From: R-E (Residence Estates)
 To: C-D (Designed Commercial)
 Proposed Use: Office and Retail Sales

Planning Commission recommends APPROVAL (5-yes, 1 no), subject to the following conditions: (Woofter excused)

1. Resolution of Intent to be restricted to a 12 month time limit.
2. Application be amended to P-R.
3. Block wall to be placed on the east property line and along the south portion of the property to screen the rear parking area.
4. Dedication of a radius corner at the intersection of Del Rey Avenue and Arville Street.

Lurie -
 APPROVED on the basis of P-R
 Zoning with building limited to one-story, with added condition that no construction equipment be stored on property.
 Unanimous

Clerk to notify and staff to proceed.

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(CONTINUED)

5. Redesign the northernmost driveway to conform to City of Las Vegas standards.

6. At the time of development, install full off-site improvements including a wheelchair ramp on Del Rey Avenue and Arville Street.

Staff recommends APPROVAL.

PROTESTS: 6

C. ZONE CHANGE - Z-68-80 - FLAMINGO ASSOCIATES, INC.

Property generally located on the west side of South Rancho Drive between Meade Avenue and Milo Way.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Off Premise Sign

Planning Commission recommends DENIAL (5-yes, 1-no)

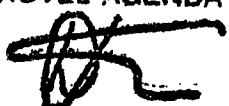
Staff recommends DENIAL.

PROTESTS: 5

ABEYANCE at request of applicant.

11/5/80 Agenda

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(CONTINUED)D. ZONE CHANGE - Z-70-80 - ROBERT L. CONN

Property located at 622 Sunny Place.

From: R-E (Residence Estates)

To: C-2 (General Commercial)

Proposed Use: Medium High Density
Apartments and an Office
ComplexPlanning Commission recommends DENIAL (4-yes,
2-no).If approved, following are the recommended
conditions:

1. Submit full engineering designs and plans for full one-half street off-site improvements on Sunny Place and for the installation of sidewalks on Highland Drive.
2. Construct above off-site improvements on Sunny Place and sidewalks on Highland Drive.

Staff recommends APPROVAL.

PROTESTS: 2

E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

Property generally located on the west side of Redwood Street between Holmby Avenue and Oakey Boulevard.

From: N-U (Non-Urban)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium High Density
ApartmentsPlanning Commission recommends APPROVAL (5-yes,
1-no), subject to the following conditions:

1. Application be approved for the north half only by Resolution of Intent with a 12 month time limit.

Lurie -
Motion carried by
unanimous vote to
refer application
back to Planning
Commission, with
application redesigned
eliminating R-3
and access on Sunny
Place.
(Woofter excused)

Clerk to notify
and Planning to
proceed.

Levy -
APPROVED with
North five
acres zoned R-3
under Resolution of
Intent and South
five acres
permanently zoned
RPD-18 (condominiums)

Clerk to notify
and Planning to
proceed.

Motion carried
with Lurie
voting "no" and
Woofter excused.

EXCERPT - CITY COMMISSION MEETING OCTOBER 1, 1980
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MAYOR BRIARE: The next application is a zone change, request Z-48-80, for L. H. Odegaard, for property located on the west side of Redwood Street between Holmby Avenue and Oakey Boulevard to change from N-U (Non-Urban) to R-3 for (Limited Multiple Residential Use) for a medium high density apartments. Planning Commission recommendation was for approval; staff recommendation was denial. Mr. Brown?

MR. BROWN: Good afternoon, your honor. I'm Joe Brown. I'm the lawyer for the applicant. With me also is Jay Downey, representing the applicants, and General Taylor and Ray Gregor are also here in the audience. In view of the recommendation, which was unanimous, of the Planning Commission I will limit my remarks and pardon me?

COMMISSIONER LURIE: It was one "no". It was 5 to 1.

MR. BROWN: Oh, well. I thought we said it was -- sorry. I thought it was unanimous. I'll limit the remarks and answer some questions you might have or save time for rebuttal. I want to point out to you that the original concept which was presented for approval was -- involved 10 acres, 5 acres of apartments R-3 with a density of 21 units per acre and 5 acres to the south of that property of R-PD condominiums with a density of 18 per acre. The Commission approved the 5 acres to the north, those of the apartment, and we were somewhat unclear as to what exactly -- whether they tabled the other 5 acres or it was held back for reconsideration. There is in effect now since the 5 acres to the north were approved there is now a 1,320 ft. buffer zone in between this property and the nearest development to the south.

COMMISSIONER LURIE: Why didn't we get a map for this project in our book? Are you hiding something?

MAYOR BRIARE: Excuse us, Mr. Brown, we're trying to follow this, but we don't have a map before us like we do on other applications.

MR. BROWN: Yes, I'd like very much for you to be able to see exactly where it is.

COMMISSIONER LURIE: Well, where is it -- that's in the -- north --

COMMISSIONER LEVY: It's right across the street from --

COMMISSIONER LURIE: -- of Spanos and then to the east of that is Bonanza High School?

COMMISSIONER LEVY: It's right across --

COMMISSIONER LURIE: This property is just west of Bonanza High School, is that --

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COMMISSIONER LEVY: It's right across from your property, right across from your home, Mr. Brown.

MR. DOWNEY: Correct. We're right across, directly across from Spanos with the first 5 acres that the Board approved. We're south of that and directly across from Bonanza on the condominiums.

COMMISSIONER LURIE: Usually staff gives us a nice map and points all these little things out, but they forgot this --

MR. BROWN: Alright, this property in question is exactly across the street and to the west of the existing Spanos project which is a higher density project, and it has been -- to the south of the Spanos project is Bonanza High School. The area right now is an area where the students park their cars to a large degree, and then there is a vacant lot of another 10 acres to the south now with a linear distance of 1,320 ft. down to Oakey, and that is where the nearest housing in existence is starting -- beginning there.

COMMISSIONER LURIE: So what the Planning Commission approved was the 5 acres on --

COMMISSIONER LEVY: On the north side.

MR. BROWN: That's right.

COMMISSIONER LURIE: -- on the north side of Del Rey?

MR. BROWN: Only.

COMMISSIONER LURIE: Only, right.

MR. BROWN: Right, and our clients are willing to accept that as a compromise for the time being.

MR. DOWNEY: We had talked to the protestants at one time and they weren't sure on the condominiums and at the Planning Commission we were willing to accept the approval of the north five to go back to the people within the area and see what we could work out on the lower five for a condominium project.

COMMISSIONER LURIE: To the south?

MR. DOWNEY: For the south five acres, yes.

COMMISSIONER LURIE: Okay. That's not tied in with Spanos?

MR. BROWN: No, sir.

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MR. DOWNEY: Not at all.

COMMISSIONER LURIE: I take it many of the protestants felt that it was tied up with Spanos.

MR. BROWN: Yes, there was --

MR. DOWNEY: We happened to come up on the Planning Commission at the same time the Spanos application came up to the south for 600 apartments and it got a little mixed up.

MR. BROWN: Yes, there was a misconception and a lot of people who signed the petition thought apparently that they were signing an objection to the Spanos project. I had an affidavit and a letter from some people who said that that's why they signed that particular petition. They were confused.

COMMISSIONER LURIE: I was at that meeting and I heard the comments. That's what I thought it was. It's hard to find those streets out there. A lot of them aren't named yet.

MR. DOWNEY: That aren't even in.

COMMISSIONER LURIE: I know. They're not cut through.

MAYOR BRIARE: Well, Mr. Brown, you'll be allowed and Mr. Downey will be allowed to give rebuttal to any protests that come up, but if you have anything more to say in favor of your application, we'd appreciate if you'd say it now because we don't -- what we do, we don't go back and forth, back and forth. We give you one shot to present your application. We listen to the protestants. They give their one shot and then because you're the applicant you're allowed to rebut comments that they'll make to us.

MR. BROWN: Right. Well, I just -- I thought in view of that recommendation, as we said earlier, we think that it is -- it was good zoning to begin with but as a compromise we had met with the people that afternoon prior to the Board of Zoning Adjustment meeting and they were concerned about having a buffer zone of sorts there and after considerable discussion that evening one of the Commissioners suggested that the northernmost property be approved and that the property that would have been the buffer zone as we saw it. My impression was that that was being held but apparently it was denied. I don't know. My understanding was that they would approve the northernmost property, hold the middle property for reconsideration or whatever, but we are willing to go with what they have done and if it was in effect a denial then we would reapply on that or reconsider the idea.

- MAYOR BRIARE: Mr. Foster, would you tell us exactly what specific application we're working on here. Point on your map there.
- MR. FOSTER: Okay. The application involves both parcels. The Planning Commission only approved the north half or the north parcel for the 106 apartments.
- MAYOR BRIARE: And what did they do with the south half?
- MR. FOSTER: To my knowledge they didn't address that so this means the south parcel was not approved which would constitute denial of it. Now, if you feel that there's to be some additional consideration here and possibly, you know, you wish to hold this in abeyance or refer this one back to the Planning Commission if you decide to proceed ahead you may do that also, but their action was only to approve the north half.
- MAYOR BRIARE: Well, Mr. Brown, you're representing the applicant. What happened to that bottom piece of property? What happened to the south, the south portion of the property?
- MR. BROWN: It's vacant. Both of them are vacant right now. Yes, I'm not taking issue. I don't want to make -- create an issue that really doesn't exist. What we would like at this point is to go ahead with the northernmost project, the northernmost five acres which was, in effect, approved by a 5 to 1 vote of the BZA.
- COMMISSIONER LURIE: Of the Planning Commission.
- MR. BROWN: Pardon me, the Planning Commission. Pardon me.
- COMMISSIONER LURIE: The other parcel, Mayor, was I think 90 units and the Planning Commission didn't approve that.
- MR. DOWNEY: I think they wanted us to go back to the neighbors and try to readjust that condominium portion on the south five, five acres and we wouldn't accept that to go back to them.
- COMMISSIONER LURIE: Would you by any chance have any drawings of what those buildings look like? Contrary to how I feel about Spanos or anything, the buildings look kind of nice architecturally.
- COMMISSIONER LEVY: Renderings.
- COMMISSIONER LURIE: The pictures --
- MR. DOWNEY: We have a partial rendering. They will all be shake roofs. They will not be the wood siding that Spanos puts up.

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COMMISSIONER LURIE: They look like -- on that one plan they look like just a square building with nothing there. I don't like that kind of design.

MR. DOWNEY: No. They have an overhang on them, Commissioner.

COMMISSIONER LURIE: You have an overhang and you have how many units? Is it 20 units to a building? Is that what I read?

MR. BROWN: Twenty-one per acre.

COMMISSIONER LURIE: Twenty-one per acre? How many units in each?

MR. BROWN: One hundred and five dwelling units.

COMMISSIONER LURIE: Ten --

MR. BROWN: Five -- five up and five down and then you have one building with 8, one building with 10, two buildings with 8, 10, 10 -- no, 20, I'm sorry. Sixteen and twenty units

COMMISSIONER LURIE: Sixteen and twenty?

MR. DOWNEY: But we'll have a tremendous amount of open space in that by dropping those units down to the number we have. They won't be bunched together as the Spanos unit is.

MAYOR BRIARE: I might have a question for you later, Mr. Brown. I'm trying to determine when you submit an application, and maybe it's because our notes -- we didn't have a map and I don't know whether we have sufficient notes here. I'm just inquiring. Would you remove that rendering for a second, Mr. Foster. The specific part that we're talking about is between Del Rey and Hombly and the original application was submitted for the whole parcel?

MR. FOSTER: No, the entire application is before you. The Planning Commission only recommended approval on the north half.

MAYOR BRIARE: And what did they do with the south end? How do you make an application and get cut in half?

MR. FOSTER: Deny the south portion and only approve the north.

MR. DOWNEY: I think in fact --

MR. BROWN: And we in effect stipulated that that would be acceptable for the time being.

MAYOR BRIARE: Anything else, Mr. Brown? Any other questions?

MR. BROWN: Not at this point, no.

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MAYOR BRIARE: Is there anyone present in the audience who wishes to speak in opposition to this?

DON DAVIDSON: Good afternoon, Mr. Mayor and City Commissioners. My name is Don Davidson. I reside at 1991 Casa Vista Drive.

COMMISSIONER LEVY: Where is that on the --?

DON DAVIDSON: That is south of the pointer on the other side of Oakey.

COMMISSIONER LEVY: On the south side of Oakey?

DON DAVIDSON: South of Oakey. That's correct. I represent a number of homeowners who live in the area who are both City and County residents. We --

COMMISSIONER LEVY: Do they all live south of Oakey, too?

DON DAVIDSON: No. Some of them live directly west of the apartments.

COMMISSIONER LEVY: How far west?

