

MINUTES

City of Las Vegas

BOARD OF COMMISSIONERS

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

DATE: February 2, 1983

TIME: 9:45 A.M.

INVOCATION: Reverend Dorothy Sogg
First Christian Church

PLEDGE OF ALLEGIANCE:

BOARD OF CITY COMMISSIONERS

PRESENT ABSENT EXCUSED

MAYOR BILL BRIARE

COMM. PAUL J. CHRISTENSEN

COMM. RON LURIE
MAYOR PRO-TEM

COMM. AL LEVY

COMM. WILLIAM U. PEARSON

CITY ATTORNEY

GEORGE F. OGILVIE

APPROVED BY REFERENCE

May 4th

1983

ATTEST:

Carl A. Hanbury
CITY CLERK

William H. Briare
MAYOR

CITY COMMISSION MINUTES - FEBRUARY 2, 1983
AFFIDAVIT OF MAILING

0002

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

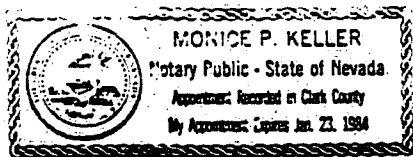
STATE OF NEVADA)
)
COUNTY OF CLARK) ss

Loretta A. Hall, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 28 day of January, 1983, 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 CITY OF LAS VEGAS, NEVADA, to be held on the 2nd of February 1983, 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 A. Hall
SIGNATURE (an employee in the Office of the CITY CLERK)

Subscribed and sworn to before me this
28th day of January, 1983

Monice P. Keller
NOTARY PUBLIC in and for said County and State. My Commission expires: 1/23/84



AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) ss

Penny Thayer, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 28th day of January, 1983, at the hour of 9:30 AM there were posted copies of a NOTICE, the attached of which is a true and correct copy, of an REGULAR MEETING of the BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, to be held on the 2nd day of February, 1983, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

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

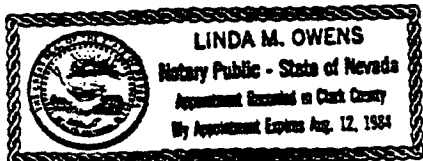
Penny Thayer
SIGNATURE

G. S. 1223
DEPARTMENT OF DIVISION

Subscribed and sworn to before me this

28th day of January 1983

Linda M. Owens
NOTARY PUBLIC in and for said County and State. My Commission expires: 8-12-84



AGENDA

City of Las Vegas

0004

February 2, 1983

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 2

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY

JERRY J. CAHILL, DIRECTOR

*CONSENT AGENDA

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

*A. GAMING -- Additional

1. CALIFORNIA HOTEL & CASINO, INC.

California Hotel & Casino
12 Ogden
1 slot

2. FRIENDLY CLUB, INC.

Friendly Club
101 East Fremont
6 slots

3. LAS VEGAS INN & CASINO, INC.

Las Vegas Inn & Casino
1501 West Sahara
50 slots
1 "21" Table
3 Poker Tables

4. SUNDANCE ASSOCIATES

Sundance Hotel & Casino
301 East Fremont
2 slots

Lurie -
APPROVED Items 1
thru 13.
Unanimous with
exception that
Lurie abstained
from voting on
Item No. 10.

Staff to proceed

APPROVED AGENDA ITEM

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0005

February 2, 1983

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

*A. GAMING -- Additional
(cont'd)

5. SCOTT PLAZA, INC.

Union Plaza Hotel & Casino
#1 Main Street
82 slots
10 Panguingue

APPROVED
See Page 2

Staff to proceed

6. AMERICAN COIN MACHINE
COMPANY

Back Door
1415 East Charleston
1 slot

Don't Ask
3601 West Sahara
3 slots

Whiskey River
3889 West Charleston
2 slots

7. AUTOMATIC AMUSEMENTS OF L.V.

Jax Lounge
2245 A & B North Decatur
1 slot

8. CARDIVAN COMPANY

Skaggs Drug Center
1798 East Charleston
15 slots

9. CASINO ELECTRONICS, INC.

Philly Pub
2202 West Charleston
4 slots

APPROVED AGENDA ITEM

ITEM

Commission Action

Department Action

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

10. CASINO SERVICES

Hotel Nevada & Casino
235 South Main Street
4 slotsOrbit Inn Casino
707 East Fremont
25 slots

11. GAMES OF NEVADA

Foxy Dog
326 East Fremont
1 slot

12. SUNSET AMUSEMENT COMPANY

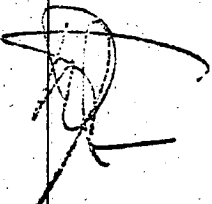
Las Vegas Troubadour
2112 Western
2 slots

13. WESTRONICS, INC.

Lady Luck Casino
206 North Third Street
2 slotsSundance Hotel & Casino
301 East Fremont
4 slotsUnion Plaza Hotel & Casino
#1 Main Street
2 slotsAPPROVED
See Page 2

Staff to proceed

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

February 2, 1983

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. LIQUOR -- New

- 1. *STOP 'N GO MARKETS OF NEVADA, INC.
dba
STOP 'N GO MARKET #488
301 North Nellis

Lurie -
APPROVED subject
to provisions.
Unanimous

Staff to proceed

Beer/Wine Off-Sale License

(Stop 'N Go Markets of Nevada, Inc., a wholly-owned subsidiary of National Convenience Stores, Inc.)

National Convenience Stores, Inc. --
V. H. Van Horn, Pres,
Dir
A. J. Gallerano, V. P.,
General Counsel, Secy
et al

Stop 'N Go Markets of Nevada, Inc. --
V. H. Van Horn, Pres,
Dir
A. J. Gallerano, V. P.,
Secy
et al

Glynn P. Lambert, Zone Manager

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

APPROVED AGENDA ITEM

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0008

February 2, 1983

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

C. LIQUOR -- Change of Business Name

1. From: Paula's Palace
TO: PAULINE HARGRAVES
dba
MEMORY LANE
1311 West Owens

General On-Sale
License

Pauline Hargraves,
100%

Lurie -
APPROVED
Unanimous

Staff to proceed

D. LIQUOR & GAMING -- Approval of
Additional Officer/Key Employee

1. CALIFORNIA HOTEL & CASINO,
INC.
dba
CALIFORNIA HOTEL & CASINO
12 Ogden Street

General On-Off Sale License
Nonrestricted Gaming

*Additional Officer/Key
Employee:
Jerry Charles Filipelli,
V. P., Casino Manager

Lurie -
APPROVED subject to
final State Gaming
approval.
Unanimous

Staff to proceed

*Subject to final State Gaming
approval.

APPROVED AGENDA ITEM



AGENDA

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

E. GAMING -- New

- 1. JACK GALARDI
dba
THE SHADOW BOX LOUNGE
1729 East Charleston Blvd

Gaming: 3 Operator Slots
American Coin
Machine Company

Jack Galardi, 100%

- 2. SHIR-JAC, INC.
dba
JAX LOUNGE
2245 North Decatur

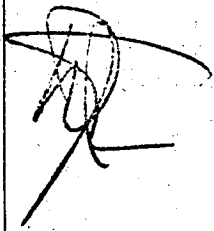
Gaming: 4 Operator Slots
American Coin
Machine Company

Shirley Galardi, Pres, 50%
Jack Galardi, Secy,
Treas, 50%

Lurie -
APPROVED Items 1
and 2.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

0010

February 2, 1983

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

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ITEM	Commission Action	Department Action
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<p>III. <u>DEPARTMENT OF BUSINESS ACTIVITY</u> (cont'd)</p>		
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<p>F. <u>GAMING -- Change of Corporate Structure</u></p>		
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<p>1. ANDA, INC. dba AUTOMATIC AMUSEMENTS OF LAS VEGAS 3319 East Charleston</p>		
---	--	--

<p>Slot Operator License</p>		
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<p>From: David Hawthorne, Pres, 92% Robert Hawthorne, V. P., 4% Patricia Hawthorne, Secy, Treas, 4%</p>		
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<p>TO: David Hawthorne, Pres, 80% Mary Lou Allen, V. P., 4% Patricia Hawthorne, Secy, Treas, 4% William E. Field, Slot Route Mechanic, 4% Barbara Jean Pearce, Slot Route Collector, 4% Robert Hawthorne, 4%</p>		
--	--	--

<p>Lurie - APPROVED Unanimous</p>		
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<p>Staff to proceed</p>		
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APPROVED AGENDA ITEM

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0011

February 2, 1983

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

G. GAMING -- Approval of Manager

1. NEVADA NOVELTY, INC.
dba
NEVADA NOVELTY, INC.
3111 Valley View, #L-11

Slot Operator License

General Manager:
Harold Harland Garriott

Lurie -
APPROVED
Unanimous

Staff to proceed

H. PRIVATE DETECTIVE LICENSE -- New

1. *DONALD CHARLEBOIX
dba
A-A PROCESS SERVICE
421 East Bridger Avenue

Donald W. Charleboix, 100%

Lurie -
APPROVED subject to
provisions.
Unanimous

Staff to proceed

Donald Charleboix
appeared.

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

I. FIREARMS PERMIT -- New

1. *ELDON WATTS
dba
TARGETMASTER
901 North Rancho

Eldon Otis Watts, 100%

Lurie -
APPROVED subject to
provisions.
Unanimous

Staff to proceed

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

APPROVED AGENDA ITEM

AGENDA

City of Las Vegas

0012

February 2, 1983

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BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

J. FIREARMS PERMIT -- Change from Corporation to Sole Proprietorship/Change of Location

1. From: Nevada Western
Enterprise
Corporation
dba
Mountain Man West
6132 West Charleston

Charles W. Doughty,
Pres, 100%

TO: *CHARLES DOUGHTY
dba
MOUNTAIN MAN WEST
3312-F Meade Avenue

Charles W. Doughty,
100%

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

Lurie -
APPROVED subject to
provisions.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

K. LOCKSMITH LICENSE -- Change of Location

- 1. From: 508 South Decatur
- TO: *DOROTHY COHEN
dba
AAA LOCK & KEY
536 South Decatur
- Dorothy Cohen, 100%

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

Lurie -
APPROVED subject to provisions.
Unanimous

Staff to proceed

L. SPECIAL EVENT LIQUOR LICENSE

- 1. PLANNED PARENTHOOD OF SOUTHERN NEVADA, INC.
- Location: #1 Main Street
- Date: February 26, 1983
- Responsible Licensee:
Roy Galyean
Union Plaza Hotel & Casino

Lurie -
APPROVED Items 1 and 2.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

0014

City of Las Vegas

February 2, 1983

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. SPECIAL EVENT LIQUOR LICENSE
(cont'd)

2. SEAGRAMS DISTILLERS

APPROVED
See Page 11

See Page 11

Locations:

Galleria Liquor Barn
2160 West Charleston

Gary's Discount Liquor
1006 East Charleston

Von's Grocery Stores
6000 West Cheyenne
390 South Decatur
4400 East Charleston

Safeway Store
3535 West Sahara

Lucky Stores
3120 North Rancho
1501 North Decatur
2400 East Bonanza
610 North Nellis

Skaggs
3550 West Sahara
1800 East Charleston

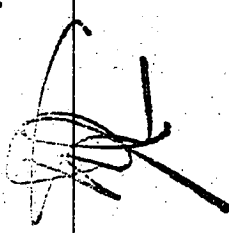
Smith's Food King
1941 North Decatur
850 South Rancho
574 North Eastern
232 North Jones
3830 West Sahara

Albertson's
3600 West Sahara
120 South Rainbow

Thriftmart
1800 East Charleston

Sav-On Drug Stores
4600 Meadows Lane
562 North Eastern

cont'd

AGENDA ITEM


AGENDA

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

L. SPECIAL EVENT LIQUOR LICENSE
(cont'd)

2. SEAGRAMS DISTILLERS
(cont'd)

Dates: February 4, 5, 11,
12, 18, 19 and
25, 1983

Responsible Licensee:
DeLuca Liquor & Wine Ltd.
2548 West Desert Inn Road

APPROVED
See Page 11

See Page 11

M. LIQUOR -- Request for Approval
of Nonoperational Status

1. MARGI KIDD
dba
MARGI'S FIESTA
1610 East Charleston Blvd

General On-Sale License

Margi Kidd, 100%

(Request for approval of non-
operational status for three-
month period: 2/15/83 to
5/15/83.)

Lurie -
APPROVED Items 1
and 2 with the
condition that
on Item 2 (Reef
Liquors) the sign
indicating
"Topless" be removed
and the property
cleaned up.
Unanimous

Staff to proceed
Nicholas DeLuca
appeared.

2. NICHOLAS/MARIA JO DELUCA
dba
REEF LIQUORS
332 West Sahara Avenue

General On-Off Sale License

Nicholas and Maria Jo DeLuca,
100%

(Request for approval of non-
operational status for three-
month period: 2/9/83 to
5/9/83.)

AGENDA ITEM

City of Las Vegas

AGENDA DOCUMENTATION

Date: January 24, 1983

TO: The Board of City Commissioners

FROM: DON SAYLOR, DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- FEBRUARY 2, 1983 COMMISSION AGENDA LIQUOR -- Request for Approval of Nonoperational Status

PURPOSE/BACKGROUND

Item, "M", 1 & 2.

Requests for approval of nonoperational status on liquor licenses as follows:

- 1. Margi Kidd, 100%, dba Margi's Fiesta
- 2. Nicholas and Maria Jo DeLuca, 100%, dba Reef Liquors

Copies of letters from licensees are attached.

FISCAL IMPACT

RECOMMENDATIONS

Jerry J. Cahill

 Jerry J. Cahill, Director
 Department of Business Activity

Agenda Item

III M 1 & 2

Law Offices of
Charles M. Damus, Esq.
A PROFESSIONAL CORPORATION

1200 E. BONANZA RD. - TELEPHONE (702) 382-5034
LAS VEGAS, NEVADA 89101

January 20, 1983

RECEIVED
BUSINESS ACTIVITY
JAN 20 11 29 AM '83

Mayor Bill Briare
-and-
Board of City Commissioners
City of Las Vegas
400 East Stewart
Las Vegas, NV 89101

RE: Margi's Fiesta
1610 East Charleston
General On-Sale License
License \$L04-030-4-00216

REQUEST FOR EXTENTION OF INACTIVE STATUS

Honorable Mayor and Board of City Commissioners:

Pursuant to the letter from Jerry J. Cahill, Director of the Department of Business Activity, dated December 29, 1982, request is hereby made for an extention of the non-operational status of the above-referenced licensee for an additional period of ninety (90) days. No prior requests have been made.

On or about November 17, 1982, the holder of the deed of trust on the premises leased by Margi's Fiesta foreclosed on said deed of trust. Due to the fact that the foreclosing party would not honor the former landlord's lease with Margi's Fiesta, the bar was closed by Margi Kidd on or about the 25th day of November, 1982.

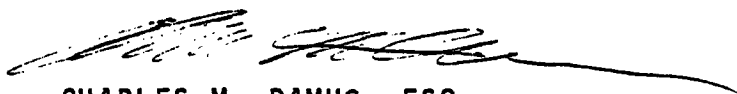
This unexpected termination of the lease was beyond the control of the licensee who has been diligently attempting to negotiate a new lease with the new property owner and who has additionally attempted to negotiate leases with adjacent landlords but without success.

It is believed that the extension requested will assure the licensee time to negotiate a lease acceptable to the Board at a location acceptable to the Board.

Mayor Bill Briare
-and-
Board of City Commissioners
City of Las Vegas
January 20, 1983
Page Two

It is requested that you place this request on the agenda for the regular Commission meeting scheduled for February 2, 1983.

Very truly yours,



CHARLES M. DAMUS, ESQ.
Counsel for Margi's Fiesta

APPROVED:

Margi Kidd
MARGI KIDD

**THE FOLLOWING
PAGE(S) ARE
ILLEGIBLE/POOR
QUALITY**

Reef Squares wishes its license to be placed on inactive status while seeking a qualified buyer.

The actual last business day was November 8th 1982. Several attempts were made to keep open after, however they were unsuccessful. Financial pressure forces us to stay closed.

Thank you,

Sincerely,

Mark H. Lueder
owner Reef Squares

1/24/83

RECEIVED
BUSINESS ACTIVITY
Jan 24 1 52 PM '83

AGENDA

City of Las Vegas

February 2, 1983

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

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

A. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF CITY OF LAS VEGAS TO PURCHASE PROPERTY FROM E. BECKER ENTERPRISES FOR EXPANSION OF THE METROPOLITAN POLICE DEPARTMENT SUBSTATION.

Christensen -
 APPROVED Purchase of
 Property as recom-
 mended by City
 Manager.
 Unanimous

Staff to proceed

B. DISCUSSION AND POSSIBLE ACTION CONCERNING THE RECENT AND PROPOSED RATE INCREASES BY NEVADA POWER COMPANY TO THE CITIZENS OF THE CITY OF LAS VEGAS.

Lurie -
 APPROVED motion
 appointing Lurie
 and Levy to a
 Committee to meet
 with the Governor
 and Consumer Advocate
 Committee to identify
 methods that can be
 implemented to break
 the hold that Nevada
 Power has on its
 consumers.
 Unanimous

Committee and
 staff to proceed

VERBATIM TRANSCRIPT MADE PART OF
 FINAL MINUTES

City of Las Vegas

0021

AGENDA DOCUMENTATION

Date: Jan. 31, 1983

TO: The Board of City Commissioners

FROM: *Russ Dorn*
RUSSELL W. DORN
CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE CITY OF LAS VEGAS TO PURCHASE PROPERTY FROM E. BECKER ENTERPRISES ON BEHALF OF METRO FOR EXPANSION OF THE METRO SUBSTATION WEST OF JONES

PURPOSE/BACKGROUND

Joint funding from the City and County has been provided to Metro for the acquisition of land and expansion of the Metro Substation west of Jones.

In that Metro cannot hold title to land, they have requested that the City purchase it for them. The property consists of two parcels (as shown on the attached map in red), one parcel consisting of approximately 16,000 sq. ft. and the other approximately 29,000 sq. ft. The cost of the property is \$95,000 which has been negotiated with the seller and is in accord with our appraisal and appears to be an acceptable price.

FISCAL IMPACT

Metro funds will be used for the purchase.

RECOMMENDATIONS

In that Metro cannot hold title to land, the City Manager recommends that the City proceed with the purchase on behalf of Metro.

DISPOSITION

- Approved
- Disapproved
- Held

States Due: _____

Agenda Item

IV(a) A.

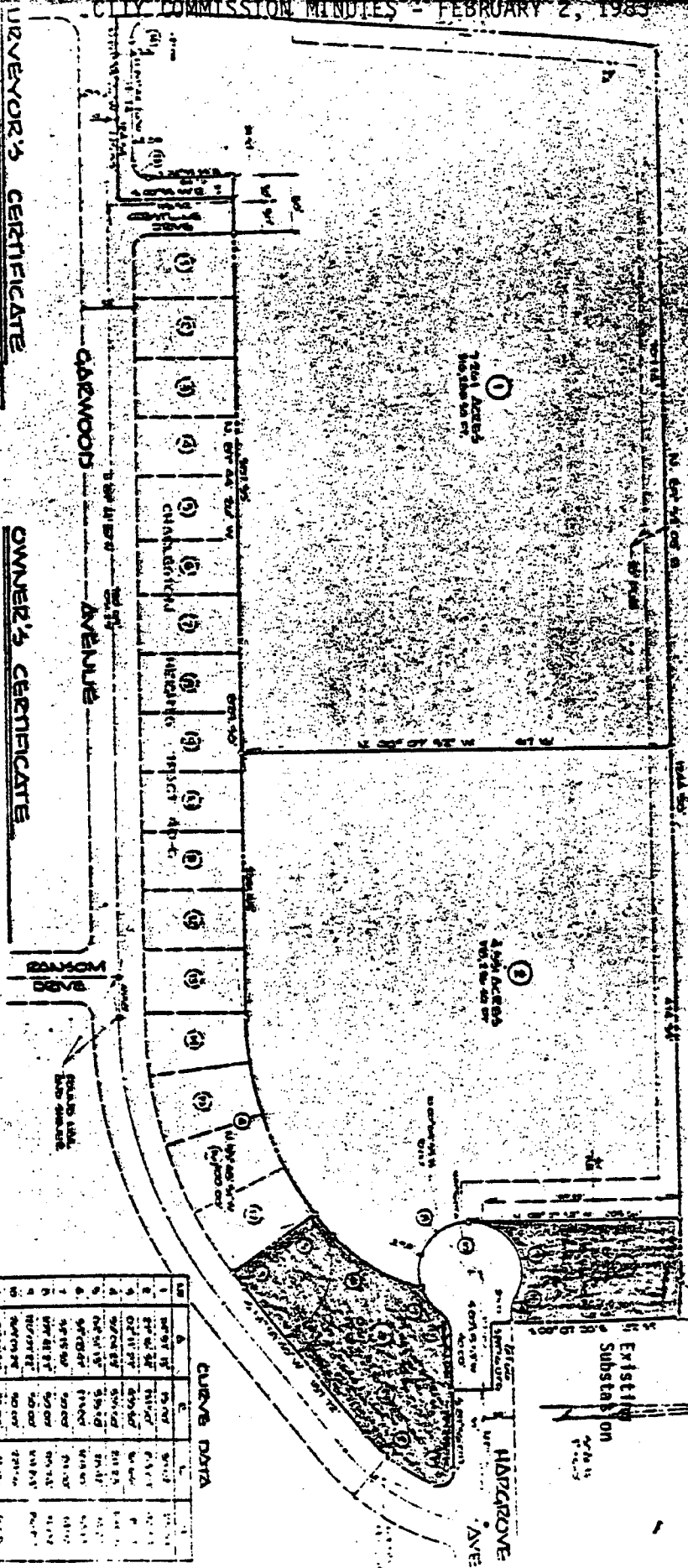
0022

DAN K. CRADDOCK HIGHWAY

*Write 3 out of 4 of that section from 6 inch
as shown on file 88 at pages 65 & 66
Map of Pine River Area N. 1602, Old & New
Water Meter.*

1581965

L-5-2



URVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE CORRECTLY LOCATED AND DIMENSIONED AS SHOWN ON THIS PLAN AND THAT THE SAME ARE SUBJECT TO THE SAME EASEMENTS AND ENCUMBRANCES AS SHOWN ON THIS PLAN AND THAT THE SAME ARE SUBJECT TO THE SAME EASEMENTS AND ENCUMBRANCES AS SHOWN ON THIS PLAN.

OWNER'S CERTIFICATE

I HEREBY A DECREE DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE CORRECTLY LOCATED AND DIMENSIONED AS SHOWN ON THIS PLAN AND THAT THE SAME ARE SUBJECT TO THE SAME EASEMENTS AND ENCUMBRANCES AS SHOWN ON THIS PLAN AND THAT THE SAME ARE SUBJECT TO THE SAME EASEMENTS AND ENCUMBRANCES AS SHOWN ON THIS PLAN.

CURVE DATA

NO.	BEARING	CHORD	ARC	ANGLE	CHORD	ANGLE	CHORD	ANGLE
1	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
2	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
3	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
4	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
5	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
6	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
7	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
8	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
9	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
10	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
11	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
12	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
13	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00
14	S 89° 45' 00" W	100.00	100.00	90.00	100.00	90.00	100.00	90.00

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 10:00 A.M. - PAGE 1
IV(a). ADMINISTRATIVE AGENDA. ITEM B. DISCUSSION AND POSSIBLE ACTION CONCERNING THE
RECENT AND PROPOSED RATE INCREASES BY NEVADA POWER COMPANY TO THE CITIZENS OF THE CITY
OF LAS VEGAS.

MAYOR BRIARE:

The next item, Mr. Dorn.

CITY MANAGER
RUSS DORN:

Item B, Your Honor. Discussion and possible action concerning the recent and proposed rate increases by the Nevada Power Company to the citizens of the City of Las Vegas. This was a request by Commissioner Lurie to place it on the agenda.

MAYOR BRIARE:

Commissioner.

COMMISSIONER LURIE:

Mayor, I asked for this item to be placed on the agenda so that we could have discussion and I would like to take some action after I get done with my remarks concerning the calls that I've been receiving. I'm sure that all of the other Commissioners and yourself have been receiving calls concerning the high power bills that everyone has been receiving. I believe that it's time that the City, as we've done previously in spending dollars, taxpayers dollars, to intervene in rate increases, that we should be the ones to take the first step in Clark County, along with the other cities and the County, to support Governor Bryan's efforts to reduce the power bills for all consumers. The working man and woman, the senior citizens, all of us can no longer pay these unconscionable power bills. It has reached a point, in some cases, where the power bills are as high, or higher, than mortgage payments. Something must be done to control the runaway costs of these utility bills. I have met with the City Manager and members of staff and we've developed some things that I feel that we should be able to sit down with the Governor on and give him some suggestions on how he can present these to the Legislature and help get legislation that's going to develop a plan that's going to reduce people's power bills, or limit the amount that the power company can charge to the residents that we represent. Some of the items that you have in your backup that we're recommending are one through nine. I'll just run through the titles of them and then if you want to discuss any of them, we can. One that we came up with is: Develop a windfall profit tax for utility companies. Two: That they elect the Commissioners of the Public Service Commission, and also on that same note, the Governor is recommending, or suggesting, possibly a five-member board. We don't necessarily agree with five members on the Public Service Commission, that that could create just another problem. Limit the size of percentage increases utility companies can request or the number of requests allowed per year, or both. Develop legislation which will allow government entities to go into the utility business. Five would be: Lower the return on common equity from 16.5 percent to a more reasonable amount. Six would be: Enact legislation which would allow Nevada Power Company to be owned and operated by the State of Nevada. Seven would be: Develop a program for consumers to become shareholders of Nevada Power Company. Eight: Restructure rates similar to sewer rates wherein existing customers are not penalized by

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 10:00 A.M. - PAGE 2
IV(a). ADMINISTRATIVE AGENDA. ITEM B. DISCUSSION AND POSSIBLE ACTION CONCERNING THE
RECENT AND PROPOSED RATE INCREASES BY NEVADA POWER COMPANY TO THE CITIZENS OF THE CITY
OF LAS VEGAS.

COMMISSIONER LURIE:

growth. Mayor, this is one that you gave us a while back and I think we should really pursue this at the appropriate time. You might want to make some comments on it. Nine is: Review deferred energy increases. These are some suggestions that we have developed. What I would like to move for Mayor is that you appoint Commissioner Levy and myself as a committee to meet with the Governor and the Consumer Advocate Committee to identify methods that can be implemented to break the hold that Nevada Power Company has on its consumers. The City Commission can convey these suggestions to the Governor, which can be initiated through state statutes, which, hopefully, would reduce the costs of electricity for all Nevadans. That would be my suggestion to the Board.

MAYOR BRIARE:

Comments on the motion. I must make this comment, Commissioner, that I certainly, not only will I follow the suggestion and vote on this, but I -- and I'm awfully pleased to see that you did include, amongst others that I'm sure will develop after the committee that you suggest goes into effect in your meeting with the Governor, that Item No. 8 -- I realize that you gave these nine recommendations, and there will be others, and it might be that some of these you are not going to pursue as hard as others. Just as an example, the possibility of enacting legislation which would allow Nevada Power Company to be owned and operated by the State of Nevada. I'd sure want to think about that a little bit. In any event, I understand the intent of what you're trying to do and I concur with it. I'm also interested in the announcement that the -- that Judge Huffaker has requested a Grand Jury investigation of all entities -- the Public Service Commission. I'm sure that we're going to be hearing an awful lot about that in the days to come with respect to whether they should be elected or whether they should be appointed or whether they are properly reviewing applications, and all of this certainly has merit, but I think there's one other suggestion. As each of the members of this Commission realize that some of these papers were not -- it wasn't possible to get them to all of us in time for us to look the whole situation over, so I think what we're voting on is an effort by the City elected officials to do something, and as the old saying goes, and Commissioner, you know how I feel about your recommendation, I don't even care if it's wrong, let's do it -- do something, even if it's not right. I think our people here in southern Nevada want somebody to do something -- don't just sit there and let it go on.

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 10:00 A.M. - PAGE 3
IV(a). ADMINISTRATIVE AGENDA. ITEM B. DISCUSSION AND POSSIBLE ACTION CONCERNING THE
RECENT AND PROPOSED RATE INCREASES BY NEVADA POWER COMPANY TO THE CITIZENS OF THE CITY
OF LAS VEGAS.

COMMISSIONER LEVY:

You sound like my father in the old grocery store. He always used to tell me, "Do something, even if it's wrong, do something." I'd just like to make a comment. As a City Commissioner and our own electric bill here at this building, in our facility, has gone up 52% since 1978/79 fiscal year. I got--a reporter call me regarding the Little League. Listen, to have to tell the Little League, you know, you're cutting off your arm when you tell them that we're going to have to raise their fees. When we go from a million three to two million three in a few short years, we have problems and we have no way of recapturing that money to take care of these situations and it's just fiscally wrong for us to sit here and let our electric bill at the City to go up so high, as well as our citizens. I met with Mr. Lindsay yesterday, the President of Nevada Power Company. He assured me that they would not cut off the power of any person who is destitute, or a senior citizen -- they're not cutting their power off. He proceeded to tell me some of the problems of the Power Company and how good a job they're doing, and they told me some things, but I certainly still feel that as a city, and as a City Commissioner, I feel that we -- I agree with you, we cannot sit still and let this continue because there's something wrong in there and we've got to get it squared away, and I wholeheartedly concur on the motions.

MAYOR BRIARE:

Mr. Christensen, do you have anything?

COMMISSIONER CHRISTENSEN:

Well, I'd like you to add one thing to your list of possible courses that I'm sure maybe even more than one course will be chosen, maybe a combination of several. Any time you're guaranteeing a profit to a company, then I think you have to be very careful in auditing that company to make sure that you're not guaranteeing a profit on a cost-plus basis, which I think is very important here. In other words, if they're guaranteed that kind of profit, it seems to me like they should show that they're operating in an efficient manner and not wasting money in their internal operations, salaries, you name it, all up and down the line, and I noticed that was left out of there and I think it should be included.

MAYOR BRIARE:

Commissioner.

COMMISSIONER LURIE:

I was going to say, if you have any others. This is just a list we came up with and any others that you have I would appreciate your giving them to Commissioner Levy and myself so we can pursue these with the committee, and hopefully, we'll set up that meeting with the Governor next week.

MAYOR BRIARE:

Commissioner.

COMMISSIONER PEARSON:

Yes, I'd like to add my comments. I concur with the things

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 10:00 A.M. - PAGE 4
IV(a). ADMINISTRATIVE AGENDA. ITEM B. DISCUSSION AND POSSIBLE ACTION CONCERNING THE
RECENT AND PROPOSED RATE INCREASES BY NEVADA POWER COMPANY TO THE CITIZENS OF THE CITY
OF LAS VEGAS.

COMMISSIONER PEARSON: that have been said. I don't know what can be done about them, but I think the City should make some effort to do what they can, especially for the seniors.

COMMISSIONER LURIE: Mayor, I'd like to add just one thing. You know, the City, back in 1981, with the support of yourself and members of this Board, we did assist the senior citizens in a Rebate Program and in 1981 that amounted to over \$10,000 that was rebated back to 554 seniors, and in 1982 it was 819 and \$18,000. The average per person was \$22 last year. This year so far the seniors that have so far taken advantage of this program in 21 days we have had 359 requests for the Rebate Program which amounted to \$9,600 -- \$27 per senior who has made that request. I think it's apparent that this Board has taken action to help seniors, and I think our continued efforts to try and reduce these utility costs is one that we've always followed and we'll have to continue to follow.

MAYOR BRIARE: One other thing I think bears mentioning, and I would want the record here to so reflect, if I speak on behalf of each of the members of the Commission, that nothing along this line should be construed as a derogatory remark against any individual employee or group of employees for Nevada Power Company. They have to pay high power bills as well, and as many times as I've seen, I believe, rather recently, letters to the editor from this Nevada Power Company employee or that Nevada Power Company employee taking personal some of the criticisms that are leveled against the Power Company, and I don't think that we have any ax to grind with the employees who are out earning an honest living and paying the same kind of high power bills as we are. I think it's the system that we are opposed to.

COMMISSIONER CHRISTENSEN: Your Honor, I'd like to add something to that too. I think we should also point out that it's not just singling out the Power Company. We're talking about the utilities, and the Power Company is not alone. We've had water rate increases from our County agencies. The public has had sewer rate increases from not only ourselves, but our County counterparts that pay double the sewer rates that Las Vegas are. You've had gas rate increases, so all of them are in the same box. The gas bills were tremendous in January, just like the power bills were. They went up a disproportionate amount, so I think you have to consider all the public utilities. Of course, if you start tinkering with the Public Service Commission, you take them all into consideration.

COMMISSIONER LEVY: I think they'll all be considered.

MAYOR BRIARE: Any concluding comments? Cast your votes. Post. Motion is APPROVED. (UNANIMOUS VOTE FOR APPROVAL)

RECOMMENDED ALTERNATIVE COURSESOF ACTION OFGOVERNOR BRYAN AND THE STATE LEGISLATURE

The following actions could be implemented at the state level to insure that sufficient considerations are provided for increased power requirements due to growth while protecting consumers against spiraling utility bills.

1. Develop a windfall profit tax for utility companies.

Presently utilities are only taxed on the property they own. The idea would be to establish a profit cap of maybe 10-12%. Any profit in excess of the cap would be taxed at a rate established by the Nevada Legislature. The revenue gained from the tax could:

- (a) be rebated to utility consumers,
- (b) be funneled to state or local entities.

2. Elect the Commissioners of the Public Service Commission.

The three PSC members are appointed by the Governor to four-year terms. Electing PSC Commissioners will make them more responsible to the consumers' problem of paying higher utility bills.

(Note: Governor Bryan is suggesting the membership be increased to five.)

3. Limit the size of percentage increase the utility companies can request or the number of requests allowed per year or both.

Since December of 1980 Nevada Power has received four rate increases which increased revenue by \$49.1 million. In 1982 the company increased the electricity rate by 19.1%. Residents cannot afford to pay 20% more on electrical bills annually, especially in this time of a national economic slowdown.

4. Develop legislation which will allow governmental entities to go into the utility business.

Since local governments would not make a profit, consumers' bills would be 15% lower. In addition, if entities could buy power directly from Hoover Dam, cost could be reduced for consumers.

5. Lower the return on common equity from 16.5 percent to a more reasonable amount.

As suggested by the Consumer Advocate, the maximum could be lowered to 14.5%.

6. Enact legislation which would allow Nevada Power Company to be owned and operated by the State of Nevada.

7. Develop a program for consumers to become shareholders of Nevada Power.

Existing programs in other states enable all consumers to receive shares of the Power Company. Their payment of bills gives them equity in the company. Therefore, any dividends distributed by the company are given to all consumers.

8. Restructure rates similar to sewer rates wherein existing customers are not penalized by growth.

A new rate structure could be devised which would charge new structures a connection fee which would cover the cost of construction of new plants. In this way, existing customers would not have to pay rate increases for expansion to cover growth of service.

9. Review Deferred Energy Increases.

An analysis of federal requirements which allow utilities to pass on 100% of fuel costs to consumers should be made. If this is permissive rather than mandatory federal law, changes could be made in Nevada law to limit these increases or the number of times per year that these increases are granted.

SUMMARY SHEET

0029

Utility increases' impact upon the City

The City of Las Vegas has budgeted and spent thousands of dollars to argue against additional utility rate increases before the Public Service Commission. In 1979 the City's electric bill was \$1,384,000. Last year, FY 1980-81, our electrical expenses were \$2,100,000 or a 51.6% increase. This year, FY 1982-83, the City budgeted \$2,376,000 for electrical expenses.

Rate Increases

- Since 1980 the Nevada Power Company has received general rate increases in the amount of \$32,707,000. Deferred energy rate increases amounted to \$35,428,650 and decreases of (\$13,955,783). Total increases since 1980 have equaled approximately \$54.2 million.
- In 1982 Nevada Power increased their return on common equity from 15.0% to 16.5%.
- The 22.6 million dollar rate increase allowed in 1982 caused electric bills to increase by 19.1% last year.
- Dividends have increased annually since 1963. Dividends increased by 55% from 1978 to 1981. Earnings per share in 1978 were \$1.96; at the end of 1982 earnings per share had increased 105% to \$4.06.

Senior Citizens

The City's senior citizens' utility franchise rebate program has rebated utility franchise tax money to 1,732 seniors in the three years since its beginnings in 1981. In the first month of 1983, 360 seniors have requested rebates.

FACT SHEET

0030

When Nevada Power files for a schedule increase they must submit recorded results of revenue, expenses, investments and costs of capital for the most recent 12-month period. The following is a breakdown of the daily and annual profits of Nevada Power for the past four years. Note: 1982 figures represent December '81 to November '82 records.

<u>Year</u>	<u>Annual Profit</u>	<u>Daily Profit</u>
1982	\$ 42.3 million	\$ 115,900
1981	33.9 million	92,900
1980	17.3 million	47,400
1979	27.8 million	76,200
Total 79-82	<u>\$121.3 million</u>	\$ <u>332,400</u>
1979-82 Yearly Average	\$ <u>30.3 million</u>	
1979-82 Daily Average	\$ 83,100	

- Dividends have increased annually since 1963. The following table shows the dividends paid per share and the earnings per share from 1978 to 1982.