DON DAVIDSON: The next lot and, as a matter of fact, those homeowners I believe are here and wish to speak too. We circulated petitions and we attempted to make it very clear to the people signing that there was two different applications simultaneously. One was the Spanos 600 units and the other one was this application. We obtained the signatures of 380 homeowners representing approximately 256 separate homes. All are in opposition to this project. They wanted you to know how they feel about this and you have in your files letters from a number of people, homeowners and landowners, who all feel that the integrity of the neighborhood is depreciating by the increasing numbers of apartments. This is yet another application. Let me try brief our concerns. One, we are concerned about the buffer zone. I don't know how many of the Commissioners are familiar with the area. I know Commissioner Lurie is and from the comments I think Mr. -- Mayor Briare is. It is all raw land west of Redwood. There is the 516 apartments that are directly north of the Bonanza High School. When those were approved this Commission said this will make a nice buffer zone. If you approve these apartments directly west of the Spanos apartments, then there will be no buffer zone between us and Oakey -- none whatsoever. We are in concurrence as homeowners that if you were to approve these apartments we would ask and request that you also approve the condos. That will force them to build them simultaneously and we will indeed then have a buffer. If you just approve the apartments and of course we are opposed to apartments but if you were to approve it then there would be no buffer whatsoever.

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DON DAVIDSON (cont'd)

Logically then, the people west and south of the apartments would then say, "Gee if General Taylor can have apartments. Why can't we?" and logically there isn't much you can say about that. So we would definitely like to have some kind of buffer. The purpose of the buffer is to insulate and protect us between one zone and another and we feel that raw land is no buffer at all. It offers no protection, no security that it won't be further densely developed. That's the number one concern here. We would like to have a buffer. Number two, we are concerned about economic reasons behind these rezoning matters. We know the City benefits by increased taxes and the developers benefit from handsome profits when density is increased but, if we can for a moment, let's look at the other side of the coin. As you look around this town you realize what apartments do to a neighborhood. Too often they become bleak monuments of mass housing and as you also look around this town you realize there are family neighborhoods and those neighborhoods don't just happen. They're carefully planned with a loving concern for people who will want to live there for years and years. This creates stability for our city. Our area is such an area. It is an area of single family homes. It was master planned for families and we would like it to continue that way. We don't oppose housing for people. We're realistic. We know that housing is required. Apartments are required throughout the City but if I might for a moment give you some numbers. There's 516 apartments already north of Bonanza. There's another 520 apartments to be built by Spanos at Lorenzi not less than a half a mile away and there's more apartments behind those. I don't know how many apartments within a mile or a half-mile area, but there must be a couple of thousand either on the drawing boards or already built. So we know that as far as need in this particular area is concerned it's being met. There are apartments built and to be built to meet those needs. So somewhere along the line there has to be some kind of concern. A little bit less concern for the developer and a little bit more concern about what's happening to the community, to our neighborhoods, where people will live long after the developer has put his money into the bank. This is not an economic concern. It is a people consideration. It is a misconception for the developer to say that he cannot profitably build houses because houses are being built in this town daily and single family home construction is up 13 percent. The problem is not the building of the homes. The problem is getting the mortgage money. We feel that because of the already increasing numbers of apartments in the area that it

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DON DAVIDSON (cont'd):

would be a real blessing if we could continue with some more home development and possibly a mix of homes and condominiums. We're not opposed to that. We'd like to see some kind of planning definitely south of Del Rey in the private ownership sector that would help buffer. The third thing we're concerned about is protecting our wives and children. Unfortunately cities are becoming jungles where citizens live in fear. Where the housewife looks through the peephole even during the daytime and children are carefully instructed about what to say to strangers. The police are frustrated. They're admitting defeat in the battle to protect our citizens. It's out of hand, gentlemen. It's out of control. Drunk and drugged teenagers wrap their cars around lightpoles on Saturday nights on Sahara Avenue not less than two weeks ago, killing some person and seriously injuring the occupant. They congregate in such numbers on West Sahara. The police admit they're out of control. They just cannot control it. As part of their crime prevention strategy we've had them come to our neighborhood to see what we can do as citizens to help police our own neighborhood and they say and as part of their crime prevention strategy they advise that the only effective way to safely guard a neighborhood is for the citizens to participate in the policing of themselves and this means forming neighborhoods where people know each other. They watch their homes when they are gone and they observe the streets for strangers. Apartments kind of prevent this self-policing behavior. There are just too many people coming and going all the time and not enough community within the walls to encourage self-policing, neighborly concern. Further, with increased traffic that density brings, our children are not safe coming and going to school. There is already one school in the area out there. There's one further down the street at Oakey. There's a grade school planned at -- just south of Oakey. If drivers won't stop for blind people going to college, what will make them stop for a five year old child who doesn't use the crosswalk? Logic simply demands that there be less traffic and less crowding in our area and that we feel that houses are appropriate. I know I've taken a lot of your time. I apologize. We know you Commissioners face an awesome responsibility of planning for one million people by the end of this century and this places enormous pressure upon you to provide housing, more public services, roads and so forth. Tomorrow's people deserve the highest quality environment that you can give them, just as today's people deserve a consistent and a stable neighborhood where they can raise their children securely.

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DON DAVIDSON (cont'd): You can give the people their needs and still meet those awesome responsibilities by limiting unplanned growth. We ask your intelligent concern and your care. We urge that you vote against this proposal. Thank you, Commissioners.

MAYOR BRIARE: Is there anyone else present that wishes to speak in opposition to this? Yes, ma'am.

JANE HORN: I'm Jane Horn at 1899 Casa Vista Drive and I'm just strictly against apartments, period. I'm sick of them. The Spanos apartments stink and apartments to me are apartments. I don't care how you build them or what, and there's overcrowding at Bonanza High School already and I just hope that you will deny this application. Thank you.

COMMISSIONER LEVY: Where do you live, ma'am?

JANE HORN: I live just two or three houses up from Mr. -- well --

COMMISSIONER LEVY: Davidson.

JANE HORN: Yes, Davidson.

COMMISSIONER LEVY: South of Oakey?

JANE HORN: Right. It's the same street. I'm strictly against it.

COMMISSIONER LEVY: That's what we understand.

COMM. CHRISTENSEN: How far south of Oakey is Casa Vista? My map doesn't show it. That's why I wondered.

DON DAVIDSON: Casa Vista is one block parallel to Rainbow and it's one block east of Rainbow coming off of Oakey.

COMM. CHRISTENSEN: I see. It runs perpendicular to Oakey.

COMMISSIONER LEVY: Yes.

COMM. CHRISTENSEN: It runs north and south then.

COMMISSIONER LEVY: How far south is your home on Oakey -- off Oakey?

DON DAVIDSON: About half a -- about a block, half a block.

COMMISSIONER LURIE: They want to know if they're in the County.

MR. FOSTER: About 600 ft.

COMM. CHRISTENSEN: How far is Oakey from the end of this project?

MR. FOSTER: Six hundred, 660.

COMMISSIONER LEVY: Well, from the end of the second project. It's actually a half mile.

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MR. FOSTER: So it's like a quarter of a mile away from the south end of this project to the other subdivision, the Wildwood Subdivision.

COMM. CHRISTENSEN: I see.

DON DAVIDSON: I wanted to point out if I might that there is a piece of property right here. It's a half-acre ranch estate and the people are actually living in it. These people would be the most effected by the apartments here.

COMMISSIONER LEVY: That's the only one -- that's what house?

DON DAVIDSON: That's the only one house that is right next to it. There are other homes, however, further south and west of this area but east of Rainbow.

MAYOR BRIARE: Any other comments?

COMM. CHRISTENSEN: Your honor, I would like to ask the attorney a couple of questions since there are no other participants.

MAYOR BRIARE: You mean Mr. Brown?

COMM. CHRISTENSEN: Yes.

MAYOR BRIARE: Mr. Brown?

COMM. CHRISTENSEN: No, no, not Mr. Brown, this gentleman. The protestant. I was going to wait until all of them spoke. You mentioned the master plan of the community. Is that -- isn't most of this area surrounded by the County and if so what is that master plan?

DON DAVIDSON: The master plan as we understand it is R-1 for the whole area.

COMM. CHRISTENSEN: Well, was that a County master plan?

DON DAVIDSON: I think it was a County and City master plan. That, of course --

COMM. CHRISTENSEN: Have we done a master plan in conjunction with the City, or with the County?

MR. FOSTER: No.

COMM. CHRISTENSEN: The other question I had was I noticed that most of the people who are protesting live in that area and it's a very fine area that's south and some of it west and some of it east of there which are all half-acres. Wouldn't you agree that probably one of the reasons that that was all developed in half acres is because it requires a half an acre for a septic tank permit and there is no sewer so you can't develop anything less than half an acre over there?

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- DON DAVIDSON: It's hard to answer your question. Commissioner, as I understand it, they intend to build a pumping station for their sewer and pump it --
- COMMISSIONER LURIE: He's not talking about this project. He's talking about --
- COMM. CHRISTENSEN: I'm not talking about this project. I'm talking about the fact, you see, it's always brought up to us that the rural density and everything is the greatest but one of the reasons that is that way and that has never been developed into a higher density is because you physically can't.
- DON DAVIDSON: That actually is one of the concerns, yes.
- COMM. CHRISTENSEN: I mean, if you owned an acre of ground out there and wanted to subdivide it, you can't. You'd have to have -- you can only make R-E zoning out of it, half-acre lots, because you have to have that much for a septic tank which is the only thing you could use out there because the County has no sewer out there.
- DON DAVIDSON: That's correct unless, of course, you go to a little bit denser type of thing like a condominium or planned community where you would have a mix and increase the sewer size. I understand the City --
- COMM. CHRISTENSEN: Which you can't do in the County because they haven't the sewer.
- DON DAVIDSON: No, but there's sewer down Oakey. There's sewer on Oakey and also on Charleston. Charleston has the capacity Oakey presently does not.
- COMM. CHRISTENSEN: Well I notice that some of these protestants are even south of Sahara --
- DON DAVIDSON: Yes. That's correct.
- COMM. CHRISTENSEN: -- which is a long ways away.
- DON DAVIDSON: There are a number all over in that whole area that are, yes, are opposed.
- COMM. CHRISTENSEN: Well, that's the point I'm asking. One of the reasons that they don't want any multiple dwellings is because there are no multiple dwellings in that area other than those that are in the City because you can't legally meet the Health Department requirements to have a multiple dwelling in the County because they're not served by the sewer.
- DON DAVIDSON: Yes. That's very true.

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COMMISSIONER LEVY:

I would like to make a comment while the Mayor's involved over there. You know, you complain about those kids on West Sahara -- their children. I would like you to know, I guarantee you, that a lot of the people who are protesting here today, it's their children who's out on West Sahara and it's their children who are going to Bonanza High School. Just like it could be our children. In other words, it's all of our -- it's all of our problem.

DON DAVIDSON:

It's a community-wide concern. That's true, Commissioner. The only way to, as we see it, is to either increase the police and increase the size of the jails or we try to get the community involved in self-policing which seems to me a more reasonable approach.

COMMISSIONER LEVY:

That's on Mondays, we --

MAYOR BRIARE:

Are there any more questions of Mr. Davidson?

DON DAVIDSON

I might add that the -- some of the Commissioners have been concerned about the fact that the Wildwood, representing only 40 of the homeowners -- we have a considerable number of homeowners, Lewis, that are in the City, others who are in the County and so forth. As far as the Wildwood homeowners are concerned, when that was built there was deed restrictions applying to all of the properties that once the City annexed property just contiguous, or next to it, then that would automatically annex our properties to the City. We've spoken to the City Attorney about this and we couldn't find the petition for annexation that the developer gave the City when he developed our homes. They were all one home developments by M. L. Enterprises and we looked for it. We couldn't find it. All we found was a copy. I have in my hands today a petition for annexation to the City of Las Vegas and I will be submitting it to the City Clerk next week.

COMM. CHRISTENSEN:

Excuse me. A petition for annexation from who?

DON DAVIDSON:

Of the Wildwood homeowners that are south of Oakley.

COMM. CHRISTENSEN:

All of them?

DON DAVIDSON:

All of them.

COMM. CHRISTENSEN:

Every Jack-last one of them?

DON DAVIDSON:

That's correct.

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COMM. CHRISTENSEN: I didn't think I'd ever see that. It does require 100 percent of the homeowners, you know? If one holds out it doesn't happen.

DON DAVIDSON: If I might respond. There are two types of annexation, I guess, under the present ordinances. One requires the 100 percent participation and we consider that we have the 100 percent participation because of our unity in our area but because of the deed restrictions. However, there's another type of annexation procedure and that is where 5 percent -- did you say 5 percent? -- I think 5 percent of the homeowners initiate the petition. The City then goes ahead with the annexation. There is no means then to protest because all of us are in the City by virtue of deed restrictions so legally there is no protest. So I think whichever way we go, the 5 percent way or the 100 percent way, I would like to impress you by saying 100 percent but I can't at this point. I hope I can later.

COMMISSIONER LEVY: Have you got the 5 percent?

DON DAVIDSON: Yes.

MAYOR BRIARE: Mr. Foster, are you familiar with the annexation of this property into the City? When did that occur?

MR. FOSTER: I believe during 1979. On this parcel where it's big enough for the zoning? Yes.

MAYOR BRIARE: We're talking about the entire parcel that's designated here on this application.

MR. FOSTER: Either 1979 or the early part of 1980. It was fairly recent.

MAYOR BRIARE: And who was the applicant for annexation?

MR. FOSTER: I don't know.

MAYOR BRIARE: Was it -- are you familiar with that, Mr. Downey?

MR. DOWNEY: I can answer that.

MAYOR BRIARE: Was L. H. Odegard and et al the applicants?