	<u>Quarterly Dividends Paid</u>				
	<u>1st Quarter</u>	<u>2nd Quarter</u>	<u>3rd Quarter</u>	<u>4th Quarter</u>	<u>Annual</u>
1978	\$.352	\$.40	\$.40	\$.40	\$1.55
1979	.40	.424	.424	.53	1.78
1980	.53	.58	.58	.58	2.27
1981	.58	.61	.61	.61	2.41
1982	.61	.66	.66	.66	2.59

	<u>Earnings Per Share</u>				
1978	\$.28	\$.04	\$.98	\$.66	\$1.96
1979	.73	.57	1.39	.68	3.37
1980	.21	(.10)	1.11	.36	1.58
1981	.04	.78	2.05	.59	3.46
1982	.87		1.68		4.06

- Earnings improved for Nevada Power from January 1, 1981 to March 31, 1982 because:
- (1) kilowatt hour sales increased because the 1982 winter was more normal than the mild winter of 1981;
 - (2) fewer maintenance overhauls were needed at the coal-fired generating plants, and
 - (3) "rate reliefs" (Nevada Power's words) were granted in December 1980 and August 1981.

Rate increases

Nevada Power requests rate increases for General Rate Cases and Deferred Energy Program.

General Rate Cases - These rate increases are usually associated with capital projects.

Deferred Energy Program - Federal Energy Regulatory Commission has allowed utilities to pass 100% of fuel costs on to the consumer. Nevada law requires Nevada Power to submit a deferred energy rate file twice a year. The rate can decrease or increase accounting to the cost of fuel over the prior six months.

General Rate Cases Increases

<u>Year</u>	<u>Requested</u>	<u>Approved</u>	<u>% Increase in Revenues</u>
1980	\$20,509,000	\$12,026,000	5.54%
1981	21,816,000	14,492,000	6.7%
1982	16,601,000	6,189,000	2.5%

Deferred Energy Increase/(Decrease)

<u>Year</u>	<u>Increase/(Decrease)</u>
1979	\$ 3,880,580
1979	20,535,922
1980	2,717,194
1980	(7,724,434)*
1981	(6,235,349)
1981	11,749,534
1982	4,561,922
1982	\$ 16,400,000

*These figures are from Nevada Power sources. PSC also supplied figures which basically matched Nevada Power's figure with the exception that the \$7 million credit was not mentioned by PSC.

Another rate increase request is expected in June 1983 due to the start-up of the Reid Gardner Unit Four power plant in June.

General
New Contract
Page →

- The \$22.6 million rate increase in 1982 caused electricity bills to increase by 19.1%. (R.J., no date) In contrast, the average annual home electricity consumption has dropped 26%, from approximately 19,000 to 14,000 kilowatt hours, in the past 5 years. (Increased population has been stated as one reason for Nevada Power's rate increases. More people cause the need for more power, hence increased capital expenditures.) However, Nevada Power has decided to delay the Harry Allen Power Plant citing the "slowdown in growth" as one reason.
- In October 1982 Nevada Power requested the Clark County Commission to approve economic development revenue bonds to finance improvements in its electrical generating facility. These bonds did not cost the taxpayer anything but the cost will be passed along to consumers.
- Nevada Power's new headquarter office on West Sahara Avenue cost \$20.2 million. This cost is for construction only and does not include land costs, office furnishings and miscellaneous items.
- Nevada Power charges 5.22 cents per kilowatt hour, plus a \$3.50 a month service charge, for valley users. Boulder City residents pay 2.19 cents per kilowatt hour - the third lowest in the county. Numerous cities in Washington and Oregon pay less per kilowatt hour than does Las Vegas.

Spokane, Washington	2.28 cents per kw hour
Portland, Oregon	3.08 cents per kw hour

Nevada Power maintains that their rates are among the lowest in the country (average national cost is 7.2 cents per kw hour) but consumption is one of the highest in the United States.

- In May of 1982 Nevada Power sold 1.5 million shares of stock. In 1981 there were 8,416,000 shares of stock and in 1982 there were 9,278,000 shares of stock. This increased average shares by 18% and added approximately \$33 million to the company. The money was to be used to repay borrowed money incurred primarily for construction purposes. The Company's short-term indebtedness in May 1982 was \$47 million.

The Value Line Investment Survey of June 11, 1982 contained the following information:

- "Residential usage, the most profitable, rose 16% year to year." (April 1981 to March 30, 1982)
- Total electricity sales were 12% year to year."
- "The 14.5 million dollar rate boost granted in August 1981 also helped the bottom line."
- "Expenses for maintenance and repairs declined 50% year to year, contributing about 30¢ - 35¢ per share to March ('82) quarter share profit."

The Public Service Commission is responsible for regulating utility companies in the State of Nevada. The PSC was established in its current form in 1957. The three commissioners of the PSC have the responsibility for hearing utility rate increase requests and approving a rate increase level.

The PSC is required to grant "just and reasonable" rates for utilities under decisions rendered by the U. S. Supreme Court. The court has ruled that "profits must be sufficient to enable utilities to raise the money necessary for the proper discharge of its public duties."

The PSC, in April of 1982, ruled that a 16.5% return on common equity was permissible. Nevada Power had requested a 19.1% return on common equity while Consumer Advocate Jon Wellinghoff requested a 14.5% maximum return on common equity.

The three PSC members serve four-year terms and are supported by the Governor. The term of the chairman shall be at the pleasure of the Governor. (NRS 703.070)

<u>Commissioner</u>	<u>Term Expires</u>	<u>Salary</u>
Roger Bos	June 1983	\$45,000
Doug Ponn	1984	43,000
Christine Boggs	1985	43,000

City Costs due to Utility Increases

The City is concerned about rapidly increasing utility bills, not only as a consumer of these services, but also because alarmingly-high electrical bills can have a harmful effect on individuals least able to pay such bills.

The City's electric bill has increased 72% since fiscal year 1978-79. The electric bill in 1979 was \$1,384,000. This fiscal year the City budgeted nearly \$1 million more to cover electrical expenses (\$2,376,000).

Two years ago the City developed a Senior Citizen utility franchise rebate program which would assist low and fixed-income seniors. Rebate costs this year are expected to double over the initial year.

	<u>Seniors Assisted</u>	<u>Rebate Amount</u>	<u>Average per Person</u>
1981	554	\$ 10,620	\$ 19
1982	819	\$ 18,531	\$ 22
1983 (1/1/83 to 1/21/83)	359	\$ 9,691	\$ 27

1. Develop a windfall profit tax for utility companies.

Presently utilities are only taxed on the property they own. The idea would be to establish a profit cap of maybe 10-12%. Any profit in excess of the cap would be taxed at a rate established by the Nevada Legislature. The revenue gained from the tax could:

- (a) be rebated to utility consumers,
- (b) be funneled to state or local entities.

2. Elect the Commissioners of the Public Service Commission

The three PSC members are appointed by the Governor to four-year terms. Electing PSC Commissioners will make them more responsible to the consumers' problem of paying higher utility bills.

3. Limit the size of percentage increase the utility companies can request or the number of requests allowed per year or both.

Since December of 1980 Nevada Power has received four rate increases which increased revenue by \$49.1 million. In 1982 the company increased the electricity rate by 19.1%. Residents cannot afford to pay 20% more on electrical bills annually, especially in this time of a national economic slowdown.

4. Develop legislation which will allow governmental entities to go into the utility business.

5. Lower the return on common equity from 16.5 percent to a more reasonable amount.

6. Enact legislation which would allow Nevada Power Company to be owned and operated by the State of Nevada.

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0036

February 2, 1983

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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 items may be discussed if a Commission member or citizen so requests.

A. SERVICE AND MATERIAL WARRANTS/PAYROLL WARRANTS/OTHER WARRANTS AND INVESTMENTS

1. Service and Material Warrants
In the amount of \$2,679,353.29
2. Payroll Warrants
In the amount of \$699,466.25
3. Other Warrants and Investments
In the amount of \$598,687.66

Lurie -
APPROVED
Items 1 thru 3.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

Carly...

AGENDA

City of Las Vegas

February 2, 1983

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

MICHAEL P. COOL, DIRECTOR

AUTHORIZATION TO FILL BUDGETED
VACANCIES - CRITICAL HIRES - CITY
FUNDED - FULL TIME

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>		
GS/Graphic Arts Photo Typesetter (Replacement)	\$1132.	Responsible for a variety of functions related to graphic arts in the preparation of camera-ready materials for printing forms, publications, documents, brochures, pamphlets and related materials.	Lurie - APPROVED Unanimous	Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: January 27, 1983

TO: The Board of City Commissioners

FROM: Ashley Hall
Deputy City Manager

SUBJECT: DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS - AUTHORIZATION TO FILL BUDGETED VACANCIES

PURPOSE/BACKGROUND

The following is submitted under Agenda Item IV. (c).

Photo Typesetter - to replace employee who resigned

FISCAL IMPACT

All of the above positions are included in the 1982-83 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 requesting departments' recommendations, the staff analyses, and recommends approval of filling the positions at this time.

RECOMMENDED *MD Cool*
Michael P. Cool, Director
Personnel & Employee Relations

Agenda Item
IV. (c)

0040

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 2, 1983

TO: The Board of City Commissioners

FROM: MICHAEL P. COOL, DIRECTOR
PERSONNEL & EMPLOYEE RELATIONS

SUBJECT: VACANCY REPORT

PURPOSE/BACKGROUND

The last vacancy report showed a total of fifty-seven (57) vacancies. Since then five (5) of those vacancies have been filled and eight (8) new vacancies incurred, making the total number of vacancies as of this report sixty (60).

FISCAL IMPACT

The total dollar savings realized through vacancies thus far this fiscal year is \$445,488. If the positions that are currently vacant were to remain vacant for the rest of the fiscal year, the estimated total savings for the fiscal year would be \$887,809.

RECOMMENDATIONS

Agenda Item

IV. (C)

AGENDA

City of Las Vegas

0041

February 2, 1983

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

ITEM

Commission Action

Department Action

IV (g) DEPARTMENT OF GENERAL SERVICES

DAN R. PILKINGTON, DIRECTOR

*CONSENT AGENDA

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

PURCHASING & CONTRACTS DIVISION

*A. AWARD OF BIDS

1. Freedom Park Improvements, Phase VI
Department of Public Services
2. Copying Equipment
Department of Human Resources

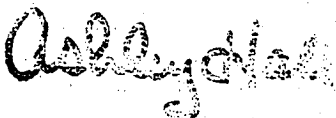
*B. ANNUAL BID AWARDS

1. Expendable Custodial Supplies
Department of General Services
2. Expendable Pest Control Chemicals
Department of Recreation and Leisure Activities
3. Expendable Paper Supplies
Department of General Services
4. Fire Fighting Clothing (Replacement)
Department of Fire Services

Lurie -
APPROVED Items
A and B as
recommended by
staff.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners	FROM: ASHLEY HALL DEPUTY CITY MANAGER
SUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983 IV (g) DEPARTMENT OF GENERAL SERVICES	

PURPOSE/BACKGROUND

*A. AWARD OF BIDS

1. <u>BID TITLE:</u>	FREEDOM PARK PHASE VI NORTHWEST BALLFIELD	<u>BID NUMBER:</u>	83.3550.16
<u>ITEM:</u>	CAPITAL PROJECT	<u>ESTIMATE:</u>	\$317,000.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>INVITATIONS MAILED:</u>	42
<u>FUNDING:</u>	FEDERAL HCRS AND L.V.C.V.A.	<u>RESPONSES RECEIVED:</u>	5

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE IS TO COMPLETE THE FREEDOM PARK MASTER PLAN FOR RECREATIONAL FACILITIES IN THAT GEOGRAPHICAL LOCATION OF THE CITY OF LAS VEGAS.

BID ABSTRACT SUMMARY

J. R. JACKS	LAS VEGAS	NV	\$257,215.75
WEAVER CONSTRUCTION	LAS VEGAS	NV	\$271,827.58
SILVERSTATE CONSTRUCTION	LAS VEGAS	NV	\$286,691.83
MOORE GOLF, INC.	CULPEPER	VA	\$290,228.05
TAB CONSTRUCTION	LAS VEGAS	NV	\$312,000.00

STAFF RECOMMENDATION OF AWARD

THAT THE LOW BID BE AWARDED TO:

J. R. JACKS	LAS VEGAS	NV	\$257,215.75
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN FEDERAL HISTORICAL CONSERVATION RECREATION SERVICES FUNDS AND LAS VEGAS CONVENTION AND VISITORS AUTHORITY FUNDS.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION A PAGE 1
IV (g)

0043

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL
DEPUTY CITY MANAGERSUBJECT: AGENOA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

2. <u>BID TITLE:</u>	36-MONTH LEASE, COPIER	<u>BID NUMBER:</u>	83.1230.3
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$59,500.00
<u>DEPARTMENT:</u>	HUMAN RESOURCES/CETA	<u>INVITATIONS MAILED:</u>	13
<u>FUNDING:</u>	CETA ADMINISTRATION	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS LEASE IS NECESSARY TO MEET DAILY PRIME SPONSOR REPROGRAPHIC REQUIREMENTS. DUE TO THE LOCATION OF CETA ADMINISTRATIVE OFFICES, IT IS IMPOSSIBLE FOR ECONOMICAL SUPPORT BY THE CITY OF LAS VEGAS GRAPHIC ARTS DIVISION.

BID ABSTRACT SUMMARY

EASTMAN KODAK CO.	LAS VEGAS	NV	\$50,758.92
XEROX CORPORATION	LAS VEGAS	NV	\$53,670.96

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

EASTMAN KODAK CO.	LAS VEGAS	NV	\$50,758.92
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FISCAL IMPACT

FUNDS BUOGETEO FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN CETA ADMINISTRATION FUNDS.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION A PAGE 2
IV (g)

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL
DEPUTY CITY MANAGER

SUBJECT: AGENOA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICES

PURPOSE/BACKGROUND

*B. ANNUAL BIO AWARO

1. BIO TITLE: CUSTODIAL PAPER BIO NUMBER: 83.9999.13
3-1-83 - 2-29-84

ITEM: EXPENDABLE SUPPLIES ESTIMATE: \$43,000.00

DEPARTMENT: GENERAL SERVICES INVITATIONS MAILED: 12

FUNDING: GENERAL CITY REVENUE RESPONSES RECEIVED: 4

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO REPLACE EXPENDABLE SUPPLIES STOCKED BY CENTRAL STORES AND USED BY FACILITIES SUPPORT TO MAINTAIN CITY FACILITIES.

BIO ABSTRACT SUMMARY

		<u>BIO GROUP I</u>	<u>BIO GROUP II</u>	<u>BIO GROUP III</u>	<u>BIO GROUP IV</u>	<u>BIO GROUP V</u>
SHETAKIS	LAS VEGAS, NV	\$23,398.20	\$4,026.75	\$3,469.60	\$ 42.35	\$4,414.50
NATIONAL SANITARY	LAS VEGAS, NV	\$25,899.00	\$4,541.25	\$3,754.35	\$470.40	\$5,044.00
BRAOY INDUSTRIES	LAS VEGAS, NV	\$26,050.00	\$4,937.50	\$4,234.00	\$440.00	\$4,610.00
NEVADA PAPER	LAS VEGAS, NV	\$25,734.00	\$5,615.75	\$1,568.00	\$398.00	\$4,665.00

STAFF RECOMMENDATION OF AWARO

THAT THE LOW BID BE AWARQEO TO:

SHETAKIS WHOLESALERS LAS VEGAS, NV - BIO GROUPS I, II, AND III \$30,894.55
BRAOY INDUSTRIES LAS VEGAS, NV - BIO GROUPS IV AND V \$ 5,050.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNOS ARE AVAILABLE IN THE GENERAL FUNO.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INOICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION B PAGE 1
IV (g)

0045

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL
DEPUTY CITY MANAGER

SUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICES

PURPOSE/BACKGROUND

*B. ANNUAL BID AWARD

2. BID TITLE: ANNUAL HERBICIDES AND PESTICIDES
3-1-83 - 2-29-84

BID NUMBER: 83.9999.25

ITEM: EXPENDABLE SUPPLIES

ESTIMATE: \$152.00 UNIT PRICE
\$9,800.00 ANNUAL

DEPARTMENT: RECREATION AND LEISURE ACTIVITIES

INVITATIONS MAILED: 11

FUNDING: GENERAL FUND AND CEMETERY FUND

RESPONSES RECEIVED: 3

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO CONTROL WEEDS AND INSECTS ON MEDIAN ISLANDS, ALL CITY OWNED RECREATIONAL PARKS, WOODLAWN CEMETERY AND MAJOR DRAINAGE DITCHES.

BID ABSTRACT SUMMARY

		<u>ITEM 1</u>	<u>ITEM 2</u>	<u>ITEM 3</u>	<u>ITEM 4</u>
LAS VEGAS FERTILIZER	LAS VEGAS, NV	\$23.60	\$16.00	\$75.90	\$34.50
TURF EQUIPMENT	LAS VEGAS, NV	NO BID	\$14.00	\$75.60	\$29.00
CLARK COUNTY WHOLESALE	LAS VEGAS, NV	\$24.00	\$15.75	\$77.00	\$32.00

STAFF RECOMMENDATION OF AWARD

THAT THE LOW BID BE AWARDED TO:

LAS VEGAS FERTILIZER LAS VEGAS, NV ITEM 1 \$ 23.60 UNIT PRICE
TURF EQUIPMENT LAS VEGAS, NV ITEMS 2, 3, 4, \$ 118.60 UNIT PRICE

TOTAL ESTIMATED ANNUAL USAGE: \$9,800.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN THE GENERAL FUND AND THE CEMETARY FUND.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION B PAGE 2
IV (g)

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL
DEPUTY CITY MANAGER

SUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICES

PURPOSE/BACKGROUND

*B. ANNUAL BID AWARD

3. BID TITLE: PRINTING PAPER BID NUMBER: 83.9999.41
3-1-83 - 2-29-84

ITEM: EXPENDABLE SUPPLIES ESTIMATE: 48,000.00

DEPARTMENT: GENERAL SERVICES INVITATIONS MAILED: 7

FUNDING: MISCELLANEOUS STORES RESPONSES RECEIVED: 5

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE PAPER TO REPLENISH CENTRAL STORES STOCK FOR USE BY GRAPHIC ARTS SERVICES AND CITY DEPARTMENTS/DIVISIONS.