MR. DOWNEY: Odegard was and it was annexed, I believe, in June of last year.

COMMISSIONER LURIE: I would like to say something, Mayor, if I could.

MAYOR BRIARE: Commissioner?

COMMISSIONER LURIE: Are you finished?

MAYOR BRIARE: Yes.

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- COMMISSIONER LURIE: That the point that Mr. Davidson brought up about the number of units in that particular area. I've done a pretty good survey through our Planning Department on the number of units in a mile and a half radius and we're looking at close to 6,000 apartments in that radius from Bonanza High School. Use that as kind of a key with what Spanos has built, what they're building across the street. I thought that the -- Mr. Davidson brought up an excellent point not only with the annexation but the fact that the neighbors have agreed to a compromise on condominiums in that area and I could support condominiums but I can't support additional apartments over the amount of apartments that are already being constructed in that one particular area. I think we -- the density with the roads that we have in that area that can't handle the traffic, the sewer capacity. You mentioned pumping of the sewer to say Charleston Boulevard. We already have one sewer pumping problem on Valley View from apartments that we made because it didn't have the proper grade to get the sewage to the main line. So I think there are some major problems that are faced with the number of units that they want to put in this area and I think the neighbors have finally agreed to a compromise and I appreciate when they can sit down and agree to something like this. The developer though I don't think agrees to maybe the whole ten acres going into condominiums but I would like to hear from them to see if possibly they might consider that.
- MR. DOWNEY: Commissioner Lurie, I'm not sure that you understand what the compromise -- you say that -- you said they agreed to a compromise.
- COMMISSIONER LURIE: I said the neighbors. Mr. Davidson mentioned that they can live with condominiums.
- COMMISSIONER LEVY: They said if the other five acres were apartments they would go for the --
- COMMISSIONER LURIE: I know what they're saying. What I'm saying, would the developer consider condominiums for both parcels?
- COMMISSIONER LEVY: He wants to know would you go for the ten acres of condos rather than --
- COMMISSIONER LURIE: Than five acres.
- COMMISSIONER LEVY: -- and no apartments.
- COMMISSIONER LURIE: -- of R-3 and five acres of condominiums?

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MR. BROWN:

Well, I don't know but let me tell you this. This matter has been pending before the zoning authorities since sometime in July and they've had their money up and plans drawn and we've tried to work it out with the people and tried to approach them as a -- with a concept of the condominiums on the southernmost five acres as a buffer zone for them and they opposed that at the hearing and, as you know, the Commission did not act or deny the southern portion and approved the five acres to the north. There is quite a bit that Mr. Davidson stated to you that I feel need be rebutted. Unless you're very familiar with what exactly is out there, you -- from where the point of the pencil is, that is the dividing line between these two lots. There are the Spanos apartments which are in the orange there and then from that pencil point down to the south to where number two is, that's Oakey. That is a distance of 1320 feet. Mr. Davidson said that there are neighbors here who are the next lot over. Now the next lot over is at the very least -- there is a small cul-de-sac along Oakey which extends running to the north and I would -- my best guess is that there's at least 900 feet from the southern extremity of the first parcel to the nearest point of any neighbor's property there on that side and then you go down to Oakey itself and that's the 1320 feet to the centerline and then you go into Mr. Davidson's neighborhood which is another, I think, about two blocks down. There are 42 signatures on the petition who have opposed it that are just that area. The other signatories are people who are down there in the Lewis inter -- Lewis Homes Subdivision which is anywhere from a third of a mile to -- there's some signature which are a mile and a half over in my neighborhood which is considerably south of Sahara. There is, as this is -- even if both of these projects -- what our original request was, even if both of them were approved there was still 660 feet of a buffer zone, an empty lot there, which you gentlemen as well as your Planning Commission would have discretion to decide what goes in there and give these people their buffer zone. That's quite a distance, 660 feet. The statement has been made that apartments ruin a neighborhood. Well, the exact location of these proposed five acres of apartments are already, if I can use the word, ruined as far as the present zoning. No one is going to build R-E homes right directly across from Bonanza High School and the high density Spanos project there. I know that for -- another example that -- in my neighborhood the Argyle Bray School that's built out there and there's for sale signs all around there. People don't want to live next to schools. An apartment project which is being placed immediately adjacent, right across the road, is the highest and best use for this property at this point because it still remains of -- at the nearest point 1320 feet as a buffer zone which, again, you gentlemen will have the discretion over what goes in there.

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MR. BROWN (cont'd):

There are no apartments in existence within a mile radius of this project at this point. There's nothing whatsoever west of this property and you go all the way to Lindell on the east side before you find any apartment projects.

COMMISSIONER LEVY:

Say that again, Joe.

COMMISSIONER LURIE:

You must be talking about a different area.

COMMISSIONER LEVY:

Say that again, Joe. No, what was that first?

MR. BROWN:

There are no existing apartments and I have this on authority of Mr. Downey.

MR. DOWNEY:

I'm going to correct you. I'm going to correct you. There are some existing ones right across the street but I think they've been there since 1968-9.

COMMISSIONER LEVY:

What, Spanos?

MR. DOWNEY:

No. What we're speaking of -- there are no apartments outside of this area for a mile except the Spanos that are built. There's nothing from Lindell west of this property.

MR. BROWN:

Well, that's what I mean. Obviously -- across the street --

MR. DOWNEY:

There's nothing for a mile north.

MR. BROWN:

Oh no, the Spanos. Agreed.

COMMISSIONER LURIE:

And the one that's under construction now.

MR. DOWNEY:

I didn't know where you -- I didn't know where you came up with 6,000 apartments within this immediate area.

COMMISSIONER LURIE:

I can show you on the map. I've got a map that shows every one of them. Mr. Foster drew the map for me and I've got them --

MR. DOWNEY:

Within a mile or --

COMMISSIONER LURIE:

A mile and a half.

MR. DOWNEY:

-- are you going farther?

COMMISSIONER LURIE:

A mile and a half.

MR. DOWNEY:

Yes, but you're going down to Decatur which is --

COMMISSIONER LURIE:

That's right. I've taken that whole area.

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- MR. BROWN: Within a mile and a half? Well, that's quite a distance and the Decatur area is a totally different --
- COMMISSIONER LURIE: Well, let's just say -- well, let's just say use the Charleston area in this area. Within five blocks you have over 1,000 with what Spanos has now and what they've built across the street. That's 1,000 apartments. That has a high-density factor and an impact on a particular area whether you agree or not.
- MR. DOWNEY: True, but you have the Expressway which is mainly where you would put the high density to get those people out of that immediate area.
- COMMISSIONER LURIE: You're moving into a lower density now which has no capabilities of moving people in and out in an orderly fashion and a safe manner because you don't have any streets. The streets aren't cut. I went out there the other day to drive down all those streets and there's dirt roads.
- MR. DOWNEY: But if you put in a development the streets would be there. That's how you do it.
- COMMISSIONER LURIE: Only half-streets though. Maybe you put a half-street and maybe you put a -- if the next property owner doesn't want to put in the improvements then you have a dead end.
- MR. DOWNEY: Well, Spanos has done a half-street now for his and we put in our project finishes the street. That gives you your access. So you do finish the streets by putting the development in.
- COMMISSIONER LURIE: But you're opposed to condominiums though. I mean, as far as changing, changing the applications. Say the condominiums are in R-PD where you, where you --
- MR. DOWNEY: For the southern five acres. We're willing to do that and go along with these people.
- COMMISSIONER LURIE: But not -- not the northern five acres?
- MR. DOWNEY: Well, I think we're buffering existing apartments with apartments at a lower density apartments. We're going next to our project with condominiums which if anybody went to the west of our project would be a basis to say, "You go condominium," because we've dropped the density down. A logical reduction.

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MR. BROWN:

And another point which was brought up by Mr. Davidson -- the traffic problem. The traffic all will be to the north right out to Charleston which is a very short distance there. There'll be no reason -- I can't think of any conceivable reason why traffic would go to the west from this, from this project. It would people going out to Charleston, going east or west on Charleston and up to Rainbow. There is really no reason for anyone other than school children or people who live in the neighborhood to be going south on Redwood because one thing is Redwood is not a through street to Sahara. It goes as far as, as Oakley and then down into the Wildwood project and then hooks around in through there. It's quite a long and out of the way drive to get to Sahara that, that way. and I think Mr. Levy's addressed the drunk and drugged teenagers point that certainly this apartment project -- I think that's stretching it quite a bit is to say that that's going to cause teenagers to be drunk and drugged. I don't know what else I could say to that one.

MAYOR BRIARE:

Any other questions or comments by the applicants? Okay. Any comments or questions by the Commissioners? Commissioner Levy?

COMMISSIONER LEVY:

I would like to ask Mr. Davidson a question. I want to propose and tell him exactly what I'd like to do and then to make myself clear because you made a statement, Mr. Davidson, that if we should approve the apartments you want us to approve the condominiums also?

MR. DAVIDSON:

That's correct and require that they build them simultaneously.

COMMISSIONER LEVY:

I don't know if they're planning on phasing. Are you planning on phasing the condominiums? Well, start the condominiums?

MR. BROWN:

Yes.

COMMISSIONER LEVY:

Mr. Mayor, are you ready for a motion?

MAYOR BRIARE:

Yes, sir.

COMMISSIONER LEVY:

You are?

MR. BROWN:

Should I propose?

COMMISSIONER LEVY:

Yes, you'd better form it in a motion, sir.

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GENERAL TAYLOR: Unfortunately we can't do that. When we first applied, we applied for apartments parcel A and parcel B. We changed that application to condominiums.

COMMISSIONER LEVY: On parcel B?

GENERAL TAYLOR: On parcel B. We went at the Planning Commission and there was much talk and a lot of confusion. We asked to go forward just with the apartments because we felt that that's what they would approve after describing the commercial to the north. Then apartments and so on and the question was asked of me, "Would you go forward with the apartments?" and we said, "That's what we would like to have you vote on." The reason we made that statement at that time, we own the five acres to the north. We had an option on the five acres to the south. Based on what the Planning Commission did approve for us, we went ahead on the five acres to the north and our option has expired on the five acres to the south. So I can't stand here and tell you that we are able to do that -- to proceed simultaneously. We would have to go back and see what we could do about the second five acres, but what we request that you do is the same thing we request, requested of the Planning Commission that you approve the northern five acres.

MAYOR BRIARE: Well, Mr. Foster, were you aware of this when this application was presented to us?

MR. FOSTER: With the -- on the option?

MAYOR BRIARE: Now, I ask -- I think there's been some questions mentioned around here in general about, you know, what is before us on the application.

MR. FOSTER: Okay, I wasn't aware that the -- of their option situation, however, the applicant who owns both parcels made the application on behalf of whoever has, you know, the option to purchase it. See Odegard owns both parcels of land and signed the application on behalf of General Taylor and his group, right?

COMMISSIONER LURIE: Which is -- he has to do.

MR. FOSTER: Right, but staff wasn't aware of the situation on the option.

COMMISSIONER LURIE: The option on the property contingent on the zoning?

GENERAL TAYLOR: Yes, it was and we exercised our option on the northern half but not on the southern half based on what the Planning Commission recommended and approved. We were ready to go forward with the second half to the Planning Commission but unfortunately -- (Gen. Taylor was speaking from the audience & the remaining comments were not clear & were not recorded audibly through the speaker system.)

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MR. FOSTER: The applicant --

COMMISSIONER LEVY: Let me make this comment. If we should approve the applicant's application today, then they would have the -- they can't go forward on the same time basis. That would be the only difficulty. They couldn't meet that promise. Okay, I'm sorry. Go ahead, Harold, you want to make some --

MR. FOSTER: Well, I think under the circumstances here that we found out that, you know, they don't have the option anymore I don't think Mr. Odegaard plans to proceed with any type of condominium development. It may even be, you know --

COMMISSIONER LEVY: But, well, yes, I think we would be putting them at a dis -- well, they couldn't perform.

MR. FOSTER: So basically I think what you have before you and it is probably the north half on this application. What the Planning Commission recommended for consideration.

COMMISSIONER LEVY: No. I can't agree with you. I think Mr. Odegaard is the one that made the application. Now, if I would, if I would make a motion to approve the application, George, can they build the -- if I just make a motion to approve the application can they build, just build the apartments? What happens? Because that's Mr. Odegaard's application not Mr. Taylor's.

MR. OGILVIE: I suppose that if you, if you moved to approve the application then you would be approving what was submitted rather than what came out of the Planning Commission.

COMMISSIONER LEVY: That's right.

MR. FOSTER: There'd be apartments on both parcels?

COMMISSIONER LEVY: No, condominiums on the second parcel, but it -- it's not conditioned that they both be started at the same time, basically, is what I'm saying and, therefore, that's the motion I'll make.

COMMISSIONER LURIE: All right. Explain the motion.

COMMISSIONER LEVY: My mo -- do you think so?
All right. I'll hold back. Commissioner Christensen?

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MAYOR BRIARE: Commissioner Christensen, do you want to make a comment?

COMM. CHRISTENSEN: Mr. Ogilvie, what would be the procedure if we were to, in order to guarantee that this was condominiums built down there, could we not approve the application and make the bottom half permanent zoning and zone it rather than a Resolution of Intent which would then zone that property for that use and no other use? where a Resolution of Intent all he has to do is just hold off for a year and then he can come back in for rezoning anything he wants on that bottom.

MR. OGILVIE: Yes, but in the meantime it reverts.

COMMISSIONER LEVY: In other words --

COMM. CHRISTENSEN: That's what I say. If you made the bottom half permanent zoning to R-PD or whatever it is and the upper half the Resolution of Intent. Then if the upper half got built the bottom half would, would have to built as condominiums because it would be permanently zoned rather than a Resolution of Intent. Would it not? In order to give them a guarantee that they didn't --

MR. OGILVIE: That is great but I don't see what you're accomplishing because if the resolution expires on the condominiums then it reverts back to, to the N-U.

COMM. CHRISTENSEN: Yes, but you see, you're not following me. I'm saying not zone it with a Resolution of Intent but permanently zone it. Then it doesn't revert back. The bottom half would be permanently zoned condominiums. Then it wouldn't revert back.

MR. OGILVIE: I, I follow that, yes. I think I'm beginning to see. You only wanted the apartments if they are complete --

COMM. CHRISTENSEN: No, you keep trying to tie the two together. Don't try that hard. What, what the protestants are saying is that if the apartments are approved they want the condominiums approved. What the applicant is saying is that he doesn't own the property anymore.

MR. OGILVIE: Just a second --

COMMISSIONER CHRISTENSEN: However, the applicant owns the property but the developer doesn't so he can't guarantee those condominiums. We could guarantee them be zoning it permanently condominiums. Then it wouldn't revert back to N-U and come back in on us for apartments. In other words, we would lock it in concrete in condominiums not the developer because he can't.

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MR. OGILVIE:

But what -- my point is, and maybe I'm wrong. It's as hard to get it out of condominium zoning to apartments or it's as hard to get it out of N-U to apartments as it would be to get it out of condominium zoning to apartments. I just don't -- I don't see where you're gaining anything by giving them permanent zoning for condominiums because they would come in if they wanted to build apartments and apply for a rezoning from condominiums to apartments just as they would have to come in and apply to take it out of N-U to whatever --

COMM. CHRISTENSEN:

I agree with what you're saying but you put them on notice pretty much because it's listed then on the map.

MAYOR BRIARE:

Is Mr. Odegard present? Is there such a person as Mr. Odegard?

MR. BROWN:

He's not present.

COMM. CHRISTENSEN:

I can appreciate the homeowner, the protestant's fears and I can respect that and I, and I'm sure that if had the Planning Commission not taken a vacation and held this off for an extra month that we wouldn't be in this position because the option wouldn't have run out. So it's partially the City's fault that we're in this particular situation where, we can't satisfy the protestants on that phase of it because the developer no longer owns the property and his option's run out. So, you know, I feel a little responsibility there because it was our Planning Commission that took the month off and didn't hear anything that month that forced them into this situation.

MR. OGILVIE:

Could I ask Harold a question? Harold, if permanent zoning were to be granted on the half that is proposed for condominiums, are there any conditions that would have been eliminated? By making permanent zoning now you would be eliminating some of the conditions that you would like to see imposed?

MR. FOSTER:

Yes. Generally we, you know, receive much more detailed plans and we look at it essentially on the terms of the criteria for a condominium development. The parking ratio is a little bit higher. The question is if we are going to have condominiums would you want it at that same density and so forth. You know. These are things that the Commission may wish to consider and we haven't given you this at this point nor have we evaluated it on that basis.

EXCERPT - CITY COMMISSION MEETING - OCTOBER 1, 1980

X. COMMUNITY PLANNING AND DEVELOPMENT

E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

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MAYOR BRIARE:

Actually the only thing that we have before us, at least in my mind, is an application for some apartments located on a plot of land five acres in size. It's the only thing we're considering as a matter of fact. Now, technically the application has changed since it's came out of Planning Commission. The applicants lost a -- well, I shouldn't say the applicants lost an option. The developers lost an option on the bottom part so we're not even discussing that because the owners, Mr. Odegard, is not present and he's the only one in my mind legally or otherwise who can speak on behalf of that lower five acres. Does anyone disagree with that statement?

COMM. CHRISTENSEN:

Yes, I do because he spoke on behalf of it when he made the application. We require the owner to make the application for just that reason so that somebody other than the owner doesn't make that application. In this case the owner was Mr. Odegard. He made the application. The application is before us for the complete zoning, because he made the application and he owns the property.

MAYOR BRIARE:

I was ready to vote in favor of Commissioner Levy's application that would provide that the lower half would be condominiums and the upper half would be as the developers requested. Now, because of the facts of the matter I'm trying to determine if the only thing we're voting on is the five acres of apartments and excluding any consideration of condominiums and I don't know whether we've determined that point, Mr. Ogilvie. Can we, can we zone this property for condominiums?

COMM. CHRISTENSEN:

Sure we can.

MR. OGILVIE:

That was what the original application was and the fact that the developer has lost his option. As Commissioner Christensen pointed out, the developer is not the applicant anyway.

MAYOR BRIARE:

That's right.

MR. OGILVIE:

So the applicant, the owner, is still bound by his application. If he applied for the condominium zoning on that half then that's what he gets.

MAYOR BRIARE:

See, Mr. Taylor, you did harm to your own application there. You let Commissioner Levy's motion --

COMMISSIONER LEVY:

No, because I was going to tie them in together. That's why he jumped up. He, he --

EXCERPT - CITY COMMISSION MEETING - OCTOBER 1, 1980

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X: COMMUNITY PLANNING AND DEVELOPMENT

E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

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GENERAL TAYLOR: I wasn't going to let you proceed on that to have them built simultaneously.

COMMISSIONER LEVY: No, right. I can understand -- I appreciate that, sir.

COMM. CHRISTENSEN: Your Honor?

MAYOR BRIARE: Commissioner Christensen?

COMM. CHRISTENSEN: Perhaps I muddled the water. I didn't really mean to that way. The thing that I see that you have to keep in mind is that we differentiate between permanent zoning and Resolution of Intent. The Resolution of Intent means that if the project doesn't get underway the zoning reverts. Permanent zoning, that's what it's zoned. All I was trying to do was to change the Resolution of Intent on the bottom half to permanent zoning to give the protestants some degree of safety and some, some guarantee that that's the way it would be because otherwise he can come in and withdraw or just never build. Just sit on it for a year and then that runs out.

MAYOR BRIARE: So Commissioner what you're --

COMM. CHRISTENSEN: If it goes to permanent zoning then we've at least put them on notice that that's what we intend to have in there.

MAYOR BRIARE: Yes. I don't think you've muddled the water. I understood what you're trying to say and I, I think I'm with you on it. I would like to see that bottom parcel zoned for condominiums.

COMMISSIONER LEVY: So if I made a motion to follow -- approve both those with not the attachment of both -- simultaneously.

MAYOR BRIARE: And if Mr. Ostergaard (sic) is not happy with the zoning that he applied for by virtue -- did he withdraw anything on his application? We have an application before us.

COMMISSIONER LEVY: I'll move to follow -- not follow the recommendations but to zone the top five acres R-3 and the bottom condominiums.

MAYOR BRIARE: Subject to plot plan review.

COMMISSIONER LEVY: Subject to plot plan review on the condominium parcel.

MR. FOSTER: The south half would translate into an R-PD18. That means 18 units per acre and possibly that should be included in your motion to amend the --

EXCERPT - CITY COMMISSION MEETING - OCTOBER 1, 1980

X. COMMUNITY PLANNING AND DEVELOPMENT

E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

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COMMISSIONER LEVY:

Fine.

MR. FOSTER:

-- application to an R-PD18. Then I'll have the planned development designation on that.

COMMISSIONER LEVY:

That's right, if these people can get back and make a deal with them and come with it.

MR. FOSTER:

And are -- what about the resolution? Is it Resolution of Intent on the north half and go to ordinance on the south half for the condominiums?

COMMISSIONER LEVY:

Yes. That will be fine.

MAYOR BRIARE:

I see here an -- I don't know what the vote would be on this, but supposing that a majority of this Commissioner were to vote in favor of this? This is another instance of things that, that, and I'll only speak for myself, that I've been harping on that so many times the City Commission receives applications which have changed from the time they left the City Planning Commission. We've spent better than an hour on this application and it could have been taken care of if we would somehow or another make it a policy of this Commission if it's the Commission's desire to make such a policy that when these matters come before us they -- we receive the same thing before us as the Planning Commission had to consider.

COMMISSIONER LURIE:

I've got a better idea. I like your other idea better than what you've talked of here.

MAYOR BRIARE:

Yes, well, that's -- this is neither the time nor place to discuss the problems of communication and going back and forth. So we have a motion before us. Is there any questions or comments on the motion?

COMMISSIONER LURIE:

Well, I'm speaking against the motion because I think it's wrong to build another 120 apartments and the -- I could support condominiums but another 120 apartments on top of the over 1,000 that are built within a five-block radius is putting a tremendous impact on that particular area and I would hope the Commission would take a ride out there and just see what they are doing to that particular area that was developing with the Lewis Homes Subdivisions and the Wildwood into a nice section. Like it could have developed. Like Section 11 developed where you live, Joe. I think you're turning that area into a -- it's going to be a deplorable area in a matter of years and I'm really surprised, you know, that many apartments the Commission's approving for one area. It's over 1,000 -- 1100 -- within a five block radius and 6,000 in a mile and a half radius. It's just a shame what's happening to that particular area. It goes against all of our General Plan both in the City and the County.

EXCERPT: - CITY COMMISSION MEETING - OCTOBER 1, 1980
X. COMMUNITY PLANNING AND DEVELOPMENT
E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

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MAYOR BRIARE:

Any other comments on the motion? Cast your votes.
Post.

(Voting was as follows:

"AYES" Mayor Briare, Commissioner Levy, Commissioner
Christensen.

"NOES" Commissioner Lurie.

Motion carried by a 3 to 1 vote.)

Motion's approved.

/sk

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PHONE 386-6011

ITEM

Commission Action

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**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)**

2. Dedicate 30' of right-of-way for Redwood Street and Holmby Avenue and 60' for Del Rey Avenue and the radius corners at Del Rey Avenue and Redwood Street, and the radius corners at Holmby Avenue and a cul-de-sac for Holmby Avenue at the west end of the site.
3. Submit full engineering plans and drawings for the construction of off-site improvements on Redwood Street, Del Rey Avenue and Holmby Avenue.

Staff recommends DENIAL.

PROTESTS: 341

**F. ZONE CHANGE - Z-52-80 - CROSSTOWN
INVESTMENT GROUP**

Property generally located on the northwest corner of Highland Drive and Pinto Lane.

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Proposed Use: Conversion of Apartment Complex to Motel

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

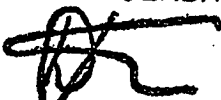
1. Resolution of Intent to be restricted to a 12 month time limit.
2. Dedication of a radius corner at Highland Drive and Pinto Lane.
3. Planning Commission approval of all signs prior to installation.

Staff recommends APPROVAL.

PROTESTS: 0

Lurie -
DENIED
(Christensen voted
"no"; Woofter
excused)Clerk to notify
and Planning to
proceed.MAYOR BRIARE EXCUSED FOR THE
REMAINDER OF MEETING - AT APPROX.
4:35 P.M.

APPROVED AGENDA ITEM



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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)G. ZONE CHANGE - Z-64-80 - WAL LEE ENTERPRISES,
INC., A NEVADA CORPORATION

Property generally located on the west side of Mojave Road, 400' south of Stewart Avenue.

From: C-1 (Limited Commercial)(under Resolution of Intent to M)

To: R-PD19 (Residential Planned Development)

Proposed Use: Medium High Density Condominium Development

Planning Commission unanimously recommends DENIAL.

If approved, following are the recommended conditions:

1. Construction of full off-site improvements on the west half of Mojave Road.
2. Approval of the Parking and Driveway plan by the Traffic Engineer.

Staff recommends DENIAL.

PROTESTS: 1

H. ZONE CHANGE - Z-65-80 - VALLEY GROUP
CONSTRUCTORS, A JOINT VENTURE

Property generally located on the east side of Shadow Lane between Pinto Lane and Bearden Drive at 701 Shadow Lane.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Patron and Employee Parking Lot Expansion

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a 12 month time limit.

Levy -
Motion carried unanimously to follow recommendations of Planning Commission and DENY.
(Briare & Woofter excused)

Clerk to notify and Planning to proceed.

Levy -
APPROVED as per recommendations of Planning Commission.
(Christensen voted "no"; Briare and Woofter excused)

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

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**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)**

2. Application be amended to P-R with use and lighting authorized until 11:00 P.M.
3. Dedicate a cul-de-sac on Bearden Drive as per the Department of Public Services.
4. Erect a block wall on the south side of the parcel.
5. No access to Bearden Drive.

Staff recommends APPROVAL.

PROTESTS: 0

**I. ZONE CHANGE - Z-66-80- VASILIKI AND
ARGYRIOS GIZAS**

Property generally located at the southeast corner of Pecos Street and Johnson Avenue.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium High Density
Apartment DevelopmentPlanning Commission unanimously recommends
APPROVAL, subject to the following conditions:

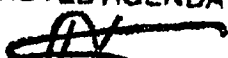
1. Resolution of Intent to be restricted to a 12 month time limit.
2. Construct a 6' block wall on the east property line.