BID ABSTRACT SUMMARY

			BID GROUP				
			I	II	III	IV	V
LASALLE PAPER	LAS VEGAS	NV	\$8,095.75	\$18,947.25	\$2,296.24	\$7,272.00	\$2,355.50
ZELLERBACH PAPER	LAS VEGAS	NV	\$8,385.50	\$19,452.50	\$2,438.16	\$7,258.75	\$3,237.99
WESTERN PAPER	LAS VEGAS	NV	\$8,443.00	\$19,110.00	\$4,052.80	\$8,320.75	\$3,319.35
XERDX CORP.	RDCHESER	NY	\$6,631.75	\$21,625.00	NO BID	NO BID	\$ 458.75
ASSOCIATED BUS.	LAS VEGAS	NV	NO BID	\$21,532.50	NO BID	NO BID	NO BID

STAFF RECOMMENDATION OF AWARD

THAT THE LDW BID BE AWARDED TO:

LASALLE PAPER LAS VEGAS NV BID GROUPS I, II, III, IV,
AND ITEMS 2, 3, 8, 9, 10, 11
OF BID GROUP V: \$38,966.74

ZELLERBACH PAPER LAS VEGAS NV ITEMS 4, 5, 6, 7 OF BID GROUP V \$ 279.54

TOTAL ESTIMATED ANNUAL USAGE: \$48,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN MISCELLANEOUS STORES FUNDS.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION B PAGE 3
IV (g)

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 21, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL
DEPUTY CITY MANAGER

SUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - FEBRUARY 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICES

PURPOSE/BACKGROUND
B. ANNUAL BID AWARD

4. BID TITLE: TURNOUT GEAR BID NUMBER: 83.9999.54
3-1-83 - 2-29-84

ITEM: EXPENDABLE EQUIPMENT ESTIMATE: \$600.00 UNIT PRICE
ANNUAL USAGE: \$20,000.00

DEPARTMENT: FIRE SERVICES INVITATIONS MAILED: 19

FUNDING: INTERNAL STORES RESPONSES RECEIVED: 6

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE NEW AND REPLACEMENT COMBAT FIREFIGHTING CLOTHING TO CITY OF LAS VEGAS FIREFIGHTERS AS REQUIRED.

BID ABSTRACT SUMMARY

		<u>BID GROUPS - UNIT PRICE</u>					
		<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>TOTAL</u>	
MORNING PRIDE MFG.	DAYTON	OH	157.06	157.06	NO BID	NO BID	314.12
THUNDERBIRD SALES	PHOENIX	AZ	160.70	160.70	141.07	75.00	537.47
W. S. DARLEY	MELROSE PARK	IL	167.15	156.10	148.45	79.70	551.40
L. N. CURTIS	OAKLAND	CA	164.00	164.00	150.00	69.75	547.75
HALPRIN SUPPLY	LOS ANGELES	CA	183.90	176.95	167.40	76.75	605.00
SAN DIEGO FIRE EQUIP.	SANTA FE SPRINGS	CA	196.99	186.00	156.97	74.59	614.55

STAFF RECOMMENDATION OF AWARD

THAT THE LOW BID BE AWARDED TO:

THUNDERBIRD SALES PHOENIX, AZ - BID GROUPS I, II, III AND IV - TOTAL UNIT PRICE \$537.47

ESTIMATED TOTAL ANNUAL USAGE: \$20,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN THE INTERNAL STORES FUND.

RECOMMENDATIONS

THE DEPARTMENT OF GENERAL SERVICES HAS INDICATED THAT THIS ITEM IS IN ORDER BASED ON THE RECOMMENDATIONS OF THE USING AGENCIES.

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS ITEM BE AWARDED.

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

Agenda Item

SECTION 8 PAGE 4
IV (g)

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0048

February 2, 1983

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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

DONALD E. DONOVAN, P.E., DIRECTOR

*CONSENT AGENDA

All matters listed under Items A, B, and C, recommended for approval by the staff, 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

It is recommended that the following final maps be approved subject to posting of bonds and signing of agreements and plans within thirty days. All engineering designs are being processed.

1. Almond Tree Condominiums. (Dr. B. T. Carroll - property generally located on the southwest corner of Bromley Ave. and Orland St., No. of acres: 0.79, No. of lots: 40, Zoned R-4)

2. Lewis Homes-Rainbow Park #3. (Lewis Homes of Nevada - property generally located on the southeast corner of Vegas Dr. and Tenaya Way, No. of acres: 5.13, No. of lots: 31, Zoned R-CL)

3. Valley West VIII - Unit No. 3. (Bailey & McGah - property generally located on the east side of Odette Lane, south of Charleston Blvd., No. of acres: 13.78, No. of lots: 55, Zoned R-1)

Lurie -
APPROVED Items A,
B and C.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

0049

February 2, 1983

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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. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

All offsite improvements on the following subdivision have been completed in accordance with agreements and City standards except for the final correction list.

1. Rancho De Oro. (Charles Elardi - property generally located east of Decatur Blvd., south of Oakey Blvd., No. of acres: 8.17, No. of lots: 54, Zoned R-1)

Lurie -
APPROVED Items A,
B and C.
Unanimous

Staff to proceed

*C. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Grant Deed
From: Las Vegas Valley Water District, a Quasi-Municipal Corporation of the State of Nevada
To: City of Las Vegas
For: Portion of SW-1/4, Sec. 23, T20S, R60E Vegas Drive (1/5/83)
2. Grant Deed
From: J. Ronald Badowin and Carol Lynn Badowin, husband and wife and Robie A. Biggs, an unmarried man, and Laura Ann Holt, a single woman, all as joint tenants
To: City of Las Vegas
For: Portion of NE-1/4, Sec. 32, T20S, R62E (1/6/83) Diamond Head Street
3. Grant Deed
From: Tenth Street Corporation, a Nevada Corporation
To: City of Las Vegas
For: Portion of Block 19, Wardie Addition Radius 10th St. and Bonneville Ave. (12/30/82)

Lurie -
APPROVED Items A,
B and C.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

INTER-OFFICE MEMORANDUM

March 11, 1983

TO: CITY CLERK	FROM: CITY ENGINEER
SUBJECT: RELEASE OF SUBDIVISION BOND	COPIES TO: CHUCK TURK WILLIAM J. PURVIS DOUG PETERSON

On February 2, 1983 the City Commission accepted the improvements for RANCHO DE ORO subject to the completion of the improvement correction list items for this subdivision. Please be notified that these items have now been completed to the satisfaction of the Department of Public Services. It is recommended that the CASH DEPOSIT _____ with FIRST WESTERN SAVINGS be released to the Subdivider.

Charles Turk
for E. GILPIN, P.E.
City Engineer

City of Las Vegas

AGENDA DOCUMENTATION

Date: JANUARY 14, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST FROM HURRICANE SAND AND GRAVEL, INC. FOR RIGHT OF ENTRY AND
ENCROACHMENT PERMITPURPOSE/BACKGROUND

Mr. Russell Limb, President of Hurricane Sand and Gravel, Inc. has requested a right of entry and encroachment permit to use a City sewer easement and City property for the construction of a temporary earth ditch. Hurricane Sand and Gravel, Inc. has a contract with Clark County to construct channel improvements in the Las Vegas Wash. The upstream limit of the channel construction is approximately 630 feet east of Sloan Lane and the downstream limit of construction is approximately 1,000 feet south of Vegas Valley Drive.

Mr. Russell Limb proposes to construct a temporary earth ditch for diverting nuisance water flows, presently in the Vegas Wash, around his project's construction area. The temporary earth ditch will divert water from the Vegas Wash Channel at Sloan Lane, and convey the nuisance water across private property and City property, and return the water to the Vegas Wash at a point located approximately 1,000 feet south of Vegas Valley Drive. The earth ditch diversion will carry nuisance water flow only (no storm water flows). Storm-water flows are to remain in the Vegas Wash channel. The portion of the proposed temporary channel to be constructed on City property is located entirely on unimproved land. The right of entry permit would be needed for approximately 3 months and the permit would require the contractor to restore City property to its original, or better, condition after the earth ditch is no longer needed. The permit will require as a condition thereof that the permittee secure liability insurance and a performance bond, and include a provision requiring the permittee to indemnify and hold harmless the City against all claims and judgments.

FISCAL IMPACT

None.

RECOMMENDATIONS

The Director of Public Services recommends that the City Commission approve the issuance of a temporary right of entry and encroachment permit by the Department of Public Services.


DONALD E. DONOVAN, P.E.
Director of Public Services

Agenda Item 2/22/83

IV (h). D. 1.

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0053

February 2, 1983

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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)

D. REPORTS/ACTION

2. Request from Harding & Dawson Corp. for an Encroachment Agreement at 620 and 626 So. Third St.

Christensen -
APPROVED Items 2
and 3 as recommended
by staff.

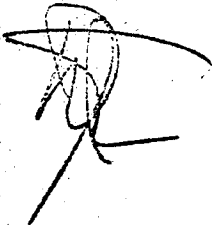
Staff to proceed

3. Request from Southern Nevada Memorial Hospital for an Encroachment Agreement at 2031 Hastings Avenue.

APPROVED
See Item 2 Above

See Item 2 Above

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: January 17, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST FROM HARDING & DAWSON CORP. FOR AN ENCROACHMENT AGREEMENT
AT 620 and 626 SO. THIRD STREETPURPOSE/BACKGROUND

A request has been received from Harding & Dawson, a Professional Corporation, for an Encroachment Agreement to allow tile on the sidewalk and landscaping in the public right-of-way at 620 and 626 So. Third Street.

There is 17 feet of existing public right-of-way between the existing curb and the property line.

The applicant will replace the 5' sidewalk at its original location, which is 8.5 feet back of the existing curb. The 8.5 feet between the curb and sidewalk and the 3.5 feet between the sidewalk and the property line will be landscaped to City standards.

The proposed tiled area of the sidewalk will extend from the main entrance of the building to the curb and will be 16 feet wide. The tile will have a non-skid surface, (subject to City Engineer's approval) terra-cotta brown color, and be flush with the sidewalk level.


The applicant has signed the standard Encroachment Agreement, which has conditions of liability, maintenance and removal.

FISCAL IMPACT

None.

RECOMMENDATIONS

The Director of Public Services recommends that the Board of City Commissioners approve the Encroachment Agreement and authorize the Mayor, on behalf of the City Commission to execute the agreement.


DONALD E. DONOVAN, P.E.

Agenda Item 2/2/83

IV (h). D. 2.

0055

8.5' LANDSCAPING

3.5' LANDSCAPING

5' WIDE SIDEWALK

620

626

PROPOSED
PARKING
LOT

PROPOSED
HARDING &
DAWSON
BUILDING

MAIN
ENTRANCE

TILED
SIDEWALK
AREA

PROPERTY
LINES

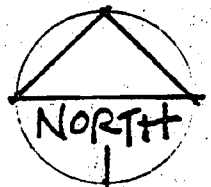
THIS LOT NOT
INCLUDED

Existing Curb →

G A R C E S A V E.

EXISTING 20' ALLEY

THIRD STREET



HARDING AND DAWSON

A PROFESSIONAL CORPORATION

515 SOUTH THIRD STREET • LAS VEGAS, NEVADA 89101

SAMUEL A. HARDING
KENT J. DAWSON

PHONE: (702) 384-0111

WILLIAM R. BRENSKE
JAMES E. SMITH
J. PHILLIP MOOREHEAD
MICHAEL D. WYMER
MICHAEL J. DAWSON

JEFFREY A. FELDMAN***
MICHAEL J. O'BRIEN*
CRAIG A. PAUL*
KATHLEEN T. NITZ*
LYNN M. CRESALIA*

JOHN A. STEWERT*
DAVID R. SABEY*
DANIEL A. LEVIN*
RODGER P. CURNOW*
SHAWN K. DEASY*

NANCY M. GORDON*
JAMES A. YONTZ*
WILLIAM H. BULLIS****
RONALD J. ISRAEL*
ROSEMARY A. SULLIVAN*

*CALIFORNIA ONLY
**UTAH ONLY
***NEW JERSEY ONLY
****CALIFORNIA
AND IDAHO

January 7, 1983

City of Las Vegas
Planning Department
400 East Stewart Avenue
Las Vegas, Nevada 89101

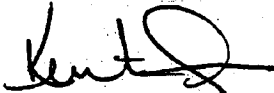
RE: Harding & Dawson Building - 620 and 626 South
Third Street, Las Vegas, Nevada

Dear Planning Officials:

Submitted herewith is a Right-of-Way Encroachment Agreement
executed by Kent J. Dawson and Samuel A. Harding, owners of
the premises at 620 and 626 South Third Street, Las Vegas,
Nevada. We are requesting execution of same by the
designated City officials.

Sincerely,

HARDING & DAWSON



Kent J. Dawson

KJD:fel

Enclosure

*City of Las Vegas***AGENDA DOCUMENTATION**Date: January 19, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST FROM SOUTHERN NEVADA MEMORIAL HOSPITAL FOR AN ENCROACHMENT
AGREEMENT AT 2031 HASTINGS AVENUEPURPOSE/BACKGROUND

A request has been received from Southern Nevada Memorial Hospital for an Encroachment Agreement to allow landscaping and parking in the public right-of-way at 2031 Hastings Avenue. This site, which is presently vacant, will be developed as a parking lot for the Southern Nevada Memorial Hospital.

There is 12 feet of existing public right-of-way between the curb and the property line in Hastings Avenue.

The applicant proposes to construct a 5 foot wide sidewalk at the back of curb. The remaining 7 feet will contain a 3 foot wide planter and 4 feet of asphaltic pavement.

This construction will match the existing improvements on the adjacent lot to the east, which were approved by the City Commission on November 5, 1980. The adjacent lot to the west has grass, curb and gutter, with no sidewalk.

The applicant has signed the standard Encroachment Agreement which has conditions of liability, maintenance and removal.

FISCAL IMPACT

None.

RECOMMENDATIONS

The Director of Public Services recommends that the Board of City Commissioners approve the Encroachment Agreement and authorize the Mayor, on behalf of the City Commission, to execute the agreement.



DONALD E. DONOVAN, P.E.
Director of Public Services

Agenda Item 2/2/83

IV (h). D. 3.



"Men and Machines"

BOARD OF TRUSTEES

Thalia Gondero, Chmn.
Jack R. Pettit, Vice Chmn.
David Carter
Manuel Cortez
Richard Ronsone
Woodrow Wilson
Bruce L. Woodbury

January 10, 1983

City of Las Vegas
City Hall
400 East Stewart
Department of Building & Safety
Las Vegas, Nevada 89101

Attn: Mr. Joel Harris

Dear Mr. Harris:

Southern Nevada would like to request an Encroachment for landscaping and parking in the public right-of-way, at 2031 Hastings Ave.

I believe we have fulfilled all of the other requirements to request this Encroachment. Thank you for your consideration in this matter.

Sincerely yours,

Ralph A. Bond, A.I.A.
Resident Architect

cc: Tom Payne
Ken Presser

RB/cvs

No program or activity of Southern Nevada Memorial Hospital excludes from participation in or the benefits thereof any person solely by reason of race, color, national origin, religion, sex or handicap, nor is any person subjected to discrimination.

An Equal Opportunity (including the handicapped) — Affirmative Action Employer.

SOUTHERN NEVADA MEMORIAL HOSPITAL
1800 W. Charleston Blvd., Las Vegas, Nevada 89102-2288 (702) 383-2000

EXHIBIT "A"

HASTINGS AVE.

E

EXISTING CURB & GUTTER

12'

NEW 5' WIDE SIDEWALK

EXISTING SIDEWALK

ENCROACHING 3' PLANTER

EXIST. PLANTER

ENCROACHING 4' ASPHALT PARKING

EXISTING

EDGE OF PAVING

PROPERTY LINES

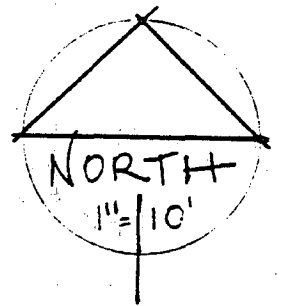
PARKING LOT

NEW

PARKING

LOT

SOUTHERN
NEVADA
MEMORIAL
HOSPITAL



AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

0060

City of Las Vegas

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

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February 2, 1983

ITEM **Commission Action** **Department Action**

V. GEORGE F. OGILVIE - CITY ATTORNEY

NO ITEMS FOR CONSIDERATION

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0061

February 2, 1983

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

- A. BILL NO. 83-2 - REALIGNS THE COMMISSION WARD BOUNDARIES OF THE CITY OF LAS VEGAS.
Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 1/12/83

Committee Recommendation:

Adoption at 2/2/83 City Commission meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

No one present who
spoke in
opposition.

- B. BILL NO. 83-3 - CREATING SPECIAL IMPROVEMENT DISTRICT NO. 443, STEP NO. 11-B, ORDINANCE CREATING DISTRICT, LOCATION: ALONG THE WEST SIDE OF NELLIS BOULEVARD FROM CHARLESTON BOULEVARD TO OWENS AVENUE AND ALONG BOTH SIDES OF BONANZA ROAD FROM THE VEGAS WASH TO NELLIS BOULEVARD, IMPROVEMENTS: INCLUDE THE INSTALLATION OF STANDARD "L" TYPE CURBS AND GUTTERS, PARKING LANES, STANDARD COMMERCIAL DRIVEWAYS, INSTALLATION OF STREET LIGHTING, SEWER LATERAL AND STANDARD CONCRETE SIDE-WALKS.

Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 1/26/83

Committee Recommendation:

Adoption at 2/2/83 City Commission meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

APPROVED AGENDA ITEM

Christensen

City of Las Vegas

0062

AGENDA DOCUMENTATION

Date: Dec. 28, 1982

TO: The Board of City Commissioners

FROM: *James P. Clark*
CITY ATTORNEY

SUBJECT: Bill No. 83-2 -- Realigns Commission Ward Boundaries

PURPOSE/BACKGROUND

Subsection 2 of Section 1.045 of the Las Vegas City Charter provides:

The boundaries of wards shall be established and changed by ordinance. The boundaries of wards shall be changed whenever the population, as determined by the last preceding national census of the Bureau of the Census of the United States Department of Commerce, in any ward exceeds the population in any other ward by more than 5%...

As a result of the 1980 national census, the Department of Community Planning and Development, in cooperation with the Clark County Registrar of Voters, has realigned the City's commission ward boundaries to comply with the above-quoted directive. Bill No. 83-2, if adopted, will formally effect such realignment.