Staff recommends DENIAL.

PROTESTS: 0

Levy -
APPROVED as per
recommendations of
Planning Commission.
(Lurie voted "no";
Briare & Woofter
excused)Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM



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**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****J. ZONE CHANGE - Z-67-80 - GEORGE W. COUCH III
AND DOUGLAS E. SIMMS**

Property generally located at the northwest corner of Stewart Avenue and Lamb Boulevard.

From: R-E (Residence Estates)

To: C-1 (Limited Commercial)

Proposed Use: Shopping Center

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a 12 month time limit.
2. Dedicate 10' of right-of-way for Lamb Boulevard.
3. Construction of a 6' block wall on the west property line.

Staff recommends DENIAL.

PROTESTS: 0

**K. ZONE CHANGE - Z-71-80 - HOWARD NEIL ECKER
AND SANDRA ECKER**

Property located at 529 South 6th Street.

From: R-4 (Apartment Residence)

To: P-R (Professional Offices and Parking)

Proposed Use: Offices

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

Christensen -
APPROVED as per
recommendations of
Planning Commission.
Unanimous
(Briare & Woofter
excused)

Clerk to notify
and Planning to
proceed.

Christensen -
APPROVED subject
to conditions.
Unanimous
(Briare & Woofter
excused)

Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM



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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1. At the time of development, remove the existing driveway on Bonneville and replace with curb, gutter and sidewalk; pave the alley for the length of the property in accordance with City standards.
2. Provision of an additional parking space.

Staff recommends APPROVAL.

PROTESTS: 0

L. EXTENSION OF TIME - Z-66-78 - ARH
CONSTRUCTION COMPANY

Request for an Extension of Time on property generally located on the south side of Harris Avenue and approximately 660 feet west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-T).

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Extension of Time limited to one year.
2. Conformance to the original conditions and any ordinances enacted subsequent to the original approval.

Staff recommends APPROVAL

Christensen -
APPROVED subject
to conditions.
Unanimous
(Briare & Woofter
excused)

Clerk to notify
and Planning to
proceed.

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)M. EXTENSION OF TIME - Z-73-77 - FAIR REALTY
COMPANY

Request for an Extension of Time on property generally located at the northeast corner of Bonanza Road and Pecos Street, R-1 and R-E Zone (under Resolution of Intent to R-1, R-3 and C-1).

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Extension of Time limited to one year.
2. Conformance to the original conditions and any ordinances enacted subsequent to the original approval.

Staff recommends APPROVAL.

Christensen -
APPROVED subject
to conditions.
Unanimous
(Briare & Woofter
excused)

Clerk to notify
and Planning to
proceed.

N. REVIEW OF CONDITIONS - Z-9-80 - VALLEY
GROUP CONSTRUCTORS

Request to extend the hours of operation of the parking lot from 9:00 P.M. to 11:00 P.M. on property generally located at the southeast corner of Palomino Lane and Shadow Lane, R-1 Zone (under Resolution of Intent to P-R zone).

Planning Commission unanimously recommends APPROVAL, subject to the following condition:

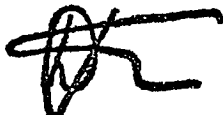
1. The use and lighting of the parking lot shall cease at 11:00 P.M.

Staff recommends APPROVAL.

Levy -
APPROVED
(Christensen voted
"no"; Briare &
Woofter excused)

Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM



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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)O. PLOT PLAN REVIEW AND USE REVIEW - Z-18-68(25)
TROY WILLIAMS

Request for a plot plan review and use review on property located at 3124 West Charleston Boulevard, C-D Zone.

Planning Commission unanimously recommends DENIAL.

Staff recommends DENIAL.

P. REINSTATEMENT AND EXTENSION OF TIME -
Z-23-78- TONY MENDENHALL

Request for a Reinstatement and Extension of Time on property generally located south of Reba Avenue at Orland Street, R-PD15 Zone.

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Extension of Time limited to one year.
2. Conformance to the original conditions and any ordinances enacted subsequent to the original approval.

Staff recommends APPROVAL.

Q. TENTATIVE MAP - CHARLESTON RAINBOW UNIT 19

Property generally located at the southeast corner of Westcliff Drive and Durango Drive, R-1 Zone.

Owner/Subdivider: Sproul Homes
No. of Acres: 41 No. of Lots: 178

Planning Commission Unanimously recommends APPROVAL, subject to the following conditions

1. No vehicular access to Durango and

Lurie -
APPROVED for period of six months and subject to review at that time, with condition that property be used exclusively as an office and any complaints to be investigated.
Unanimous
(Briare & Woofter excused)

WITHDREW FROM
AGENDA BY REQUEST OF
APPLICANT.

Clerk to notify and Planning to proceed.

Christensen -
APPROVED subject to conditions.
Unanimous
(Briare & Woofter excused)

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

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**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)**

Westcliff Drive from the abutting lots.

2. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. That the applicant provide a map, for review and approval, to the Department of Public Services that indicates the method of controlling flood waters together with the calculations for a one-hundred (100) year and twenty-five (25) year storm, or other time periods which may be required by the Director of Public Services.

Staff recommends APPROVAL.

**R. TENTATIVE MAP - LEWIS HOMES MEADOW VISTA
NO. 4**

Property generally located at the northeast corner of Alaska Avenue and Michael Way, north of the Las Vegas Expressway, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8 No. of Lots: 34

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. No vehicular access to Michael Way and the unnamed street (between Tanya and Alaska) from the abutting lots.
2. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the

Christensen -
APPROVED subject
to conditions.
Unanimous
(Briare & Woofert
excused)

Clerk to notify
and Planning to
proceed.

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
CONTINUED

wall and the ground area at the exterior
base of the wall.

3. The approval of VAC-4-78 be expunged.

Staff recommends APPROVAL.

S. FINAL MAP - LEWIS HOMES MEADOW VISTA NO. 4

Property generally located at the northeast
corner of Alaska Avenue and Michael Way,
north of the Las Vegas Expressway, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8 No. of Lots: 34

Planning Commission unanimously recommends
APPROVAL, subject to the following:

1. Posting bond and signing agreement
within 30 days.

Staff recommends APPROVAL.

T. SET DATE FOR PUBLIC HEARING ON ANY ITEM
REQUIRING A PUBLIC HEARING THAT WAS ACTED
UPON BY THE PLANNING COMMISSION AT ITS
MEETING SEPTEMBER 23, 1980.

U. SET DATE ON ANY APPEALS FILED OR REQUIRING
PUBLIC HEARINGS FROM THE BOARD OF ZONING
ADJUSTMENT MEETING HELD SEPTEMBER 25, 1980.

Christensen -
APPROVED subject to
conditions.
Unanimous
(Briare & Woofter
excused)

Clerk to notify
and Planning to
proceed.

Clerk authorized by
Board to set any
hearings.

V-68-80
V-73-80
U-53-80

10/15/80 Agenda
10/15/80 Agenda
11/05/80 Agenda

APPROVED AGENDA ITEM

City of Las Vegas

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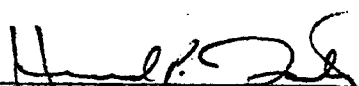
AGENDA DOCUMENTATION

Date: September 19, 1980

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
OCTOBER 1, 1980 CITY COMMISSION AGENDAPURPOSE/BACKGROUND

- Item A through K - New Zoning Applications (see backup material)
- Item L - Extension of Time - Z-66-78 - ARH Construction Company (see backup material)
- Item M - Extension of Time - Z-73-77 - Fair Realty Company (see backup material)
- Item N - Review of Conditions - Z-9-80 - Valley Group Constructors (see backup material)
- Item O - Plot Plan Review and Use Review - Z-18-68(25) - Troy Williams (see backup material)
- Item P - Reinstatement and Extension of Time - Z-23-78 - Tony Mendenhall (see backup material)
- Item Q - Tentative Map - Charleston Rainbow Unit 19 (see backup material)
- Item R - Tentative Map - Lewis Homes Meadow Vista No. 4 (see backup material)
- Item S - Final Map - Lewis Homes Meadow Vista No. 4 (see backup material)

FISCAL IMPACT No Funding RequestedRECOMMENDATIONS See Attached

 HAROLD P. FOSTER, DIRECTOR
 COMMUNITY PLANNING AND DEVELOPMENT
DISPOSITION

Approved ☐

Disapproved ☐

Held ☐

Status Due: _____

79-3-10

Agenda Item

Item X.

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
October 1, 1980 City Commission Agenda

September 19, 1980

A. ZONE CHANGE - Z-69-80 - ROBERT R. BLACK, ET AL

The request is located on property that was annexed recently. R-1 zoning exists to the south in the Charleston Rainbow Subdivision and R-1 was approved recently on the parcel to the west. To the north and east is R-E zoning in the County. The request is for a 68 unit zero lot line subdivision on lots approximately 40' x 103' in size. There is no common area proposed.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The planned residential development does not provide a common recreation area and it was felt the request was only submitted in this manner to increase density.

STAFF RECOMMENDATION: DENIAL - Because no common recreation area was proposed.

PROTESTS: 11

B. ZONE CHANGE - Z-63-80 - STANTON CONSTRUCTION, INC.

This property is located immediately south of the Brower printing operation that is zoned C-1. To the south is P-R and to the west is C-1 for the Westland Mall Shopping Center. To the east and southeast is R-E. An application for P-R was denied in 1979 that included a branch State Employment office that was felt to be incompatible with the area. The applicant was proposing to construct a two-story building for offices and some retail sales. At the Planning Commission meeting the applicant agreed to amend the application to P-R and to limit the buildings to one-story. All access to the property will be off Arville Street only and there will be adequate parking and landscaping.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to amending the application to P-R and limiting all structures to one-story in height.

STAFF RECOMMENDATION: APPROVAL - Subject to amending the application to P-R.

PROTESTS: 6

C. ZONE CHANGE - Z-68-80- FLAMINGO ASSOCIATES, INC.

A request for C-1 zoning was denied in 1977 for a proposed billboard on this property. The parcel to the south was rezoned to M in 1974 for several billboards that were relocated from the right-of-way for the proposed extension of Rancho Drive. That application was amended to delete M zoning on the north 350' to prevent any billboard from being in close proximity to the R-1 in the Richfield Village Subdivision to the north. There is a narrow strip of land that runs along the south portion of the Richfield Village Subdivision with a portion of it used for a drainage channel. The applicant owns this strip and is only requesting the easterly 200' of the property be zoned for this billboard.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The billboard would not be compatible with the adjoining R-1 development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 5

COUNTY

R-E

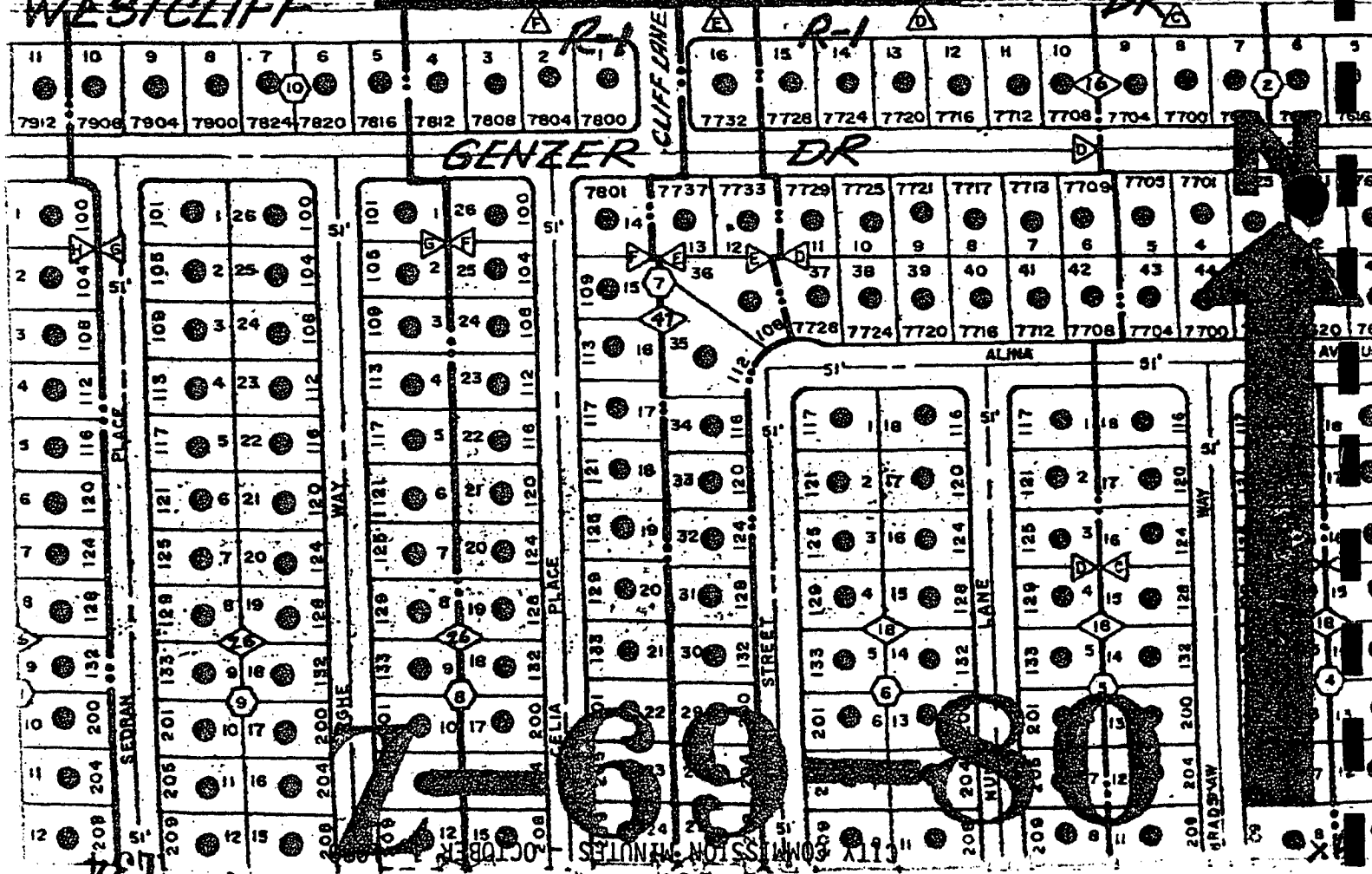
R-1

R-E

WESTCLIFF

GENZER

DR



4417 4415

4445 - 4457

BLDG
3

4465

PARKING

4501

WOOLCO
DEPT. STORES

WESTLAND MALL
SHOPPING CENTER

PARKING

C-1

ARVILLE ST

VISTA DR

1201

1233

1313

1353

1383

1401

1403

1202

1254

1312

1214

1236

1425

VAC.

CORRAL

1209

1413

VAC.

VAC.

DEL REY AVE

P-R

R-E

COMM

W

C-1

(R.O.I. to R-PDB)

N

Park

4412 4408 4404

4416

4420

4414

1553

4217

4217

4115

4117

4105

7-63-80

CITY COMMISSION MINUTES - OCTOBER 1, 1980

XB

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To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
October 1, 1980 City Commission Agenda

September 19, 1980

D. ZONE CHANGE - Z-70-80- ROBERT L. CONN

The property is located on Sunny Place that is all zoned R-E except for the parcel to the southeast at Highland and Bonanza that is zoned C-2 for a service station. The property has frontage on both Sunny Place and Highland Drive. To the east of Highland Drive is C-M zoning. The proposed development is for two six-plexes that will front on Sunny Place and an office complex that will be oriented towards Highland Drive. There is a pattern of R-3 developing along the north side of Bonanza Road, however, this property does not have frontage on Bonanza. Several hundred feet to the west of Sunny Place is R-3 zoning which extends north to Washington Avenue and was developed by Bob Bigelow, but that parcel has frontage on Bonanza. An application for C-M zoning was requested on this property in 1975 and denied even after the applicant agreed to amend it to C-1.

PLANNING COMMISSION RECOMMENDATION - DENIAL - The character of the properties on Sunny Place are currently for single family use and this use would not be compatible.

STAFF RECOMMENDATION - APPROVAL - Application be amended to R-3 and all access be from Highland Drive.

PROTESTS: 2

E. ZONE CHANGE - Z-48-80 - L. H. ODEGAARD, ET AL

This property is located immediately west of the 516-unit A. G. Spanos project and west of Bonanza High School. There is a church existing to the north which fronts on Charleston Boulevard and there is scattered R-E development to the west in the County. The property is divided by a street, Del Rey Avenue, and 106 apartment units are proposed on the north parcel and 90 units on the south parcel. The units will be in 16 and 20 unit buildings. The project can connect to the sewer line on Charleston Boulevard approximately 600' to the north. At the Planning Commission meeting there was discussion on the feasibility of constructing condominiums on this site rather than apartments. The applicant felt that only apartments were feasible at this time.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to the application being amended to include the north half (north of Del Rey Avenue) only.

STAFF RECOMMENDATION - DENIAL - It is felt this area should be limited to lower density residential west of Redwood Street.

PROTESTS: 341

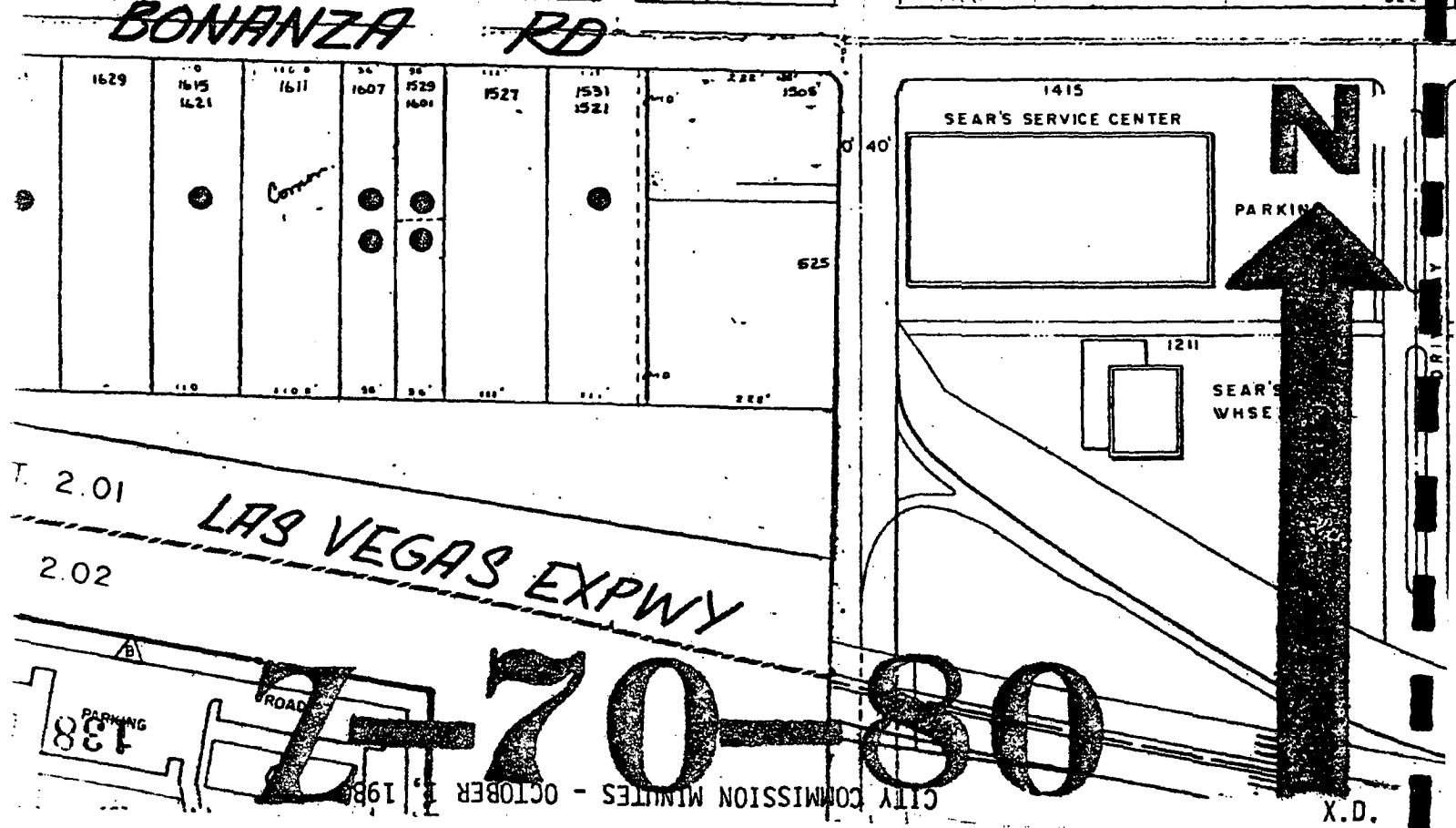
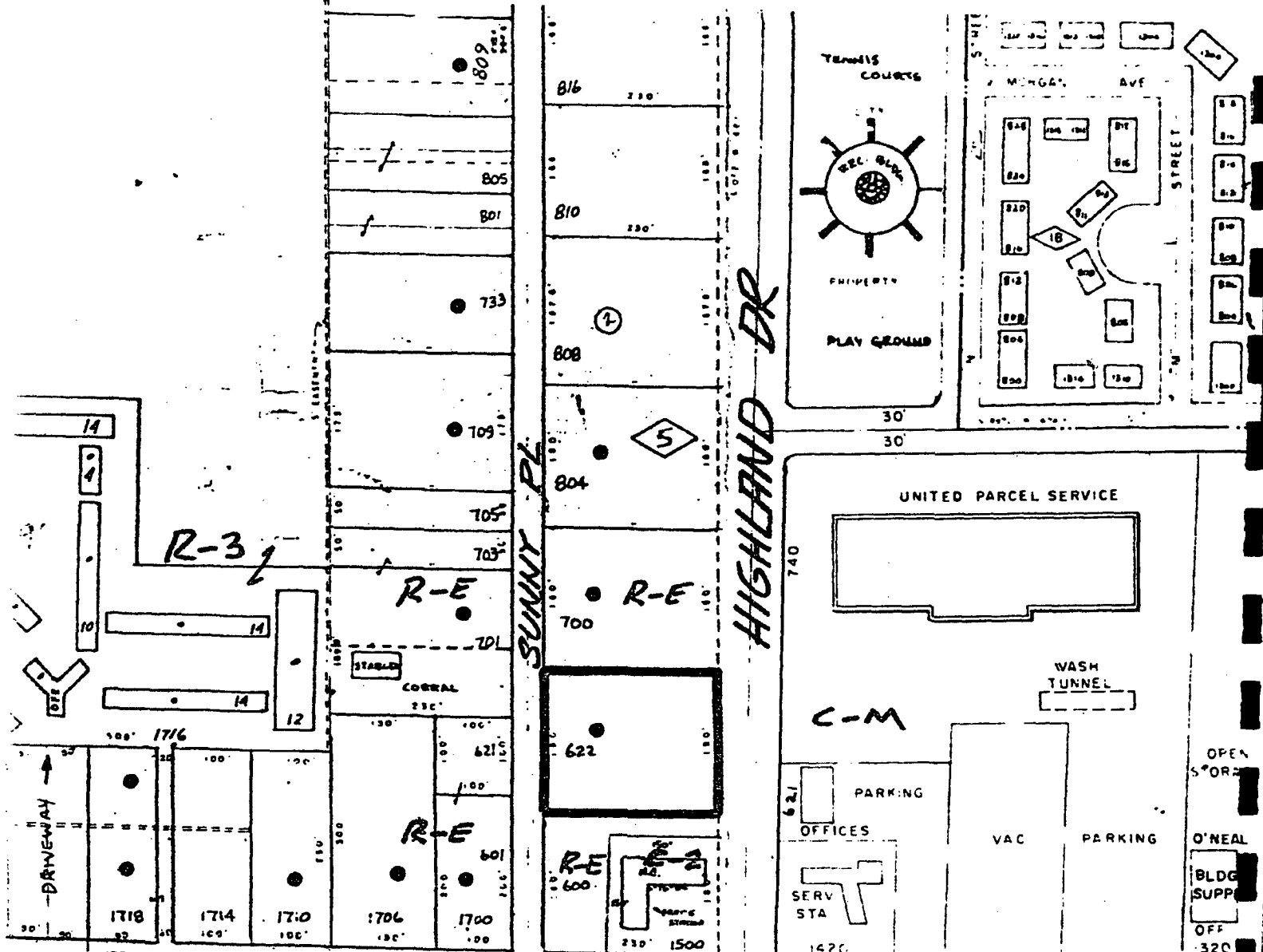
F. ZONE CHANGE - Z-52-80 - CROSSTOWN INVESTMENT GROUP

This property was zoned C-1 prior to it being changed to R-4 to construct the existing apartment complex. The applicant feels there is a need for a motel to serve persons using the hospitals and health facilities in the area. There is C-1 existing to the north and south and M zoning on the east side of Highland.

PLANNING COMMISSION RECOMMENDATION - APPROVAL

STAFF RECOMMENDATION - APPROVAL

PROTESTS: 0



Dr. Leon H. Rockwell
1672 W. Bullard Avenue
Fresno, Ca 93711
209 435-0658: Telephone

September 23, 1980

Honorable William Briare
Mayor of Las Vegas,
400 So. Stewart Avenue
Las Vegas, Nevada 89101

Dear Mayor Briare:

I received an official notice from your City Planning Staff that the property at 622 Sunny Place was to be considered for Commercial Zoning on or about October 1, 1980 at a City Hall hearing.

I discussed this matter at great length with the present owner, Mr. Robert L. Conn and although I have never met Mr. Conn I feel compelled to write in his behalf.

This property was owned by my late father, Leon Rockwell, Sr. who built and lived in the home which exists there presently. Upon his demise the Bank of Nevada and myself as co-trustees were charged with the rental and management of this property.