FISCAL IMPACT

None

RECOMMENDATIONS

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

DISPOSITION

- Approved
- Disapproved
- Held

Status Due: _____

Agenda Item

VI - C

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) ss
CITY OF LAS VEGAS)

Thomas Young
Penny Thayer

, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 19th day of January, 1983, at the hour of 2:45 PM 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 PM on Monday, January 24, 1983, in the City Commission Chambers, Plaza Level, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

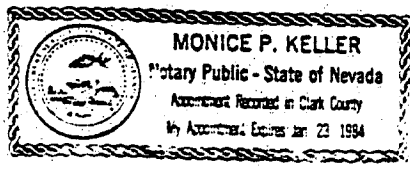
1. In the United States Post Office (Downtown), 301 Stewart Avenue;
2. In the Federal Building, 300 Las Vegas Boulevard South;
3. In the Clark County Courthouse, 200 East Carson Avenue;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the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

Penny Thayer
Thomas Young
SIGNATURE

C 5 1223
DEPARTMENT OF DIVISION

Subscribed and sworn to before me this 19th day of January, 1983

Monice P Keller
NOTARY PUBLIC in and for said County and State. My Commission expires: 1/23/84



NOTICE

0065

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, January 24, 1983, in the Commission Chambers, Plaza Level, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

- A. BILL NO. 83-3 - CREATING SPECIAL IMPROVEMENT DISTRICT 443, STEP NO. 11-B, ORDINANCE CREATING DISTRICT, LOCATION: ALONG THE WEST SIDE OF NELLIS BOULEVARD FROM CHARLESTON BOULEVARD TO OWENS AVENUE AND ALONG BOTH SIDES OF BONANZA ROAD FROM THE VEGAS WASH TO NELLIS BOULEVARD, IMPROVEMENTS: INCLUDE THE INSTALLATION OF STANDARD "L" TYPE CURBS AND GUTTERS, PARKING LANES, STANDARD COMMERCIAL DRIVEWAYS, INSTALLATION OF STREET LIGHTING, SEWER LATERAL AND STANDARD CONCRETE SIDEWALKS.

Committee: Commissioners Lurie and Christensen
- B. BILL NO. 83-4 - AMENDS MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE WIDTH OF CRAIG ROAD FROM 150 FEET TO 120 FEET BETWEEN RANCHO DRIVE AND JONES BOULEVARD AND ADOPTS SPECIAL DESIGN NO. 115-368.

Committee: Commissioners Lurie and Christensen
- C. BILL NO. 83-2 - REALIGNS THE COMMISSION WARD BOUNDARIES OF THE CITY OF LAS VEGAS

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 the proposed Bills. 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.

(Mailing required under the provisions of NRS CHAPTER 241)

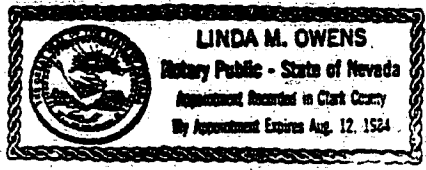
STATE OF NEVADA)
)
COUNTY OF CLARK) ss

Loretta A. Hall, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 19th day of January, 1983, a copy of a NOTICE OF INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4:00pm, on Monday January 24, 1983, in the City Commission Chambers, Plaza Level, City Hall, 400 East 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 Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Loretta A. Hall
SIGNATURE (an employee in the Office of the CITY CLERK)

Subscribed and sworn to before me this
19th day of January, 1983

Linda M. Owens
NOTARY PUBLIC in and for said County and State. My Commission expires: 8-12-84



CITY OF LAS VEGAS

Date

0067

January 25, 1983

INTER-OFFICE MEMORANDUM

TO:

FILE

FROM:

Linda
LINDA M. OWENS
ACTING CITY CLERK

SUBJECT:

RECOMMENDING COMMITTEE MEETING
PROPOSED NEW BILLS
JANUARY 24, 1983

COPIES TO:

All Agenda Books for 2/2/83 City Comm. Mtg.
City Attorney
Community Planning and Development
Building and Safety
Public Services
Fire Services

Metro
Business Activity

MEETING HELD:

4:00 P.M., January 24, 1983, Commission Chambers, Plaza Level,
City Hall. Meeting adjourned at 4:35 P.M.

PRESENT:

Commissioner Lurie
Commissioner Christensen
Commissioner Pearson
George Ogilvie, City Attorney
Russ Dorn, City Manager
Harold P. Foster, Director, Community Planning and Development
Gene Donovan, Director, Public Services
Richard Blue, Director, Funds Coordination
James Kastelic, Review-Journal
Linda Owens, Deputy City Clerk
Reverend Cuveston
Leonard Mason
Robert Nolan
Twelve citizens in the audience

- A. BILL NO. 83-3 - CREATING SPECIAL IMPROVEMENT DISTRICT NO. 443, STEP NO. 11-B, ORDINANCE CREATING DISTRICT, LOCATION: ALONG THE WEST SIDE OF NELLIS BOULEVARD FROM CHARLESTON BOULEVARD TO OWENS AVENUE AND ALONG BOTH SIDES OF BONANZA ROAD FROM THE VEGAS WASH TO NELLIS BOULEVARD, IMPROVEMENTS: INCLUDE THE INSTALLATION OF STANDARD "L" TYPE CURBS AND GUTTERS, PARKING LANES, STANDARD COMMERCIAL DRIVEWAYS, INSTALLATION OF STREET LIGHTING, SEWER LATERAL AND STANDARD CONCRETE SIDEWALKS.
Committee: Commissioners Lurie and Christensen

No one appeared in opposition to this Bill. Committee recommended adoption at 2/2/83 City Commission meeting.

Recommending Committee Meeting
January 24, 1983
Page 2

- B. BILL NO. 83-4 - AMENDS MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE WIDTH OF CRAIG ROAD FROM 150 FEET TO 120 FEET BETWEEN RANCHO DRIVE AND JONES BOULEVARD AND ADOPTS SPECIAL DESIGN NO. 115-368.

Committee: Commissioners Lurie and Christensen

Harold Foster stated this involves a 300 to 400 foot segment of Craig Road where it will transition from 150 feet to 120 feet with the median narrowing as it reaches 120 feet. No one appeared in opposition to this Bill. Committee recommended adoption at 2/2/83 City Commission meeting.

- C. BILL NO. 83-2 - REALIGNS THE COMMISSION WARD BOUNDARIES OF THE CITY OF LAS VEGAS.

Committee: Commissioners Lurie and Christensen

Commissioner Lurie stated that according to law the wards have to be within a 5% tolerance of each other and the wards follow precinct boundaries.

Harold Foster stated the adjustments that were necessary were updating the population from the 1970 census to the 1980 census and changing the precinct boundaries as designated by the Election Department.

Reverend Cuveston and Leonard Mason appeared in opposition to this Bill. They felt Precinct 62 should be transferred from Ward 4 to Ward 3.

Commissioner Lurie commented that due to the population it would not be feasible to put Precinct 62 in Ward 3 without splitting precincts.

Robert Nolan appeared in favor of Bill.

City Attorney George Ogilvie stated precincts can be split, but it causes the Registrar of Voters additional work.

Staff and the Registrar of Voters are recommending the realigned ward boundaries as contained in Bill No. 83-2. Committee recommended adoption of Bill at 2/2/83 City Commission meeting with no amendment.

AGENDA

City of Las Vegas

0069

February 2, 1983

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES
(Continued)

C. BILL NO. 83-4 - AMENDS MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE WIDTH OF CRAIG ROAD FROM 150 FEET TO 120 FEET BETWEEN RANCHO DRIVE AND JONES BOULEVARD AND ADOPTS SPECIAL DESIGN NO. 115-368.

Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 1/26/83

Committee Recommendation:

Adoption at 2/2/83 City Commission meeting.

Lurie -
Second Reading and Bill ADOPTED.
Motion carried with Levy abstaining.

Clerk to proceed with second publication.

APPROVED AGENDA ITEM

Christensen

City of Las Vegas

0070

AGENDA DOCUMENTATION

Date: January 6, 1983

TO:
The Board of City Commissioners

FROM: *John Edward Roethel*
John Edward Roethel
Deputy City Attorney

SUBJECT:

Amends Master Plan of Streets and Highways to reduce width of Craig Road from 150 feet to 120 feet between Rancho Drive & Jones Blvd and adopts Special Design No. 115-368.

PURPOSE/BACKGROUND

This bill amends the Master Plan of Streets and Highways provided for in LVMC 13.12.030. The amendment involves reducing the width of Craig Road from 150 feet to 120 feet between Rancho Drive and Jones Boulevard. In connection with this reduction, it is necessary to adopt Special Design No. 115-368 which affects the intersection of Craig Road and Rancho Drive.

This amendment to the Master Plan of Streets and Highways was heard and approval recommended by the Planning Commission on November 23, 1982. Final approval was given by the Board of City Commissioners on December 15, 1982. This bill merely effects by ordinance the prior approvals.

FISCAL IMPACT

NONE

RECOMMENDATIONS

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

DISPOSITION

- Approved
- Disapproved
- Held

Status Due: _____

Agenda Item

AGENDA

City of Las Vegas

0071

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

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February 2, 1983

ITEM

Commission Action

Department Action

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

A. Bill No. Z-83-1 -- Amends the Land Use Plan Map of the City of Las Vegas by changing various zone designations.

Sponsored by: Commissioner Ron Lurie

First Reading and Referred - Lurie & Levy

2/7/83 Agenda Recommending Committee

MORNING SESSION ADJOURNED AT 10:35 AM

AFTERNOON SESSION RESUMED AT 2 PM

AGENDA

0072

City of Las Vegas

February 2, 1983

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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. Amendment to the Master Plan of Streets and Highways to delete Torrey Pines Drive between Rancho Drive and Craig Road.

The Planning Commission unanimously recommends APPROVAL.

Staff Recommendation: APPROVAL

PROTESTS: 0

Christensen - APPROVED Amendment as recommended by staff. Unanimous (Levy excused)

Staff to proceed

No protests

APPROVED AGENDA ITEM

Christensen

0073

City of Las Vegas

AGENDA DOCUMENTATION

Date: January 21, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGER

SUBJECT: PUBLIC HEARING AGENDA ITEMS
FEBRUARY 2, 1983 CITY COMMISSION AGENDA


PURPOSE/BACKGROUND

SUMMARY OF ITEMS - SEE BACKUP MATERIAL

- Item A - Amendment to the Master Plan of Streets and Highways - Torrey Pines Drive
- Item B - Vacation - VAC-26-82 - Orleans Square Homeowners Association, Inc.

FISCAL IMPACT No Funding Required

RECOMMENDATIONS See Attachments



HAROLD P. FOSTER, DIRECTOR

DISPOSITION

- Approved
- Disapproved
- Held

Status Due: _____

Agenda Item

IX.

To: The Board of City Commissioners
Re: Public Hearing Agenda Item
February 2, 1983 City Commission Agenda

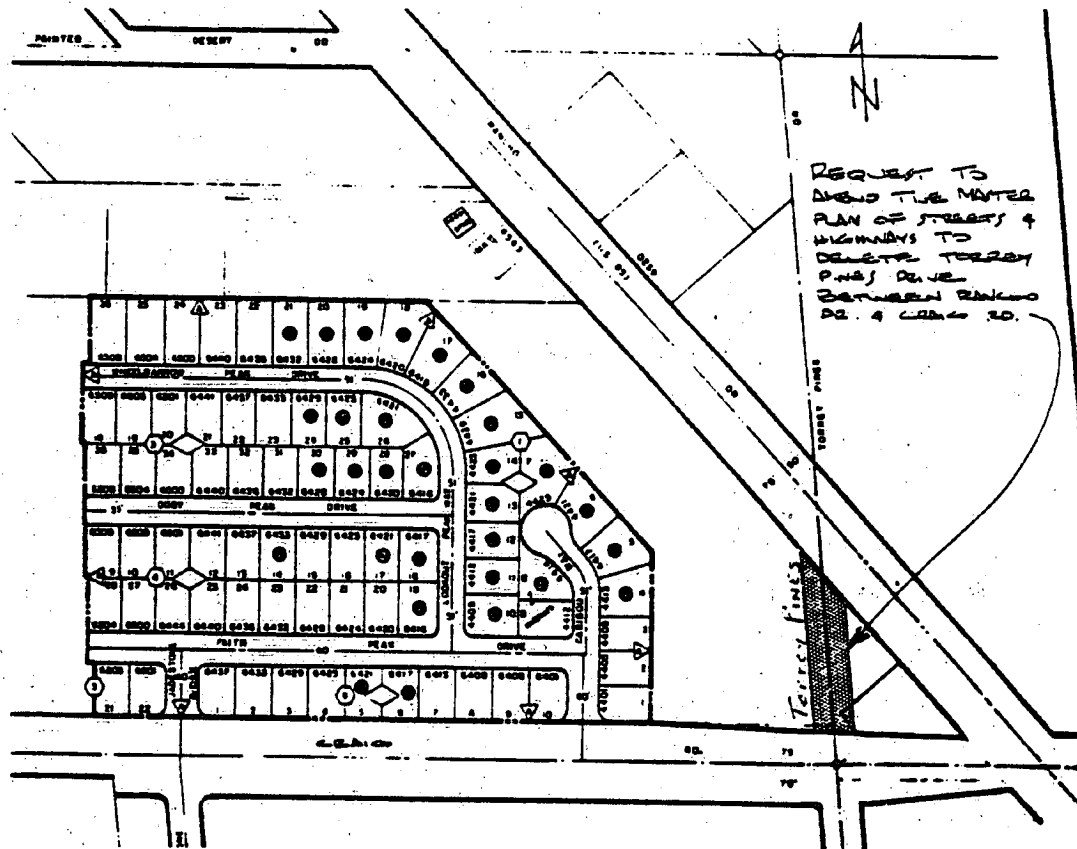
IX.

A. AMENOMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS - TORREY PINES DRIVE

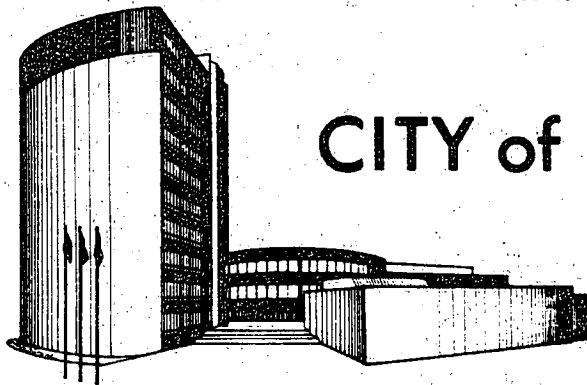
The proposed amendment to the Master Plan of Streets and Highways is to delete Torrey Pines between Craig Road and Rancho Drive. It has been determined this short segment of Torrey Pines should be deleted because the intersection of Torrey Pines and Rancho would be too close to the intersection of Craig and Rancho. Consequently, it is proposed to terminate Torrey Pines at Craig so that traffic going north on Torrey Pines would then go east to Rancho and then north to Torrey Pines. Recently you approved a transition plan on Craig Road that reduced the width from 150' to 120' at Rancho and a vacation was also approved on the north side of Craig for the excess right-of-way.

PLANNING COMMISSION RECOMMENATION: APPROVAL

STAFF RECOMMENATION: APPROVAL



MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

FEBRUARY 2, 1983

NOTICE IS HEREBY GIVEN THAT on Wednesday, February 2, 1983, at the hour of 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of City Commissioners will consider the following:

Amendment to the Master Plan of Streets and Highways to delete Torrey Pines Drive between Rancho Drive and Craig Road.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall.

CAROL ANN HAWLEY
CITY CLERK



AGENDA

City of Las Vegas

0076

February 2, 1983

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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 (Continued)

B. VAC-26-82 - Petition of Vacation submitted by ORLEANS SQUARE HOMEOWNERS ASSOCIATION, INC. to vacate portions of Bonneville Avenue, 13th Street, Clark Avenue and Maryland Parkway.

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

1. Application be amended to vacate only the west 16.5 feet on 13th Street.
2. If the Order of Vacation is not recorded within one year (1) after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL

PROTESTS: 0

Lurie - APPROVED subject to conditions. Unanimous (Levy excused)

Clerk to notify and Planning to proceed.

Dave Ackerman represented Orleans Square Homeowners Assn.

No protests

APPROVED AGENDA ITEM

Ashley

To: The Board of City Commissioners
Re: Public Hearing Agenda Item
February 2, 1983 City Commission Agenda

IX.

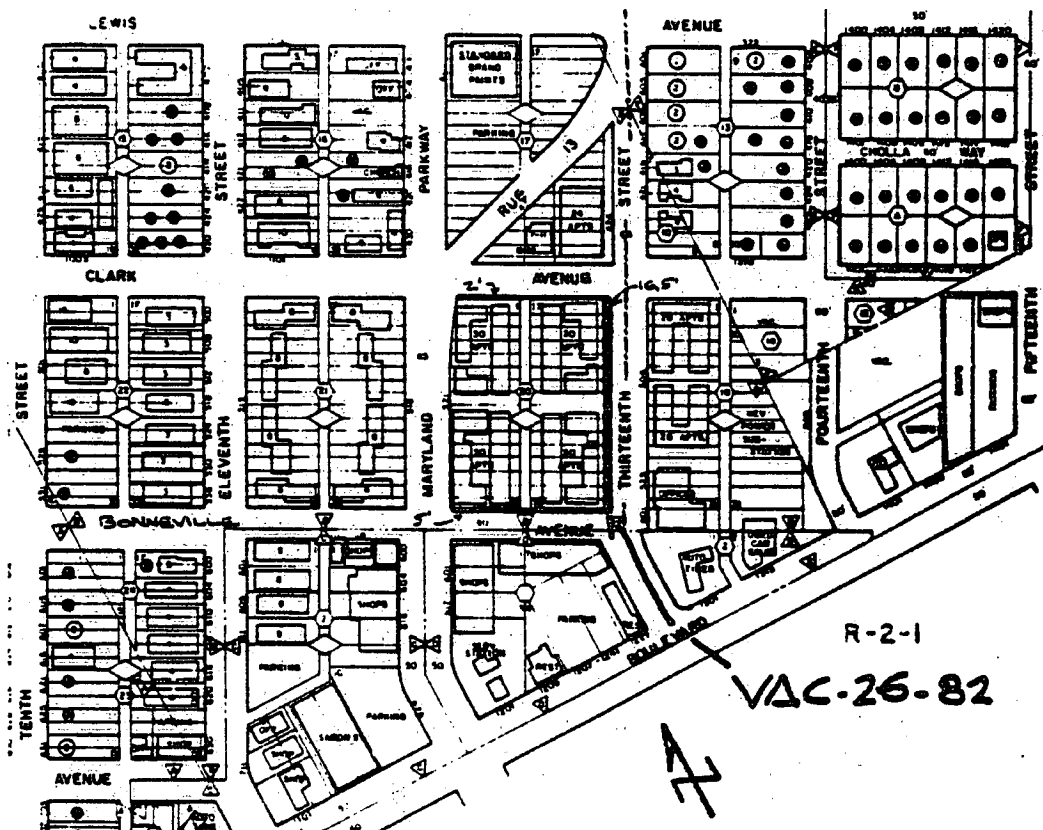
B. VACATION VAC-26-82 - ORLEANS SQUARE HOMEOWNERS ASSOCIATION, INC.

The request is to vacate 2' on the south side of Clark, 16.5' on the west side of 13th Street and 5' on the north side of Bonneville on a block that is owned by the applicant and developed with an apartment complex. The right-of-way to be vacated is on the undeveloped portion of these streets which is in part being used by the applicant for landscaping and their boundary fence by means of an encroachment agreement. Clark Avenue has a right-of-way width of 66' and angle parking has been allowed for this apartment complex because the street has limited use on it at the present time. There is 60' of right-of-way on Bonneville with all of it being improved except for this 5' that is being requested for vacation. To the east on 13th Street there is 80' of right-of-way with 47' improved. Some right-of-way has been vacated to the south at Charleston because it is felt 80' of right-of-way will never be needed. At the Planning Commission meeting it was pointed out by staff it had no objection to reducing the width on 13th Street but it felt the 60' of right-of-way on Bonneville and 66' on Clark was the minimum width that should be retained so that when traffic volumes increase in this area, there would be sufficient right-of-way remaining to handle the traffic. At the Planning Commission meeting there was a motion to approve the entire request as submitted by the applicant but it failed by a 4-2 vote. Those voting against the motion had no objection to vacating the portion requested on 13th Street and for that reason a new motion was made to vacate the 16.5' requested on 13th Street which carried unanimously.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to only approving the 16.5' on the west side of 13th Street only.

STAFF RECOMMENDATION: APPROVAL - Subject to approval of the 16.5' on the west side of 13th Street only.

PROTESTS: 0



NOTICE

NOTICE IS HEREBY GIVEN that a petition has been filed with the Clerk of the Board of Commissioners of the City of Las Vegas, Nevada, asking for the vacation of certain real property hereinafter described; that said petition has been referred to the Planning Commission of the City of Las Vegas; and that said Planning Commission has recommended that said petition be approved and that the following property be vacated, to wit:

Portions of Bonneville Avenue, 13th Street,
Clark Avenue and Maryland Parkway

SUBJECT TO

1. Application be amended to vacate only the west 16.5 feet on 13th Street.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission, or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 2nd day of February, 1983, at the hour of 2:00 p.m., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

If, upon such hearing the Board of Commissioners of the City of Las Vegas is satisfied that the public will not be materially injured by such proposed vacation, the above described property will be ordered vacated.

THIS NOTICE is given pursuant to an Order made by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 19th day of January, 1983.

Linda M. Owens
CAROL ANN HAWLEY, City Clerk

BY: LINDA M. OWENS, Deputy City Clerk

VAC-26-82

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

0080
February 2, 1983

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
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 and elevations;
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:

Tentative Maps:

1. Approval of the tentative map shall be for no more than twelve (12) months.

ADDITIONAL AGENDA ITEM

City of Las Vegas

AGENDA DOCUMENTATION

Date: January 21, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGER

SUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
FEBRUARY 2, 1983 CITY COMMISSION AGENDA

PURPOSE/BACKGROUND

SUMMARY OF ITEMS - SEE BACKUP MATERIAL

- Item A - Plot Plan Review - Z-18-68(32) & Z-40-77 - Las Vegas Surgical Center
- Item B - County Referral Zone Change and Use Permit - ZC-211-82 & UC-256-82 - Desert Lawn, Inc.
- Item C - County Referral Zone Change and Use Permit - ZC-213-82 & UC-267-82 - Dennett Brothers, Inc., Et Al
- Item D - Zone Change - Z-76-82 - Illinois-Nevada-California, Inc.
- Item E - Abeyance Item - Zone Change - Z-70-82 - Ron and Sue Waagmeester
- Item F - Abeyance Item - Zone Change - Z-60-82 - Gordon L. Hardy
- Item G - Zone Change - Z-75-82 - Beniamino Canal
- Item H - Zone Change - Z-74-82 - J. Ronald Badouin, Et Al
- Item I - Zone Change - Z-69-82 - Robert R. Black

FISCAL IMPACT No Funding Required

RECOMMENDATIONS See Attachments



HAROLD P. FOSTER, DIRECTOR

DISPOSITION

- Approved
- Disapproved
- Held

States Due: _____

Agenda Item

X.

AGENDA

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

A. PLOT PLAN REVIEW - Z-18-68(32) & Z-40-77 -
LAS VEGAS SURGICAL CENTER

Plot Plan Review on property located at 850 South Rancho Drive, C-1 and C-D Zones.

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

1. Outpatient operations only shall be accommodated in the surgical procedures.
2. Treatment at this facility shall only include minor emergency cases.
3. Operating rooms and recovery rooms shall not be expanded.
4. Ambulances' sirens not be used on this property.
5. Approval of the twelve (12) joint use spaces by the City Commission and an agreement from the owner of Parcel 3 authorizing the use shall be delivered to the Department of Community Planning and Development.
6. Brick facing material shall be comparable to the Rancho Town & Country Shopping Center material.

Staff Recommendation: APPROVAL

Lurie -
APPROVED subject to conditions as recommended by Planning Commission.
Unanimous

Clerk to notify and Planning to proceed.

Bob Tindale appeared on behalf of application.

APPROVED AGENDA ITEM



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

A. PLOT PLAN AND USE REVIEW - Z-18-68(32) & Z-40-77 - LAS VEGAS SURGICAL CENTER

The plot plan review involves a proposed surgical center on property where the Rancho Town and Country Shopping Center is located. A new one-story building is proposed that will be aesthetically compatible with the other buildings in the shopping center. A portion of the site is zoned C-1 and the remainder C-D. Since this use has not been approved as a permitted use in the C-D zone, the use is a part of the consideration on this request. The applicant proposes the entire operation to be for out-patient use only. The parking conforms to the ordinance, however, 12 spaces are on an adjoining parcel in the shopping center which technically involves satellite parking. This parking arrangement is workable.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Compatible use in a C-D zone if limited to out-patient use only.

STAFF RECOMMENDATION: APPROVAL

AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

City of Las Vegas

February 2, 1983 ⁰⁰⁸⁵

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

B. COUNTY REFERRAL ZONE CHANGE AND USE PERMIT -
ZC-211-82 & UC-256-82 - DESERT LAWN, INC.

Request for a Zone Change from R-E to R-3 and
a Use Permit to construct and maintain 18
fourplexes for a total of 72 condominium
units on property generally located on the
north side of Oakey Boulevard and the east
side of Jones Boulevard.

Planning Commission unanimously recommends
any rezoning of the property shall take place
after the property is annexed into the City.

Staff Recommendation: DENIAL

Lurie -
DENIED
Unanimous

Clerk to notify
and Planning to
proceed.

Jay Downey
appeared on
behalf of
application.

APPROVED AGENDA ITEM



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

**B. COUNTY REFERRAL ZONE CHANGE AND USE PERMIT - ZC-211-82 & UC-256-82 -
DESERT LAWN, INC.**

This is a county referral to determine if the proposed rezoning from R-E to R-3 is acceptable at the northeast corner of Oakey and Jones. West Coast Holdings is proposing to purchase the property to construct this 72-unit condominium project if the zoning is approved. Also, if the zoning is approved the applicant would be petitioning for annexation. West Coast Holdings has a similar development in the City at the southwest corner of this intersection. Most of the area on the east side of Jones is developed with large homes on an R-E basis. The Montessori Academy is immediately east of this property and the State owns the property on the west side of Jones. To the south is a day care center and south of that is developed R-E land.

PLANNING COMMISSION RECOMMENDATION: Any rezoning of this property should take place after it is annexed into the City.

STAFF RECOMMENDATION: DENIAL - Contrary to the predominant R-E zoning pattern on the east side of Jones Boulevard.

AGENDA

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City of Las Vegas

February 2, 1983

0087

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

**C. COUNTY REFERRAL ZONE CHANGE AND USE PERMIT -
ZC-213-82 & UC-267-82 - DENNETT BROTHERS,
INC., ET AL**

Request for a Zone Change from R-E to R-T; and a Use Permit to construct and maintain a planned development consisting of 473 4,950 square foot mobile home lots on property generally located on the north side of Desert Inn Road and the west side of Hollywood Boulevard, 81.23 acres.

Planning Commission unanimously recommends DENIAL.

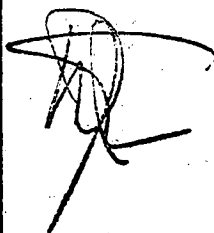
Staff Recommendation: DENIAL

Lurie -
DENIED
Unanimous

Clerk to notify
and Planning to
proceed.

No one appeared
in favor or in
opposition of
application.

APPROVED AGENDA ITEM



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

C. COUNTY REFERRAL ZONE CHANGE AND USE PERMIT - ZC-213-82 & UC-267-82 -
DENNETT BROTHERS, INC., ET AL

This county referral involves a rezoning request from R-E to R-T for 473 mobile home lots. The lots will be 4,950 square feet in size and will be on a mobile home estate basis where lots are sold for mobile home use. The site is approximately 81 acres in size and is located east of the City's sewage treatment plant between Vegas Valley Drive and Desert Inn Road. The general area contains public and industrial uses. The introduction of a residential use at this density would not appear to be compatible and it is felt there would be continual complaints to the City relative to the odors from the sewage treatment plant which may have an adverse impact on future expansion of the City's sewer facility. Also this proposal is contrary to the County's General Plan.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Contrary to the industrial and low density residential pattern in the area and further, it is contrary to the County's General Plan.

STAFF RECOMMENDATION: DENIAL - Not compatible with the surrounding industrial and low density residential uses in the area.

AGENDA

ITEM

Commission Action

Department Action

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

**D. ZONE CHANGE - Z-76-82 - ILLINOIS-NEVADA-
CALIFORNIA, INC.**

Reclassification of property located on the south side of Alta Drive between Desert Lane and Shadow Lane.

From: R-1 (Single Family Residence)
To: R-3 (Limited Multiple Residence)
Proposed Use: Medium High Density
Apartments

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of water flow as required by the Department of Fire Services.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Install off-site improvements on Alta Drive and Kenyon Place as required by the Department of Public Services.
5. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
6. (Standard conditions 1 thru 5)

Staff Recommendation: APPROVAL

PROTESTS: 0

Lurie -
APPROVED subject to conditions as recommended by Planning Commission.
Unanimous

Clerk to notify and Planning to proceed

Steve Stuhmer appeared on behalf of application.

No protests

APPROVED AGENDA ITEM

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

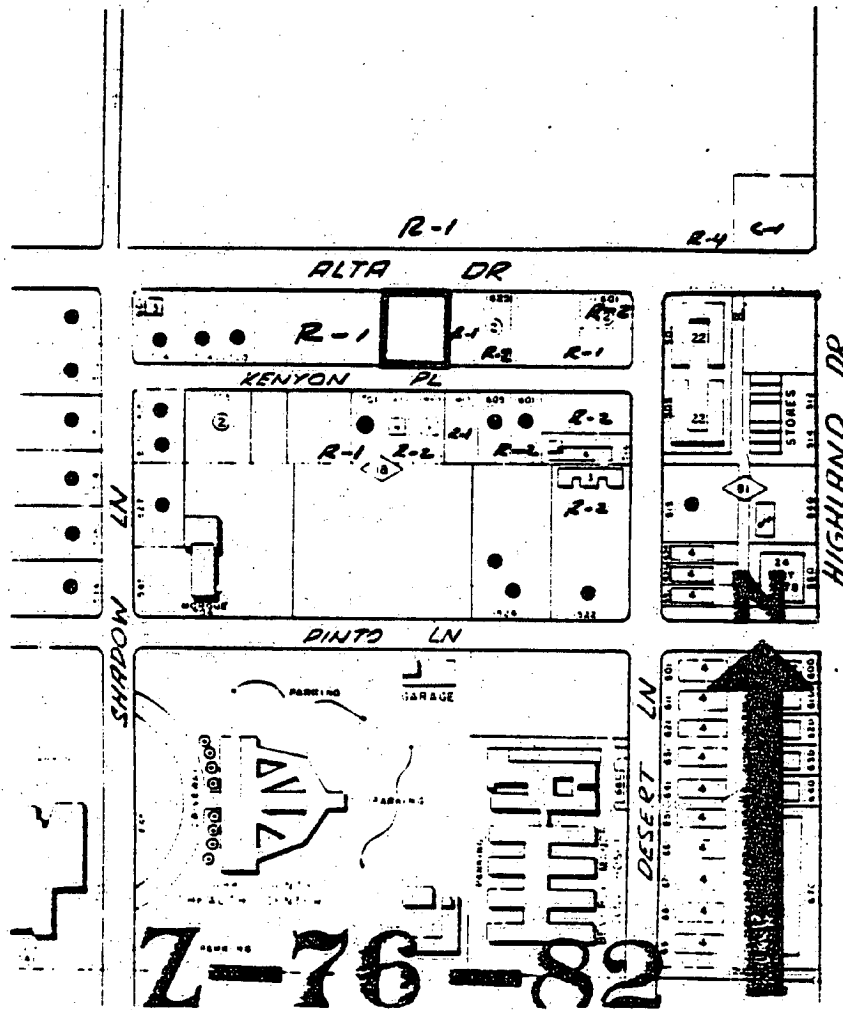
D. ZONE CHANGE - Z-76-82 - ILLINOIS-NEVADA-CALIFORNIA, INC.

The request is for R-3 zoning to construct two one-story fourplexes. R-3 was approved on this site in 1977 but it expired. There is R-3 zoning to the south and east of this property.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



ITEM

Commission Action

Department Action

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

**E. ABEYANCE ITEM - ZONE CHANGE - Z-70-82 - RON
AND SUE WAAGMEESTER**

Reclassification of property generally located on the northwest corner of Alturas Avenue and Shadow Lane.

From: R-E (Residence Estates)

To: C-1 (Limited Commercial)

Proposed Use: Non-Emergency Medical
Transportation Service

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

1. Application be amended to P-R.
2. Resolution of Intent shall be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan amended to provide a paved parking area and landscaping along Alturas Avenue.
4. Dedicate the required radius corner at the intersection of Shadow Lane and Alturas Avenue.
5. Install improvements on Alturas Avenue as required by the Department of Public Services.
6. Approval of the parking and driveway plan by the Traffic Engineer.
7. (Standard conditions 2 thru 5)

Staff Recommendation: Application be amended to P-R

PROTESTS: 0

Lurie -
APPROVED subject to conditions as recommended by Planning Commission and staff,
Unanimous

Clerk to notify and Planning to proceed.

Ron Waagmeester appeared on behalf of his application.

No protests

APPROVED AGENDA ITEM

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

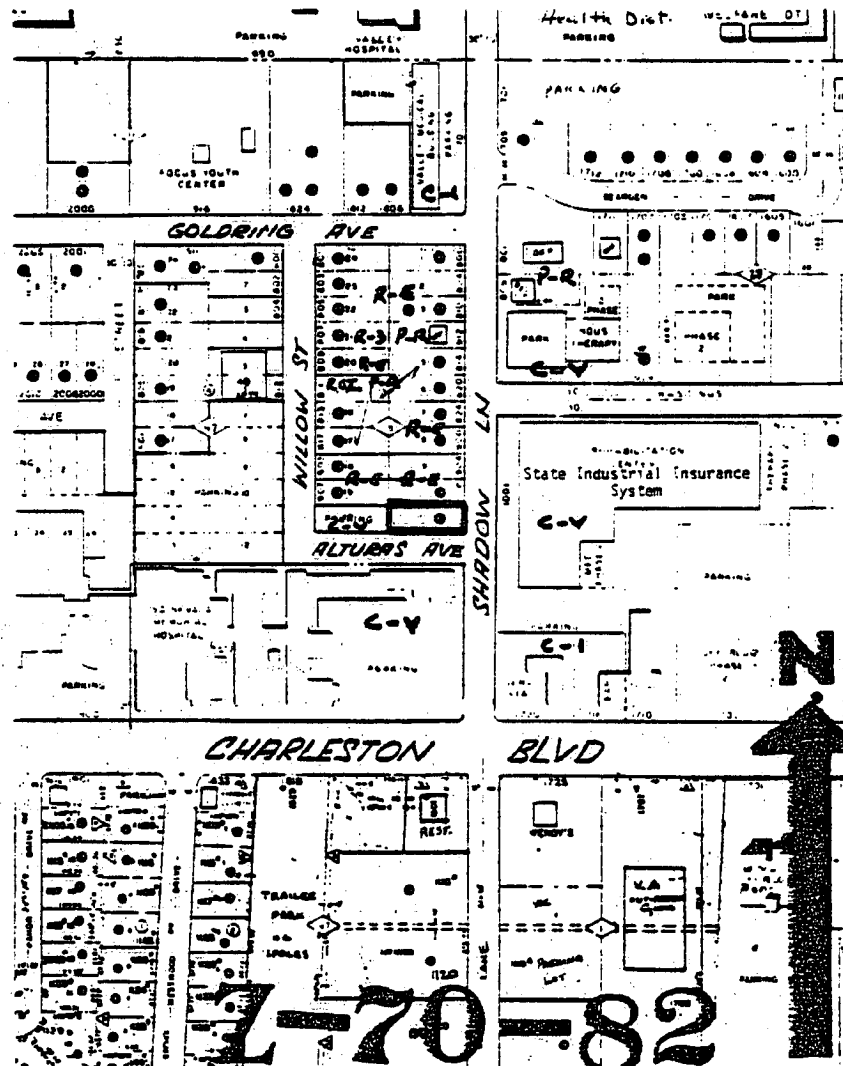
E. ABEYANCE ITEM - ZONE CHANGE - Z-70-82 - RON AND SUE WAAGMEESTER

This item was held in abeyance because the applicants were not present. The applicants are requesting C-1 zoning on a lot to be used for a non-emergency medical transportation operation. The lot is at the south end of a block that is across Alturas Avenue from the Southern Nevada Memorial Hospital. To the east is the State Industrial Insurance System facility (formerly NIC) on the east side of Shadow Lane. The applicants propose to convert the house for this operation and do not wish to pave the parking area to the rear of the building for the vans that will be used in connection with this service. The Special Activity Center Plan for this area indicates this block is to transition and the pattern has been for P-R and R-3 zoning. The applicants were in agreement to amending the application to P-R with the understanding that the proposed use is not permitted in the P-R zone and for this reason they intend to pursue a variance.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to the application being amended to P-R and that all parking areas be paved.

STAFF RECOMMENDATION: APPROVAL - Subject to the application being amended to P-R and all parking areas be paved.

PROTESTS: 0



ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. ABEYANCE ITEM - ZONE CHANGE - Z-60-82 -
GORDON L. HARDY

Reclassification of property generally located on the north side of Sahara Avenue, between Mariposa Avenue and Monterey Avenue.

From: R-2 (Two Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Retail Store

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Approval of the parking and driveway plans by the Traffic Engineer.
3. (Standard conditions 1 thru 5)

Staff Recommendation: APPROVAL

PROTESTS: 1

Lurie -
APPROVED subject to conditions as recommended by Planning Commission.
Unanimous

Clerk to notify and Planning to proceed.