It was virtually impossible to keep a tenant for any length of time. There was a continual turn-over because of around-the-clock traffic noise along Highland Ave. and the intersection of Bonanza Rd. and Highland. This, together with the bright lights at night was a constant complaint from our tenants and the reason given for them vacating.

Out of desperation due to continued vacancies and vandalism Bank of Nevada and myself as co-trustees made application for rezoning to Commercial. At that time the rezoning was recommended by the Planning Staff and approved by the Planning Commission with the restriction of a block fence and landscaping to serve as a buffer for other residences from existing noise and lights. When the application was to be reviewed by the City Commissioners, a Mr. and Mrs. P. J. Cord (a next door neighbor) instituted a petition and the City Commissioners denied the rezoning. In a very short time after this denial I received an official notification that Mr. & Mrs. P. J. Cord had applied for Commercial Zoning themselves. I understand it was denied.

Honorable William Briare

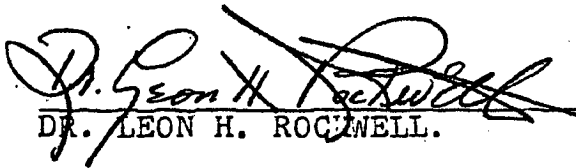
P.2-

September 23, 1980

I have experienced the problem personally of having this property restricted strictly to residential use and feel it only fair to inform you and your Commissioners of the frustration this causes a property owner in this location. It just doesn't seem fair to keep the property on the tax rolls and deny the owner from utilizing the zoning that is the most practical considering all of the negative factors for residential use.

I would like to request that this letter be read at the hearing.

Respectfully submitted.



DR. LEON H. ROGWELL.

cc: Mr. Harold Foster, Director of Dept. of Community
Development.

cc: Mr. Robert L. Conn
cc: File.

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
October 1, 1980 City Commission Agenda

September 19, 1980

G. ZONE CHANGE - Z-64-80 - WAL LEE ENTERPRISES, INC., A NEVADA CORPORATION

The property is located between the Mojave Recreation Center and the LTR Bus Lines facility. To the east is city property that is zoned C-1 and M. To the west is vacant R-1 land. The general zoning pattern along Mojave Road is commercial and industrial and all development along this street has been of this type. The applicant is proposing a planned development on a 4.24 acre site and the ordinance calls for a 5 acre minimum unless waived by the City Commission. The proposal is for an 80-unit condominium development.

PLANNING COMMISSION RECOMMENDATION - DENIAL - The proposed residential use would not be compatible with the surrounding commercial and industrial uses, and a minimum 5 acre site should be provided.

STAFF RECOMMENDATION - DENIAL - The use would not be compatible with the surrounding commercial and industrial uses.

PROTESTS: 1 - LTR objects to this use because it would not be compatible with their 90 bus facility and they anticipate complaints of noise and fumes if residential uses are located next to their property.

H. ZONE CHANGE - Z-65-80 - VALLEY GROUP CONSTRUCTORS, A JOINT VENTURE

The request is to expand parking lot facility for Valley Hospital on land that has been acquired recently. The parking lot will tie into the approved parking lot to the west which fronts on Shadow Lane. The applicant requested the hours of operation be extended to 11:00 P.M. as provided for by a recent ordinance amendment with City Commission approval. Valley Hospital was in agreement to amend the application to C-1 if the hours of operation were extended as requested.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to amending the application to P-R and extending the hours of operation to 11:00 P.M.

STAFF RECOMMENDATION - APPROVAL - Subject to amending application to P-R and allowing the hours of operation to 11:00 P.M.

PROTESTS: 0

I. ZONE CHANGE - Z-66-80 - VASILIKI AND ARGYRIOS GIZAS

The property fronts on a street that is predominately R-1. There is scattered single family development north and east of this property with an R-1 subdivision further east. To the south is developed C-1 and vacant city owned C-1 land to the west. Pecos Street will be realigned to the west, however, there will be a local street in the present location to provide access to the properties in the area. The applicant is proposing three six-plexes.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - The R-3 would provide a buffer between the C-1 and R-1.

STAFF RECOMMENDATION - DENIAL - The request would not be compatible with the R-1 in the area.

PROTESTS: 0

2412	2416	2420	2424	2428	2432	2436
2440	2444	2448	2452	2456	2460	2464

STEWART AVE

STEWART
MOJAVE
REC. CENTER

C-1

C-1
(CITY OWNED)

R-1

M
(CITY OWNED)

MOJAVE RD

M

C-1

M

LTR
BUSES

M

LAS VEGAS,
TONOPAH, RENO
BUS LINES

OFF

GARAGE

EASTER SEAL
CENTER

SUNRISE AVE



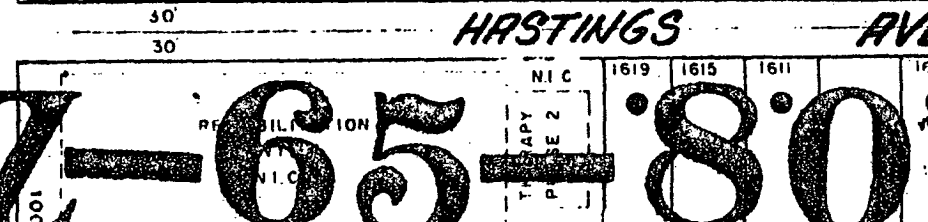
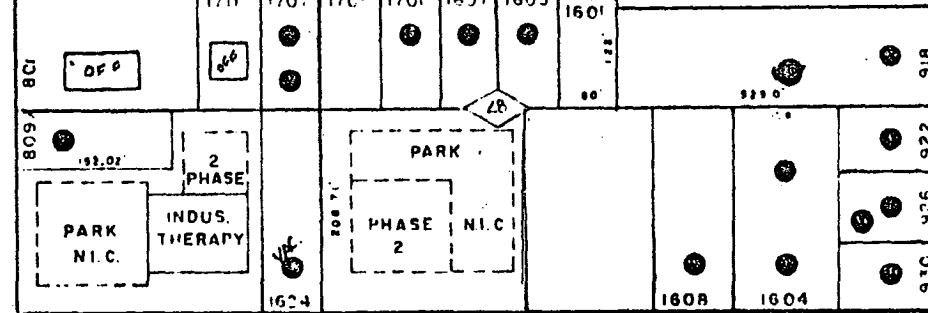
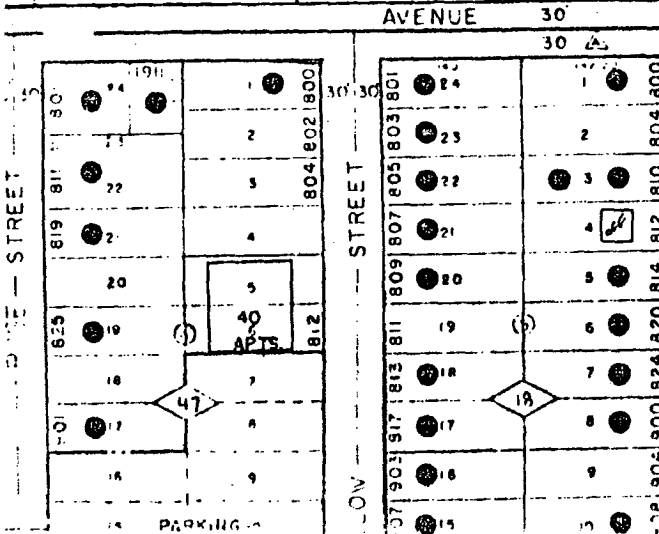
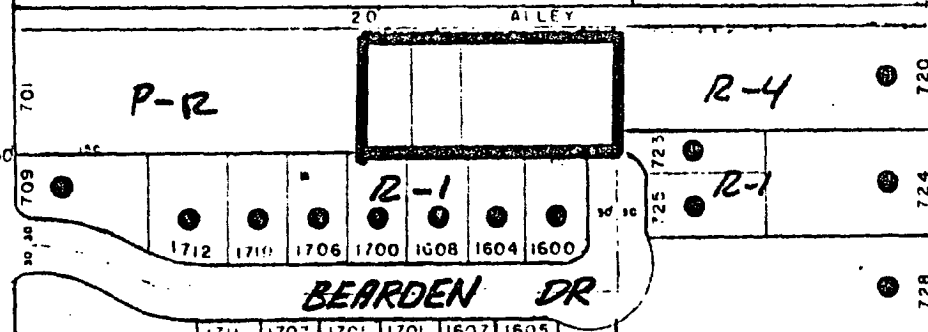
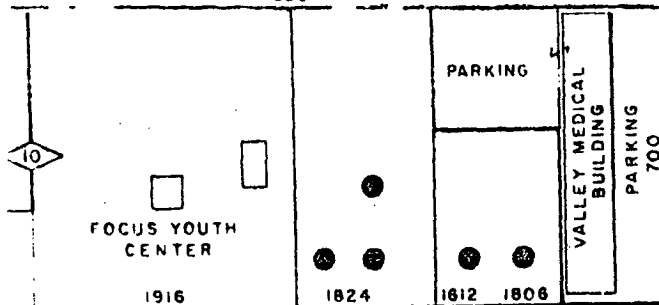
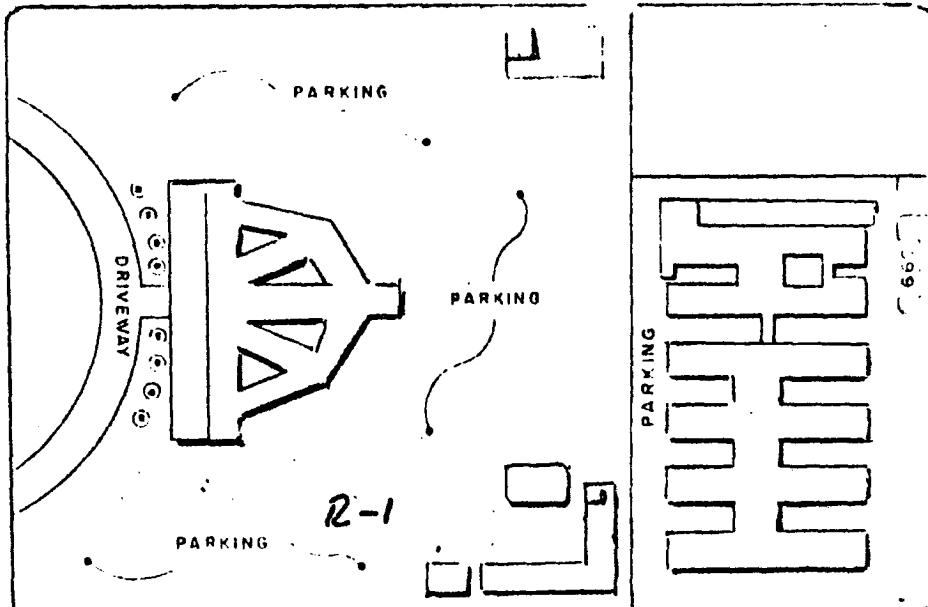
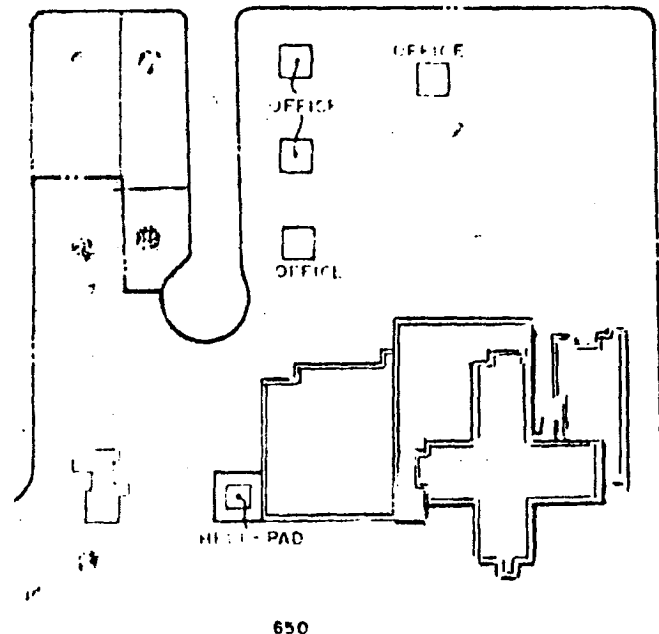
Z-64-80