Joe Connor and Caesar Galindo appeared on behalf of application.

No protestants appeared at the meeting.

APPROVED AGENDA ITEM

AGENDA

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

G. ZONE CHANGE - Z-75-82 - BENIAMINO CANAL

Reclassification of property located at 719 Willow Trail.

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

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium Density Apartments

Planning Commission recommends DENIAL (4-3 vote). If approved, following are the recommended conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide a screened trash enclosure and 25' rear yard setback.
3. Approval of a variance to allow the fourth unit and fourplex building.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Conformance to the requirements of the Flood Hazard Reduction provisions of the Code as required by the Department of Public Services.
6. Enter into an Assessment District Agreement for the installation of off-site improvements on Willow Trail as required by the Department of Public Services.
7. (Standard conditions 2 thru 5)

Staff Recommendation: Application be amended to R-2.

PROTESTS: 13

Christensen - DENIED
Motion carried with Briare voting "No."

Clerk to notify and Planning to proceed.

Beniamino Canal appeared on behalf of application.

Protestants were:

- Victor Harlan
617 Willow Trail
on behalf of
11 citizens on
Willow Trail
- Mary Dickson
618 Willow Trail

APPROVED AGENDA ITEM

To: The Board of City Commissioners
 Re: Community Planning and Development Agenda Item
 February 2, 1983 City Commission Agenda

X.

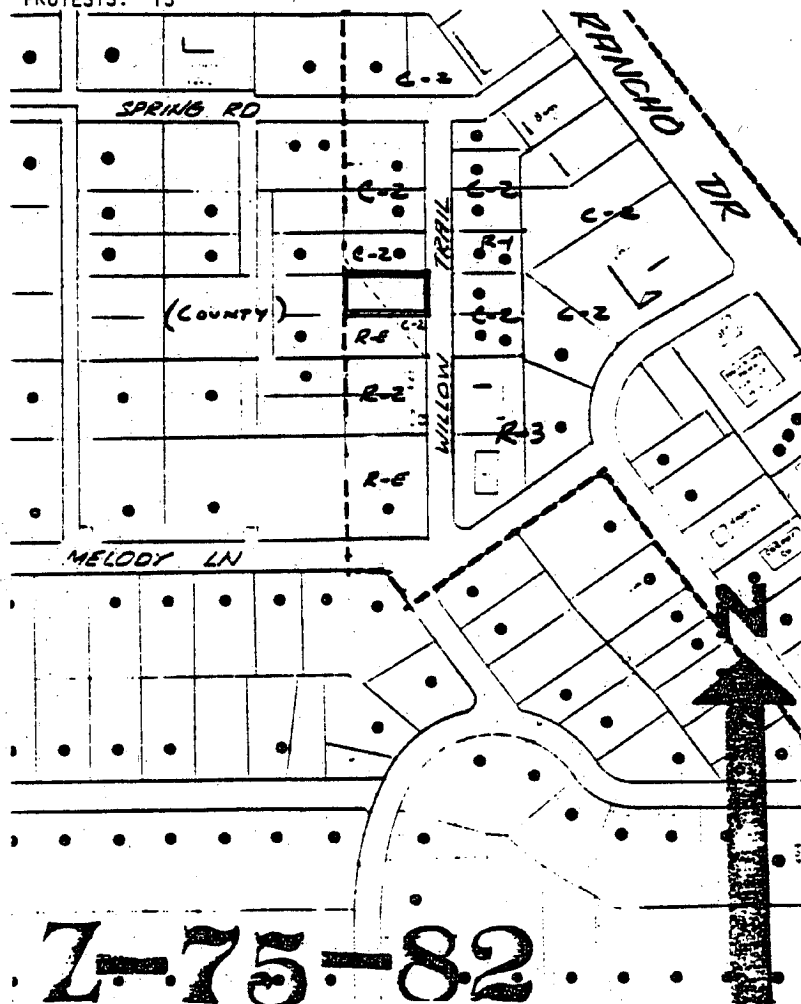
G. ZONE CHANGE - Z-75-82 - BENIAMINO CANAL

The request is to rezone this property from R-E and C-2 to R-3 to construct a fourplex on this property. There is C-2 zoning along the easterly half of this property as a result of the County strip zoning the area along Rancho Drive to a depth of 660'. Most of the properties to the north on Willow Trail are zoned C-2 and developed with single family homes. To the south an R-3 pattern is evolving on the east side of Willow Trail and an R-2 pattern for duplexes on the west side of the street. To the west are developed single family homes in the County. There is an existing duplex on this site which would be removed. At the Planning Commission meeting staff recommended the application be amended to R-2 which only allows duplexes and the site plan would have to be revised. Also R-2 zoning would only allow three units but the fourth could be allowed by an administrative variance by the Planning Commission because the site is just slightly under the 13,000 square feet required for four units. The applicant was in agreement to amending the application to R-2 and applying for an administrative variance. Also at the Planning Commission meeting the protestants were primarily opposed to the application on the basis that the water pressure is becoming a problem in the area and it is felt that if increased density is approved on the lots, it will add to the existing problem.

PLANNING COMMISSION RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: APPLICATION BE AMENDED TO R-2.

PROTESTS: 13



Z-75-82

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 1
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

MAYOR BRIARE:

The next application, Z-75-82, is a zone change request for Beniamino Canal. This is for reclassification of property located at 719 Willow Trail to change from R-E to C-2 and also to limited multiple residence; pardon me, to change from a piece of property that's presently zoned R-E and C-2 to R-3 for the purpose of limited multiple residence. The Planning Commission recommended denial and the staff recommendation was that it be amended to R-2, and there were some protests. First of all, sir, as the applicant, you're entitled to make a presentation of your application -- what it is you want to do. Give us your name and your home address.

BENIAMINO CANAL:

My name is Benny Canal. I live 1812 Cypress Trail, right behind Willow Trail.

MAYOR BRIARE:

We have an explanation of your application and what it is you want to do, Mr. Canal, but did you want to add anything? You were at the Planning Commission meeting?

BENIAMINO CANAL:

Yes.

MAYOR BRIARE:

You're aware of what the -- if you don't have anything you'd like to add to the application, let me say how we do this. If there's anything you want to say now, you can do it, but you also get one more chance and that is after the people in the audience, and there are a few, after they have an opportunity to speak in opposition to your application then you will be given an opportunity to come up and make comments about what they said, if you wish to do so.

BENIAMINO CANAL:

What I'm trying to ask you now. They say I can build two duplexes on this land, instead of a fourplex, which don't make no difference to me. You see, I've got a duplex I want to take down because it's kinda old and I want to rebuild a new one, instead of a duplex, I want to put -- two duplexes is fine with me.

MAYOR BRIARE:

What you originally wanted to do is to build a -- Mr. Foster, you present the application, would you?

HAROLD FOSTER:

Yes. The easterly portion of the property is zoned C-2, and the westerly portion R-E. He has an existing duplex on the property. The plot plan indicates he wanted to build a fourplex, which, under the R-2 zoning would require an Administrative Variance. He is applying for R-3, and if that would be approved, then he would have sufficient square footage for the fourplex. However, there is an R-2 zoning pattern that is evolving to the south on the west side of Willow Trail, and the R-3 is essentially on the east side of Willow Trail. Therefore, staff recommended to the Planning Commission that it be amended to R-2. It

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 2
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

HAROLD FOSTER: would take an Administrative Variance to allow the fourth unit. At the meeting he indicated he was in agreement to that. However, there were protests from the residents basically along Willow Trail and possibly the street to the west that seem to be primarily opposed to it because of the water situation in the area indicating that if the density keeps increasing in the area that it was going to affect their well situation.

BENIAMINO CANAL: The water situation -- I got a letter from the water company here. We got more water than what we use over there. There's no problem with the water, but I don't know about utilities.

COMMISSIONER CHRISTENSEN: Can I see the letter?

COMMISSIONER LURIE: Harold, I'd like to ask a question. If it was amended to R-2, what I'm reading in the minutes from the Planning Commission and your recommendation, it would still have to go for a Variance?

HAROLD FOSTER: Just an Administrative Variance before the Planning Commission for the fourth unit, but then he could only build two duplexes, if that was approved because you can't have a fourplex or more than two units in a building unless you have R-3 zoning.

COMMISSIONER LURIE: All you're doing is that you're splitting it.

HAROLD FOSTER: Yes. It's conceivable he can pursue a Variance for the four-unit building.

MAYOR BRIARE: That doesn't say what you think it says. It's just telling you what the size of the equipment is, Benny. It doesn't say anything what whether there's sufficient water.

BENIAMINO CANAL: Well, I can say this. If a person got half an acre to water the land, it take much water than that four bathroom.

MAYOR BRIARE: Well, I think probably what we should do is hear from the people who are protesting it because they're the ones that are talking about -- they're the ones that are arguing that there's not enough water.

COMMISSIONER LEVY: May I ask another question? He would not have to be required to attach to the City water or the Water District? He can build four units through the Health Department?

HAROLD FOSTER: I believe that the well system is the only accessible water in the area.

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 3
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

COMMISSIONER LEVY: And the Health Department would allow that?

HAROLD FOSTER: Yes.

MAYOR BRIARE: Okay, Mr. Canal, unless you have something further you would like to add at this time, why don't you sit down and let's hear from those who wish to protest your request. You'll be given the option to again step forward and make any comments you'd like to make about their protest.

BENIAMINO CANAL: Today?

MAYOR BRIARE: Right this minute. You just go ahead and sit down now and we'll allow anyone that wishes to protest to come forward now. Who wishes to come forward and speak in opposition to this application?

VICTOR HARLAN: My name is Victor Harlan. I live at 617 Willow Trail, which is immediately adjacent to where this gentleman wishes the zone change. I represent these people down here -- other property owners on Willow Trail that have single-family dwellings. We have eleven protests. Mr. Canal has seventeen approvals. The approvals he has were not on our street where you could see this duplex, or two duplexes, or whatever he's going to put here. These people were located behind us. They couldn't even see this home. There were several reasons we didn't want it. Number one: Be it C-3, or, pardon me, R-3 or R-2, that's still four families. At the present, he has a duplex on that property. He's had that duplex about four years and it's done nothing but go downhill in appearance. I took these pictures here three weeks ago. If you'd care to see them, I'd be glad to show them to you. Mr. Canal does not live on this street. He doesn't take care of this property the way it should be. This is a nice residential area. We don't have curbs and gutters and street lights. It's a rural atmosphere. It's been that way thirty years, since I built my home there, and we feel that a fourplex is just too much more density on that particular street. There is a fourplex on it now. There's an eightplex on it. There's a fourplex down to the corner. In the summer we have a water problem. You take a shower about 5:30, 6 o'clock, you may get scalded or froze, it depends on who draws what or where. As far as there being enough water for the Eastland Heights Water District, there is at the present time. I talked to Tom Smales. He's head of the Nevada State Water Resources Board. He says, "Yes, they still have water available to them. However, if the density continues on the Willow Trail area or any other portion, the properties that are now undeveloped in Eastland Heights may not have the water when the time comes." In other words, you put an eightplex in there -- you're taking the shares of water that would be available for the properties that are not

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 4
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

VICTOR HARLAN:

developed at this point. I says, "What happens then, what do you do?" He says, "They have to reapply -- the Eastland Heights Water Board -- reapply to the State for more water, and the water may be available and it may not, so you're going to have properties that could possibly not have water." Another thing that concerned us is the parking. At the present time, the duplex on the property has room for about four cars. Well, sometimes, there's six, seven -- there's a boat hanging on the end of the house right now. They had a ton and a half truck and a pickup and four cars. They can't get them all on this property so they park in front of my house, the lady across the street, up the street. They block our mailboxes. We cannot get our mail if there is a car in front of the mailbox -- they will not stop and deliver the mail, so we put up with that at the present time. Now, you increase that by two more families and a few more vehicles and some boats and campers, or whatever they're going to try to park in front of this thing. He's got eight parking spaces in eighty feet. This lot is only eighty feet wide and one hundred and fifty-two feet long, and for four families to live on it, it would be rather hard to do, and they're all two-bedroom units, the study showed. I saw his plans. By the way, I have nothing against this gentleman. I have known him for years, but I don't think this is the place for a fourplex, and we've got the people down here to protest it that took time off from work just to be here because it's that important to us. Another thing we did, we contacted the Fire Department of the City of Las Vegas, talked to Ned Barker, who is the Chief. He said he was concerned about the water pressure in that area if an emergency should arise. I think he did talk to one of the Commissioners on that and he'll verify what I said. There are no fire hydrants on that street at the present time. There may be some things that some of these other folks would like to say, but primarily, gentlemen, that's it. We protest this change!

MAYOR BRIARE:

Thank you, Mr. Harlan. Is there anyone else that wanted --

COMMISSIONER LEVY:

I have a question to ask you, sir. It kind of bothers me. You can't blame me for all that C-2 strip that was done years ago.

VICTOR HARLAN:

The County did that to us, Al, you know that.

COMMISSIONER LEVY:

You can't blame us.

VICTOR HARLAN:

I appreciate what you're saying.

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 5
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

- COMMISSIONER LEVY: What bothers me is the lot next to him -- I'm looking at this map -- is zoned C-2. Anybody does not have to come before this Board. The next guy on that piece of property will not have to come before this Board. He can go in and build a commercial property there, which, to me would be ridiculous, but he can. Now, what are you prepared to do about that, and that's what bothers me?
- VICTOR HARLAN: Okay, this is what we're doing at the present time. We've not got 100% participation because we haven't held a meeting. The single-family property owners on Willow Trail do not want a C-2. We got roped into it in 1955. It's never been changed, and you're absolutely right. We're going to get together and try to rezone it as a package deal so we don't each pay two hundred bucks to come visit you people and try to get it in one package where we can get back to R-E on that street and leave it like it is. We've been there thirty, thirty-five years.
- COMMISSIONER LEVY: It bothers me that we can't control what happens on the north of this guy's property.
- VICTOR HARLAN: I appreciate what you're saying. A lot of these people were not aware we were in this position until this happened -- now we know. We're going to do something on the water too to make sure that these other people back here are going to have water. We've got to cut the density down. There's no need for this fourplex. He has a duplex there that he's not taking care of at the present time.
- COMMISSIONER CHRISTENSEN: That's what makes this kind of an oddball piece of property because if you notice the classification it goes from R-E and C-2 to R-3 because the line diagonally slices the property. Unfortunately, when they did that strip along there, they just went parallel to the highway, which doesn't go parallel to the property line. It goes parallel to the highway instead, so you're cutting the properties at a diagonal all the way up there and we've had problems with it all along.
- VICTOR HARLAN: We got caught up in this thing and it's a hodge podge zoning that we have in that area now, but we're going to try to rectify that.
- COMMISSIONER LURIE: Didn't we have one a while back where they had to move a store? That was a little farther north.
- COMMISSIONER CHRISTENSEN: But it was the same kind of thing exactly. He could have the store on one section of the property, but he couldn't have it on the other side, so he had to move it to the other property line in order to be in the commercial zone. We allowed it because of that situation, but you can see

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 6
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

- COMMISSIONER CHRISTENSEN: the strip out there doesn't follow the property line particularly, especially in this southern area.
- VICTOR HARLAN: Like I said, 75% of the owners are against this. We don't want it! He's got a duplex. We don't mind a duplex. We can live with that. I wish he'd dress it up a little bit and cut some of them weeds that's a foot high, but anyway, we don't want four families in that little area.
- COMMISSIONER LURIE: When were those pictures taken?
- VICTOR HARLAN: Three weeks ago they were presented to the Planning Commission and they recommended a denial on the application.
- COMMISSIONER LURIE: Is all that trash still there?
- VICTOR HARLAN: Yes, sir. It's there today. The junk car is still in the back. The boat is still hanging there. The lady, we get a break, she only does her laundry once a week and she hangs it in a tree out front -- her pantyhose, her blouses. I'm just telling you like it is. That's all I can say. If one of the other -- Mrs. --
- MAYOR BRIARE: Was there anyone else that wanted to add to this -- what Mr. Harlan said? Not to repeat, just to add. Vic, you can go ahead and be seated. Were you going to say the same thing, ma'am? Why don't you tell us what your name is and if there is anything additional you want to add.
- MARY DIXON: My name is Mary Dixon. I live at 618 Willow Trail. I live directly across the property that is up to be rezoned. My husband took some of the pictures that you've seen. The property is still the same, like he said. We've put up with everything that goes on, from the wild parties that they have at night, to the music blaring during the daytime from the duplexes.
- MAYOR BRIARE: Now is this from Mr. Canal's duplex?
- MARY DIXON: Yes. I had called the City a couple of times asking what can be done to have the property cleaned up. The one junk car that is sitting in the back used to sit out in front. They did move it to the back yard, but everything else is still there. He hasn't bothered to clean anything up. We just feel we've had enough with it and if he puts two more families in there, it's just going to be more junk.
- MAYOR BRIARE: Thank you, Mrs. Dixon. Was there anyone else? Last chance now. You've already spoken and each person gets one opportunity or we'd be here the rest of the day.
- VICTOR HARLAN: I appreciate that. The building has on the property if you look out -- Mr. Foster, put your hand on where that garbage

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 7
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

VICTOR HARLAN: is going to go -- right on the front of the street -- the garbage enclosure there. This is where the proposed garbage is going to be -- you're going to be looking at it. Mrs. Dixon looks out her picture window and she's going to be looking right at the garbage enclosure. There's no room to park vehicles in front of that house with the entrance and the exit now as they're shown and the garbage thing in the middle and the mailbox next to it, so they're not going to park there. They're going to park in front of my house.

MAYOR BRIARE: Is that labeled "garbage"?

HAROLD FOSTER: Yes.

VICTOR HARLAN: It might be legal, but nobody on the street --

COMMISSIONER LEVY: He said "labeled."

COMMISSIONER CHRISTENSEN: He asked if it was labeled on the map.

MAYOR BRIARE: Mr. Harlan, you and I have a similar afflictment -- we can't hear so good.

VICTOR HARLAN: I'm going to go sit down now. You know what it's all about.

MAYOR BRIARE: Mr. Canal, please come forward. You heard the comments made, both by Mrs. Dixon and Mr. Harlan in their opposition. Do you have any comment you'd like to make on theirs.

BENIAMINO CANAL: Yes, I do. It's a lie. There's not as much trash as what it is. The boat is inside. We put the fence up there.

MAYOR BRIARE: Did you see those photographs, Mr. Canal?

BENIAMINO CANAL: I took some photographs about the same thing the last time.

MAYOR BRIARE: Do you have some photographs?

BENIAMINO CANAL: I left them home because I showed them the last time.

MAYOR BRIARE: Just a minute, Mr. Canal. Would you please hand those photographs to Mr. Canal.

BENIAMINO CANAL: I don't have them with me, I'm sorry.

MAYOR BRIARE: No, no. We have some that Mr. Harlan took. Did you take them back? I want you to look at these. I want you to tell us if this is what it looks like. Here they are. Give them to Mr. Canal. Thank you, Mr. Harlan.

BENIAMINO CANAL: They try to make it hard for me.

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 8
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

MAYOR BRIARE: Is that your property?

BENIAMINO CANAL: Yes, it is. That is the back of the fence. This little car and little trailer have nothing to do with the front -- they're way in the back.

MAYOR BRIARE: Well, Mr. Canal, what I'm trying to determine. Is it fair to say that Mr. Harlan is not exaggerating what the property looks like? Is there anything changed in those pictures? Is that what it looks like?

BENIAMINO CANAL: Yes, I guess so.

MAYOR BRIARE: Well, then, he's not misrepresenting to us, is he?

BENIAMINO CANAL: No, it's right.

MAYOR BRIARE: That's all I wanted to know.

BENIAMINO CANAL: I own more property than anybody on that street. I've got another duplex on that street -- it's nice. The reason I do this is to improve that building there because the building -- I see myself there's not much you can do about it -- that's what I'm trying to do -- to put another new building up.

COMMISSIONER LURIE: They said this duplex has only been there four years.

BENIAMINO CANAL: No. I owned that place for five years. That building had been there before he was there. I've lived on that street for twenty-five years myself because I used to live in one of them eightplexes down the street.

MAYOR BRIARE: Where do you live now, Mr. Canal?

BENIAMINO CANAL: Right behind this property.

MAYOR BRIARE: What street is that?

COMMISSIONER LURIE: Cypress.

BENIAMINO CANAL: I own the house right behind there and another two duplex on the same street. If I can help it, I will, if I can put a fourplex or two duplexes.

MAYOR BRIARE: Do you have anything else, Mr. Canal, that you want to comment? Well then, would you answer this question? Why, in designing this thing, and you've lived there so long and you're in the neighborhood yourself, I'm kind of surprised that you can't drive into your property -- your tenants can't drive into your property -- you do want garbage facilities right out front?

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 9
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

BENIAMINO CANAL: Well, the garbage --

MAYOR BRIARE: Is this the way your other apartments are?

BENIAMINO CANAL: No, sir.

MAYOR BRIARE: Why not?

BENIAMINO CANAL: Because I didn't care. This one here--I'm trying to rebuild this building.

MAYOR BRIARE: Why do you put garbage in the front?

BENIAMINO CANAL: You mean on the lawn?

MAYOR BRIARE: Yes. Why do you have it right on Willow Trail?

BENIAMINO CANAL: It's to the side by the wall.

MAYOR BRIARE: Any other questions or comments by the Commissioners? Thank you, Mr. Canal. You can go ahead and be seated -- there's no other questions. What's the pleasure of the Commission on this application?

COMMISSIONER CHRISTENSEN: Your Honor, I move we DENY the application.

MAYOR BRIARE: Now, Mr. Canal, there's a motion before this Commission to deny your application. I'm going to make a comment on that request. At the moment right here today if there had to be a vote on it, I'd vote to deny your request. The reason I would is because as far as my vote is concerned you didn't prove to me that you really want to take care of that area out there. However, I'm impressed with the fact you've lived there so many years and I'm kind of surprised that you allow your property to get in that fix that's been described here, and Mr. Harlan had photographs which you agreed were reasonably accurate as far as that property looks. Secondly, if I had an opportunity to question someone who's knowledgeable and an authority on the Eastland Water Company, I personally might vote in favor of your application. I'm making my comments to you, but for the benefit of giving the other members of this Commission my thinking on this. I would wish we could hold this for a couple of weeks so that as far as my satisfaction of learning what the Eastland Water Company has to say about the comments that were made that there's inadequate water to continue development of duplex and rental apartments the way they said, that could very well be something that we should address just out of fairness to those people who want to develop in the future. Maybe Eastland Water Company -- I happen to be on a private water company where I live right now, and I would be concerned for the same reason that Mr. Harlan mentioned. During the summertime it's very

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 10
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

MAYOR BRIARE:

difficult for our families to take a shower within a reasonable amount of time -- it takes a good long time sometimes, but that's a private water company. We choose to live that way, but if there were to be some homes developed across the street and down from my house, I'd be very concerned about depleting the well water that we have. I don't know whether that's the case out where you are, but I think we should find out. I think, my fellow members of the Commission, what I'd like to do is, as a parliamentary request here, is to hold this application, conclude the public hearing portion of it, and only for the purpose of checking the types of questions I have on it, request that we hold it until at least the next meeting to see, at least for the benefit of my vote, we can make this determination.

COMMISSIONER CHRISTENSEN:

Your Honor, let me give you the benefit of my thinking on the reason for my motion to deny it. There's two factors here and only one of them has really been considered. If you'll notice in the last little while, there has been more of a distaste in the public's eye for multiple dwellings than there has been for stores, commercial. You have a dual application here. You have one that goes from R-E to R-3 and the other one going from commercial to R-3, which tells me that the property is neither R-3 nor commercial, and maybe not R-E, so we really don't know what it is. Now, to change it to R-3, then we had better take a look at all the rest of the commercial down there and determine just how much commercial there really is. All that stuff across the street on your map close to Rancho Drive is all C-2, R-1, C-2, R-3, but it really can't be R-1 and R-3 -- that may be the use it's under, but it's zoned commercial, so they're living in the commercial zone. Now, if they would rather live in a residential zone, then we should change that to residential. You've got a more complex problem. It isn't just simply whether or not we take this residential and make it R-3 or not, it's whether we change the whole zoning pattern in there and make it R-3 instead of commercial. In the past there have been people who have been denied building permits by the City of Las Vegas to build a house in there because it's a commercial zone, and it's ridiculous because it's a commercial zone by the will of a former County Commission, and I say former, because I don't think there's anybody on that County Commission that was there when they zoned that strip. The former County Commission determined that was going to be commercial and it's never been what they determined it to be, and probably never will on Willow Trail. If it never will be commercial, then we ought to really take a look at the zoning and see what the zoning should be and zone it properly, instead of having a hodge podge of what it is now. It's a mess the way it is now.

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 11
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

MAYOR BRIARE: I was just going to say, Commissioner, I hear you. I understand what you're saying. It would be perhaps a shame to deny Mr. Canal, who's lived out there all those years, in favor of those folks who have also lived out there all those years, and then have somebody come right across the street, not Mrs. Dixon's property, but somewhere close by or down the street, come in and request the same kind of request that would be turned down today and be allowed, so maybe it would make some sense to hold this until such time as we can make a determination and then maybe on our own initiative, like we've done in some other areas, send notices around and say it's our intent to --

COMMISSIONER LEVY: down zone.

MAYOR BRIARE: -- make a -- to do what?

COMMISSIONER LEVY: down zone.

MAYOR BRIARE: down zone.

COMMISSIONER CHRISTENSEN: You missed my point, Mayor. They'd have to get a zone change if they were across the street too because you can't build fourplexes in commercial.

MAYOR BRIARE: I see.

COMMISSIONER CHRISTENSEN: Do you see what I'm getting at?

MAYOR BRIARE: But there again, that's the down zoning.

COMMISSIONER CHRISTENSEN: In some people's minds that's not down zoning. We've turned down requests to make R-3 out of commercial because the people have said right at these microphones: "I would rather have a store there than apartments."

COMMISSIONER LEVY: I'm going to go along with Commissioner Christensen in his motion in the fact that I'm very impressed with the idea of trying to take this ridiculous zoning -- and anybody who would think that a commercial zoning on Willow Trail would think that would work, they're out of their minds. The idea of trying to take this commercial zoning and down zoning it, if you want to use that terminology, which, I guess, is the only way to say it, to a lesser density, maybe in the single-family residence, or whatever, to a residential type zoning, I'd like to see that work, and I'd hate to see us approve apartments right now with the swing going in that direction, so I'd just as soon turn this down and wish these people well to try to get this area developed -- get this thing zoned properly -- Spring Road and all those areas in there, and if they can succeed in that, I think it would make a lot more sense than for us to sit here and

EXCERPT - CITY COMMISSION MEETING - FEBRUARY 2, 1983 - 2:00 P.M. - PAGE 12
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT. G. ZONE CHANGE - Z-75-82 -
BENIAMINO CANAL.

COMMISSIONER LEVY: condone those other type of actions.

MAYOR BRIARE: Any other comments? The motion is to DENY the application.
Cast your vote. Post. The motion is approved, your appli-
cation is DENIED, Mr. Canal.

Voting was as follows:

"AYES" Christensen, Levy, Lurie, Pearson
"NOES" Briare

Motion carried by a 4/1 vote.

AGENDA

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE - Z-74-82 - J. RONALD BADOUIN, ET AL

Reclassification of property generally located on the east side of Marion Drive, 650 feet south of Bonanza Road.

From: R-E (Residence Estates)
To: R-3 (Limited Multiple Residence)
Proposed Use: Medium High Density Residential (Condominiums)

Planning Commission recommends DENIAL (6-1 vote). If approved, following are the recommended conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan and elevations amended to provide sight clearance at the north street intersection with Marion Drive.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. (Standard conditions 1 thru 5)

Staff Recommendation: DENIAL

PROTESTS: 105

Pearson -
DENIED
Unanimous

Clerk to notify and Planning to proceed.

Ed Hutchins and Rick McCarty appeared on behalf of application.

Protestants were:

- Don Wells
4629 Kathleen Ct.
- Leslie Bunch
4613 Julene Ct.
- Linda Glen
570 Marion Dr.
- Madlynn Woods
4620 Julene Ct.

APPROVED AGENDA ITEM

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

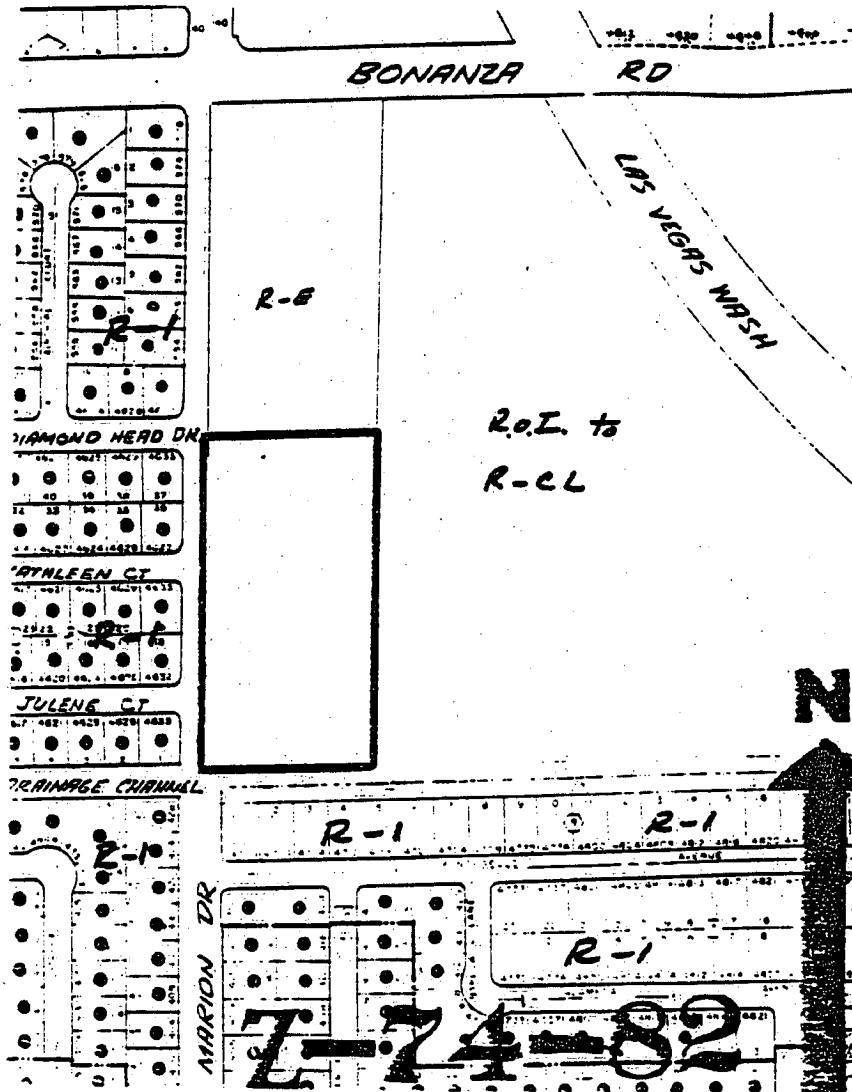
H. ZONE CHANGE - Z-74-82 - J. RONALD BADQUIN, ET AL

The request is for R-3 zoning for a 68-unit condominium project on a five acre parcel of land that is almost entirely surrounded by single family development. There is developed R-1 to the west and south and approved R-CL to the east. To the north is a vacant five acre parcel. The applicant proposes two-story fourplexes with one access to Marion Drive. The fourplexes will front on an interior street system.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Constitutes spot zoning in this single family area.

STAFF RECOMMENDATION: DENIAL - Constitutes spot zoning.

PROTESTS: 105



ITEM

Commission Action

Department Action

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

I. ZONE CHANGE - Z-69-82 - ROBERT R. BLACK

Reclassification of property generally located on the north side of Westcliff Drive, 1000' west of Buffalo Drive.

From: N-U (Non-Urban)

To: R-PD12 (Residential Planned Development)

Proposed Use: Medium Density Residential Planned Unit Development (Townhouses)

Planning Commission recommends DENIAL (4-3 vote). If approved, following are the recommended conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Construction of a 6' block wall along the north, east and west property lines within 20' of the south property line and 4' high with the top 2' fifty percent (50%) open to the south property line.
3. Revise location of building and patio setbacks as required by the Department of Fire Services.
4. Dedication of 60' of right-of-way for Westcliff Drive as required by the Department of Public Services.
5. Installation of street improvements on Westcliff Drive as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. Provision of conditions, covenants and restrictions at the time of the subdivision process.
8. (Standard conditions 1 thru 5)

Staff Recommendation: APPROVAL

PROTESTS: 151

Lurie -
DENIED
Unanimous

Clerk to notify and Planning to proceed.

Charley Johnson, VTN-Nevada and Stan Krolak appeared on behalf of application.

Protestants were:

Joseph Bancheri
7101 Stormson Dr.
Bobby Paul
105 Steeler Dr.
Audrey Musinski
108 Steeler Dr.
Charles Bilberry
104 Deerfly Way
Phil Palazzola
121 Steeler Dr.
Arnold Ginsberg
7771 Genzer Dr.

AGENDA ITEM

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
February 2, 1983 City Commission Agenda

X.

I. ZONE CHANGE - Z-69-82 - ROBERT R. BLACK

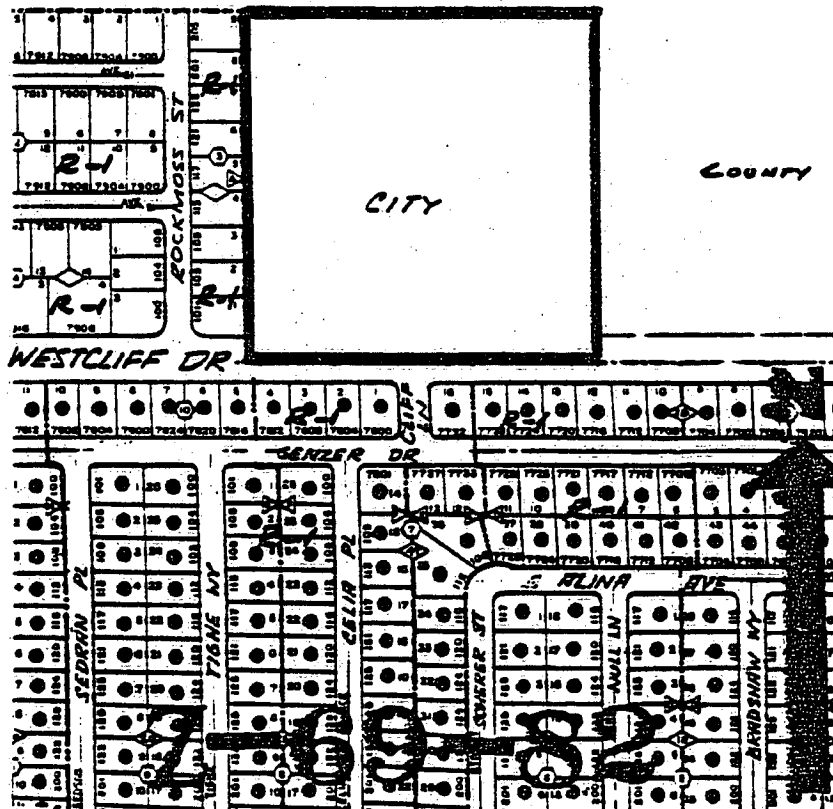
The request is to rezone the property from N-U to R-PD12 for a 120-unit townhouse development on a 10.4 acre site. Zoning for this same use was denied in March 1982. In 1980 an R-PD7 application was denied for a compact lot development because it did not have common area. The site abuts a relatively undeveloped R-1 subdivision to the west and developed R-1 to the south. To the east and north is vacant land in the County with some of it being federal land. The plot plan indicates the development will have a central recreation area with a private interior street system. The buildings will be one and two story and will range from 4 to 8 units in size and each unit will have a one car garage plus one additional parking space. The entire development will be enclosed with a block wall and all access will be to Westcliff Drive.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Not compatible with the predominant single family pattern in the area.

STAFF RECOMMENDATION: APPROVAL - Acceptable location for medium density residential as provided for in the General Plan.

PROTESTS: 151

COUNTY



AGENDA

ITEM

Commission Action

Department Action

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

J. SET DATE FOR PUBLIC HEARING ON ANY ITEM REQUIRING A PUBLIC HEARING THAT WAS ACTED UPON BY THE PLANNING COMMISSION AT ITS JANUARY 25, 1983 MEETING.

VAC-1-83

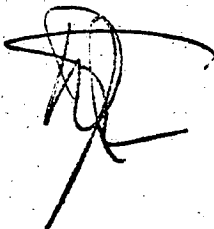
2/16/83 Agenda

K. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE BOARD OF ZONING ADJUSTMENT MEETING HELD JANUARY 27, 1983.

NONE

NONE

APPROVED AGENDA ITEM



AGENDA

CITY COMMISSION MINUTES - FEBRUARY 2, 1983

0114

City of Las Vegas

February 2, 1983

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BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

XI. ADDENDUM ITEMS

NONE

APPROVED AGENDA ITEM

Collymore

AGENDA

City of Las Vegas

0115
February 2, 1983

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

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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.

NONE

MEETING ADJOURNED AT
APPROXIMATELY 4:20 P.M.

APPROVED AGENDA ITEM

Callahan