CITY COMMISSION MINUTES - OCTOBER 1, 1980

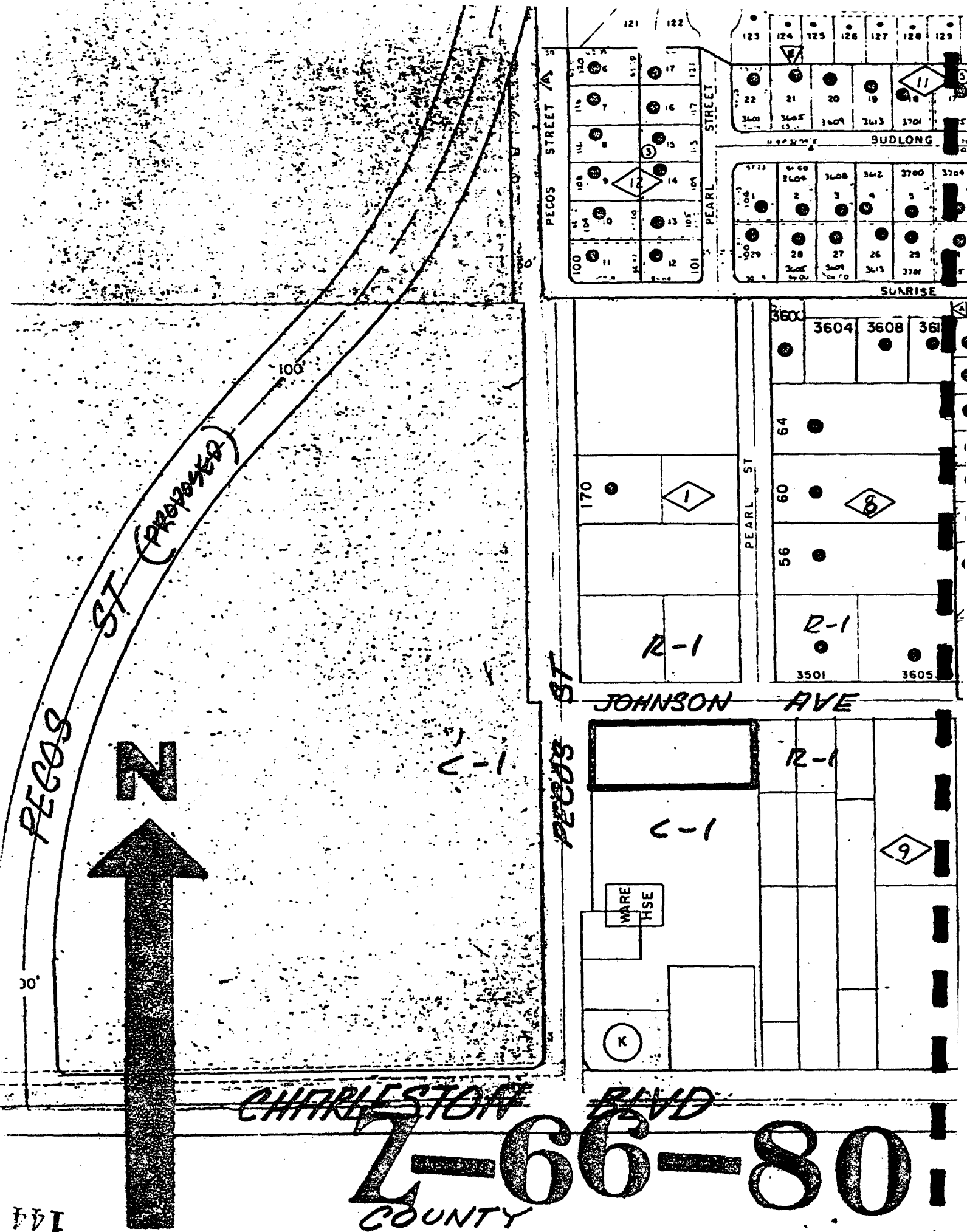
WTO LANE

SHADOW LANE

DESERT LANE



7-65-80



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
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J. ZONE CHANGE - Z-67-80 - GEORGE W. COUCH III AND DOUGLAS E. SIMMS

The property is located on the corner of two 100' wide major streets. There is C-1 zoning existing on the northeast and southwest corners of this intersection and R-1 on the southeast corner. An R-PD16 is being developed to the north and north of that is approximately 30 acres of C-1 around the Carpenters Union Hall. A variance was approved on the second parcel to the west for a commercial child care nursery in the R-3 zone and there is developed R-3 property to the south. The applicant is proposing a small shopping center on this 2.9 acre site.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Compatible with the existing commercial on the other corners of this major street intersection.

STAFF RECOMMENDATION - DENIAL - There is sufficient commercial zoning in this area as recommended by the General Plan.

PROTESTS: 0

K. ZONE CHANGE - Z-71-80 - HOWARD NEIL ECHER AND SANDRA ECKER

The request is located in an area that is in transition to P-R. The applicant is proposing to convert the existing house to a law office.

PLANNING COMMISSION RECOMMENDATION - APPROVAL

STAFF RECOMMENDATION - APPROVAL

PROTESTS: 0

L. EXTENSION OF TIME - Z-66-78- ARH CONSTRUCTION COMPANY

This is the second request for a reinstatement and extension of time. The applicant indicates plans are underway to develop a 99 space mobile home park on this property.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to a one year extension of time.

STAFF RECOMMENDATION - APPROVAL

M. EXTENSION OF TIME - Z-73-77 - FAIR REALTY COMPANY

This is the second request for a reinstatement and extension of time. The applicant indicates they have been unsuccessful in obtaining adequate financing for this development.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to a one year extension of time.

STAFF RECOMMENDATION - APPROVAL

C-1

R-PD16

VARIANCE - KINDERGARTEN
CHILD NURSERY

R-3

R-3

STEWART

LAMB BLVD

C-1

WILE

N

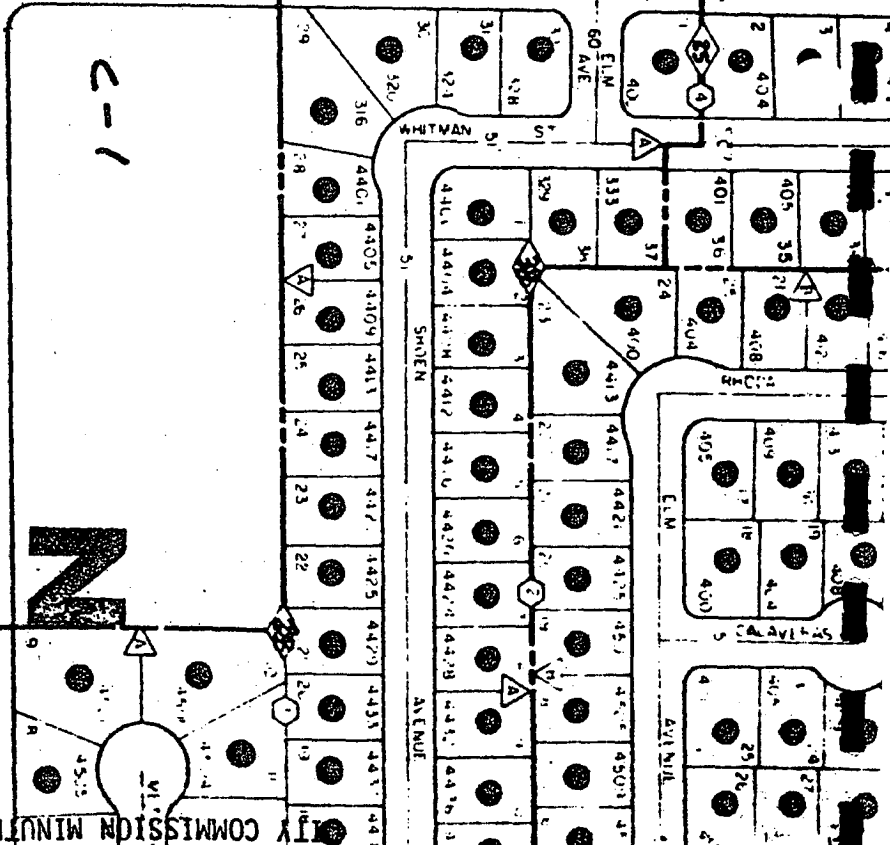
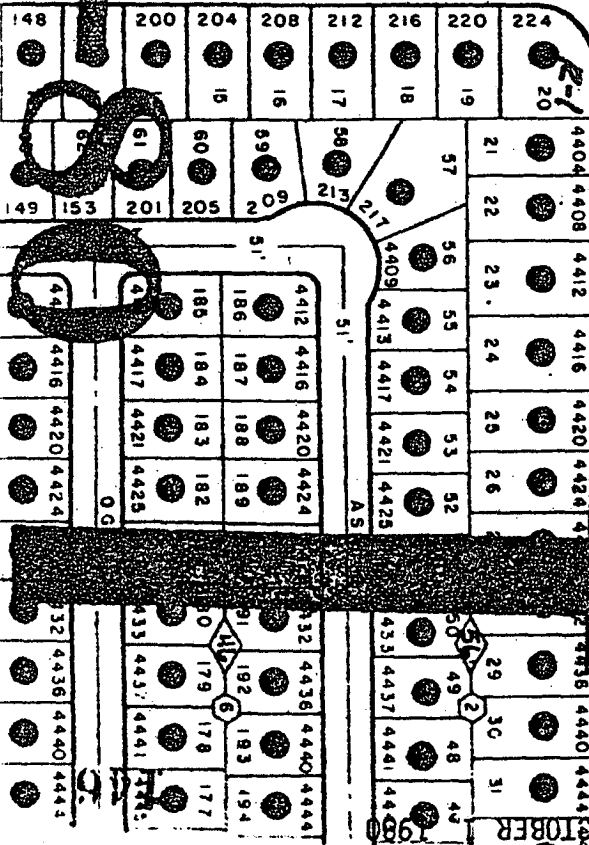
ALLEY

QUINCY STREET

ALLEY

Z-62

DANIELSON AVE



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
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N. REVIEW OF CONDITIONS - Z-9-80 - VALLEY GROUP CONSTRUCTORS

A recent ordinance amendment allows the City Commission to approve the use of a parking lot beyond 9:00 P.M. in the P-R zone. The applicant is requesting use until 11:00 P.M. which is needed for patron and employee parking for Valley Hospital. The property is located adjacent to the Clark County Health District and there is R-1 to the south. The Special Activity Center Plan indicates the R-1 area is to transition in the future to another use.

PLANNING COMMISSION RECOMMENDATION - APPROVAL

STAFF RECOMMENDATION - APPROVAL

O. PLOT PLAN REVIEW AND USE REVIEW - Z-18-68(25) - TROY WILLIAMS

The request is to allow an auto glass repair shop as a permitted use in the C-D zone. The C-D zone requires all uses to be approved by the City Commission. The applicant indicates all glass installation work will be handled off premise. The City did receive a complaint that the applicant was installing glass in cars on the property.

PLANNING COMMISSION RECOMMENDATION - DENIAL - Not a compatible use.

STAFF RECOMMENDATION - DENIAL

P. REINSTATEMENT AND EXTENSION OF TIME - Z-23-78 - TONY MENDENHALL

This is the third request for an extension of time. The request also involves a reinstatement since more than one year has elapsed since the original approval. The applicant needs additional time to construct this project.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to a one year extension of time.

STAFF RECOMMENDATION - APPROVAL

Q. TENTATIVE MAP - CHARLESTON RAINBOW UNIT 19

The map substantially conforms to the subdivision regulations. The Department of Public Services is requesting additional flood control information as a condition of approval.

PLANNING COMMISSION RECOMMENDATION - APPROVAL

STAFF RECOMMENDATION - APPROVAL

To: The Board of City Commissioners
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R. TENTATIVE MAP - LEWIS HOMES MEADOW VISTA NO. 4

The area involved in this map was originally part of the Lewis Homes development but was deleted because the subdivider wished to vacate the connecting north/south street between Tanya and Alaska that would no longer be needed once Michael Way was constructed across the Las Vegas Expressway. Traffic would then be realigned through this subdivision that would connect Alaska with Michael Way but at a point further north. A vacation was approved for this north/south connecting street but was never recorded because the land where the connecting street exists cannot be acquired from the State until Michael Way is constructed. Lewis Homes has determined that it will be some time before this occurs and would rather subdivide its remaining land and rescind its request to vacate this street which means the street will remain even after construction of Michael Way. The Department of Public Services has approved the street layout in the subdivision in relation to the street that was to be vacated and feels that it is acceptable. In all other respects the map conforms to the subdivision recommendations.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to the approval of VAC-4-78 be expunged.

STAFF RECOMMENDATION - APPROVAL

S. FINAL MAP - LEWIS HOMES MEADOW VISTA NO. 4

This is the final map for all the lots in the tentative map under Item R. The final map does conform to the tentative map.

PLANNING COMMISSION RECOMMENDATION - APPROVAL - Subject to posting bond and signing agreement within 30 days.

STAFF RECOMMENDATION - APPROVAL.

(Location maps attached for each new zoning item.)

AGENDA*City of Las Vegas*

October 1, 1980

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

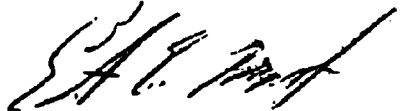
XI. ADDENDUM ITEMS

No. 1 Project Initiation - Bonanza Road,
Eastern Ave. to Pecos Rd.
(See Page 24, Item D-3)

APPROVED
(See Page 24)

(See Page 24)

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

XII. CITIZEN PARTICIPATION

Items raised under this portion of the Agenda cannot be acted upon by the City Commission until the Notice provisions of the Open Meeting Law have been complied with. Therefore, action on such items will have to be considered at a later meeting.

Don Russell of El Dorado Concrete addressed the Board concerning his problem on non-payment of concrete work performed on Fremont Street owed him by Stewart Contracting, General Contractor of project.

The Board expressed concern on his behalf, but emphasized that this was not a City debt as his contract was with Stewart and explained the 5% retention currently being held by the City on this project due to standards problems, etc.

Status Report on this matter to be on 10/15/80 Agenda

APPROVED AGENDA ITEM

